

Regular Council Meeting Agenda

Date: Tuesday, February 25, 2025, 7:00 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Pages

- A. Roll Call
- B. Order
- C. Report Out of Closed Meeting
- D. Moment of Silence
- E. National Anthem
- F. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

- G. Disclosure of Pecuniary Interest
- H. Minutes

1. Regular Council Meeting - February 11, 2025

14 - 26

Recommendation

Moved by _____

Seconded by _____

That the minutes of the February 11, 2025, Regular Meeting of Council, as were delivered to the Members, **be adopted**.

I. Supplementary Agenda Adoption

Recommendation

Moved by _____

Seconded by _____

That the supplementary items added to the Regular Meeting agenda regarding By-law 2025-023 Enbridge Gas Franchise Agreement, **be approved**.

J. Consent Agenda Items

1. DS-2025-04 2024 Year End Building Permit Report 27 - 31
2. LCS-2025-06 Manning Road Farm Lease - One Year Agreement 32 - 35
3. PWES-2025-07 Reporting for Town Traffic Related Policies 36 - 42
4. PWES-2025-11 2024 Bridge and Culvert Needs Study Structures with Spans Greater than 3.0m 43 - 53

Recommendation

Moved by _____

Seconded by _____

That Reports DS-2025-04 2024 Year End building Permit Report, LCS-2025-05 Manning Road Farm Lease - One Year Agreement, PWES-2025-07 Reporting for Town Traffic Related Policies and PWES-2025-11 2024 Bridge and Culvert Needs Study Structures with Spans than 3.0 m **be received and that the respective recommendations noted in the reports be approved**.

K. Delegations

1. 2024 Essex County Library Year in Review and 2025 Initiatives 54 - 61
Re: Adam Craig, Chief Librarian
2. 2024 Community Safety Year in Review
Re: Wade Bondy, Director Community Safety Services & Fire Chief

Recommendation

Moved by _____

Seconded by _____

That Report CS-2025-02, entitled “Community Safety – 2024 Year In Review,” be received.

3. Housing Accelerator Fund Update and Initiative No. 1

Re: Director Development Services, Brian Hillman, and Larry Silani, MillerSilani

- a. DS-2025-09 Housing Accelerator Fund Initiative 1 - 4-unit as of right Official Plan Amendment and Zoning By-Law Amendment

Recommendation

Moved by _____

Seconded by _____

That Report DS-2025-09, entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund: Initiative 1 – Four Units As-of-Right, Proposed Official Plan and Zoning By-law Amendments”, be received.

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 p.m., in accordance with the *Planning Act*, for proposed Official Plan and Zoning By-law Amendments to the Tecumseh Official Plan and Tecumseh Zoning By-laws 1746, 2065 and 85-18, which will allow a third ARU on existing and new single unit detached lots (resulting in a total of four residential units) located in the Town’s urban neighbourhoods that are of sufficient frontage (minimum 80 feet) capable of providing the required off-street parking and driveways while maintaining appropriate landscaped open space areas in front yards, in accordance with Report DS-2025-09 and Initiative No. 1 of the Housing Accelerator Fund, **be endorsed.**

- b. DS-2025-10 Housing Accelerator Fund February 2025 Status Update 93 - 101

Recommendation

Moved by _____

Seconded by _____

That Report DS-2025-10 entitled “Expanding Housing Choices and Improving Affordability - Tecumseh Housing Accelerator Fund, February 2025 Status Update,” **be received.**

L. Communications

1. For Information:

- a. Town of Uxbridge dated February 14, 2025 102 - 103

Re: Implementation of "Buy Canadian" Policy

- b. Town of Kearney dated February 6, 2025 104 - 105

Re: Increasing the maximum annual Tile Drain Loan Limit to a minimum of \$250,000

Recommendation

Moved by _____

Seconded by _____

That Communications - For Information A through B as listed on the Tuesday, February 25, 2025 Regular Council Agenda, **be received.**

2. For Action:

M. Update from County Council and Boards

N. Committee Minutes

O. Reports

1. Legislative & Clerk Services

Recommendation

Moved by _____

Seconded by _____

That Report LCS-2025-04 entitled Enbridge Franchise Agreement Renewal be received and supported;

And that Council requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the attached draft by-law and franchise agreement pertaining to The Corporation of the Town of Tecumseh is not necessary pursuant to the provisions of section 9(4) of the *Municipal Franchises Act*;

And that By-Law 2025-023 being a by-law to enter into a Franchise Agreement with Enbridge Gas Inc. **be considered** for first, second, third and final reading.

Recommendation

Moved by _____

Seconded by _____

That Report LCS-2025-07 entitled “Dangerous Dog Designation Appeal” be received;

And that the Dangerous Dog designation **be affirmed**;

And further that the Animal Control Officer’s recommendation, that after a period of six (6) months and upon a satisfactory positive assessment from a dog behaviourist or providing satisfactory proof of the dog passing a recognized behavioural test, the Dangerous Dog designation be removed, **be approved**;

And furthermore, that until such time as the Dangerous Dog designation is removed, that the Dog Owner **be required** to continue to comply with the requirements set out in Section 9.1 of the Dog Control Bylaw.

2. Public Works & Engineering Services

- a. PWES-2025-08 Canada Housing Infrastructure Fund (CHIF)
Direct Delivery Stream - 2nd Application

147 - 154

Recommendation

Moved by _____

Seconded by _____

That report PWES-2025-08 Canada Housing Infrastructure Fund, Direct Delivery Stream, Second Application, East Townline Drain and the Manning Road Secondary Plan Area Regional Stormwater Infrastructure, **be received**;

And that Administration **be authorized** to submit an application to the federal government for funding under the Canada Housing Infrastructure Fund for a future commitment to the East Townline Drain and the Manning Road Secondary Planning Area Regional Stormwater Infrastructure;

And further that the Director Financial Services & Chief Financial Officer and the Director Public Works & Engineering Services **be authorized** to sign any required documents necessary to complete the application and the subsequent documentation for the Canada Housing Infrastructure Fund.

- b. PWES-2025-09 Municipal Housing Infrastructure Program - Health and Safety Water Funding Stream

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-09, Municipal Housing Infrastructure Program, Health and Safety Water Funding Stream, East Townline Drain and the Manning Road Secondary Plan Area Regional Stormwater Infrastructure **be received**;

And that Administration **be authorized** to submit an application to the provincial government for funding under the Municipal Housing Infrastructure Program Health and Safety Water Funding Stream Intake for a future commitment for the East Townline Drain and Manning Road Secondary Plan Area Regional Stormwater Infrastructure;

And further that the Director Financial Services & Chief Financial Officer and the Director Public Works & Engineering Services **be authorized** to sign any required documents necessary to complete the application and subsequent documentation for the Municipal Housing Infrastructure Program, Health and Safety Water Funding Stream Intake.

- c. PWES-2025-10 Centennial and Woodridge Watermain Replacement - Tender Award

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-10 Centennial – Woodridge Watermain Replacement – Tender Award, **be received;**

And that the tender for the Centennial – Woodridge Watermain Replacement in the amount of \$3,878,115 excluding HST **be awarded** to SheaRock Construction Group Inc.;

And further that By-Law 2025-025 **be considered** for first, second, third and final readings to authorize the Mayor and Clerk to execute an agreement, satisfactory in form to the Town’s solicitor, with SheaRock Construction Group Inc.;

And furthermore, that funding allocations reflecting a total budget requirement of \$4,516,100 with a \$45,900 decrease to the original allocation **be accommodated** as follows:

- Watermain Reserve Fund – increase from \$3,547,000 to \$3,575,300
- Storm Sewer Lifecycle Reserve – decrease from \$1,015,000 to \$940,800

- d. PWES-2025-12 Tecumseh Hamlet Northwest Water and Wastewater Infrastructure Project - Phase 1 & 2 Tender Award

Recommendation

Moved by _____

Seconded by _____

That the tender for the Tecumseh Hamlet Secondary Plan Area – Northwest Water and Wastewater Infrastructure Project in the amount of \$12,283,284 excluding HST, **be awarded** to Rudak Excavating Inc.;

And that By-law 2025-26 **be given** the first, second, third and final reading to authorize the Mayor and Clerk to execute an agreement, satisfactory in form to the Town’s solicitor, with Rudak Excavating Inc.;

And further that Administration **be authorized** to sign a letter of scope change, or such other further documents as may be necessary with Stantec Consulting Ltd., in accordance with the Purchasing Policy, to provide for the additional scope of services required during detailed design to address the project phasing modifications;

And furthermore, that funding allocations reflecting a total budget requirement of \$14,858,469 with a \$12,846,854 decrease to the original allocation **be accommodated** as follows:

- Wastewater Sewer Reserve Fund – decrease from \$18,146,750 to \$9,415,200
- Watermain Reserve Fund – decrease from \$4,698,573 to \$4,119,582
- Road Lifecycle Reserve – decrease from \$3,510,000 to \$204,946
- Storm Sewer Lifecycle Reserve – decrease from \$1,350,000 to \$1,118,741

- e. PWES-2025-13 Annual Report and Summary Report for 2024 (Water Distribution System) 189 - 214

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-13, “Annual and Summary Report for the Year 2024, Town of Tecumseh Water Distribution System (260004969)”, **be received**;

And that the Ministry of Environmental, Conservation, and Parks Annual Report and the Summary Report for the Town of Tecumseh Water Distribution System (360004969) for the Year 2024, as prepared in accordance with the Safe Drinking Water Act, O.Reg. 170/03, Section 11 – Annual Reports and Schedule 22 – Summary Reports, **be adopted**;

And further that the Annual and Summary Report for the Year 2024 **be made available** for public viewing through the Town of Tecumseh website.

- f. PWES-2025-14 Drinking Water Quality Management System Operational Plan 2025 215 - 347

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-14 Drinking Water Quality Management System Operation Plan 2025 Update **be received**;

And that Tecumseh Town Council **endorse and commit to** the Town of Tecumseh Distribution System, Drinking Water Quality Management System Operation Plan, Revision Date: February 25, 2025.

- g. PWES-2025-15 Mulberry Drive - Trunk Watermain Emergency Repairs 348 - 353

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-15 Mulberry Drive Trunk Watermain Emergency Repairs, **be received**;

And that a budget allocation of \$150,000 **be approved and funded** from the Watermain Reserve Fund.

- h. PWES-2025-17 2025-2029 Public Works and Engineering Services Five-Year Capital Works Plan

354 - 429

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2025-17, 2025-2029 Public Works & Engineering Services Five-Year Capital Works Plan **be received;**

And that the Public Works & Engineering Services (PWES) Capital projects for 2025, as summarized in Attachment 1 to Report PWES-2025-17 **be approved;**

And further that the 2025 PWES Capital projects **be funded** through the following reserves and reserve funds as set out in Report PWES-2025-17;

- Road Lifecycle Reserve
- Sidewalk Lifecycle Reserve
- Bridges Lifecycle Reserve
- Watermain Reserve Fund
- Water Facilities Reserve Fund
- Wastewater Sewers Reserve Fund
- Wastewater Facilities Reserve Fund
- Storm Sewer Lifecycle Reserve
- Infrastructure Reserve

And furthermore, that the Public Works & Engineering Services Capital Works Plan for 2025-2029, **as outlined in Attachment 2** to Report PWES-2025-17, **be approved.**

P. By-Laws

1. By-Law 2025-022 Manning Road Farm Lease 430 - 437

Being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and Olinda Farms Inc.

2. By-Law 2025-023 Enbridge Gas Franchise Agreement (First and Second Readings) 438 - 449

Being a by-law to authorize the execution of a Franchise Agreement between The Corporation of the Town of Tecumseh and Enbridge Gas Inc.

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|----|--|-----------|
| 3. | By-Law 2025-024 J.C. Smith and Mc Pherson Drain (First and Second Reading)

Being a by-law to provide for the repair and improvements to the J.C. Smith and McPherson Drain. | 450 - 679 |
| 4. | By-Law 2025-025 Tender Award - SheaRock Construction Group

Being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and SheaRock Construction Group Inc for the Centennial -Woodridge watermain replacement. | 680 - 722 |
| 5. | By-Law 2025-026 Tender Award - Rudak Excavating Inc.

Being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and Rudak Excavating Inc for the Tecumseh Hamlet Secondary Plan Area – Northwest Water & Wastewater Infrastructure project | 723 - 775 |

Q. Unfinished Business

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| 1. | February 25, 2025 | 776 - 777 |
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R. New Business

S. Motions

- | | | |
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| 1. | Confirmatory By-Law 2025-027 | 778 - 779 |
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T. Notices of Motion

U. Next Meeting

Tuesday, March 11, 2025

4:30 pm Public Council Meeting - Housing Accelerator Fund Initiatives No. 1, 2, 3, 4

7:00 pm Regular Council Meeting

V. Adjournment

Recommendation

Moved by _____

Seconded by _____

That there being no further business, the Tuesday, February 25, 2025 Regular Council **be adjourned** at pm.