REGULAR MEETING OF COUNCIL
AGENDA

Monday, July 23, 2018, 7:00 PM

Council Chambers

2021 Division Road N

Kingsville, Ontario N9Y 2Y9

Pages

A. CALL TO ORDER

B. MOMENT OF SILENCE AND REFLECTION

C. PLAYING OF NATIONAL ANTHEM

D. DISCLOSURE OF PECUNIARY INTEREST

When a member of Council has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at this Meeting of Council (or that was the subject of consideration at the previous Meeting of Council at which the member was not in attendance), the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter.

E. PRESENTATIONS/DELEGATIONS

1. Dr. Lydia Miljan, Chair, Kingsville Municipal Heritage Advisory Committee 1

Presentation recommending designation under the Ontario Heritage Act of 192 County Road 14, Cottam, as a property of heritage value

SEE: Committee Report; Statement explaining the cultural heritage value or interest of the property and Description of the Heritage Attributes of the property; Evaluation Sheet; and Letter of Consent of property owners.

Recommended Action
That Council receives correspondence from property owners consenting to have the property municipally known as 192 County Road 14 designated by the Town of Kingsville as a heritage building under the *Ontario Heritage Act* and further, that Council authorizes Publication of Notice of Intention to Designate.

F. MATTERS SUBJECT TO NOTICE

1. **PUBLIC MEETING--Application for Official Plan Amendment OPA/02/18 & Zoning By-law Amendment Application ZBA/11/18 by Pratt, Finch & Jones Ltd. 436 County Road 27 E Part of Lot 13, Concession 11** 13

R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting: Official Plan Amendment and Zoning By-law Amendment, dated June 29, 2018;

ii) Report of R. Brown, dated June 22, 2018;

iii) Proposed By-law 82-2018 (Official Plan Amendment No. 8) and proposed By-law 83-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning B-law

Recommended Action
It is recommended that Council:

Adopt Official Plan Amendment No. 8 (OPA 8) to establish a site-specific policy area to permit the creation of one (1) new rural residential lot on the property currently known as 436 County Road 27 E, Part of Lot 13, Concession 11, in the Town of Kingsville and direct administration to forward the policies to the County of Essex for final approval;

And that Council approve Zoning By-law amendment application ZBA/11/18, to implement OPA 8, once final approval is granted by the County of Essex, and rezone the lands to be severed to an appropriate 'Rural Residential, (RR)' classification.

G. AMENDMENTS TO THE AGENDA

H. STAFF REPORTS

1. **Application for Site Plan Approval SPA/06/18 by Mucci Farms Ltd. – 1893 Talbot Road Part of Lots 11 & 12, Concession 2 ED** 136

R. Brown, Manager of Planning Services

Recommended Action
It is recommended that Council approve site plan application SPA/06/18 for lands located at 1893 Talbot Road, Part of Lots 11 and 12, Concession 2 ED, subject to the conditions outlined in the associated site plan agreement, for a two phase greenhouse development consisting of a total of 4.45 ha (10.98 ac.) of greenhouse space, a 5,988 sq. m (64,456 sq. ft.) Service Building and 1,246.8 sq. m (13,421 sq. ft.) bunk house and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

2. **Application for Redline Amendment of Draft Plan of Subdivision Remark Farms Subdivision – Edward Remark and Sons Ltd. - SPA/02/18 County File # 37-T-13001** 150

R. Brown, Manager of Planning Services

Recommended Action
It is recommended that Council pass a resolution in support of the proposed redline revision to the Remark Farms Draft Plan of Subdivision reducing the total lots from a combination of single-detached and semi-detached dwellings totaling 191 units to 59 single detached dwelling lots as shown on the attached plan inclusive of the amended street layout.

3. **Application for Redline Amendment of Draft Plan of Subdivision Sunvalley Estates Subdivision – Armando Mucci & Lori Cervini** 154

R. Brown, Manager of Planning Services

Recommended Action
It is recommended that Council pass a resolution in support of the proposed redline revision to the Sunvalley Estates Draft Plan of Subdivision for the Regent Street extension including Lots 29 to 44 as shown on the attached plan.

4. **Lighting Impact, Control & Regulation** 159

R. Brown, Manager of Planning Services

Recommended Action
It is recommended that Council receive the report on lighting impact, control and regulations for information purposes and direct staff to begin implementing the six step plan to implement better lighting control and regulation through the existing site plan approval and monitoring process.

5. **Mettawas Park – Architecture / Engineering Services RFP** 162

T. Del Greco, Manager of Municipal Services

Recommended Action
That Council:

- Direct the Mayor and Clerk to execute the attached agreement with Ron Koudys Landscape Architects.
- Direct Administration to provide Ron Koudys Landscape Architects with the preliminary designs of sculptures as submitted by residents for consideration during the formal design process of Mettawas Park.

6. **Lions Park Master Plan for Development** 180

T. Del Greco, Manager of Municipal Services

Recommended Action
That Council endorse the drawing as attached in Appendix C as the final master plan for future development of Lions Park and consider costs of construction during 2019 Municipal Budget deliberations.

7. **2nd Quarter Report** 188

P. Van Mierlo-West, CAO

Recommended Action
That Council receive the quarterly report for information

I. BUSINESS/CORRESPONDENCE-ACTION REQUIRED

1. **Rotary Club of Cottam--Correspondence from Dan Levy, President dated July 17, 2018 RE: Request for support of Annual Horse Show and Fall Festival Program Booklet** 247

Recommended Action
That Council authorize the purchase of a full-page advertisement in the Rotary Club of Cottam's program booklet in support of its Annual Horse Show and Fall Festival.

J. MINUTES OF THE PREVIOUS MEETINGS

1. **Regular Meeting of Council--July 9, 2018** 248

Recommended Action
That Council adopts Regular Meeting of Council Minutes dated July 9, 2018.

K. MINUTES OF COMMITTEES AND RECOMMENDATIONS

1. **Committee of Adjustment - May 15, 2018** 262

Recommended Action
That Council receive Committee of Adjustment Meeting Minutes dated May 15, 2018

2. **Parks, Recreation, Arts and Culture Committee - May 24, 2018** 268

Recommended Action
That Council receive Parks, Recreation, Arts and Culture Committee Meeting minutes dated May 24, 2018 together with Minutes of the following sub-committees: Communities in Bloom, dated April 10, 2018; Migration Festival, dated April 10, 2018; and The 55+ Advisory, dated April 19, 2018

3. **Kingsville B.I.A. - June 12, 2018** 279

Recommended Action
That Council receive Kingsville B.I.A. Meeting Minutes dated June 12, 2018

4. **Kingsville Municipal Heritage Advisory Committee--June 13, 2018** 282

Recommended Action
That Council receives Kingsville Municipal Heritage Advisory Committee Meeting Minutes dated June 13, 2018.

5. **Union Water Supply System Joint Board of Management - June 20, 2018** 285

Recommended Action
That Council receive Union Water Supply System Joint Board of Management Meeting Minutes dated June 20, 2018

L. BUSINESS CORRESPONDENCE - INFORMATIONAL

1. **Doug Plumb, Resident--Correspondence dated July 15, 2018 RE: Sidewalk Construction on Queen Street from Stewart Street to Herrington-West Side** 290

2. **Windsor-Essex County Health Unit--Correspondence from T. Marentette, Acting CEO, dated July 3, 2018 RE: The Smoke-Free Ontario Act, 2017--Delayed Implementation** 291

3. **College of Physicians and Surgeons of Ontario--Correspondence dated July 2018 RE: Call for Nominations for the 2019 Council Award** 292

Recommended Action
That Council receives Business Correspondence-Informational items 1 to 3 as presented.

M. NOTICES OF MOTION

1. **Councillor Neufeld may move, or cause to have moved:**

That Council direct Administration to have a Town of Kingsville by-law enforcement officer on-call after hours for enforcement purposes, and that the costs of such additional enforcement services be incorporated into the 2019 municipal budget.

2. **Deputy Mayor Queen may move, or cause to have moved:**

That Council ask Administration to develop and present an interim control by-law that would place on hold any further or future zoning changes related to medical marihjuana growing applications, until such time as the Council of the Day can actually see and smell the success of the no smell and no night light effects at property lines as promised in current applications.

3. **Deputy Mayor Queen may move, or cause to have moved:**

That Council request from Administration, and the representatives of our local Police Services Board, information or feedback regarding the

signage at the intersection of Road 3 and the McCain Sideroad including: is the signage sufficient? is more police presence required?

N. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

O. BYLAWS

1. By-law 82-2018 297

Being a By-law to amend the Official Plan of the Town of Kingsville (Official Plan Amendment No. 8)

To be read a first, second and third and final time.

2. By-law 83-2018 308

Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/11/18; 436 County Road 27 East)

To be read a first, second and third and final time

P. CLOSED SESSION

Pursuant to section 239(2) of the *Municipal Act, 2001,* Council will enter into Closed Session to address the following items:

Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board, being update report of CAO P. Van Mierlo-West RE: the Town's proposed acquisition of land.

Q. REPORT OUT OF CLOSED SESSION

R. CONFIRMATORY BY-LAW

1. By-law 91-2018 310

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its July 23, 2018 Regular Meeting

To be read a first, second and third and final time

S. ADJOURNMENT

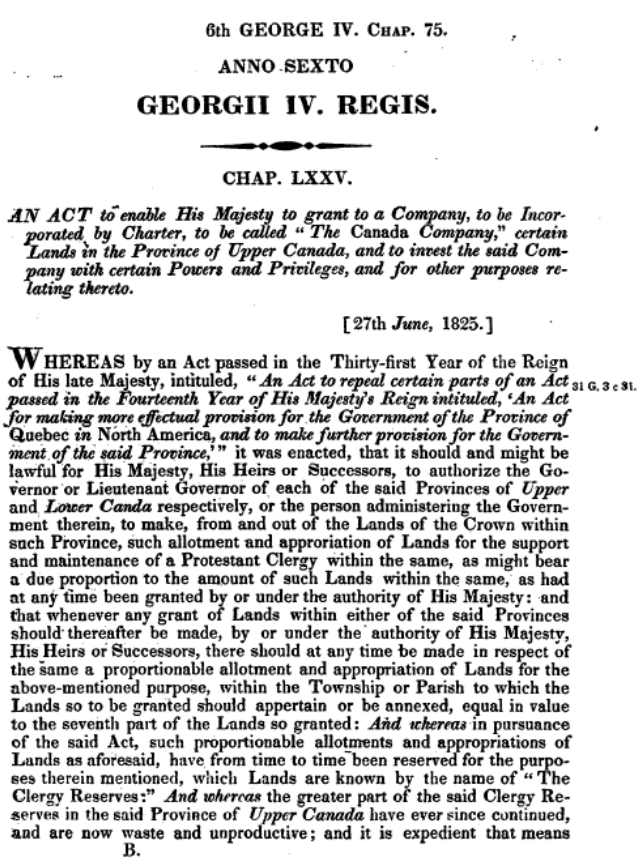
Christopher Dresser House

192 County Road 14, Kingsville, Ontario
Date of Construction 1909

Chain of Ownership

Type	Date	From	To	Price
Patent	26 Oct 1846	Crown	Canada	
Deed	26-Dec-06	The Canada Co	James C Scarlett	1575
Deed	24-Nov-08	Jas. Scarlett et ux	Chas E. Scarlett	2600
Deed	11-Jan-09	Chs Scarlett et ux	Ezra Everett Thomas	2900
Deed	31-Jan-13	Ezra Thomas	Darius A Cowan	3700
Deed	15-Jan-13	Darius A Cowan	Christopher Dresser	4200
Deed	25-Jul-34	Christopher Dresser and wife	Carl and Mabel Dresser	1 & mortgage
Mortgage	01-May-75	Ridgeway Leasing Ltd	Carl Edwin Dresser & Mabel Anna Dresser	40,000
Deed	01-May-75	Carl Edwin Dresser & Mabel Anna Dresser	Ridgeway Leasing Ltd.	62,127
Life Lease	01-May-75	Ridgeway Leasing Ltd	Carl Edwin Dresser & Mabel Anna Dresser	12,127
Plan	27-Nov-79	Separated 1.57 acres House Lot from Farm		
Plan	26-Aug-92	Added 2 acres house lot for total of 3.57 acres		

The ownership of this property dates to 1846 and is associated with the Canada Company. The Canada Company was incorporated by Charter in the reign of George IV to appropriate lands in Upper and later Lower Canada to those people who represented the King. These lands were known as Crown Lands. Later the Company was given the right to add specified lands which became known as the Clergy Reserves.



6th GEORGE IV. CHAP. 75. 9

ANNO SEXTO

GEORGII IV. REGIS.

CHAP. LXXV.

AN ACT to enable His Majesty to grant to a Company, to be Incorporated by Charter, to be called "The Canada Company," certain Lands in the Province of Upper Canada, and to invest the said Company with certain Powers and Privileges, and for other purposes relating thereto.

[27th *June*, 1825.]

WHEREAS by an Act passed in the Thirty-first Year of the Reign of His late Majesty, intituled, "*An Act to repeal certain parts of an Act passed in the Fourteenth Year of His Majesty's Reign intituled, 'An Act for making more effectual provision for the Government of the Province of* Quebec *in* North America, *and to make further provision for the Government of the said Province,'*" it was enacted, that it should and might be lawful for His Majesty, His Heirs or Successors, to authorize the Governor or Lieutenant Governor of each of the said Provinces of *Upper* and *Lower Canda* respectively, or the person administering the Government therein, to make, from and out of the Lands of the Crown within such Province, such allotment and approriation of Lands for the support and maintenance of a Protestant Clergy within the same, as might bear a due proportion to the amount of such Lands within the same, as had at any time been granted by or under the authority of His Majesty: and that whenever any grant of Lands within either of the said Provinces should thereafter be made, by or under the authority of His Majesty, His Heirs or Successors, there should at any time be made in respect of the same a proportionable allotment and appropriation of Lands for the above-mentioned purpose, within the Township or Parish to which the Lands so to be granted should appertain or be annexed, equal in value to the seventh part of the Lands so granted: *And whereas* in pursuance of the said Act, such proportionable allotments and appropriations of Lands as aforesaid, have from time to time been reserved for the purposes therein mentioned, which Lands are known by the name of "The Clergy Reserves:" *And whereas* the greater part of the said Clergy Reserves in the said Province of *Upper Canada* have ever since continued, and are now waste and unproductive; and it is expedient that means

31 G. 3 c 31.

B.

Figure 1- Canada Company Act

This Canada Company became a large land company composed of English capitalists with the power to grant lands to people who were professed Christians who were capable of clearing, cultivating and improving property. These candidates had to provide proof of having obeyed laws and having led an inoffensive life in their former country.

Settlers who did not comply with the Oath of Allegiance which they signed were taken off their property and sent away.

One of the earliest "Settlement Promoters" representing British landowners in the granting of land was Colonel Thomas Talbot. From his military duty as an Officer, he was granted 5,000 Acres of land as a reward for his services. Every family that was accepted was granted 200 Acres of land, 50 Acres of which was theirs and 150 Acres could remain with him becoming his property in payment for the expense and trouble he went to collecting families and locating them. Dissatisfaction with this situation became clear. Nevertheless, the Canada Company laid out several towns that did become important in Upper Canada. These were Galt, Guelph, Stratford and Goderich.

In Gosfield, a Township in the County of Essex, 24,803 Acres of land had been taken up. It is reported that 5,030 Acres were under cultivation. Considerable draining was needed as the Township was wet. However, much of the land was excellent being covered with maple, ash, oak, beech, black walnut, butternut and chestnut trees. All

these trees were well known in Gosfield. Iron ore was found in the South-East of the Township. A furnace and foundry were in operation from the 1830's.

In Gosfield, there were also two steam gristmills and sawmills, and one grist mill situated on the lakeshore. The Canada Company possessed about 6,000 Acres and the population of the County was 1,338 people.

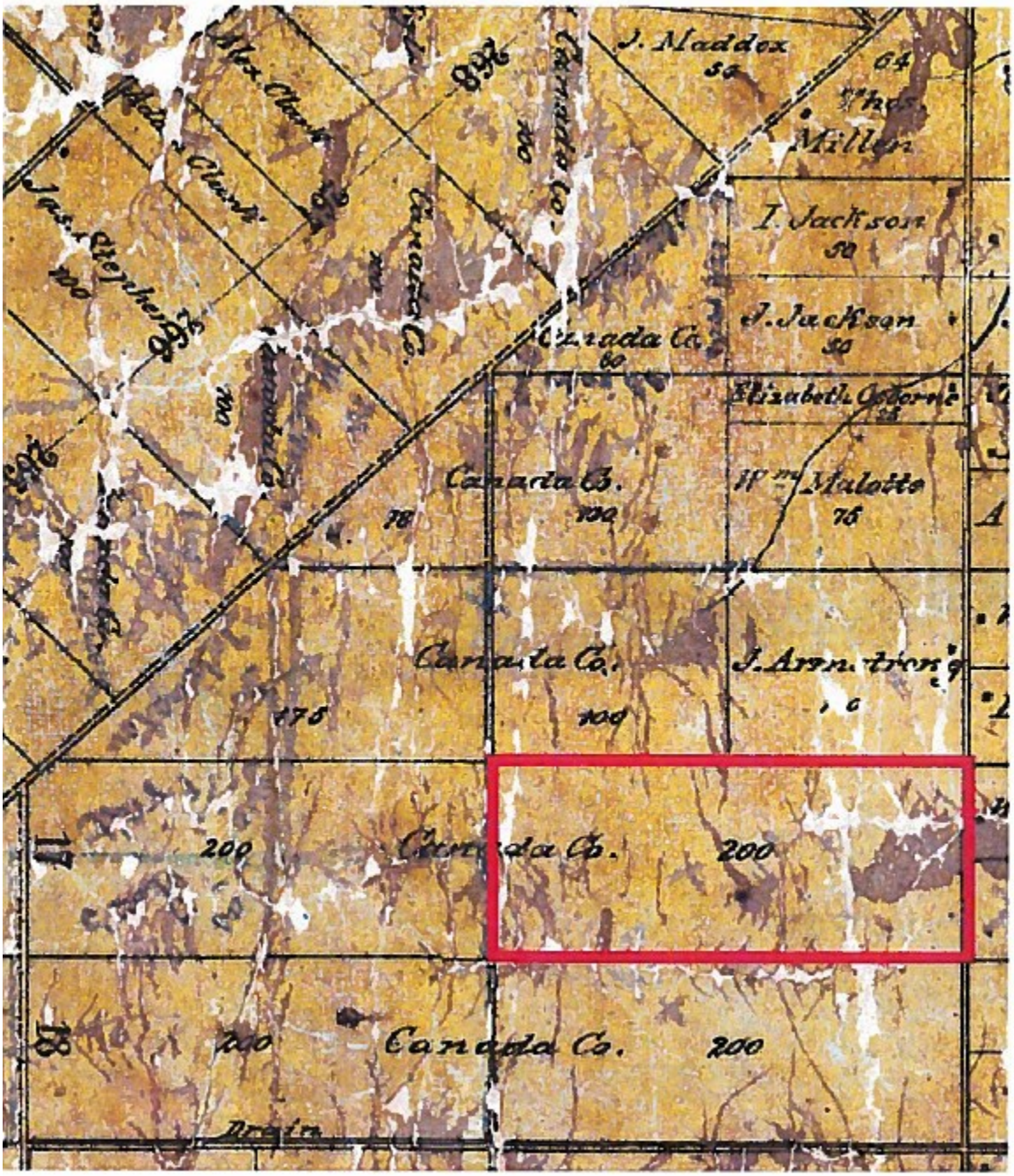


Figure 2 - Concession 8 Lot 17 (1877 Walling Map)

The land at 192 County Road 14 had been patented Crown Land until 1846 when it was granted to the Canada Company and the chain of ownership begins. Records show that the settlement process began in 1895 when James Scarlett, under the auspices of the Canada Company, began to clear the land. In December of 1906, James had cleared 25 Acres of the original 150. A small building was built.

On January 8, 1907, The Canada Company granted the 50 Acres to James and in 1908 James sold the land to his brother Charles. At this point 32 Acres were cleared. In 1909 Charles Scarlett sold to Ezra Everett Thomas and in January 1912 a deed was registered from Ezra Thomas to Darius Cowan. The following year Darius Cowan sold the property to Christopher Dresser. From that time until the 1980's the property remained in the Dresser family.

The James Robertson of the Village of Glencoe in the County of Middlesex and Richard Herbert Coleman of the City of Toronto, in the County of York, and Province of Ontario, Esquires the Attorneys of The Canada Company, incorporated under and by virtue of an Act made and passed in the Sixth Year of the Reign of His Majesty King George the Fourth, entitled "An Act to enable His Majesty to grant to a Company, to be Incorporated by Charter, to be called 'The Canada Company,' certain Lands in the Province of Upper Canada, and to invest the said Company with certain powers and privileges and for other purposes relating thereto," being constituted and appointed such Attorneys by virtue and in pursuance of an Act passed in the Ninth Year of the Reign of His Majesty King George the Fourth, entitled "An Act to alter and amend an Act for enabling His Majesty to grant to a Company, to be Incorporated by Charter, to be called 'The Canada Company,' certain lands in the Province of Upper Canada," do hereby, in consideration of the sum of Fifteen Hundred and Seventy Five Dollars lawful money of the Dominion of Canada, to us, as such Attorneys as aforesaid, paid

Grant and Release to James C. Scarlett of the Township of Gosfield North in the County of Essex and Province aforesaid, Farmer: All that certain Parcel or Tract of Land, situate as follows: comprising the East half of the North half of Lot Number Seventeen in the Eighth Concession of the said Township of Gosfield North containing by admeasurement Fifty Acres and should be the same more or less.

And all the right, title, and interest of the said Canada Company to and in the same and every part thereof. Excepting and reserving to the said Company, their successors, and assigns, all mines and quarries of metals and minerals, and all springs of oil and natural gas in or under the said land, whether already discovered or not, with liberty of ingress, egress, and regress to and for the said Company, their successors, lessees, licensees, and assigns, in order to search for, work, win, and carry away the same, and for those purposes to make and use all needful roads and other works, doing no other unnecessary damage, and making reasonable compensation for all damage actually occasioned.

To have and to hold unto the said James C. Scarlett his heirs and assigns, Forever.

In Witness whereof, we the said James Robertson and Richard Herbert Coleman have hereunto subscribed our hands as Attorneys of the said Canada Company, and affixed our Seal of Office, at the City of Toronto, in the Province of Ontario, this Twenty Sixth day of December in the year of our Lord One Thousand Nine Hundred and Six in duplicate.

Signed, Sealed and Delivered, in the presence of

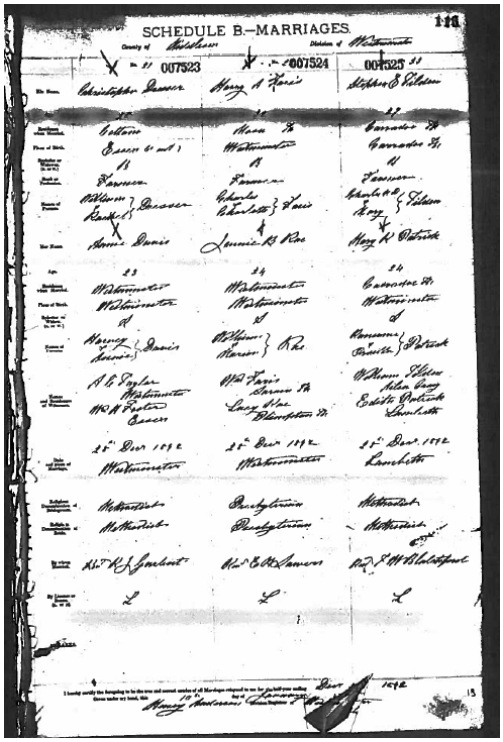
Wm Songhurst

R.H. Coleman

James Robertson

Figure 3- Crown Patent

Association with a Person Christopher Dresser


SCHEDULE B.—MARRIAGES

The Dresser family of Mersea Township is one of the oldest families of this section of Essex County. The founder of the name in Mersea Township was George Dresser. Christopher Dresser was the grandson of George. He and his family moved to Gosfield when they bought the property at County Road 14 in 1913.

When Christopher died in 1935 his son Carol and his wife, Mabel, carried on the farming of the land until the 80's.

In November 1979, 1.52 acres were separated as a "House Lot" and in August 1992, two more acres were added to the House Lot making it a total of 3.57 acres.

Architectural Influences

The home at 192 County Road 14 E bears many features of the Edwardian era, which blossomed by 1892 and lasted until the end of the 1st World War. It is a 2 ½-storey home with 3 or 4 upstairs bedrooms. It has many windows allowing sunlight in every room and a dormer upstairs that allows light to a small attic. The outside surface of the house is smooth brick and the shape of the house and windows is rectangular. The windows have flat arches and plain stone sills or lentils. White painted wood frames each window. Stone quoins form the exterior corners of the front wall of the house. They are made of rocks and are a different colour than the rest of the all thus giving a decorative appearance. The same rock-faced rusticated quoin forms an arch around

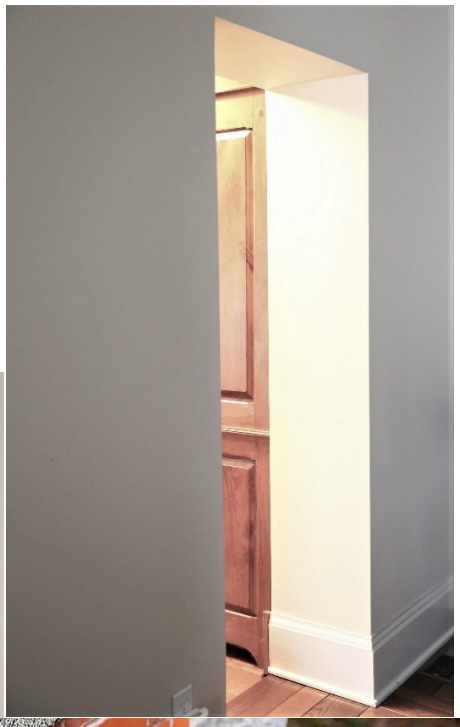
the front door.

The home shows the influence of Edwardian Classicism with its simple balance design, its straight rooflines, its maintenance-free detailing and uncomplicated ornamentation. A touch of the “Craftsman” influence is seen in the inside end chimney and the over-hanging eaves. Alterations within the house are evidence of modernization, thus bringing comfort to living. For example, a basement has been dug which increases the space for storage and furnace.

Some of the items which show indications from the Regency Period are the mouldings and paneling on the doors inside the house. Another would be the lock and handle which you can see clearly in the slide.

The unassuming exterior of the house adds to the rural coziness that is evident in the presentation of this house near to its horse coral and open fields.

192 Road 14 E is a fine example of both rural and home conservation and heritage preservation.



Description of Property:

Constructed in 1909, The Christopher Dresser house is a 2 ½-storey brick house built in the Edwardian era. It is located on County Road 14 in the Cottam area.

Historical Significance:

The cultural heritage value of the Christopher Dresser house lies in its association with the Dresser family, local farmers and descendants of the earliest settlers to the area. The founder of the name in Mersea Township was George Dresser, the father of Christopher Dresser.

Description of Heritage Attributes:

The home bears many features of the Edwardian era, which blossomed by 1892 and lasted until the end of the 1st World War. The home features 3 or 4 upstairs bedrooms. It has many windows allowing sunlight in every room and a dormer upstairs that allows light to a small attic. The outside surface of the house is smooth brick and the shape of the house and windows is rectangular. The windows have flat arches and plain stone sills or lentils. White painted wood frames each window. Stone quoins form the exterior corners of the front wall of the house. They are made of rocks and are a different colour than the rest of the all thus giving a decorative appearance. The same rock-faced rusticated quoin forms an arch around the front door.

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KINGSVILLE MUNICIPAL HERITAGE COMMITTEE
Heritage Resources Evaluation Sheet

Name of Building, Property or Site:	The Dresser House		
Municipal Location:	192 County Road 14 East		
Location Description:	Cottam	**Assessment Roll No.:**	520-000-02601-0000
Date of Construction:	1905	**Date of Additions:**	
Date of Evaluation:	September 17, 2016	**Approval by Committee:**	**Level:**

This form is to be used in the survey of heritage resources within the limits of the Town of Kingsville in order to provide an objective assessment of their relative heritage value. The higher the number scored, the greater the loss to the community if the building, property, site or cultural heritage resource were to be destroyed. The following Scoring Key is used to determine the heritage value:

Class 1 Buildings/Properties/Sites/Cultural Heritage Resources: 75-1000 points
Class 2 Buildings/Properties/ Sites/Cultural Heritage Resources: 50-74 points
Non-heritage Buildings/Properties/ Sites/ Cultural Heritage Resources: 49 points and below

****

Circle the number which reflects your interpretation of the criteria listed on the left, then transfer number to box.
Below the numbers in each category are the letters E, G, F and P which stand for E-excellent, G-good, F-fair and P-poor. These will help you determine the correct score. After completing the entire evaluation sheet, total the score to determine the heritage significance of the building, property or site.

H I	**Local Development** -the building/cultural heritage resource illustrates a significant phase in the development of the community ***OR*** - the building illustrates a major change or turning point in the community's history	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	**SCORE:** 8
S T	**Association with Person/Group/Event** - the building/cultural heritage resource is associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation -it is associated with an event that has had a significant impact on the community, province or nation	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	**SCORE:** 8
O R Y	**Age of Structure/Property/Site/Cultural Heritage Resource** The following point system is based on the building/property/site's age and rarity within the local context: 1855-1875 **10** 1876-1890 **9** 1891-1900 **8** 1901-1915 **7** 1916-1930 **6** 1931-1945 **5** 1946-1960 **4** 1961-1970 **3** Post 1971 **2**		**SCORE:** 7
		HISTORY TOTAL ->	23

ARCHITECTURE	**Overall Composition** -symmetry and/or balance -good proportions and/or originality in concept	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	SCORE 7
	Details -features details inside or outside that show originality, fine craftsmanship or refinement	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	7
	Architectural Influences -extent to which it reflects a recognized academic style of the period -regional vernacular style -work of significant architect, designer, or landscape firm (municipal, provincial, national or international)	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	7
	Construction Materials -rare or early example of a particular material -rare, special or early construction method -displays work of a recognized builder, craftsman, mason, carver or artist	5 4 3 2 1 0 E G F P Notes:	3
	State of Preservation -original plan survived -architectural features of the building survived	5 4 3 2 1 0 E G F P Notes:	3
	Structural Condition -structurally sound -well maintained -foundation in good condition	5 4 3 2 1 0 E G F P Notes:	5
		ARCHITECTURE TOTAL	32
CONTEXT	**Relationship with Streetscape** -compatible with the character of surrounding buildings or landscape -a key ingredient in forming the character of said landscape	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	8
	Integrity of Site -occupies its original site -general character of the site has remained unchanged	5 4 3 2 1 0 E G F P Notes:	4
	Landmark Status -functions as an important visual object that has acquired for the community a special or sentimental value -usefulness for teaching cultural history and/or tourist promotion	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	8
		CONTEXT TOTAL	20

Notes Re Evaluation: _____

HISTORY- 23
ARCHITECTURE - 32
CONTEXT- 20
GRAND TOTAL - 75

Recommendation: Designate

Evaluator: [illegible] Signature: _____ Date: March 8, 2017

KMHAC Resources Evaluation Sheet
05/01/2015

Kingsville Municipal Heritage Committee

We , Dan and Brenda Devin, are pleased to be considered for heritage status and we give our consent to have this designation.

Thank you in advance ,

Brenda Devin

Dan Devin

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

APPLICATIONS:	**OFFICIAL PLAN AMENDMENT OPA/02/18** **(Section 22 of the Planning Act, R.S.O. 1990, C.P. 13)** **ZONING BY-LAW AMENDMENT FILE ZBA/11/18** **(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)**
OWNER:	**Pratt, Finch & Jones Limited**
LOCATION OF PROPERTY:	**436 County Road 27 E** **Part of Lot 13, Concession 11** **Town of Kingsville**

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted applications for lands located in the northeast corner of the intersection of County Road 27 E and Road 11. The subject property is designated Parks & Open Space by the Official Plan and zoned Recreational, (RG) under the Kingsville Comprehensive Zoning By-law.

The subject land totals 63.6 ha (157.2 ac.) and is currently used as a golf course. The applicant is proposing to create one new 0.37 ha (0.9 ac.) rural residential lot with frontage along Road 11 immediately west of 257 Road 11. Under the Parks & Open Space designation policies 3.5 (f) lands under private ownership can be considered for redevelopment subject to re-designation of the lands. There are currently 24 lots backing onto the subject lands (golf course) along either Road 11 or County Road 27 E. These lots are designated Agriculture however are zoned Rural Residential. It is recommended that the proposed lot would remain under the current designation however a site-specific special area would permit the creation of one lot (approx. 0.75 ac.) from the golf course. A zoning amendment would be required to both implement the Official Plan amendment and rezone the lands to an appropriate residential classification similar to the existing lots in the immediate area.

A **PUBLIC MEETING** OF COUNCIL will be held on:

WHEN:	**JULY 23, 2018**
WHERE:	Town of Kingsville Municipal Building (Council Chambers)
TIME:	**7:00 p.m.**

Your comments on these matters are important. If you have comments on this application, they may be forwarded in writing by email, or letter mail to the attention of: **Robert Brown, Manager, Planning Services**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9. Comments and opinions submitted on these matters, including your name and address, may become part of the public record and may be viewed by the general public and may be published in a planning report or reproduced in a Council agenda and/or minutes.

TAKE NOTICE that the meeting is open to any person and any person who attends the meeting shall be afforded an opportunity to make representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendment.

IF A PERSON or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the proposed official plan or zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting, or make written submission to Council before the proposed official plan amendment or zoning by-law is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED AT
THE TOWN OF KINGSVILLE
THIS 29TH DAY OF JUNE, 2018

Robert Brown, H. Ba., MCIP, RPP
Tel: 519-733-2305, ext 250
E-mail: rbrown@kingsville.ca

KEY MAP

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **June 22, 2018**

To: **Mayor and Council**

Author: **Robert Brown, H. Ba, MCIP, RPP**
Manager, Planning Services

RE: **Application for Official Plan Amendment OPA/02/18 & Zoning By-law Amendment Application ZBA/11/18 by Pratt, Finch & Jones Ltd.**
436 County Road 27 E
Part of Lot 13, Concession 11

Report No.: **PDS 2018-037**

AIM

To provide the Town of Kingsville Council with information regarding a proposed Official Plan Amendment (OPA) to add site-specific policies to permit the creation of a single rural residential lot and a Zoning By-law Amendment (ZBA) to zone the proposed lot to an appropriate rural residential classification matching the surrounding lands.

BACKGROUND

The subject land totals 63.6 ha (157.2 ac.) and are currently used as a golf course. The applicant is proposing to create one new 0.3 ha (0.75 ac.) rural residential lot with frontage along Road 11 immediately west of 257 Road 11. Under the Parks & Open Space designation policies, Subsection 3.5 (f) lands under private ownership can be considered for redevelopment subject to re-designation of the lands. There are currently 24 lots backing onto the subject lands (golf course) along either Road 11 or County Road 27 E. These lots are designated Agriculture however are zoned Rural Residential. Since the Parks and Open Space designation is not intended for the development of residential lots it is necessary to change the designation or establish a site-specific policy on the subject lands to permit the proposed lot creation. A zoning amendment is required to both implement the policies of any proposed Official Plan change and to rezone the proposed new lot to an appropriate classification similar to its surrounding uses.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

With any type of lot creation in a non-residential classification it is important to determine what if any impact there will be on the lands from which the lot is being created and on the larger surrounding area. The applicant was required to prepare a Planning Justification Report (PJR) see Appendix B. Planning is in general agreement with the conclusion of the report.

The key points for the application are as follows:

Does the lot creation impact on the retained golf course lands?

Comment: The lands are not used as part of the golf course and their location does not lend themselves to future use by the golf course from a logical standpoint. As such they have become surplus to the needs of the course.

Does the lot creation impact on the agricultural area to the south?

The proposed location of the lot actually does not impact directly on agricultural uses to the south as there is a low lying wooded area and a rural residential lot. In addition the existing dwellings to the east and west have been located in this area for some time with little impact on the agricultural lands to the south.

Does the lot met the MDS requirements?

The property is not within 500 m of a livestock operation. Any establishment of a livestock operations on surrounding lands would already be impacted by the existing dwellings and golf course use.

With this mind and the detailed outlined in the attached PJR it can be concluded that the proposed lot creation is consistent with Provincial Policy.

2) County of Essex Official Plan

The County of Essex is the final approval authority for all Official Plan amendments. As the lands on which the proposed lot creation is occurring are not designated agriculture the proposed lot creation would conform with the County Official Plan.

3) Town of Kingsville Official Plan

The subject property is designated ‘Parks & Open Space by the Kingsville Official Plan.’ Subsection 3.5 (f) of the designation policies permits the Town to consider a re-designation of lands that are under private ownership and no longer required for Parks or Open Space purposes. As noted earlier the lands are not part of the functional golf course and not needed in the future. The proposed location would be a rounding out of the existing strip of lots on Road 11. An amendment to the Official Plan is required to permit the creation of a single lot in the Parks and Open Space designation. Although the existing

lots along County Rd 27 E and Road 11 are located in the Agriculture designation it is recommended that the proposed lot not be placed in that designation as it would then be subject to the polices of the Agriculture designation which would not permit lot creation and would potentially establish a bad precedent.

4) Comprehensive Zoning By-law – Town of Kingsville

The subject property is zoned 'Recreational, (RG)'. The proposed amendment would place the lands in the 'Rural Residential, (RR)' the same as the existing lots to the east and west. The new lot (Appendix A) will meet the minimum standards for both lot area (2,000 m^2) and frontage (30 m).

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The creation of the new lot will result in an increase in assessment value

CONSULTATIONS

In accordance to O. Reg 545/06 of the *Planning Act*, property owners within a minimum 120m of the subject site boundaries received the Notice of Public Meeting by mail. Information of the proposed amendment was also posted to the Town website.

Comment was received from one abutting landowner questioning why the lots could be created on the golf course and what would stop additional lot creation. The owner was advised that the Official Plan

Agency & Administrative Consultations

In accordance with O. Reg 545/06 of the *Planning Act*, Agencies and Town Administration received the Notice of Public Meeting by email.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	• Comment is attached as Appendix C • ERCA advised the applicant to reconfigure the original location of the west lot line to maintain setback from the Belle River Drain and the existing flood limits
County of Essex	• The County as the Official Plan amendment approval authority was circulated but did not have any comment
Town of Kingsville Management Team	• There was no objection to the proposed lot • Items such as service connections and access will addressed as requirement at the severance stage

RECOMMENDATION

It is recommended that Council:

Adopt Official Plan Amendment No. 8 (OPA 8) to establish a site-specific policy area to permit the creation of one (1) new rural residential lot on the property currently known as 436 County Road 27 E, Part of Lot 13, Concession 11, in the Town of Kingsville and direct administration to forward the policies to the County of Essex for final approval.

And That Council approve Zoning By-law amendment application ZBA/11/18, to implement OPA 8, once final approval is granted by the County of Essex, and rezone the lands to be severed to an appropriate 'Rural Residential, (RR)' classification.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4669455.800	E357143.691
ORP-B	N4669428.889	E357578.338

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

APPENDIX A

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 13	CONCESSION 11	PART OF 75154-0032	0.300 ha.

PART 1 – COMPRISES PART OF PIN 75154-0032

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

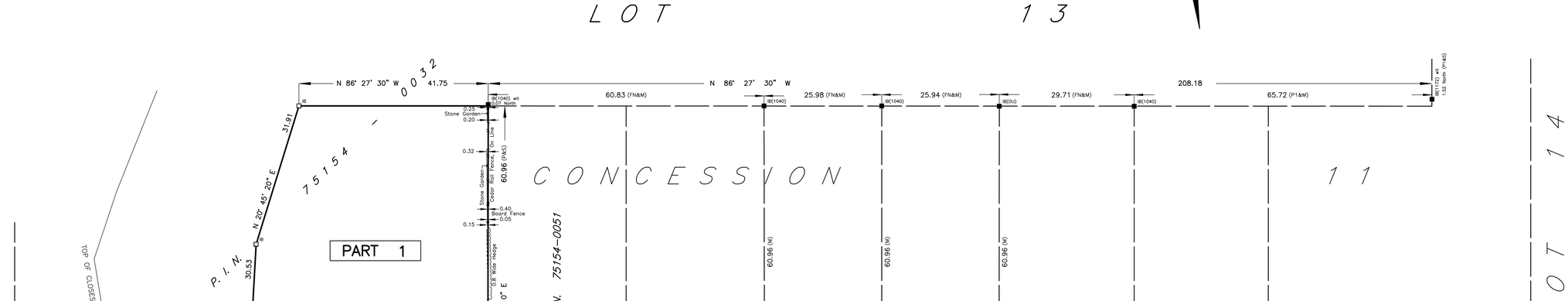
DATE JUNE 11, 2018.

BRIAN COAD
ONTARIO LAND SURVEYOR

PLAN 12R-
RECEIVED AND DEPOSITED

DATE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



P.I.N. 75154-0117

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11

PLAN OF SURVEY
OF
PART OF LOT 13, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF GOSFIELD NORTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:500

0 5.00 10.00 20.00 30.00 50.00 METRES

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982600

ALL MONUMENTS SHOWN THUSLY ◘ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB	DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB	DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm X 16mm X 0.61m IRON BAR
IB #	DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
CP	DENOTES 5mm X 50mm STEEL PIN
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT.	DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP	DENOTES OBSERVED REFERENCE POINT

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P)	DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P)	DENOTES PLAN OF SURVEY BY (1744) Dated: Aug. 28, 2006. Plan File: F-5855.
(P1)	DENOTES PLAN OF SURVEY BY (1744) Dated: Oct. 20, 1999. Plan File: G-1560.
(FN)	DENOTES FIELD NOTES BY (1744) Dated: Oct 7, 1999. W.O.#5-08809.
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040)	DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1172)	DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE **23rd.** DAY OF **MARCH, 2018.**

DATE JUNE 11, 2018.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
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VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

DRAWN BY: CMM
CHECKED BY: (BC)
CAD Date: June 11, 2018 2:24 PM
CAD File: 51374101.dwg
WORK ORDER: 5-13741x01 FILE NO.: E-Gosfield North-11-13 PLAN FILE NO.: G-3430'A'

BEZ • 3430 • (24x36)
[5613]

APPENDIX B

DILLON CONSULTING

PRATT FITCH & JONES LIMITED

Belleview Golf Course Development

Planning Justification Report

Table of Contents

1.0 INTRODUCTION 1

1.1 Purpose 1
1.2 Description of Site 1
1.3 Proposed Development 2

2.0 EXISTING LAND USE 3

2.1 Subject Site 3
2.2 Surrounding Land Use 3

3.0 PLANNING EVALUATION 4

3.1 Provincial Policy Statement 4
3.2 County of Essex Official Plan 6
3.3 Town of Kingsville Official Plan 7
3.4 Town of Kingsville Zoning By-Law 1-2014 8

4.0 OTHER REPORTS 10

4.1 Species at Risk – Information Request 10

5.0 CONCLUSIONS 11

Figures

Figure 1.0 - Location Map
Figure 2.0 - County of Essex Official Plan Designations
Figure 3.0 - Town of Kingsville Official Plan Designations
Figure 4.0 - Town of Kingsville Zoning By-Law Designations
Figure 5.0 - Conceptual Site Plan
Figure 6.0 - Surrounding Land Uses

Appendices

A Planning Applications
B Provincial Policy Statement - Policies
C County of Essex – Official Plan Policies
D Town of Kingsville – Official Plan Policies
E Town of Kingsville – Zoning By-Law Policies
F Species at Risk – Information Request

1.0 INTRODUCTION

1.1 Purpose

Dillon Consulting Limited (Dillon) has been retained by Pratt Fitch & Jones Limited to assist in the municipal planning approvals process for a proposed new residential lot on the south eastern portion of the Belleview Golf Course fronting on Road 11 East in the Town of Kingsville (refer to *Figure 1.0 - Location Map).* The applicant is submitting applications for an Official Plan Amendment, Zoning By-law Amendment, and Consent to Sever to enable the proposed creation of a single residential lot on the subject site.

The subject site under application is designated as follows in the County of Essex Official Plan, the Town of Kingsville Official Plan, and the Town of Kingsville Zoning By-law 1-2014:

County of Essex Official Plan – Schedule 'A-1'

- *Agricultural*

(Refer to *Figure 2.0 – Existing County of Essex Official Plan Designations*).

Town of Kingsville Official Plan – Schedule 'A'

- *Parks and Open Space*

(Refer to *Figure 3.0 – Existing Town of Kingsville Official Plan Designations*).

Town of Kingsville Zoning By-law 1-2014 – Schedule 'A' - Map 24

- *Green Zone – Recreational (RG)*

(Refer to *Figure 4.0 – Existing Town of Kingsville Zoning By-law Designations*).

The applicant is requesting that Council approve amendments to the Town of Kingsville Official Plan and Zoning By-law 1-2014, in addition to the approval of Consent to Sever, to permit the proposed creation of a residential lot on the subject site. The applicant has submitted applications to this effect.

Refer to *Appendix A – Planning Applications*

1.2 Description of Site

The subject site is located on the southeastern portion of the Belleview Golf Course fronting on Road 11 East, between Belle River Road East (County Road 27) and Graham Side Road. The subject site is more specifically described as Part of Part Lot 13, Concession 11 in the Town of Kingsville (formerly Gosfield North). The total site area under application is 0.37 ha (0.91 acres) having approximately 60.0m (197ft) of frontage onto Road 11 East. There is one (1) existing access point on the western edge of the subject site along Road 11 East.

1.3 Proposed Development

The applicant wishes to develop the subject site for a single detached residential dwelling. Access to the proposed development is to be from a new driveway located along Road 11 East (refer to *Figure 5.0 - Conceptual Site Plan*).

An application for Consent to Sever is required to enable the creation of a single residential lot on the subject site. The applicant is requesting that the proposed parcel identified be severed from the abutting Belleview Golf Club to permit the proposed residential dwelling.

An Official Plan Amendment to the Town of Kingsville's Official Plan is required to permit the proposed residential use on the subject site under application. The applicant is requesting an amendment from the existing 'Parks and Open Space' designation to a 'Residential' designation to enable the proposed development of a single detached residential dwelling.

A Zoning By-Law Amendment application is required to permit the proposed residential use. The applicant is requesting an amendment from the existing 'Green Zone – Recreational (RG)' zone to a 'Rural Residential (RR)' zone to permit the proposed residential development. The proposed Official Plan and Zoning By-law Amendments are to mirror the designations of the existing residential uses along Road 11 East and Belle River Road East.

A Consent to Sever will be required from the Town of Kingsville to create the new lot. In support of that application, the site has been investigated for Species at Risk (SAR). It is our professional opinion that the site has low likelihood of having a negative impact on the Endangered Species Act. In addition, a field visit was conducted in July 2017 with representatives of the Essex Region Conservation Authority to discuss the necessary requirements to proceed with the severance and planning applications.

Refer to *Figure 5.0 - Conceptual Site Plan* and *Appendix A – Planning Applications.*

2.0 EXISTING LAND USE

2.1 Subject Site

The physical attributes of the site under application are as follows:

- A total site area of 0.37 ha (0.91 acres);
- A rectangular-shaped parcel with frontage on Road 11 East;
- Vacant lands which are generally flat; and
- No existing structures or buildings on the subject site.

2.2 Surrounding Land Use

The surrounding land uses are varied as shown in *Figure 6.0 - Surrounding Land Uses* and are described as follows:

North

- Open Space
- Belleview Golf Club

East

- Existing Single Detached Residential Dwellings; and
- Agricultural Uses.

South

- Agricultural Uses; and
- Existing Single Detached Residential Dwellings.

West

- Existing Single Detached Residential Dwellings; and
- Agricultural Uses.

3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Policy Statement 2014;
- County of Essex, Official Plan: Policies and Criteria;
- Town of Kingsville, Official Plan: Policies and Criteria;
- Town of Kingsville, Zoning By-Law 1-2014: Policies and Regulations; and
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria, and identify and evaluate the potential planning and land use related issues associated with the proposed commercial development.

3.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) promotes the development of 'Strong Healthy Communities' through the redevelopment of lands for an appropriate mix of uses, which includes residential uses, as described in Section 3.1 of this report.

As per section 4.0 of the PPS, the proposed uses "shall be consistent with" the PPS and as a broad and general document, the applicant must, through analysis of the policies, determine how the proposal is appropriate and advances the Province's interests. The PPS shall be read in its entirety and all relevant policies are to be applied to each situation. Our analysis suggests that the proposed development is consistent with the PPS in the following ways, they are:

1.0 - Building Strong, Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1

(a) The proposed residential development encourages the use of cost effective and efficient development patterns to utilize the existing lands, and sustains the financial well-being of the municipality over the long term by creating opportunities for increased residential municipal taxes;

(b) The proposed residential development expands the range of housing types in the rural Kingsville area to meet long-term needs of the municipality;

(c) The proposed land use pattern ensures that no adverse environmental or public safety concerns will result; and

(e) The proposed residential development promotes a cost-effective development pattern by minimizing land consumption and servicing costs.

1.1.4 Rural Areas in Municipalities

1.1.4.1

(a) The proposed residential development fits within the existing character of the area and will support the rural amenities and assets in the vicinity, in particular the Belleview Golf Club;

(b) The proposal promotes the regeneration of the currently underutilized parcel of land; and

(e) The proposed residential development utilizes the existing rural infrastructure and public services efficiently.

1.1.5 Rural Lands in Municipalities

1.1.5.2 (c) The proposed residential development is a permitted use on rural lands;

1.1.5.4 The proposed development is compatible with the rural landscape and can be sustained by the existing rural services;

1.1.5.5 The proposed residential development is appropriate for the available existing infrastructure and avoids the need for expansion of this infrastructure. The lands will be connected to the municipal water system and is sufficiently sized to accommodate the necessary private septic system, in keeping with the surround existing residential lots. Stormwater will be directed to the existing drainage ditch located along Road 11 East, in accordance with Municipal standards;

1.1.5.7 The proposed residential development is located on an already non-agriculturally developed site and will not constrain the surrounding agricultural and other resource-related uses to the south; and

1.1.5.9 The proposed residential lot creation complies with the minimum distance separation formulae as there are currently no livestock farms in the immediate area.

1.4 Housing

1.4.3

(b) The proposed residential development promotes residential intensification and the redevelopment of a currently underutilized portion of the Belleview Golf Course, in a location with existing residential building stock and available infrastructure and services;

(c) The proposed residential development is located in an area with municipal water, roadside ditches and public services available to support the projected needs. The subject site will be on a private septic system, similar to the neighbouring residential uses in the area;

(d) The proposal efficiently utilizes the land, services, and infrastructure in place; and

(e) The proposed residential development minimizes costs while maintaining appropriate levels of public health and safety.

1.7 Long-Term Economic Prosperity

1.7.1

(a) The proposed residential development promotes opportunities for economic development and investment within the municipality through the addition of new residential dwellings; and

(b) The proposal optimizes the use of vacant lands, existing infrastructure, and public service facilities available in proximity of the subject site.

2.1 Natural Heritage

2.1.8 The proposed lot creation is located adjacent to the Belle River, a natural heritage feature. A Species at Risk (SAR) Information Request has been completed by Dillon Consulting, under separate cover and it is our professional opinion that there is low likelihood of having a negative impact on the natural features (Belle River) or their ecological functions. In addition, the proposed lot creation is located outside of the existing floodplain and floodplain fridge, further protecting the Belle River and its natural features. As a result, it is our opinion that the creation of the proposed residential lot should be permitted.

3.0 Protecting Public Health and Safety

3.1.1

(b) The proposed lot creation has been located outside of the Belle River flood plain and flood plain fringe areas, which are impacted by flooding hazards and/or erosion hazards in order to protect the natural hazard area as well as the proposed development.

Refer to *Appendix B - Provincial Policy Statement – Policies.*

3.2 County of Essex Official Plan

The Subject Site under application is currently designated *Agricultural* in the County of Essex Official Plan. The *Agricultural* designation pertains to all lands not otherwise designated as *Settlement Areas* or *Natural Environment*. The overall larger site has been utilized as a public golf course for over 20 years and there is no intent to change the current use of the remainder of the site. The subject site, under application for consent, has been a manicured lawn and is currently underutilized by the golf course, hence the desire to redevelop it for a residential dwelling.

While lot creation in the *Agricultural* designation is discouraged in the County of Essex Official Plan, applications for Consent to Sever are delegated, by the County of Essex, to the local lower-tier municipalities. As such, the proposed residential lot creation needs to comply with the Provincial Policy Statement and the Town of Kingsville Official Plan.

The proposed change in use of the 0.37ha (0.91 acre) parcel from a golf course to a single detached residential dwelling will fit within the character of the area and is in keeping with the existing residential uses to the east and west of the subject site. The change in land use of the smaller parcel will not negatively impact the surrounding natural heritage, residential, recreational or agricultural uses.

The subject site is located adjacent to an area regulated under the Conservation Authorities Act and an Intake Protection Zone, due to the proximity to the Belle River. The proposed building lot has been located outside of these areas in order to protect the watercourse and avoid any issues with potential flooding. The proposed development will be required to be reviewed by the Essex Region Conservation Authority and may be required to meet additional requirements, such as setbacks and grading, in order to further protect the Belle River and the proposed dwelling.

A Species at Risk (SAR) Information Request has been completed as part of the planning application process and it is our professional opinion that there is a low likelihood of a negative impact on any natural heritage features and potential species within the area.

Refer to *Appendix B – County of Essex Official Plan Policies* and *Figure 2.0 – County of Essex Existing Official Plan Designations*.

3.3 Town of Kingsville Official Plan

The Subject Site under application is currently designated *Parks and Open Space* in the Town of Kingsville Official Plan. The applicant is applying for a site specific Official Plan amendment to modify the designation current designation of the subject site to permit residential uses.

Our analysis suggests that the proposed redevelopment is feasible and will be consistent with the following policies found in the Official Plan, they are:

Section 3: Land Use Plan

3.5 Parks and Open Space

(f) It is understood that the Official Plan recognizes that lands within the *Parks and Open Space* designation will not necessarily remain as parks and/or open space indefinitely. As such, applications for redesignation of these lands, such as the one proposed, are to be given due consideration by the municipality. The proposed lot creation is located on a portion of the subject site that is currently underutilized by the golf course. There is no intent or potential for the golf course to expand on this parcel and thus the owners are applying for the severance. As a result, in order to facilitate the severance, the owner is requesting a site specific Official Plan Amendment to include the residential use on the subject site. This amendment will permit the proposed use on the parcel while allowing for the potential for future conversation back to Parks and Open Space, should the need be there.

Section 5: Human-Made and Natural Hazards

5.2.1 Watercourse Hazard Lands (Floodplain Development Control Area)

As per the two zone approach for regulating floodplains established by the Essex Region Conservation Authority, portions of the lands under application are located within a *Flood Fringe* regulated area.

Flood Fringe - Development and site alteration is permissible within the flood fringe provided that certain conditions are met. The proposed residential development is compatible with the policies of the *Flood Fringe* designation in the following ways:

(a) The proposed residential development will not adversely affect the existing flood levels and/or flow of the watercourse as the subject lands are setback a minimum of 6.5m from the nearest floodway boundary;
(b) Flood-proofing of buildings and/or structures will be undertaken as deemed necessary;
(c) Any permits required by Essex Region Conservation Authority will be obtained prior to construction; and
(d) The proposed residential development will be in accordance with the underlying land use designation pending the approval of Official Plan and Zoning by-Law Amendments.

Section 7: Land Division Policies

7.3 Consents

(a) The proposed residential development is a permitted use within the Official Plan, and adequate access and services can be provided, including water, sewage, and stormwater management.
(b) The proposed residential lot fronts an existing public road;
(c) The proposed consent provides for residential infilling in an existing built-up area between residential lots on the same side of the road;
(d) The proposed residential lot size is appropriate for the proposed use, and conforms to the minimum provisions of the Zoning By-Law;
(e) No adverse traffic impacts would result from the proposed residential lot creation as the proposed development will be one single residential lot which will not impact the existing traffic patterns; and
(f) The proposed residential use is compatible with the abutting residential uses and the general surrounding area.

Refer to *Appendix D – Town of Kingsville Official Plan Policies* and *Figure 3.0 – Town of Kingsville Existing Official Plan Designations*.

3.4 Town of Kingsville Zoning By-Law 1-2014

The Subject Site under application is currently zoned *Green Zone – Recreational (RG)* in the Town of Kingsville Zoning By-law 1-2014. The applicant is applying for a zoning by-law amendment to modify the zoning of the subject site to *Rural Residential (RR)*, which permits for residential uses.

Our analysis suggests that the proposed Zoning By-law Amendment to *Rural Residential (RR)* is feasible and will be consistent with the policies of Sections 4.15 and 6.6 of Zoning By-Law 1-2014, for the following reasons:

- The proposed residential lot lies outside of the Floodplain Development Control Area identified in the Zoning By-Law;
- The proposed residential development is compatible with the surrounding land uses (scale, massing, height, setbacks, landscaping, etc.) and is consistent with the residential uses that characterize this adjacent segment of Road 11 East and Belle River Road East (County Road 27);
- The site is physically suitable and strategically located to support the proposed residential use;
- Municipal water, hydro and emergency services are available, and the site is suitable for individual on-site sewage service; and
- Site access is available without compromising the integrity of the local road network.

Refer to *Appendix E – Town of Kingsville Zoning By-law Policies* and *Figure 4.0 – Existing Zoning By-law Designations.*

4.0 OTHER REPORTS

4.1 Species at Risk – Information Request

Dillon Consulting Limited has conducted a Species at Risk Information Request for the subject site. The Information Request has been submitted to the Ministry of Natural Resources and Forestry for approval.

For full details, refer to *Appendix F – Species at Risk – Information Request*

5.0 CONCLUSIONS

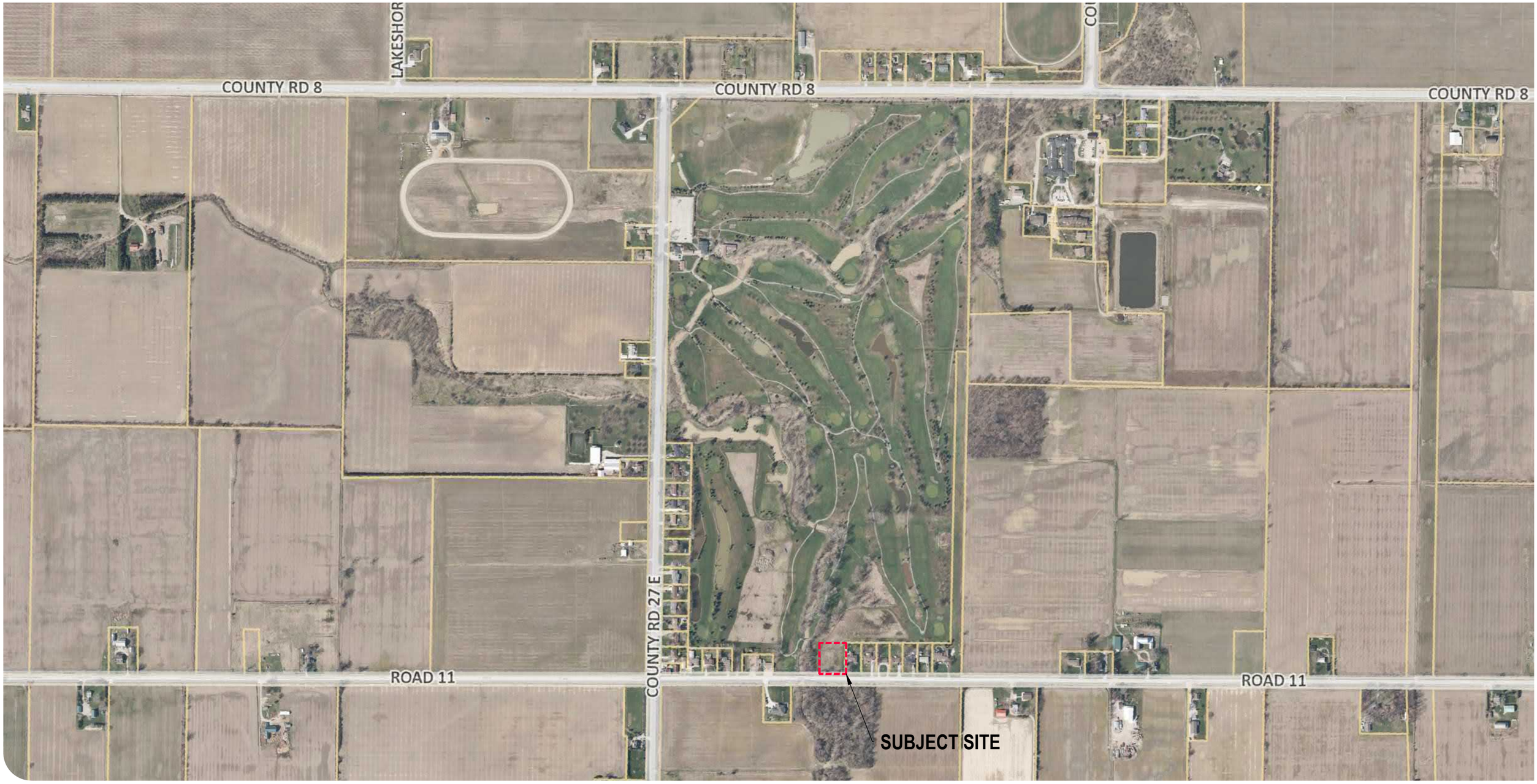
Based on an extensive review of the technical planning and policy related issues, the proposed Severance, Official Plan Amendment, and Zoning By-Law Amendment is appropriate for the site and consistent with good planning principles. We recommend that the Official Plan Amendment, Zoning By-Law Amendment, and Consent to Sever applications, as submitted, be approved for the following reasons:

1. The proposed development is "consistent" with the Provincial Policy Statement for the reasons identified in Section 3.1 of this report.
2. The proposed residential lot creation is "consistent" with intent and permitted under the County of Essex Official Plan policies, as identified in Section 3.2 of this report.
3. The proposed residential development is consistent with the intent of the *Parks and Open Space* policies of the Town of Kingsville Official Plan. In particular, it has been shown that:
    - The proposed amendment to the Official Plan will allow for the proposed residential use on a currently underutilized portion of the Belleview Golf Course, while maintaining the existing permitted uses of the Parks and Open Space Designation. Should the lands ever be needed for recreational or open space purposes, the designation will permit the conversion back to such a use;
    - The proposed residential development is compatible with the surrounding land uses (scale, massing, height, orientation, setbacks, landscaping, etc.) and is consistent with the mix of land uses that characterize the vicinity of Road 11 East and Belle River Road East;
    - The site is not within a site of potential or known contaminants;
    - Site access is available without compromising the integrity of the local road network;
    - The site is physically suitable and strategically located to support the proposed residential use;
    - The proposed residential development is appropriate for the available existing infrastructure and avoids the need for expansion of this infrastructure; and
    - The proposed residential development promotes residential intensification in a location with existing residential building stock.
4. The proposed residential development is consistent with the intent of the Town of Kingsville Zoning By-Law 1-2014. In particular, it has been shown that:
    - The proposed rezoning is in keeping with the zoning currently designated for the surrounding residences along Road 11 East and Belle River Road East (County Road 27);
    - The proposed residential lot lies outside of a Floodplain Development Control Area;
    - The site is physically suitable and strategically located to support the proposed residential use;

- Municipal water, hydro and emergency services are available, and the site is suitable for individual on-site sewage service;
- Site access is available without compromising the integrity of the local road network; and
- The proposed residential development is compatible with the surrounding land uses (scale, massing, height, setbacks, landscaping, etc.) and is consistent with the existing residential uses that characterize this adjacent segment of Road 11 East and Belle River Road East (County Road 27).

Melanie Muir, MCIP RPP

Figures



BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

SUBJECT SITE
(±0.37ha/±0.91ac)

LOCATION MAP

Figure 1.0

File Location:
c:\projectwise\working directory\active\32krk\d0624775\figure 1.0 - location map.dwg
March, 13, 2018 1:14 PM

SOURCE: COUNTY OF ESSEX GIS MAPPING (2017)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

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W E
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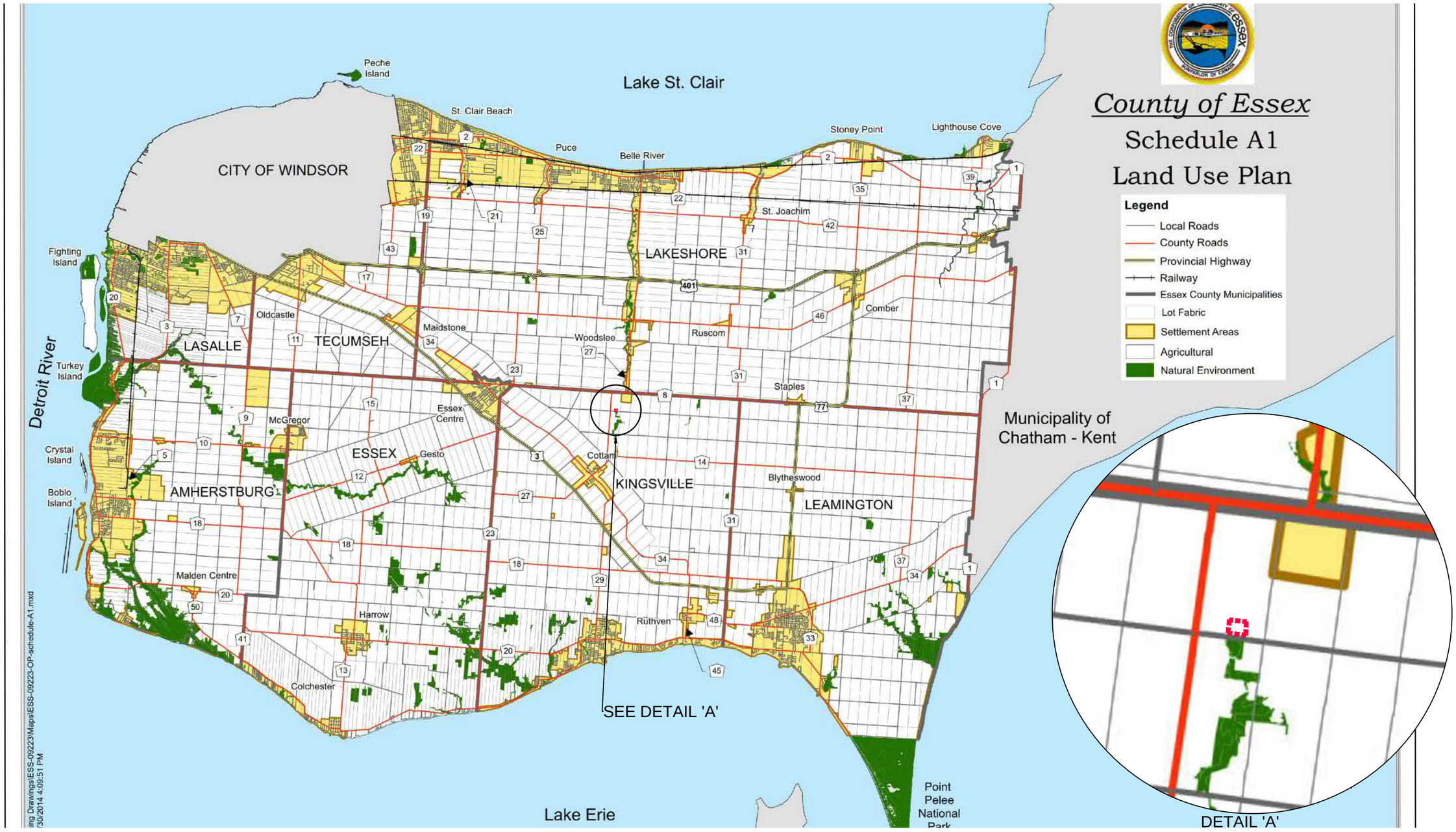
DILLON CONSULTING

PROJECT: 17 6585
STATUS: FINAL
DATE: 03/13/2018



BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

COUNTY OF ESSEX OFFICIAL PLAN: EXISTING LAND USE
FIGURE 2.0

SUBJECT SITE
(±0.37 ha / ±0.91 ac)

SOURCE: COUNTY OF ESSEX, OFFICIAL PLAN, SCHEDULE 'A-1', 2014

File Location:
c:\projectwise\working directory\active\32krk\d0624775\figure 2 - county of essex official plan designations.dwg
March, 13, 2018 1:26 PM

MAP/DRAWING INFORMATION
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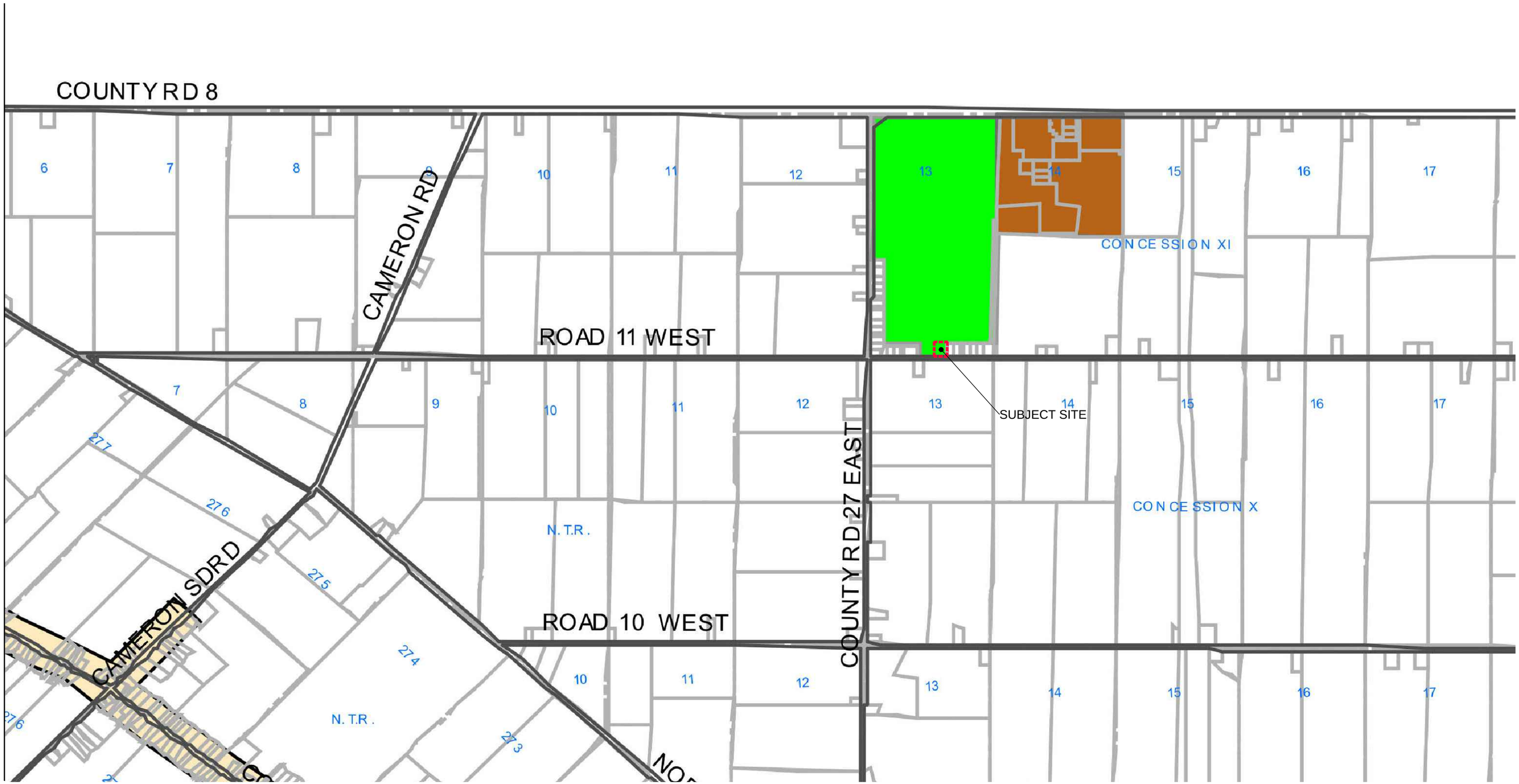
CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

DILLON CONSULTING

PROJECT: 17-6585
STATUS: FINAL
DATE: 03/13/2018



BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

SUBJECT SITE (±0.37 ha / ±0.91 ac)
PARKS AND OPEN SPACE
SPECIAL RESIDENTIAL
AGRICULTURAL
RURAL RESIDENTIAL

SOURCE: TOWN OF KINGSVILLE - OFFICIAL PLAN, SCHEDULE 'A', 2010

TOWN OF KINGSVILLE OFFICIAL PLAN: EXISTING LAND USE
FIGURE 3.0

File Location:
c:\projectwise\working directory\active\32krk\d0624775\figure 3 - kingsville op map.dwg
March, 13, 2018 1:38 PM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

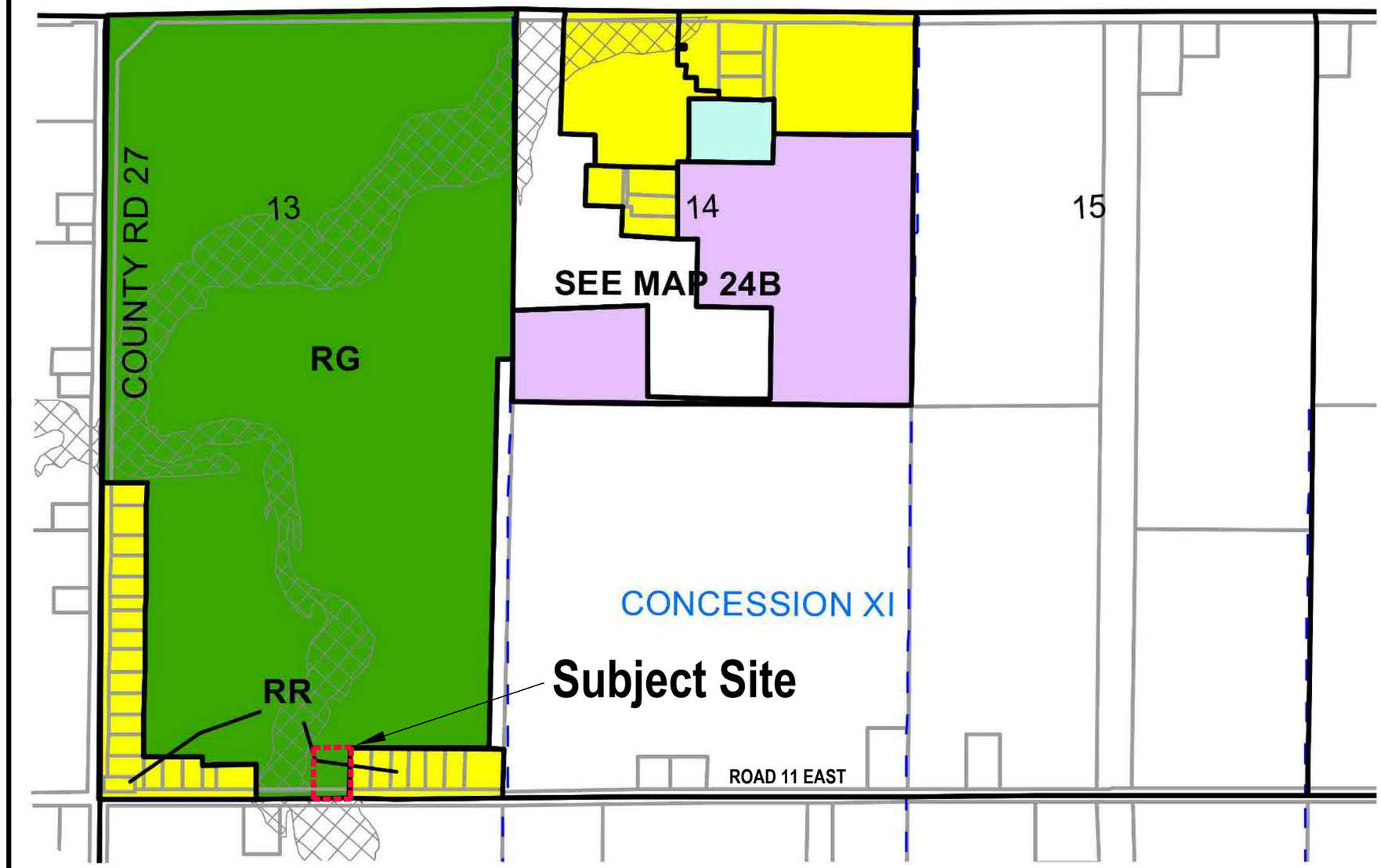
CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

N W E S

DILLON CONSULTING

PROJECT: 17-6585
STATUS: FINAL
DATE: 03/13/2018



BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

TOWN OF KINGSVILLE: EXISTING ZONING BY-LAW DESIGNATIONS

Figure 4.0

SUBJECT SITE (±0.37 ha / ±0.91 ac)
GREEN ZONE (PG,RG, CG, MG,TG)
RESIDENTIAL (R1, R2, R3, R4, ER, RR, LR)
AGRICULTURAL (A1)
EDUCATION (EG)
AGRICULTURE-RESTRICTED (A2)
FLOODPLAIN DEVELOPMENT CONTROL AREA

SOURCE: TOWN OF KINGSVILLE, ZONING BY-LAW 1-2014, MAP 24, 2016

File Location:
c:\projectwise\working directory\active\32krk\d0624775\figure 4 - kingsville zbl.dwg
March, 13, 2018 1:51 PM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

N W E S

DILLON CONSULTING

PROJECT: 17 6585
STATUS: FINAL
DATE: 03/13/2018

BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

CONCEPTUAL SITE PLAN

FIGURE 5.0

SUBJECT SITE
(±0.37 ha / ±0.91 ac)

BUILDING ENVELOPE

SOURCE: ESSEX REGION CONSERVATION AUTHORITY AERIAL PHOTOGRAPHY (2017)

File Location:
c:\projectwise\working directory\active\32mam\d0624775\figure 5 - conceptual site plan_1.dwg
June, 06, 2018 10:41 AM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

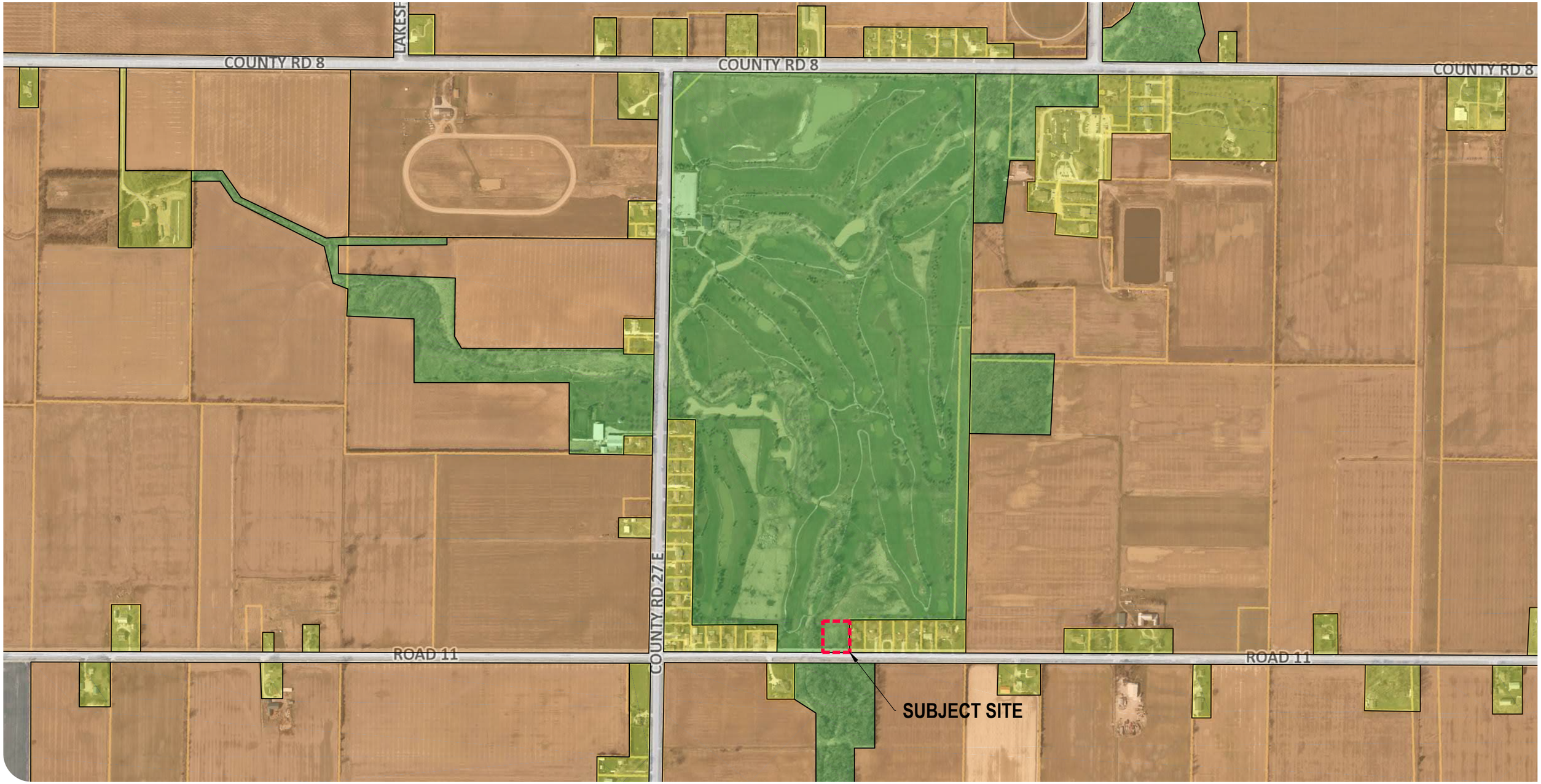
CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

N W E S

DILLON CONSULTING

PROJECT: 17-6585
STATUS: DRAFT
DATE: 03/20/2018



BELLEVIEW GOLF COURSE DEVELOPMENT
PLANNING JUSTIFICATION REPORT

SURROUNDING LAND USES

Figure 6.0

SUBJECT SITE (±0.37 ha / ±0.91 ac)
AGRICULTURAL
RESIDENTIAL
OPEN SPACE / NATURAL AREA

SOURCE: COUNTY OF ESSEX GIS MAPPING (2017)

File Location:
c:\projectwise\working directory\active\32krk\d0624775\figure 6 - surrounding land uses.dwg
March, 13, 2018 2:20 PM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: KRK
CHECKED BY: MAM
DESIGNED BY: KRK

SCALE: NTS

N W E S

DILLON CONSULTING

PROJECT: 17 6585
STATUS: FINAL
DATE: 03/13/2018

Appendix A

Planning Applications

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

APPLICATION FOR:
CONSENT

INSTRUCTIONS

Applications are heard on the third Tuesday of every month (subject to change as necessary). A complete application must be received 60 days prior to the date of the meeting.

Pre-consultation with the Planning Department is required.

Complete Sections 5 to 25 in full. Include the authorization of registered property owners if required, see AUTHORIZATION on page 9.

Include 1 copy of completed survey sketch as detailed in Section 25.

Submit the application form, all supporting information and the application fee to Planning Department, Town of Kingsville Municipal Office.

The Planner will review the application and may return the application if it is incomplete, if required information is not submitted or if fees are not paid in full.

Administration reserves the right to request additional information.

FEES

Fees are subject to change. Cheque payable to the Corporation of the Town of Kingsville.

☐ **CONSENT APPLICATION**

APPLICATION FEE:	$600.00/LOT
ERCA FEE:	$200.00
PROPERTY TAX UPDATE FEE:	$100.00
SEPTIC INSPECTION:	$175.00 (to be submitted if subject property isnot located in an area serviced by municipal sanitary sewers)

CONTACT INFORMATION

Kristina Galinac, MSc, BURPI
Town Planner

Corporation of the Town of Kingsville – Planning Department
2021 Division Road N
Kingsville, ON N9Y 3E7

Telephone: 519-733-2305
(249) Email:
kgalinac@kingsville.ca Website:
www.kingsville.ca

Application No. B / /

TOWN OF KINGSVILLE

1. Name of Approval Authority: **Town of Kingsville**
2. Date of pre-consultation with municipality:
3. Date application is received by municipality:
4. Date application deemed complete by municipality:
5. **Name of registered owner(s):**

   1. Pratt Fitch & Jones Limited
   2.

   Telephone Number: 519-839-5063 ☐

   Cell Phone Number: ☐

   Mailing Address (Full): 436 Belle River Road, Woodslee, ON Postal Code: N0R 1V0

   Email Address: info@belleviewgolf.ca

   Name of Registered Owner's Solicitor or Authorized Agent / Applicant (if any):

   Dillon Consulting Limited c/o Melanie Muir

   Telephone Number: 519-948-5000 Ext. 3239

   Mailing Address (Full): 3200 Deziel Drive, Windsor, ON Postal Code: N8W 5K8

   Email Address: mmuir@dillon.ca

   Name of Owner (Offer to Purchase): N/A

   Telephone Number:

   Mailing Address (Full): Postal Code:

   Email Address:

   Please specify to whom all communications should be sent:

   ☒ Registered Owner ☐ Solicitor
   ☐ Owner Purchase ☒ Authorized Agent

6. Location and description of subject land:

   Concession and Lot No.: Part Lot 13, Concession 11

   Lot No. and Registered Plan No:

   Part No. and Reference Plan:

   Street Address:

   Assessment Roll No.:

   Former: ☒ Gosfield North ☐ Gosfield South ☐ Town of Kingsville

7. Is the subject parcel subject to any registered, non-registered easements or restrictive covenants?

   ☐ Yes ☒ No

   If Yes, please provide details regarding the easement or covenant, including purpose, effect, location, dimensions, Instrument No. etc… N/A

Application No. B / /

8. Size of subject parcel (metric):

   Frontage: 632m (Cty Rd 27 E) Depth: Irregular Area: 636,241 m²

   Irregular Shaped: [x] Dimensions shown on attached sketch: [x]

9. Current Official Plan Land Use designation of subject land: Parks and Open Space

   Does the Proposal conform to the Official Plan Policies: [ ] Yes [x] No

10. Current Zoning of subject land: Green Zone - Recreational (RG)

    Does the proposal comply with all applicable zoning regulations: [ ] Yes [x] No

11. Date subject land acquired by current registered owner: +50 Years

12. Have there ever been any previous severances of land from this holding? [ ] Yes [x] No

    If "**yes**", please indicate previous severances on the required sketch and supply the following information for each lot severed: N/A

    Grantee's Name: _____

    Relationship to owner: _____

    Use of Parcel: _____

    Date parcel was created: _____

13. Has the parcel ever been subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

    [ ] Yes [x] No

    If yes, please indicate the file number and the decision: N/A

14. Please indicate whether the property is subject of an application for one of the following:

    [x] Official Plan or Official Plan Amendment Approval

    [x] Zoning By-law Amendment

    [ ] Minor Variance

    [x] Consent or Approval of a Plan of Subdivision

    If known, indicate the file number and the status of the foregoing application(s): Concurrent

---

15. Type and Purpose of proposed transaction:

    [x] Lot Creation

    Number of new lots (not including retained lot) proposed: One (1)

    [ ] Farm Split [ ] Surplus Dwelling

    [ ] Lot Addition

    Municipal Address of land to be severed from: 436 County Road 27 East

    Municipal Address of land to be added to: _____

    [ ] Technical Severance

    Other:

    [ ] Mortgage or Charge [ ] Easement/Right of Way [ ] Correction of Title

    [ ] Partial Discharge of Mortgage [ ] Agreement of Sale & Purchase

    [ ] Other (specify) _____

Application No. B / /

Name of person(s) [purchaser, lessee, mortgagee, etc…] to whom interest is intended to be conveyed, leased, or mortgaged:
Current owner

Relationship to owner (if any) of person(s) named above:
Same

16. Description and use of land **to be severed** (metric):

Frontage: 60.0 m Depth: 60.87 m Area: 3,652.2 m²

☐ Irregular Shaped ☒ Dimensions shown on Sketch

Existing Use: Open Space, Vacant

Proposed Use: Single detached residential dwelling

Number and Use of buildings and structures (both existing and proposed) on the land intended to be **severed**:

Shown on attached sketch: ☒
Existing: No existing buildings or structures on subject land

Proposed: One (1) single detached residential dwelling

Is there an existing access bridge on this parcel?	☐ Yes	☒ No
Is there an existing water service connection on this parcel?	☐ Yes	☒ No (To be installed)
Is there an existing sanitary sewer connection on this parcel?	☐ Yes	☒ No (To be installed)

17. Description and use of land **to be retained** (metric):

Frontage: 632m (Cty Rd 27 E) Depth: Irregular Area: 632,589 m²

☒ Irregular Shaped ☐ Dimensions shown on Sketch

Existing Use: Golf Course

Proposed Use: Golf Course

Number and Use of buildings and structures (both existing and proposed) on the land intended to be **retained**:
Existing: Five (5) existing buildings/structures on retained lands

Proposed: No new buildings/structures proposed on the retained lands

Is there an existing access bridge on this parcel?	☐ Yes	☒ No
Is there an existing water service connection on this parcel?	☒ Yes	☐ No
Is there an existing sanitary sewer connection on this parcel?	☒ Yes	☐ No

18. **Access to property:**

	SEVERED LOT	RETAINED LOT
Municipal Road	☒	☐
County Road	☐	☒
Provincial Highway	☐	☐
Private	☐	☐
Water	☐	☐

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road:
N/A

19. **Type of water supply:**

	SEVERED LOT	RETAINED LOT
Municipally owned and operated piped water supply	☒ (To be installed)	☒
Well	☐	☐
Other:	☐	☐

20. **Type of sanitary sewage disposal:** SEVERED LOT RETAINED LOT

	SEVERED LOT	RETAINED LOT
Municipally owned and operated piped sanitary sewers	☐	☒
Private Septic System	☒	☐
MOE Certificate of Approval	☐	☐
Other:_____	☐	☐

21. Is the application consistent with Policy Statements issued under subsection 3 (1) of the Act:
☒ Yes ☐ No

22. **(a)** Is the subject land is within an area of land designated under any Provincial Plan or Plans:
☐ Yes ☒ No
If yes, please indicate: N/A

(b) If the answer to (a) is "**yes**", please indicate whether the application conforms or does not conflict with the applicable Provincial Plan or Plans: ☐ Conform ☐ Does Not Conform

23. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future:
☐ Yes ☒ No

24. Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application: ☐ Yes ☒ No

25. Please submit a survey sketch prepared by an Ontario Land Surveyor (OLS) showing in metric units the following:

- ☐ the proposed lot dimensions including lot area;
- ☐ the setback of all buildings on the proposed severed parcel and the setback of any buildings or structures on the retained lands within 30 m of the severed lot;
- ☐ any existing or proposed restrictive covenants, easements, rights-of-way and access driveways on the severed and retained lands;
- ☐ the location and distance from any natural features within 60 m of the proposed severed lands including rivers, creeks, open drains, large wooded area & wetlands;
- ☐ the location of water wells, septic systems, municipal service connections & hydro service
- ☐ the location of the existing or proposed drainage outlet(s) for the severed parcel(s);
- ☐ the distance from any livestock operations within 500 metres of the severed parcel and the dwelling(s) on the severed parcel;
- ☐ the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way, and;
- ☐ if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.

PART B –AGRICULTURAL LAND DIVISION N/A
(Subject to Section 7.3.1.of the Official Plan)

26. FARM LOT DIVISIONS N/A
Is the consent intended to divide a farm lot into two farm lots each having a minimum lot area of 40 hectares? ☐ YES ☐ NO

27. SURPLUS DWELLINGS N/A
(a) Is the consent intended to sever a "surplus dwelling" that is considered surplus in accordance with the Official Plan policies for the municipality as a result of the ownership or acquisition of additional farm property? ☐ YES ☐ NO

If yes, please provide:
Date of Purchase: (Surplus Dwelling Property) N/A
Date of Construction of Surplus Dwelling: N/A

28. Please provide a list of your other farm holdings including the lot & concession number, and address (if applicable). N/A

PLEASE NOTE: THAT IN ORDER TO QUALIFY TO SEVER A DWELLING AS SURPLUS AN APPLICANT MUST OWN AT LEAST ONE OTHER FARM PROPERTY WITH A HABITABLE DWELLING.

Address	Lot/Concession	Year Purchased	Lot Size	Dwelling Yes/No	Condition

29. Please indicate the lot, concession number & address of the farm which is considered the base of operations.

N/A

(b) Is the creation of the surplus dwelling lot in compliance with the Minimum Distance Separation (MDS) requirements? N/A
☐ YES ☐ NO

(c) Is the consent for a "Surplus Dwelling" located on a farm lot less than 40 hectares as required by 24(a) but abuts farm land owned by the applicant/owner and is intended that the two farm parcels be joined pursuant to subsection 3 of Section 50 of the Planning Act, R.S.O. 1990? N/A
☐ YES ☐ NO

30. MINOR LOT ADJUSTMENT OR BOUNDARY CHANGE

Is the consent being requested to permit a minor lot adjustment or minor boundary change conditional to Subsection 50(3) or (5) of the Planning Act R.S.O. 1990?
☐ YES ☒ NO

31. Use of Land to be **SEVERED**

	Existing	Proposed
Agricultural	☐	☐
Urban Residential	☐	☐
Farm Related Rural Residential	☐	☐
Non-Farm Related Rural Residential	☐	☒
Seasonal Residential	☐	☐
Commercial	☐	☐
Industrial	☐	☐
Other (Specify): Golf Course	☒	

Application No. B / /

32. Use of Land to be **RETAINED**

	Existing	Proposed
Agricultural	☐	☐
Urban Residential	☐	☐
Farm Related Rural Residential	☐	☐
Non-Farm Related Rural Residential	☐	☐
Seasonal Residential	☐	☐
Commercial	☐	☐
Industrial	☐	☐
Other (Specify): Golf Course	☒	☒

Application No. B / /

AUTHORIZATION

To: Clerk/Planner, Town of Kingsville

I/WE, the undersigned, being the registered owner(s) of the above lands hereby authorize:
Dillon Consulting Limited
(Name of Solicitor or Authorized Agent)
of the City of Windsor to:
(Municipality where Solicitor or Authorized Agent resides)

1. Make an application on my/our behalf to the Council for the Town of Kingsville;
2. Appear on my behalf at any hearing(s) of the application; and
3. Provide any information or material required by Town Council relevant to the application

Pertaining to lands described as: Pt Lot 13, Concession 11
(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Dated at the _____of _____in the _____of_____,

this_____day of_____, 20___.

PERMISSION TO ENTER PROPERTY

To: Clerk/Planner, Town of Kingsville

I hereby authorize the Planner, Director of Municipal Services or delegate and/or members of the staff of the Corporation of the Town of Kingsville to enter upon the subject lands and premises for the purpose of evaluating the merits of this application and subsequently to conduct any site inspections that may be required as a condition of approval. This is their authority for doing so.

Pertaining to lands described as: Pt Lot 13, Concession 11
(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

NOTICE WITH RESPECT TO THE COLLECTION OF PERSONAL INFORMATION

Personal information on this form is collected under the authority of The Planning Act, R. S.O. 1990, Chapter P. 13, Section 51 and will be used for contacting the applicant(s) and for processing of the Application. Questions about this collection should be directed to the Director of Corporate Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9 (519) 733- 2305

Application No. B / /

DECLARATION (INDIVIDUAL)

I _____ of the _____ of _____ in the County / District / Regional Municipality of _____solemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town of Kingsville, in the County of Essex, this ____ day of _____20__.

_____ A Commissioner, etc.

_____ **Signature of Registered Owner, or Authorized Solicitor or Agent**

* For Each Property Owner to Sign *

Application No. B / /

DECLARATION (OFFICER OF CORPORATION)

I _____ of the _____ of _____ in the County / District / Regional Municipality of _____ am the _____ of the owner of the property which is the subject of this application. Isolemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town
of Kingsville, in the County of Essex,
this ____ day of _____20__.

_____
A Commissioner, etc.

_____
Signature of Registered Owner, or Authorized Solicitor or Agent

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

APPLICATION FOR:
OFFICIAL PLAN AMENDMENT

INSTRUCTIONS

Pre-consultation with the Planning Department is required.

Complete Sections 5 to 25 in full. Include the authorization of registered property owners if required, see AUTHORIZATION on page 9.

Include 1 copy of completed plan as detailed in Section 25.

Submit the application form, all supporting information and the application fee to Planning Department, Town of Kingsville Municipal Office.

The Planner will review the application and may return the application if it is incomplete, if required information is not submitted or if fees are not paid in full.

Administration reserves the right to request additional information.

FEES

Fees are subject to change. Cheque payable to the Corporation of the Town of Kingsville.

TOTAL FEE:	**$4,000.00 + ERCA FEE**
APPLICATION FEE:	$2,000.00
DEPOSIT:	$2,000.00
ERCA FEE:	$ 275.00

CONTACT INFORMATION

Kristina Brcic, MSc, BURPI
Town Planner

Corporation of the Town of Kingsville – Planning Department
2021 Division Road N
Kingsville, ON N9Y 2Y9

Telephone: 519-733-2305 (ext 249)
Email: kbrcic@kingsville.ca
Website: www.kingsville.ca

GENERAL INFORMATION SHEET

Discussion & Pre-Consultation of the Proposal

At any time when an application for an Official Plan Amendment is being considered, the applicant should approach Kristina Galinac, Town Planner to engage in an informal discussion to explain the proposed application being contemplated. This informal discussion should provide the applicant with procedural directions about processing the application as well as determining planning policies under which the application can be considered for approval, including Provincial Policy Plan, County and Local Official Plan. At this time, the applicant may also wish to obtain a copy of the Application Form.

Official Plan Amendment Procedure

An Official Plan Amendment can be a relatively involved process. There are generally ten steps, outlined below, which can be identified in the processing of an Official Plan Amendment. In the event the Municipality either refuses or neglects to act, the Planning Act provides that the applicant may appeal the amendment to the Ontario Municipal Board (OMB) and the matter is decided at an OMB Hearing.

The OMB is an independent body that addresses planning disputes. It hears evidence from all parties and makes a final decision based on planning merits. Once the OMB has made its decision an Order is issued. The Order is sent to the applicant, the municipality and all other known affected parties. If approved by the OMB, the amendment is then in effect and development can proceed (provided all other required approvals have been obtained). The OMB charges a fee of $300 for appeals/referrals.

Procedural Steps for Official Plan Amendments

The steps which are outlined below are based on Sections 17 and 22 of the Planning Act, R.S.O. 1990, as amended and O. Reg 198/96.

Submission of Application

If the informal discussion demonstrates the need for an Official Plan Amendment, a copy of the attached Application Form must be completed, a copy of detailed site plan must be prepared and both must be submitted to the Municipal Office accompanied by a certified cheque in the amount of the required application fee and deposit being $3,275. **Applicants are to note that submission of application and deposit of fee means only that the application will be taken under consideration and that approval will not necessarily be granted.**

Evaluation & Notice of Application

Once an Official Plan Amendment application has been made to a municipality, together with the required fee, the proposal is reviewed by staff for completeness and in relation to the policies of the existing Official Plan. Completeness of the application is critical. At this point, the application is not necessarily accepted and may be returned for more information from the applicant. Considerable information, such as background or environmental studies, may be needed in order to proceed with the application. Until the municipality has received all prescribed information, materials and fees, respective time periods established in the Planning Act do not begin and the approval authority has no obligation to give any consideration to the application. As soon as the application is deemed complete it is forwarded to the attention of the Manager of Planning Services for the County of Essex.

Preparation of Draft Amendment

If the application is complete with the prescribed information and merits further consideration, a draft amendment is usually prepared by the Planner. The Official Plan Amendment sets out the details of the proposed changes to be made to appropriate sections of the text of the existing Official Plan policies and/or necessary changes to the existing land use designation on the land use schedule.

Consult Various Government Agencies

At least twenty (20) days prior to holding a Public Meeting to consider the Official Plan Amendment request, Council shall provide to such Boards, Commissions, Authorities or other Agencies as required by Provincial Regulations and as Council considers may have an interest in the amendment proposal, adequate information respecting same with a requirement that any comments are to be submitted to the Town within twenty (20) days.

Public Meeting

Official Plan Amendments must be reviewed at a Public Meeting organized by Council not sooner than twenty (20) days after having given notice thereof. Notice shall be given in accordance with the requirements of the Planning Act. The developer, concerned citizens and Council attend the Public Meeting for the purpose of determining public support or opposition to the proposal and to allow citizens the opportunity to ask any questions of the developer that they may wish. The applicant should be prepared to make a presentation about the proposal and to answer all questions concerning the development.

Council Decision and Adoption

After the public meeting, Council considers all staff reports, government agency and public comments and decides whether to adopt the Official Plan Amendment. If the proposal is to be adopted, the appropriate by-law adopting the amendment is passed and the municipality must then send notice in writing to all affected and interested parties within fifteen (15) days of the date of the decision.

Submission to Manager of Planning Services

Not later than fifteen (15) days after the proposal has been adopted by by-law the municipality shall cause to be compiled and forwarded to the Managers Planning Services, a record which shall include:

a) a certified copy of the by-law adopting the plan or amendment;

b) a certified copy of the plan or plan amendment;

c) a statement as to whether it replaces an existing Official Plan;

d) the original or true copy of all written submissions or comments and accompanying material received prior to adoption of the proposal;

e) an affidavit or sworn declaration in accordance with subsection 14 (1);

f) an affidavit or sworn declaration in accordance with subsection 14 (2);

g) a statement from an employee of the Municipality or Planning Board as to whether the decision of the Council or Planning ,

   i) is consistent with the policy statements issued under subsection 3 (1) of the Act, and
   ii) conforms to or does not conflict with any applicable Provincial Plan or Plans;

h) a copy of the minutes of the public meeting;

i) a copy of any planning report considered by Council or Planning Board;

j) if applicable, the prescribed information (provided is true) and material under clauses 17 (15) (a) and (b) of the Act;

k) if applicable, the original or a certified copy of,

   i) the supporting information and material under clauses 17 (15) (a) and (b) of the Act,
   ii) the prescribed information and material under subsection 22 (4) of the Act, and
   iii) any other information and material that is required to be provided by the Official Plan of the Municipality or the Planning Board;

l) a statement by the municipality certifying the requirements for notice and the holding of at least one public meeting are proper;

m) a statement by the municipality declaring all persons and public bodies that made oral submissions at the public meeting;

n) such other information or material as the Minister may require.

Decision by the County

After conferring with government Agencies and such other bodies or persons as deemed necessary the Manager of Planning Services may now approve, approve with modification, deny the proposed amendment or refer all or part of it to the Ontario Municipal Board.

Ontario Municipal Board Decision

If the amendment is referred to the Ontario Municipal Board, the Board may approve all or part of the Plan, make modifications or refuse to approve all or part of the Plan or dismiss all or part of the Plan.

Refusal to Consider

The majority of Official Plan Amendments also present the need for a Zoning By-law Amendment, a Plan of Subdivision Application or perhaps a Development Control Agreement pursuant to the provisions of the Planning Act. These processes may be carried out concurrent to the Official Plan Amendment process following the procedures outlined. Until the municipality has received the required information, material and fees, the respective time periods established in the Planning Act do not begin and the approval authority has no obligation to give any consideration to the application.

Application No. OPA / /

TOWN OF KINGSVILLE

1. Name of Approval Authority: Town of Kingsville

2. Date of pre-consultation with municipality:
You are required (but not limited to) submit the folllowing items as per the pre-consultation discussion with the Planning Department:

☐ Other as required by Municipality:

3. Date application is received by municipality:

4. Date application deemed complete by municipality:

5 **Name of registered owner(s):**

1. Pratt Fitch & Jones Limited
2.

Telephone Number: 519-839-5063

Cell Phone Number:

Mailing Address (Full): 436 Belle River Road, Woodslee, ON Postal Code: N0R 1V0

Email Address: info@belleviewgolf.ca

Name of Registered Owner's Solicitor or Authorized Agent / Applicant (if any):

Dillon Consulting Limited c/o Melanie Muir

Telephone Number: 519-948-5000 Ext. 3239

Mailing Address (Full): 3200 Deziel Drive, Windsor, ON Postal Code: N8W 5K8

Email Address: mmuir@dillon.ca

Name of Owner (Offer to Purchase): N/A

Telephone Number:

Mailing Address (Full): Postal Code:

Email Address:

Please specify to whom all communications should be sent:

☒ Registered Owner ☐ Solicitor
☐ Owner Purchase ☒ Authorized Agent

6. Location and description of subject land:

Concession and Lot No.: Part Lot 13, Concession 11

Lot No. and Registered Plan No:

Part No. and Reference Plan:

Street Address:

Assessment Roll No.:

7. Is the subject parcel subject to any registered, non-registered easements or restrictive covenants?
☐ Yes ☒ No
If Yes, please provide details regarding the easement or covenant, including purpose, effect, location, dimensions, Instrument No. etc… N/A

8. Size of subject parcel (metric):

Frontage: 60.0 m Depth: 60.87 m Area: 3,652.2 m^2

Irregular Shaped: ☐

9. Type of water supply:

☒ Municipally owned and operated piped water supply (To be installed)
☐ Well
☐ Other (specify) _____

10. Type of sanitary sewage disposal:

☐ Municipally owned and operated sanitary sewers
☒ Septic system
☐ Other (specify) _____

Would this application permit development on privately owned and operated individual or communal septic systems: ☒ YES ☐ NO

If yes, would more than 4500 litres of effluent be produced per day as a result of the development being completed: ☐ YES ☒ NO

If yes, Please indicate whether the following have been attached: N/A

☐ Servicing Options Report
☐ Hydrogeological Report

11. Type of storm drainage:

☐ Sewers
☒ Ditches
☐ Swales
☐ Other (specify) _____

12. Current use of subject land Open Space / Vacant

13. Does the requested amendment change, replace or delete a policy in the Official Plan:
☐ Yes ☒ No

If yes, please indicate the policy that is to be changed, replaced or deleted: N/A

14. Proposed change to Official Plan land use **designation** (map) affecting subject land:

Current Official Plan designation Parks and Open Space

Current land use(s) permitted Parks, Recreational Uses, Conservation Lands

Proposed Official Plan designation Site Specific Parks and Open Space

Proposed land use(s) permitted Residential

Note: *If a change in land use designation is proposed, the applicant is to provide a copy of the Map Schedule from the Official Plan with the proposed change and accompanying text indicated.*

15. Proposed change to Official Plan land use **policy** affecting subject land:

Existing land use policy to be deleted or amended Parks and Open Space

Land use policy to be added Permitted Use: Single detached residential dwellings

Purpose of new or amended land use policy To permit the development of a single detached residential dwelling on the proposed subject site.

New land uses permitted by change in land use policy Single Detached residential

Text of proposed land use policy change being applied for

(use a separate sheet of paper if necessary)

16. The land use that the requested Official Plan Amendment would authorize: Residential

17. Current land use of abutting property:

North Open Space, Golf Course

South Agricultural, Residential

East Residential, Agricultural

West Golf Course, Residential

18. Please indicate whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of one of the following:

- [x] Official plan amendment
- [x] Zoning by-law amendment
- [ ] Minor variance
- [ ] Plan of subdivision
- [x] Consent
- [ ] Site plan

If known, please provide the following with respect to the application(s):

File number

Name of the approval authority

Lands affected

Purpose

Status Concurrent

Effect on the amendment proposed by this application

19. Please specify if the requested amendment alters: N/A

- [ ] all of the boundaries;
- [ ] any part of the boundary; or
- [ ] establishes a new area of settlement in a Municipality

Please indicate the Official Plan Policies, if any dealing with the alteration or establishment of an area of settlement: N/A

20. Does the requested amendment remove the subject land from an area of employment:
☐ YES ☒ NO

If yes, please indicate the Official Plan Policies, if any, dealing with the removal of land form an area of employment: N/A

21. Is the requested amendment consistent with the Policy Statement issued under subsection 3 (1) of the Act: ☒ YES ☐ NO

22. Is the subject land within an area of land designated under any Provincial Plan or Plans:
☐ YES ☒ NO

If yes, pleas indicate whether the requested amendment conforms to or does not conflict with the Provincial Plan or Plans: N/A
☐ YES ☐ NO

Dated at the TOWN of KINGSVILLE this _____ day of _____, 20____

Application No. OPA / /

AUTHORIZATION

To: Clerk/Planner, Town of Kingsville

I/WE, the undersigned, being the registered owner(s) of the above lands hereby authorize:

Dillon Consulting Limited

(Name of Solicitor or Authorized Agent)

of the City of Windsor to:

(Municipality where Solicitor or Authorized Agent resides)

1. Make an application on my/our behalf to the Council for the Town of Kingsville;
2. Appear on my behalf at any hearing(s) of the application; and
3. Provide any information or material required by Town Council relevant to the application

Pertaining to lands described as: Pt Lot 13, Concession 11

(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Dated at the _____of _____in the _____of_____, this___

_____day of_____, 20____.

PERMISSION TO ENTER PROPERTY

To: Clerk/Planner, Town of Kingsville

I hereby authorize the Planner, Director of Municipal Services or delegate and/or members of the staff of the Corporation of the Town of Kingsville to enter upon the subject lands and premises for the purpose of evaluating the merits of this application and subsequently to conduct any site inspections that may be required as a condition of approval. This is their authority for doing so.

Pertaining to lands described as: Pt Lot 13, Concession 11

(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

NOTICE WITH RESPECT TO THE COLLECTION OF PERSONAL INFORMATION

Personal information on this form is collected under the authority of The Planning Act, R. S.O. 1990, Chapter P. 13, Section 51 and will be used for contacting the applicant(s) and for processing of the Application. Questions about this collection should be directed to the Director of Corporate Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9 (519) 733- 2305

Application No. OPA / /

DECLARATION (INDIVIDUAL)

I _____ of the _____ of _____ in the County / District / Regional Municipality of _____solemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town
of Kingsville, in the County of Essex,
this _____ day of _____ 20_____

_____ A Commissioner, etc.

_____ Signature of Registered Owner, or Authorized Solicitor or Agent

* For Each Property Owner to Sign *

Application No. OPA / /

DECLARATION (OFFICER OF CORPORATION)

I _____ of the

_____ of _____ in the County / District /

Regional Municipality of _____ am the _____ of the owner of the property which is the subject of this application. I solemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town
of Kingsville, in the County of Essex,
this _____ day of _____ 20_____

_____ _____

A Commissioner, etc. Signature of Registered Owner, or Authorized Solicitor or Agent

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

APPLICATION FOR:
ZONING BY-LAW AMENDMENT OR "H" REMOVAL

INSTRUCTIONS

Pre-consultation with the Planning Department is required.

Complete Sections 5 to 29 in full. Include the authorization of registered property owners if required, see AUTHORIZATION on page 5.

Include 1 copy of all plans as detailed in Section 21 on letter or legal sized paper.

Submit the application form, all supporting information and the application fee to Planning Department, Town of Kingsville Municipal Office

The Planner will review the application and may return the application if it is incomplete, if required information is not submitted or if fees are not paid in full.

Administration reserves the right to request additional information.

FEES

Fees are subject to change. Cheque payable to the Corporation of the Town of Kingsville.

☐ **MAJOR ZONING BY-LAW AMENDMENT**
TOTAL FEE: $4,000.00 + ERCA FEE

APPLICATION FEE:	$2,000.00
DEPOSIT:	$2,000.00
ERCA FEE:	$ 300.00

☐ **MINOR ZONING BY-LAW AMENDMENT**
TOTAL FEE $2,200.00 + ERCA FEE

APPLICATION FEE:	$1,200.00
DEPOSIT:	$1,000.00
ERCA FEE:	$ 200.00

☐ **AMENDMENT TO ALLOW A TEMPORARY USE**
TOTAL FEE: $3,200.00 + ERCA FEES

APPLICATION FEE:	$1,200.00
DEPOSIT:	$2,000.00
ERCA FEE:	$ 200.00

☐ **"H" REMOVAL**
TOTAL FEE: $1,000.00

APPLICATION FEE:	$ 500.00
DEPOSIT:	$ 500.00

☐ **AMENDMENT TO ALLOW A TEMPORARY USE EXTENSION**
TOTAL FEE: $1,600.00 + ERCA FEES

APPLICATION FEE:	$600.00
DEPOSIT:	$1,000.00
ERCA FEE:	$ 200.00

CONTACT INFORMATION

Robert Brown, H, Ba, MCIP, RPP Manager,
Planning & Development Services

Corporation of the Town of Kingsville – Planning Department
2021 Division Road N
Kingsville, ON N9Y 2Y9

Telephone: 519-733-2305 (250)
Email: rbrown@kingsville.ca
Website: www.kingsville.ca

Application No. ZBA / /

TOWN OF KINGSVILLE

1. Name of Approval Authority: **Town of Kingsville**

2. Date of pre-consultation with municipality: _____
You are required (but not limited to) submit the folllowing items as per the pre-consultation discussion with the Planning Department:

☐ ☐ Other as required by Municipality: _____

3. Date application is received by municipality: _____

4. Date application deemed complete by municipality: _____

5 **Name of registered owner(s):**

1. Pratt Fitch & Jones Limited

2. _____

Telephone Number: 519-839-5063 ☐

Cell Phone Number: _____ ☐

Mailing Address (Full): 436 Belle River Road, Woodslee, ON Postal Code: N0R 1V0

Email Address: info@belleviewgolf.ca

Name of Registered Owner's Solicitor or Authorized Agent / Applicant(if any):

Dillon Consulting Limited c/o Melanie Muir

Telephone Number: 519-948-5000 Ext. 3239

Mailing Address (Full): 3200 Deziel Drive, Windsor, ON Postal Code: N8W 5K8

Email Address: mmuir@dillon.ca

Name of Owner (Offer to Purchase): N/A

Telephone Number: _____

Mailing Address (Full): _____ Postal Code: _____

Email Address: _____

Please specify to whom all communications should be sent:

☒ Registered Owner ☐ Solicitor

☐ Owner Purchase ☒ Authorized Agent

Name and address of any mortgages, charges or other encumbrances in respect to the subject land: N/A

Financial Company/ Mortgage Holder: _____

Telephone Number: _____

Mailing Address (Full): _____ Postal Code: _____

Email Address: _____

6. Location and description of subject land:

Concession and Lot No.: Part Lot 13, Concession 11

Lot No. and Registered Plan No: _____

Part No. and Reference Plan: _____

Street Address: _____

Assessment Roll No.: _____

7. Date subject land aquired by current registered owner: +50 Years

8. Is the subject land within an area where the municipality has pre-determined the minimum and maximum density/height?

☐ Yes ☒ No

9. Size of subject parcel (metric):

Frontage: 60.0 m Depth: 60.87 m Area: 3,652.2 m^2

Irregular Shaped: ☐

10. Access to subject parcel:

☒ Municipal Road ☐ County Road ☐ Provincial Hwy.
☐ Private Road ☐ Water ☐ Right of Way

If access to the subject land is by water only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road:
N/A

11. Type of water supply:

☒ Municipally owned and operated piped water supply (To be installed)
☐ Well
☐ Other (specify) _____

12. Type of sanitary sewage disposal:

☐ Municipally owned and operated sanitary sewers
☒ Septic system
☐ Other (specify) _____

Would this application permit development on privately owned and operated individual or communal septic systems: ☒ YES ☐ NO

If yes, would more than 4500 litres of effluent be produced per day as a result of the development being completed: ☐ YES ☒ NO

If yes, Please indicate whether the following have been attached: N/A

☐ Servicing Options Report
☐ Hydrogeological Report

13. Type of storm drainage:

☐ Sewers
☒ Ditches
☐ Swales
☐ Other (specify) _____

14. Current Use of the Subject Land: Open Space, Vacant

15. Length of Time Current Use has Continued: +50 Years

16. **(a)** Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, side lot lines and rear lot line, their height and their dimensions/floor area? No existing buildings or structures on the subject land

☐ Detailed sketch attached

(b) Date of Construction of existing buildings: N/A

17. Official Plan Land Use designation of subject land: Parks and Open Space

18. Current Zoning of subject land: Green Zone - Recreational (RG)

Application No. ZBA / /

19. Nature and extent of rezoning requested: Zoning By-Law Amendment from Green Zone - Recreational (RG) to Rural Residential (RR) zone.

20. Reasons why re-zoning is requested: To permit the proposed development of a single detached residential dwelling on the subject land.

21. Proposed use of subject land: Single detached residential dwelling

22. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, side lot lines and rear lot line, their height and their dimensions/floor area? One single detached residential dwelling

☐ Detailed sketch attached

23. Has the subject land ever been the subject of an application under Section 34 of the Act:
☐ YES ☒ NO
If yes, indicate file number or details of previous application: N/A

24. Has the subject land ever been the subject of a Minister's Zoning Order:
☐ YES ☒ NO
If yes, indicate the Ontario Regulation number of that Order: N/A

25. Is the subject land the subject of an application under the Planning Act for:
☒ Consent to Sever ☐ Plan of Subdivision approval
If known, indicate the file number and status of the foregoing application: Concurrent

26. Has the subject land ever been the subject of an application for a minor variance under section 45 of the Planning Act?
☐ YES ☒ NO

27. Is the application for an amendment to the zoning by-law consistent with policy statements issued under Subsection 3 (1) of the Act?
☒ YES ☐ NO

28. **(a)** Is the subject land within the area of land designated under any Provincial Plan or plans?
☐ YES ☒ NO
If yes, indicate what Provincial Plan or plans: N/A

(b) Does the application conform to or does not conflict with the applicable Provincial Plan or plans? N/A ☐ Conforms ☐ Does Not Conform

29. Please submit a sketch showing in metric units the following:

- ☐ the boundaries and dimensions of the subject land;
- ☐ the location, size, and type of all existing and proposed building and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- ☐ the approximate location of all natural and artificial features *(for example: buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks)* that,
  - (i). are located on the subject land that is adjacent to it, and
  - (ii). in the applicant's opinion, may affect the application;
- ☐ the current uses of land that is adjacent to the subject land *(for example, residential, agricultural or commercial)*;
- ☐ the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- ☐ if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- ☐ the location and nature of any easement affecting the subject land.

Application No. ZBA / /

AUTHORIZATION

To: Clerk/Planner, Town of Kingsville

I/WE, the undersigned, being the registered owner(s) of the above lands hereby authorize:
Dillon Consulting Limited
(Name of Solicitor or Authorized Agent)
of the City of Windsor to:
(Municipality where Solicitor or Authorized Agent resides)

1. Make an application on my/our behalf to the Council for the Town of Kingsville;
2. Appear on my behalf at any hearing(s) of the application; and
3. Provide any information or material required by Town Council relevant to the application

Pertaining to lands described as: Pt Lot 13, Concession 11
(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Dated at the _____of _____in the _____of_____,

this_____day of_____, 20___.

PERMISSION TO ENTER PROPERTY

To: Clerk/Planner, Town of Kingsville

I hereby authorize the Planner, Director of Municipal Services or delegate and/or members of the staff of the Corporation of the Town of Kingsville to enter upon the subject lands and premises for the purpose of evaluating the merits of this application and subsequently to conduct any site inspections that may be required as a condition of approval. This is their authority for doing so.

Pertaining to lands described as: Pt Lot 13, Concession 11
(Municipal Address or Legal Description)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

Date:_____ Signed:_____

Witness:_____ Name, Position (if Applicable)

NOTICE WITH RESPECT TO THE COLLECTION OF PERSONAL INFORMATION

Personal information on this form is collected under the authority of The Planning Act, R. S.O. 1990, Chapter P. 13, Section 51 and will be used for contacting the applicant(s) and for processing of the Application. Questions about this collection should be directed to the Director of Corporate Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9 (519) 733- 2305

Application No. ZBA / /

DECLARATION (INDIVIDUAL)

I _____ of the _____ of _____ in the County / District / Regional Municipality of _____ solemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town of Kingsville, in the County of Essex, this ____ day of _____20__.

_____
A Commissioner, etc.

_____
Signature of Registered Owner, or Authorized Solicitor or Agent

* For Each Property Owner to Sign *

Application No. ZBA / /

DECLARATION (OFFICER OF CORPORATION)

I _____ of the _____ of _____ in the County / District / Regional Municipality of _____ am the _____ of the owner of the property which is the subject of this application. Isolemnly declare that all the statements contained in this application and any supporting documentation are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town
of Kingsville, in the County of Essex,
this ____ day of _____20__.

_____
A Commissioner, etc.

_____
Signature of Registered Owner, or Authorized Solicitor or Agent

Appendix B

Provincial Policy Statement - Policies

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
g) ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs; and
h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas.*

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* beyond a 20-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within *settlement areas* shall be based on:

a) densities and a mix of land uses which:
   1. efficiently use land and resources;
   2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
   3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
   4. support *active transportation*;
   5. are *transit-supportive*, where transit is planned, exists or may be developed; and
   6. are *freight-supportive*; and

b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

c) in *prime agricultural areas*:
   1. the lands do not comprise *specialty crop areas*;
   2. alternative locations have been evaluated, and
      i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
      ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;
b) promoting regeneration, including the redevelopment of *brownfield sites*;
c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
e) using rural *infrastructure* and *public service facilities* efficiently;
f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
h) conserving biodiversity and considering the ecological benefits provided by nature; and
i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural *settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

a) the management or use of resources;
b) resource-based recreational uses (including recreational dwellings);
c) limited residential development;
d) home occupations and home industries;
e) cemeteries; and
f) other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 *Agricultural uses*, *agriculture-related uses*, *on-farm diversified uses* and *normal farm practices* should be promoted and protected in accordance with provincial standards.

1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

1.1.6 Territory Without Municipal Organization

1.1.6.1 On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).

1.1.6.2 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.6.3 The establishment of new permanent townsites shall not be permitted.

1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:

a) the area forms part of a planning area;
b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
c) it has been determined, as part of a *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

a) establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
b) permitting and facilitating:
    1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
    2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use

of *active transportation* and transit in areas where it exists or is to be developed; and

e) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
c) providing opportunities for public access to shorelines; and
d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure,* electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for *infrastructure,* electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be coordinated and integrated with land use planning so that they are:

a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
b) available to meet current and projected needs.

1.6.2 Planning authorities should promote g*reen infrastructure* to complement *infrastructure*.

b) *airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
c) discouraging land uses which may cause a potential aviation safety hazard.

1.6.10 Waste Management

1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

1.6.11 Energy Supply

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.

1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

b) optimizing the long-term availability and use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities*;
c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
e) promoting the redevelopment of *brownfield sites*;
f) providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
g) providing opportunities for sustainable tourism development;
h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;
i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;
j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
k) encouraging efficient and coordinated communications and telecommunications infrastructure.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

a) promote compact form and a structure of nodes and corridors;
b) promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
d) focus freight-intensive land uses to areas well served by major highways, *airports*, *rail facilities* and *marine facilities*;
e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
f) promote design and orientation which:

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E[1], recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.

2.1.4 *Development* and *site alteration* shall not be permitted in:

a) *significant wetlands* in Ecoregions 5E, 6E and 7E[1]; and
b) *significant coastal wetlands*.

2.1.5 *Development* and *site alteration* shall not be permitted in:

a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E[1];
b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)[1];
c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)[1];
d) *significant wildlife habitat*;
e) *significant areas of natural and scientific interest*; and
f) *coastal wetlands* in Ecoregions 5E, 6E and 7E[1] that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

[1] Ecoregions 5E, 6E and 7E are shown on Figure 1.

2.1.6 *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

2.1.7 *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

2.1.8 *Development* and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of *agricultural uses* to continue.

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:

a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
c) identifying water resource systems consisting of *ground water features*, *hydrologic functions*, *natural heritage features and areas*, and *surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
d) maintaining linkages and related functions among *ground water features*, *hydrologic functions*, *natural heritage features and areas*, and *surface water features* including shoreline areas;
e) implementing necessary restrictions on *development* and *site alteration* to:
    1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
    2. protect, improve or restore *vulnerable* surface and ground water, *sensitive surface water features* and *sensitive ground water features*, and their *hydrologic functions*;
f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
g) ensuring consideration of environmental lake capacity, where applicable; and

3.0 Protecting Public Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Accordingly:

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*;
b) *hazardous lands* adjacent to *river*, *stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
c) *hazardous sites.*

3.1.2 *Development* and *site alteration* shall not be permitted within:

a) the *dynamic beach hazard*;
b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river*, *stream and small inland lake systems*:

a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
c) new hazards are not created and existing hazards are not aggravated; and
d) no adverse environmental impacts will result.

Appendix C

County of Essex – Official Plan Policies

Local municipal Official Plans and implementing Zoning By-laws, will contain detailed policies and provisions relating to *second dwelling units* which generally support their creation, including but not limited to the following:

i) Areas of the municipality where *second dwelling units* would be inappropriate such as floodprone areas or areas with inadequate servicing.

ii) Minimum unit size, access and parking requirements.

iii) Whether *second dwelling units* will be phased into new *developments*, at the time of *development*/design/construction.

iv) The health and safety requirements for *second dwelling units* to be contained within an accessory structure.

v) Garden suites.

3.3 AGRICULTURAL

This section contains the general directive, goals and policies for lands designated "Agricultural" on Schedule "A1" of this Plan. The "Agricultural" designation pertains to all of the lands that are not otherwise designated as "*Settlement Areas*" or "Natural Environment". In addition, the policies in Section 3.4 of this Plan may also pertain to some of the lands designated "Agricultural".

3.3.1 General Directive

The vision for lands designated "Agricultural" is one which includes a viable agricultural community comprised of many types of agriculture such as cash crop farming, greenhouse farming, orchard farming, vineyard farming, mushroom farming and livestock farming. Essex County offers one of the most complex and technologically advanced agricultural areas in Ontario, and it is the intent of this Plan to protect this important resource for the long-term.

All lands outside of those designated as "*Settlement Areas*" and "Natural Environment" are considered the County's *prime agricultural area* in accordance with Provincial Policy. The County promotes a diverse, innovative and economically strong agricultural industry and *settlement area* expansions, lot creation and the establishment of new uses will be carefully managed, and where necessary, restricted.

Because this County is rich in natural resources, it is also acknowledged that there is a need to permit other types of land use in the "Agricultural" designation such as the extraction of gas and oil and the extraction of mineral aggregate. These extractive uses are also permitted in accordance with Provincial Policy as interim

uses and agricultural rehabilitation is required, in accordance with Section 3.3.3.6 of this Plan.

The County's southern location provides the longest growing season for the entire Province. In addition to this, the mitigating effect of the Lake Erie and Lake St. Clair shorelines provide an overall climatic advantage for the growing of specialty crops. These climatic conditions, coupled with the high quality soils found here, means that the County has a high potential for a diverse variety of specialty crops to be grown equally in both greenhouses as well as in the field. Evidence of specialty crop production in the County is obvious, and necessary supporting *infrastructure* such as natural gas, hydro, irrigation and processors are constantly improving. Consequently, the County may identify *specialty crop areas* in consultation with the Province. If *specialty crop areas* are identified, this Plan will be amended to incorporate appropriate mapping and policies.

3.3.2 Goals

The following goals are established for those lands designated as "Agricultural" on Schedule "A1":

a) To protect *prime agricultural areas* for agricultural purposes to ensure the continued long-term availability of this resource.

b) To promote and protect *agricultural uses* and normal farm practices on lands within the "Agricultural" designation.

c) To allow and encourage farm operators to engage in a wide range of agricultural activities.

d) To restrict the type and amount of non-farm *development* in the "Agricultural" designation by encouraging non-farm uses to locate in the existing "*Settlement Areas*" identified on Schedule "A1".

e) To only permit the expansions of existing *Primary Settlement Areas* onto lands designated "Agricultural" where demonstrated need for such an expansion has been justified either through a Local Comprehensive Review or a *comprehensive review*.

f) To discourage lot creation in the "Agricultural" designation and establish a County-wide minimum farm parcel size that protects the agricultural land base from fragmentation. The minimum farm parcel size shall ensure that the size of new agricultural lots are appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operation.

g) To ensure new farm and non-farm uses comply with the *Minimum Distance Separation Formulae*, as amended by the Province from time to time.

h) To encourage the retention of woodlots as integral components of the farm operation for agroforestry and the other benefits *woodlands* provide.

3.3.3 Specific Agricultural Policies

The following specific policies are established for those lands shown as "Agricultural" on Schedule "A1":

3.3.3.1 Permitted Uses

The following uses are permitted within the "Agricultural" designation subject to the policies of this section:

a) *Agricultural Uses*, *Secondary Uses* and *Agriculture-Related Uses*.

b) Forestry, conservation uses, wildlife and fisheries management.

c) *Watershed* management and flood and erosion control projects carried out or supervised by a public agency.

d) A single detached dwelling in conjunction with an *agricultural use,* on an existing lot of record, and on a newly created lot approved as a *residence surplus to a farming operation*.

e) Accessory farm accommodation, in accordance with Section 3.3.3.5 of this Plan.

f) Passive recreational uses such as pedestrian trails.

3.3.3.2 Secondary Uses

Secondary uses are secondary to the principal use of a property and may include, but are not limited to home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. The following policies apply to *secondary uses*:

a) Local municipal Official Plans shall contain criteria for the establishment of *secondary uses* that ensure the following:

   i) The use shall not hinder surrounding *agricultural uses*.

   ii) The amount of land and size of the building devoted to the use is limited in proportion to the principal use and buildings on the property such that the use is clearly secondary to the principal use on the lot.

   iii) Limits are established on the total number of employees, as well as the number of outside employees that do not reside on the property.

iv) That the zoning or sign by-law regulate signage.

v) That the use does not change the agricultural character of the area.

vi) That the use does not create a safety hazard or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours or other emissions.

vii) Limits on outdoor storage.

b) Home industry uses are occupations, trades, businesses, professions, or crafts that are secondary to the *agricultural use* or *agriculture-related use* or residential use on the property.

Home industry uses shall generally be confined to an outbuilding within the existing farm-building cluster and include but are not limited to small engine repair, woodworking and metal working.

Home industry uses shall generally not exceed 90 square metres; however, local Official Plans may provide for larger home industry uses subject to the establishment of policies that:

i) Demonstrate that the increased size of the use is not more appropriately located within a *settlement area*.

ii) Balance the needs of the home industry with the needs of other businesses in the community that contribute to the vitality and mixture of uses within *settlement areas* and bear the financial risks of site specific operations that are not shared by the relatively insulated home industry.

iii) Ensure compatibility with adjacent or nearby uses by preventing *adverse effects*.

3.3.3.3 Agriculture-Related Uses

Agriculture-related uses are farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation. Examples include but are not limited to the following:

a) Seed, pesticide, fertilizer storage (including distribution).

b) Agricultural storage and processing facilities involving the storage and processing of crops and/or livestock from a local farm operation in the area.

c) Fruit/vegetable/flower stands & farm markets that retail produce derived from the principal *agricultural use* on the property.

d) Wineries, breweries and associated uses, which are secondary and directly related to the principal *agricultural use* on the property.

Local municipal Official Plans shall contain policies for *agriculture-related uses*.

3.3.3.4 Lot Creation

The County shall undertake an Agricultural Lot Size Study to determine the minimum parcel size for all types of agricultural lots, including, but not limited to, new lots for *agricultural uses, specialty crop areas*, and *agriculture-related uses*. Until such time as this Study is approved by County *Council* and implemented by amendment to this Plan, existing agricultural lot creation policies at the local level shall remain in effect.

However, lot creation in the "Agricultural" designation is discouraged and will only be permitted in accordance with Provincial Policy, local Official Plan policies and the following:

a) Lot creation to accommodate an *agricultural use* shall only be considered where the lots proposed are of a size appropriate for the type of *agricultural uses* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. These agricultural lots shall also comply with the *Minimum Distance Separation Formulae*.

b) Lot creation to accommodate an *agriculture-related use* shall only be considered where the use is compatible with surrounding agricultural operations and the new lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services. These agriculture-related lots shall also comply with the *Minimum Distance Separation Formulae.*

c) Lot creation to accommodate a habitable *residence surplus to a farming operation* as a result of farm consolidation is permitted subject to the local Zoning By-law being amended, to prohibit new residential dwellings on the vacant remnant parcel of farmland created by the severance.

In order to maintain County-wide consistency in the implementation of this policy, farm consolidation will be interpreted to permit both contiguous and non-contiguous farm parcel consolidations.

Local municipalities may establish a minimum lot size for the remnant farm parcel in accordance with this Policy.

d) Lot creation to permit new *infrastructure* uses is permitted where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

e) Lot adjustments for legal or technical reasons, such as for easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot are also permitted.

In order to maintain County-wide consistency in the implementation of this policy, lot line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.

3.3.3.5 Accessory Farm Accommodation

Accessory farm accommodation is permitted for full time or seasonal farm help where:

a) The size and/or nature of the farm operations makes the employment of such help necessary.

b) Such additional dwellings do not have a *significant* effect on the tillable area of the farm or its viability.

c) Permitted in the local Official Plan.

d) The lands are appropriately zoned.

The preferred method for accommodating accessory farm accommodation is within temporary structures such as garden suites. In addition, future severances of the lands that are the site of accessory farm accommodation shall not be permitted.

3.3.3.6 Mineral Resources

The extraction of mineral resources (including non-metallic *mineral* resources, *petroleum resources* and *mineral aggregate resources*) is also permitted on lands within the "Agricultural" designation, in the general locations shown on Schedule "E1", as an interim land use provided rehabilitation of the site will be carried out whereby substantially the same area and the same average soil quality for agriculture are restored. Complete agricultural rehabilitation is not required if:

a) There is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible.

b) Other alternative locations have been considered and found unsuitable. The consideration of other alternative locations shall include *mineral* resources on land with Canada Land Inventory Class 4 to 7 soils, *mineral* resources on

lands identified as designated growth areas, and *mineral* resources on Class 1 to 3 lands where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Classes 1, 2 and 3.

c) Agricultural rehabilitation in remaining areas will be maximized.

3.3.4 General Agricultural Policies

The following general policies are established for those lands shown as "Agricultural" on Schedule "A1":

a) All *development* within the "Agricultural" designation shall be in accordance with the *Minimum Distance Separation Formulae* as established in Provincial Policy. However, in accordance with the Formulae, it is the policy of this Plan that local municipal Official Plans will establish local approaches to handling the options available under the Formulae for the following:

i) The application of MDS I to *development* on existing lots of record.

ii) Application of MDS I to surplus farm dwelling severances.

iii) Application of MDS I after a catastrophe.

iv) Application of MDS I within *settlement areas*.

v) Application of MDS II within *settlement areas*.

vi) Application of MDS II after a catastrophe.

vii) Application of MDS II to closed cemeteries or cemeteries which receive a low level of visitation.

b) In *prime agricultural areas*, *agricultural uses* and normal farm practices will be promoted and protected.

c) The removal of land from the "Agricultural" designation shall only be considered for expansions, or identification of *settlement areas* and limited non-residential uses, provided that the following conditions are met:

i) the land does not comprise a *specialty crop area*;

ii) there is a demonstrated need within the planning horizon for additional agricultural land to be designated to accommodate the proposed use;

iii) there are no reasonable alternative locations which avoid the "Agricultural" designation;

iv) there are no reasonable alternative locations in the "Agricultural" designation with a lower priority Canada Land Inventory soils classification; and

v) impacts from any new or expanding non-agricultural use on surrounding agricultural operations and lands should be mitigated to the extent feasible.

d) Some of the policies contained within Section 3.4, Natural Environment, of this Plan may also pertain to lands designated "Agricultural".

e) Normal farm practices, including but not limited to, agroforestry and spraying, are permitted on all lands designated "Agricultural". If tree harvesting is to occur it should be based on acceptable forest management practices. Advice from a qualified specialist and the use of woodlot management plans by landowners are recommended.

3.4 NATURAL ENVIRONMENT

This section contains the general directive, goals and policies for the County of Essex *natural heritage system*. The components of the *natural heritage system* are listed in Table 3, and where appropriate, mapped on the Schedules to this Plan. For ease of review, the *natural heritage system* is found on the following Schedules to this Plan:

a) Lands designated "Natural Environment" are mapped on Schedule "A1", while Schedule "B1" contains a breakdown of the features within this designation. Lands designated "Natural Environment" are a Provincially *significant wetland* or are *significant* terrestrial features that are designated as a *natural heritage feature* in a local Official Plan, or meet 5 out of 11 of the *natural heritage feature* criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority.

b) Schedule "B2" contains an overlay of secondary priority *natural heritage features* in the County that meet 1 to 4 of the 11 criteria outlined in the ERNHSS report.

c) Schedule "B3" contains an overlay of Restoration Opportunities including priority and secondary restoration lands that meet either 3 to 5 (Priority) or 1-2 (Secondary) of the 11 criteria outlined in the ERNHSS report.

Appendix D

Town of Kingsville – Official Plan Policies

development or re-development. The impact of such development plans on the character of the surrounding area will also be considered; &

g) new institutional and emergency service facilities will not be permitted to locate within Natural Hazard Areas.

Land severances that would result in the creation of a new lot for institutional purposes may be permitted by the consent granting authority provided it conforms to the Official Plan, it is consistent with the Provincial Policy and the subject property has been successfully rezoned where required.

3.4.1 Schools

Kingsville students attend four elementary schools under the jurisdiction of the Greater Essex County District School Board, one elementary school under the jurisdiction of the Windsor-Essex Catholic District School Board. In addition, Kingsville students attend one secondary school which is operated by the Greater Essex County District School Board and one secondary school under the jurisdiction of the Windsor-Essex Catholic District School Board located in Leamington. There are also two private schools operating in Kingsville.

3.5 PARKS AND OPEN SPACE

Lands designated “Parks and Open Space” are areas that are currently used for this purpose. The following goals and policies apply to lands so designated on Schedules “A”, “A-1" and “A-2".

Goals

The following goals are established for those lands designated “Parks and Open Space” as depicted on Schedules “A”, “A-1" and “A-2" of this Plan:

a) to ensure that the Town maintains an adequate supply of open space;

b) to ensure that open space areas are provided in suitable locations so as to maximize their accessibility for area residents;

c) to secure additional public beach and waterfront parkland.

Policies

The following policies are established for those lands designated “Parks and Open Space” on Schedules "A", “A-1" and “A-2" of this Plan:

a) within the area designated “Parks and Open Space”, the predominant use of land shall be for active or passive parks, public or private recreational uses and facilities including golf courses, private clubs, picnic areas and conservation lands;

b) indoor recreational facilities shall only be permitted as accessory uses to the major outdoor recreational uses, the general intent of this Plan being to keep these areas open and free from buildings and structures except those which are incidental and accessory to the open space use;

c) cemeteries shall also be permitted within the area designated “Parks and Open Space”;

d) it shall be the policy of the Town to acquire additional neighbourhood parkland where necessary to maintain a total supply generally of 2 hectares per 1,000 population. In addition, the Town shall promote the development of linear parks for multi-purpose trails;

e) the Town will require a 5% parkland dedication or a cash-in-lieu payment as a condition of the approval of every future residential development proposal. Land to be conveyed to the Town for park purposes shall be accepted only if the property is suitable for park purposes and needed in the immediate area. The Town will amend these policies at a later date if it decides that a parkland dedication of more than 5% is necessary for proposals involving medium and high density residential development according to the provisions of the Planning Act. Furthermore, the Town will, whenever necessary and feasible, utilize parkland dedication requirements pursuant to the *Planning Act* to ensure the conservation of cultural heritage resources.

f) where any lands designated as “Parks and Open Space” are under private ownership, this Plan does not intend that the land will necessarily remain as “Parks and Open Space” indefinitely. Nor shall it be construed as implying that “Parks and Open Space” areas are free and open to the general public or that they will be purchased by the Town. If there are proposals to develop any such lands that are in private ownership, and the Town or other public agency does not wish to purchase such lands in order to maintain the open space, then an application for the re-designation of such land for other purposes will be given due consideration by the Town;

g) the Town will continue to support the development and maintenance of recreational facilities, the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources;

h) the Town shall periodically assess the role of municipal parks and open spaces in providing for local needs, and may, if it is deemed beneficial, alter the size of a particular park or change the types of facilities or programs provided;

i) the Town will endeavour to work with neighbourhood residents, service clubs and organizations, interested groups and government agencies in meeting parks and open space needs of the community;

j) the Town will seek the cooperation of the Boards of Education having jurisdiction in the community, to maximize the use of school facilities for recreational purposes during off-school hours;

k) where possible, parkland should be located in conjunction with stormwater management facilities to achieve maximum area of open space. Stormwater management facilities and lands conveyed for public walkways will not form any part of the required parkland dedication, as they are deemed public services and rights of way under the Planning Act;

l) new and existing recreational uses shall be appropriately zoned in the implementing Zoning By-law and physical expansions to existing recreational uses which are limited to the confines of the current zoning shall be permitted; however expansions into the “Agriculture” designation would require an amendment to this Plan;

m) Surplus lands on the golf course located on County Road 20, west of Kingsville in this designation have been developed residentially in accordance with the Plan of Condominium approved by the Ministry of Municipal Affairs and subject to the terms and provisions of a Development Agreement with the Township. In addition to the use of the lands for recreational purposes which is predominantly the existing golf course, as permitted by these policies, the lands may be used to provide for the accommodation of the public as a hotel. Development of the lands for the use as a hotel will be subject to a zoning by-law amendment, in accordance with the criteria established in subsection 6.15 of this Plan and will be subject to site plan control.

SECTION 5 HUMAN-MADE AND NATURAL HAZARDS

Section 5 contains policies pertaining to human-made and natural hazards as defined in the Provincial Policy Statement 2005. Human-made hazards are lands related to, or in proximity of, resource extraction and/or processing of: oil, gas and salt, petroleum, and mineral aggregates. Natural hazards are lands adjacent to shorelines and inland watercourses impacted by flooding or erosion where property may be unsafe for development due to naturally occurring processes. The majority of the human-made and natural hazards occur within the rural areas of the Town in lands designated “Agriculture”.

5.1 HUMAN-MADE HAZARDS

Development on, abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource extraction operations may be permitted if remediation measures to address, and mitigate known or suspected contaminants or hazardous conditions are underway or have been completed.

Contaminated sites shall be restored as necessary prior to any activity on a site associated with a proposed use such that there will be no adverse effect. In particular, any development application proposing to redevelop a contaminated site or develop lands adjacent to a contaminated site must include information pertaining to the following:

a) past and present uses of the site;

b) a soil report prepared in accordance with the Record of Site Condition Regulation O.Reg 153/04, as amended of the *Environmental Protection Act* for the restoration and cleanup of contaminated sites. The report shall indicate whether the site is to be restored prior to approvals being granted or prior to development occurring. Development will not be permitted until the site has been restored in accordance with Provincial guidelines and legislation;

c) an acknowledgement of the requirement that the site restoration is to occur in accordance with Ministry of Environment’s requirements specified in Ontario Regulation 153/04 of the Environmental Protection Act as may be revised from time to time as a ‘Record of Site Condition’;

d) where contamination has been identified, a letter from the Ministry of the Environment acknowledging filing of a 'Record of Site Condition' prior to the development approvals being granted

e) there will be no change in property use for any of the property use changes specified in Section 14 of Regulation 153/04, as amended of the Environmental Protection Act, save and except the exemptions provided for by Section 15 of Regulation 153/04, unless a Record of Site Condition has been obtained and filed.

5.1.1 Unplugged Oil and Natural Gas Wells

a) Unplugged oil and natural gas wells must be decommissioned (plugged) in accordance with Ministry of Natural Resource's Oil, Gas and Salt Resources Act regulations and Provincial Operating Standards. A licence pursuant to section 10. of the Oil, Gas and Salt Resources Act, is required in order to perform any work on a well. It is recommended that although development may not be proposed near an unplugged well, landowners should decommission (plug) the wells and associated works for safety purposes.

b) Development on, or adjacent to oil, gas and salt hazards or former petroleum operations will be permitted only when rehabilitation measures to address and mitigate known and suspected hazards are underway or have been completed. Prior to the issuance of a building permit, landowners proposing to develop a site with an abandoned well, must reference the "Record of Site Condition Regulation, O. Reg. 153/04" as amended by the Environmental Protection Act and must decommission the well and associated works.

5.2 NATURAL HAZARDS

Lake Erie and the various watersheds of the Town of Kingsville, represent dynamic water systems that are impacted throughout the year by climate and precipitation. At certain periods of the year, the areas in and around Lake Erie and Kingsville's creeks are susceptible to flooding and/or erosion. These potential flooding and erosion events are natural hazards to development. The inland watercourse areas which are susceptible to flooding are identified as "Floodplain Development Control Area", while the floodplain of Lake Erie for the Town is identified as the "Lake Erie Floodprone Area"

on Schedule “C” to this Plan. Schedule “C” depicts the extent of the Natural Hazards lands for the Town as a visual representation only, when considering development the exact boundaries of these lands should be confirmed in consultation with the Essex Region Conservation Authority. The land uses permitted within Natural Hazards are determined by the underlying land use designation watercourses identified on Schedule “A”, “A-1” and “A-2” and are subject to the overlying policies of this Section, with exception to the Floodway of inland watercourses. Development within Natural Hazard lands must be capable of satisfying provincial hazard management issues.

5.2.1 WATERCOURSE HAZARD LANDS (Floodplain Development Control Area)

As the flooding of watercourses creates a hazard with respect to creeks and other water tributaries, the Essex Region Conservation Authority has adopted a two zone approach for regulating floodplains. A floodplain contains two distinct areas, 1) a floodway and 2) a flood fringe. The two zone concept distinguishes between areas where development and site alteration may be permitted or where development is prohibited. Development and site alteration is not permitted within the floodway. Development and site alteration may be permitted within the flood fringe where the development is capable of satisfying Provincial floodplain hazard management issues under the jurisdiction of the Essex Region Conservation Authority.

Floodway

The floodway includes the channel and the lands immediately adjacent to the channel area that is characterized by deeper, faster moving water in a flood event. The floodway is the more hazardous portion of the floodplain and development and site alteration are not permitted within it. For areas where channels have been constructed or existing channels have been modified, the floodway width typically varies from 8 metres to 15 metres on both sides of the channel depending on the depth of the channel present. In low lying areas adjacent to natural watercourses the limit of the floodway could extend significantly wider than the 15 metres on both sides of the channel and will be determined based on the Essex Region Conservation Authority criteria, a site specific analysis and the nature of the individual watercourse. The Essex Region Conservation Authority will utilize specific policies in determining the extent of the floodway mapping based on standardized criteria. The extent of the floodway may be different for various reaches of individual watercourse.

Flood Fringe

Lands identified as a Flood Fringe by the Essex Region Conservation Authority are areas being susceptible to flooding under regulatory flood conditions (1:100 year) or the maximum observed for the Ruscom River and are subject to Ontario Regulations158/06, as amended and implemented by the Essex Region Conservation Authority. As such, the requirement to obtain a permit will be necessary in advance of any development occurring. Development shall only be permitted if:

a) It is identified that the development will not adversely affect the existing flood levels and/or flow of the specific waterway;

b) floodproofing of buildings and/or structures is undertaken;

c) a permit is issued by the Essex Region Conservation Authority which may require environmental and other technical studies in advance of a permit being issued; and

d) all development is in accordance with the underlying land use designation(s).

Watercourse Setbacks

For any inland watercourses, as shown on Schedule “C” of this Plan, where engineered flood lines are not available, the Town, in consultation with the Essex Region Conservation Authority will incorporate appropriate building setbacks from the top of bank such watercourses, into the Zoning By-law. When determining such setbacks, the Town shall take into consideration the type of watercourse, bank stability, angle of bank slope and other relative aspects. In evaluating development applications for lands adjacent to any watercourse or drain, the Town, in consultation with the Essex Region Conservation Authority, may request the proponent to establish appropriate floodproofing elevations, and such floodproofing requirements shall be implemented through the Zoning By-law, development agreements and any permit required to be issued by the Essex Region Conservation Authority.

Development setbacks are the preferred method for protecting new development as opposed to relying on structural and non-structural protection measures that require maintenance and upgrading overtime.

7.3 CONSENTS

In considering applications for consent, Council and the Committee of Adjustment shall have regard to the policies of this Plan, to those matters outlined in Section 53(2) of the Planning Act and to the following general and specific policies:

a) three new lots or fewer may be created by consent provided: the proposed use is permitted in this Plan, the Town is satisfied that a plan of subdivision is not required, adequate access can be provided, adequate potable water supply, sanitary sewage treatment and disposal and stormwater management can be provided in accordance with this Plan, all to the satisfaction of the Town, and the proposed lots comply with the Zoning By-law;

b) consents should be granted only when the land fronts on an existing public road which is of a reasonable standard acceptable to the Town and/or the Ministry of Transportation or the County of Essex or are on an existing private road or right-of-way in a "Residential" designation and satisfy all other requirements of this Plan;

c) consents should be used as a vehicle to provide for infilling in existing built-up areas between residential lots on the same side of the road;

d) the size of any parcel of land created by consent should be appropriate for the use proposed, considering the public services available and the soil conditions, and in no case should any parcel be created which does not conform to the minimum provisions of the implementing Zoning By-law. The consent granting authority may exercise its powers under Section 53(2) of the Planning Act when reviewing the appropriateness of the proposed shape, size, or configuration of any proposed lot;

e) consents should not be granted adjacent to a road where traffic hazards due to limited sight lines on curves would be created or proximity to intersections;

f) regard should be had to the compatibility of the proposed use with uses in adjacent areas and the potential effects of such use on the surrounding area;

g) a cultural heritage and/or archaeological resource assessment may be required for any lands to be subdivided. The assessment and the conservation of any significant cultural heritage resources identified through the assessment may be a condition of any consent;

h) consents for mortgage purposes, not in the “Agriculture” designation, may be allowed if the use of land does not change as a result of the mortgage. The Committee of Adjustment shall use Section 50(16) of the Planning Act to ensure that once the mortgage has been discharged, a further consent would be required to transfer or sell off the parcel that was subject to the mortgage;

i) consents for lot adjustments or minor boundary changes are permitted provided both parcels comply with the provisions of the implementing Zoning By-law and the consent is granted conditional to Section 50(3) or (5) of the Planning Act;

j) the division of land will only be allowed when it has been established that soil and drainage conditions for all parcels involved are suitable:

   i) to permit the proper sitting of a building:

   ii) to obtain a sufficient and potable water supply;

   iii) to provide adequate means of potable water supply, sanitary sewage treatment and disposal, and stormwater management in accordance with the provisions of this Plan, to the satisfaction of the Town and the statutory approval authority having jurisdiction;

k) when considering consents involving lands within 120 metres of any lands designated Mineral Aggregate Resource area, the Committee of Adjustment will give consideration to possible incompatibilities which could result from the noise, dust, vibration and traffic associated with the Mineral Aggregate Resource use;

l) the Town’s policy shall be to require one application fee per new lot created. Notwithstanding, only one application outlining all of the lots to be created need to be submitted. Such application shall have a corresponding series of numbers relative to the number of new lots being created. It shall be the Town’s policy to deny consent applications that only remit one fee but by applying for a new lot in the middle of an existing lot attempt to create two new lots with one application;

m) when granting consent applications or plans of subdivision, Council and the Committee of Adjustment will give consideration to the following requirements which may be included as part of the consent:

   i) that all Realty and Business Taxes are to be paid in full;

   ii) a development charge is to be paid to the Town to cover present and future community services;

iii) up to 5 percent of the value of the lot is to be conveyed to the Town for its park fund;

iv) any road widening is required to be dedicated to the Town, County or Province;

v) the Town's implementing Zoning By-law is to be amended to permit the proposed use, if necessary, prior to any certificate under Section 53(21) of the Planning Act being endorsed on the transfer deeds;

vi) that the applicant enter into an Agreement to construct and/or maintain any drainage facilities servicing the agricultural sector which traverse the subject property;

vii) that the applicant, if required, agree to construct and/or maintain fences around the proposed lot;

viii) that access to the property be constructed to the satisfaction and requirements of the Town and other appropriate agencies;

ix) that for the purposes of a consent, the provision of a survey of the smaller of the two lots may be acceptable provided it satisfies the requirements of the Registry Act and the regulations thereto;

x) that the intent of the Town shall be to discourage scattered and isolated residential development throughout the Town except where specific land division policies dictate otherwise;

xi) that ribbon and strip development along the local road system will be discouraged except where specific land use policies dictate otherwise.

7.3.1 Agriculture Land Division

The following specific policies shall apply to those lands designated “Agriculture” on Schedule “A” of this Plan.

All division of land shall occur through the consent process and such consents shall only be permitted if in accordance with the policies outlined below.

Appendix E

Town of Kingsville – Zoning By-Law Policies

SUBSECTION 6.6	RURAL RESIDENTIAL (RR)
a) *Permitted* Uses	
i) ***Main use***	Residential; One *Home occupation* One *Bed and breakfast*
ii) ***Accessory use***	One *greenhouse* One fruit and vegetable stand *Accessory uses*
b) *Permitted Buildings* and *Structures*	
i) ***Permitted Buildings* and *Structures***	One *single detached dwelling* *Accessory structures*
c) Regulations	
i) ***Lot area*** (*minimum*)	a) 2,000 m^2 (21,500 ft^2) if residence is not connected to all 3 municipal services (water/sewer/storm); b) 1,400 m^2 (15,070 ft^2) for a *single detached* residence on full municipal services.
ii) ***Lot frontage*** (*minimum*)	30 m (100 ft)
iii) ***Interior Side yard*** (*minimum*)	1.5 m
iv) ***Front yard Setback*** (*minimum*)	15 m
v) ***Exterior Side yard*** (*minimum*)	4.6 m
vi) ***Rear yard*** (*minimum*)	15 m
vii) ***Lot coverage*** (*maximum*)	40 % *maximum* including *accessory buildings/structures*
viii) ***Main building height*** (*minimum*)	11 m (36 ft)

d) Supplementary Regulations

i) Each *dwelling shall* be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The *Corporation* or any other authority having jurisdiction.

ii) The following supplementary regulations *shall* also apply to lands *zone*d (RR):

Subsection 3: Definitions
Subsection 4: General Land *Use*s (ie: *Home occupation*s)
Subsection 5: General Property Regulations (ie: municipal drain *setback*s)
Subsection 6/7: Parking Regulations

iii) Subsection 4.15 *Floodplain Development Control Area shall* apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A":

1. *Natural Environment Zone* – Subsection 11.1;
2. *Wetland Zone* – Subsection 11.2,&
3. ERCA *Floodplain Development Control Area*

4.15 Floodplain Development Control Area

The Floodplain *Developmen*tal Control Area as shown on Schedule "A" of this By-law is that area which lies within the regulatory (1:100 Year) floodplain of the adjacent *watercourse*. Within this area, the extent of the *floodway* and floodplain can be determined from the definition of *Floodway* contained in Section 3 of this By-law. *Development* within the *Floodway*, with the exception of a permeable *fence*, is prohibited. That area within the *Floodplain Development Control Area* but outside of the *Floodway shall* only be developed in accordance with the provisions of the underlying *zone*s and *shall* be flood proofed to the satisfaction of the Essex Region *Conservation authority* to ensure that *building opening*s are located above the elevation of the 1:100 Year flood level at the *building* location as detailed in Ontario Regulation 147/90, as amended, and Ontario Regulation 535/91 Schedule 2, Mapping Sheets 1 to 9, 13 to 16, 20, 22, 25 and 26, dated February, 1981, all of which are on file at the *office* of the Essex Region *Conservation authority*.

4.16 Greenhouse Facilities

The following regulations *shall* apply to *greenhouse facilities* in the *Corporation*:

a) *seasonal worker housing, as defined under subsection 3.10.28, shall* only be *permitted* for *greenhouse*s with an area of greater than 1.2 ha growing area;

b) the *seasonal worker housing* must be located on the same *lot* as the *greenhouse facility*;

c) A *landscape buffering* and a *minimum* separation of 10 m (33 ft.) is *required* between the *greenhouse* and any residences;

d) bicycle racks *shall* be provided for all *seasonal worker housing* and at each *greenhouse facility*;

e) parking *shall* have a *minimum* separation of 10 m (33 ft.) from any residence;

f) *driveway*s and *driveway* entrances *shall* have a *minimum setback* of 2 m (6.5 ft.) from the side or *rear lot lines*;

g) loading areas will have a *minimum* of 15 m (50 ft.) *setback* from all *lot lines*.

4.17 Hazardous Uses

Unless otherwise specifically provided by this by-law, no new *dwelling* or other *sensitive land use shall* be *permitted* within 150 m (493 ft.) of a *lot* on which a sewage lagoon is located on the *lot* or within 500 m (1,641 ft.) of a *Landfill Zone*. This *shall* not apply to the replacement of a lawfully *existing dwelling*, provided such *dwelling* is located no closer to the sewage lagoon or *landfill* than as *existing*.

Appendix F

Species at Risk – Information Request

MEMO

TO: District Planner, Ministry of Natural Resources and Forestry, Aylmer District Office
FROM: Brad McLeod, Dillon Consulting Limited
cc: Allen Benson, Dillon Consulting Limited
DATE: March 19, 2018
SUBJECT: Stage 1: Species at Risk Information Request for the Proposed Belleview Golf Planning Services Development located in the Town of Kingsville, Ontario
OUR FILE: File #17-6585

EXECUTIVE SUMMARY

A desktop background review and preliminary site assessment were conducted for the property located on the north side of Road 11, east of County Road 27 East, in the Town of Kingsville, to determine potential for impacts to Species at Risk (SAR) and/or SAR habitat as a result of the proposed residential development. See **Appendix A**.

The land use within the proposed development area ('project location') is vacant with mowed grasses. As a result, the preliminary field survey noted that there is minimal potential for SAR or SAR habitat within the project location and no incidental SAR observations were recorded. Although no specific SAR, or SAR habitat was identified within the project location, general mitigation measures will be implemented throughout the construction phase to prevent potential impacts to incidental SAR and other wildlife species within the general vicinity of the proposed development.

Based on the information available to us and described within the following memo, Dillon is of the opinion that there is a *low likelihood* that the proposed development will impact SAR and/or SAR habitat.

1. Introduction

Dillon Consulting Limited (Dillon) has been retained by Pratt Fitch & Jones Limited to conduct environmental consulting services, which involves an assessment of potential impacts to the natural environment. The purpose of this memo is to provide information about the project and request further information regarding Species at Risk (SAR) from the Ministry of Natural Resources and Forestry (MNRF). The format for this memo follows the *Technical Memo: Aylmer District Species at Risk Screening Process* (April 2017).

The purpose of this Stage 1: Information Request is to:

- Provide information about the project;
- Request any additional SAR and/or natural heritage information, if available;
- Screen for potential effects to SAR;

- Provide information to the MNRF that will assist in the determination of whether there is a *Low Likelihood*, or *High Likelihood* for SAR species and/or habitat to occur and be impacted; and,
- If there is a *High Likelihood*, to clearly identify the SAR species and/or habitat for which specific additional field assessments are recommended and indicate if there are specific MNRF protocols to follow, or whether MNRF approval for survey methodologies and timing windows is required.

2. Proponent Information

The proponent is Pratt Fitch & Jones Limited and Dillon is the agent working on behalf of the proponent.

Proponent Information: Pratt Fitch & Jones Limited
436 Belle River Road
Woodslee, Ontario
N0R 1V0
info@belleviewgolf.ca

3. Detailed Property Location Information

The property boundary is provided in **Appendix A**, enclosed.

The property is located on the north side of Road 11, east of County Road 27 East, in the Town of Kingsville, Essex County, Ontario. The property is legally described as “Part Lot 13, Concession 11”. The property is bordered: to the north by Belleview Golf Club; to the east by single-detached, residential dwellings; to the south by a forested floodplain of the Belle River that is designated as Floodplain Development Control Area by Essex Region Conservation Authority; and, to the west by the Belle River itself and associated floodplain.

4. Photo Documentation of the Property

Photos were taken during a site visit on February 28, 2018. Please refer to **Appendix B**, enclosed.

5. General Description of all Proposed Activities and Extent of Development Footprint

The proposed activities are slated to develop the property for one, single-detached, residential dwelling.

It is anticipated that the proposed disturbance area required is approximately 0.37 ha. A detailed description of the proposed activities may be required to be presented in an Environmental Impact Assessment (EIA) and can be made available to MNRF, if requested.

6. NHIC Search Results, and Preliminary SAR and Existing Conditions Survey

A search of the Natural Heritage Information Centre (NHIC) was conducted in February 2018 to obtain records of SAR and to preliminarily determine if SAR may be impacted by the proposed activities. No occurrence records for species protected under the Endangered Species Act (ESA), 2007 from the last 20 years were found for the 1 km square that encompasses the property (square: 17LG5769) and adjacent areas.

A preliminary SAR and existing conditions site investigation was conducted on February 28, 2018 to document potential existing terrestrial and aquatic environment conditions and record incidental observations of SAR and potential SAR habitat. Although the site investigation was conducted outside of preferred timing windows, the property is dominated by mowed grasses and has low potential for SAR and/or SAR habitat. Due to Dillon's familiarity with SAR in the Town of Kingsville and Essex County, field staff actively searched for the following SAR species:

- Blanding's Turtle (*Emydoidea blandingii*)
- Butler's Gartersnake (*Thamnophis butleri*)
- Eastern Foxsnake (*Pantherophis gloydi*)
- Massassauga (*Sistrurus catenatus*)
- Spiny Softshell (*Apalone spinifera*)
- American Chestnut (*Castanea dentata*)
- Blue Ash (*Fraxinus quadrangulata*)
- Butternut (*Juglans cinerea*)
- Colicroot (*Aletris farinosa*)
- Dense Blazing Star (*Liatris spicata*)
- Dwarf Hackberry (*Celtis tenuifolia*)
- Eastern Prairie-fringed Orchid (*Platanthera leucophaea*)
- Red Mulberry (*Morus rubra*)
- Willowleaf Aster (*Symphyotrichum praealtum*)

Our assessment of SAR and/or habitat was based on knowledge of natural history and habitat requirements of SAR, and observations of dormant plants, incidental wildlife observations, vegetation identified within the property, and indicators of wildlife use (e.g. scat, burrows, tracks, etc.)

Field investigations revealed that the property is dominated by mowed grasses (*Poa* sp.). The hedgerow located along the southern property boundary, is White Oak (*Quercus alba*) dominant. To the west of the property, the Belle River has wooded slopes. Due to the fact that this wooded area is approximately 20 m from the western property boundary, no impacts to the wooded area are anticipated.

Considering the state of the property (i.e. mowed lawn), the preliminary SAR field survey noted that potential SAR habitat does not exist on the property and no incidental SAR observations were recorded.

7. Timing and Duration of Proposed Activities

Construction is anticipated to begin summer 2018 and end summer 2019.

8. Summary of Past Correspondence with MNRF about the Property

To the best of Dillon's knowledge, there has been no past correspondence with MNRF regarding this property.

9. Type and Status of Municipal Planning Process

An application for Consent to Sever is required to enable the creation of a single residential lot on the property. The proponent is requesting that the vacant lands identified be severed from the abutting Belleview Golf Club to permit the proposed residential development.

An Official Plan Amendment application is also required to permit the proposed residential use on the property. The proponent is requesting an amendment from existing "Parks and Open Space" designation

to a “site-specific Parks and Open Space” designation to enable the proposed development of a single-detached, residential dwelling.

Finally, a Zoning By-Law Amendment application is required to rezone the property to permit the proposed residential use. The proponent is requesting an amendment from the existing “Green Zone – Recreational (RG)” zone to a “Rural Residential (RR)” zone to permit the proposed residential development.

10. Additional Information (Setbacks, Mitigation Measures, Approaches, etc.)

As the property contains no natural features, there is low potential for SAR habitat, and impacts to wildlife species within the general area are not anticipated. Also, as noted above, no impacts are anticipated for the wooded area to the west, adjacent to the Belle River, as it is approximately 20 m from the development boundary (**Figure 2**). During the construction phase, general mitigation measures for erosion and sediment control (ESC) will be installed and monitored throughout the construction period. These measures will serve the dual purpose of both isolating the site by providing a general barrier and to prevent SAR from entering the property. General construction and SAR mitigation practices will also be required for construction staff such as:

- Silt fencing should be installed around the development area in order to control erosion during construction and to exclude any potential snakes, turtles, and other wildlife from entering the construction area. In order for the silt fencing to be an effective barrier, it should be buried at a depth of 20cm;
- Species listed as Endangered or Threatened on the Species at Risk in Ontario (SARO) List that is present at the property, must be protected from all harm and harassment;
- Prior to conducting any work on site, all on-site personnel must be made aware of the potential presence of SAR on site, and the protection afforded to them under the ESA;
- Any SAR that is incidentally encountered on the property must be allowed to leave on its own accord. Activities within 30 m should cease until the individual disperses. Construction machinery/equipment must maintain a minimum operation distance of 30 m from the individual until it disperses the property on its own accord;
- Should on-site personnel be unable to allow an incidentally-encountered SAR individual to disperse from the active construction area on its own accord, MNRF Aylmer District staff must be contacted immediately for additional guidance;
- Any SAR individual that is present on the property should be reported to MNRF Aylmer District staff within 48 hours of the observation, or the next working day, whichever comes first;
- If an injured, or deceased SAR is found, the individual must be placed in a non-airtight container that is maintained at an appropriate temperature, and MNRF Aylmer District staff must be contacted immediately for additional guidance;
- Construction- and vegetation-clearing equipment that is left idle for over one hour, or is parked overnight on the property between April 1st and October 31st, must be surveyed for the presence of SAR snakes before re-ignition. This visual examination should include all lower components of the machinery, including operational extensions and running gear;
- Removal of vegetation should be limited to the smallest extent possible and should be conducted between August 31st and October 31st, when SAR snake individuals are active and

most able to flee areas of disturbance, or between December 1st and March 30th, when SAR snake individuals are over-wintering;
- Care should be taken when working around, or removing habitat features such as rock piles, brush piles, fallen, or rotten trees, or logs, partially-buried debris, and leaf and mulch piles where snakes may seek cover, or deposit eggs; and,
- During the active snake season (March to November), individuals may find and occupy material and equipment stored on site; therefore, a clean, debris-free work site should be maintained (e.g. storage of flat materials like plywood and rubber mats in open areas should be avoided).

As mentioned in **Section 5** of this memo, an EIA may be required for this proposed development and can be made available to MNRF, if requested.

If it is determined that other agencies such as Fisheries and Oceans Canada (DFO) and/or the Conservation Authority should be consulted for this project, this will be completed under separate cover.

CLOSING

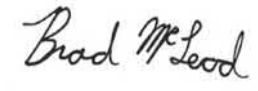
We trust that this information meets and in some cases exceeds the requirements of a Stage 1 SAR Information Request. As discussed above, we kindly ask for:

- Additional SAR and natural heritage information, including Restricted Records and limits of Regulated Habitat, if available;
- Screen for potential effects to SAR;
- A decision on whether there is a *Low Likelihood*, or *High Likelihood* for SAR species and/or habitat to occur and be impacted; and,
- If there is a *High Likelihood*, to clearly identify the SAR species and/or habitat for which specific additional field assessments are recommended, and indicate if there are specific MNRF protocols to follow, or whether MNRF approval for survey methodologies and timing windows are required.

Based on the information available to us and described within this memo, Dillon is of the opinion that there is a *Low Likelihood* that the proposed development will impact SAR species and/or habitat, and we would request that a Letter to Proponent (LOA) be prepared for this project as outlined in the *Technical Memo: Aylmer District Species at Risk Screening Process* (April 2017).

Please do not hesitate to call (519)-948-4243 ext. 3250 if you have any questions.

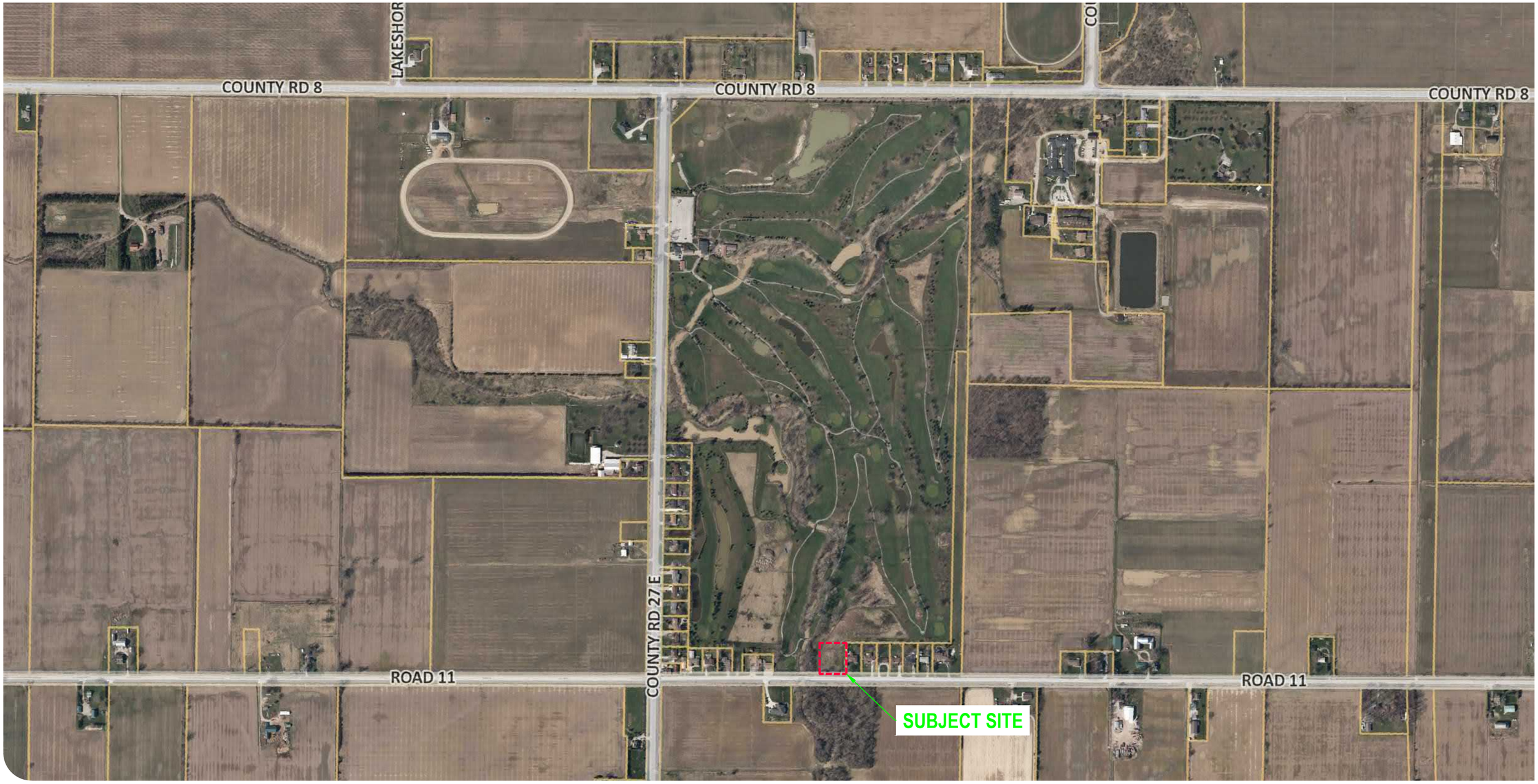
Sincerely,
Dillon Consulting Limited



Brad McLeod, MS
Biologist

Encl.
Appendix A: Project Location and Site Plan
Appendix B: Site Photos

Appendix A: Project Location and Site Plan



BELLEVIEW GOLF CLUB
SPECIES AT RISK: INFORMATION REQUEST

SUBJECT SITE UNDER APPLICATION

FIGURE 1.0
LOCATION MAP

SOURCE: COUNTY OF ESSEX GIS MAPPING (2017)

File Location:
c:\projectwise\working directory\active\32krk\d0625511\figure 1.0 - location map.dwg
March, 12, 2018 9:12 AM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: KRK
CHECKED BY: BTM
DESIGNED BY: KRK/BTM

SCALE: NTS

N
W E
S

DILLON CONSULTING

PROJECT: 17 6585
STATUS: FINAL
DATE: 03/07/2018

BELLEVIEW GOLF CLUB
SPECIES AT RISK: INFORMATION REQUEST

SUBJECT LANDS

PARCEL FABRIC

FIGURE 2.0
SITE PLAN

SOURCE: ESSEX REGION CONSERVATION AUTHORITY AERIAL PHOTOGRAPHY (2017)

File Location:
c:\projectwise\working directory\active\32krk\d0625511\figure 5 - conceptual site plan.dwg
March, 16, 2018 9:35 AM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: KRK
CHECKED BY: BTM
DESIGNED BY: VALENTE

SCALE: NTS

N W E S

DILLON CONSULTING

PROJECT: 17-6585
STATUS: FINAL
DATE: 03/16/2018

Appendix B: Site Photos

Photograph 1 February 28, 2018 Looking west from the southeast corner of the property. Note: hedgerow running parallel to Road 11 on left side of photo.	
Photograph 2 February 28, 2018 Looking north from near the southwest corner of the property. Note: evidence of tree harvest and burn pile.	

Photograph 3 February 28, 2018 Looking northeast from the southwest corner of the property.	

Essex Region Conservation
the place for life

regs@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

June 13, 2018

Mr. Robert Brown, Manager of Planning & Development Services
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Mr. Brown:

RE: Applications for Consent B-07-18, Zoning By-Law Amendment ZBA-11-18
Official Plan Amendment OPA-02-18
436 COUNTY RD 27 E
ARN 371166000003500; PIN: 751540032
Applicant: PRATT FITCH & JONES LTD

The following is provided as a revision to our previous comments for your information and consideration as a result of receiving a revised site plan provided by the owner's consultant on June 10, 2018. We understand that the purpose of these applications is to sever a new lot from the lands currently being used as the Belle View Golf Course. The new lot will be rezoned, and designated for a new residential lot.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). The subject parcel falls within the regulated area of the following watercourses/waterbodies: Belle River Drain, Billings Drain and North Townline Drain West Of Belle River. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

We have had an opportunity to review the revised site plan provided by the owner's consultant and can confirm that the extents of this new lot will be located outside of the hazard lands of the Belle River. We have reviewed this application with regard to Section 28 of the Conservation Authorities Act and the natural hazard policies of the PPS and have no objections. Please accept this letter as a revision to our previous correspondence dated June 5, 2018.

WATER RESOURCES MANAGEMENT

Our office has reviewed the proposal and has no concerns relating to stormwater management.

NATURAL HERITAGE POLICIES OF THE PPS, 2014

Essex Region Conservation Authority
sustaining the place for life

Mr. Brown
June 13, 2018

Our information indicates that the subject property may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS 2014 – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." It is the proponent's responsibility to exercise due diligence in ensuring that all issues related to the provincial Endangered Species Act and its regulations have been addressed. Please find attached a Technical Memorandum that outlines the process for contacting the Ministry of Natural Resources and Forestry regarding the Endangered Species Act.

Due to the adjustments in the lot layout, ERCA can advise that no other natural heritage policies of the PPS would be applicable to this proposal.

FINAL RECOMMENDATION

We have **no objections** to these applications for Consent, Zoning By-law Amendment and Official Plan Amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Corinne Chiasson
Resource Planner
/cor

Encl: MNRF Technical Bulletin: Aylmer District Species at Risk Screening Process

CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 8

Pratt, Finch & Jones Limited
436 County Road 27 E
Part of Lot 13, Concession 11

JULY 2018

TABLE OF CONTENTS

PART "A" - THE PREAMBLE

1.0 Authorizing By-law No. 82-2018 pg. 3

2.0 Purpose of this Amendment pg. 4

3.0 Location of this Amendment pg. 4

4.0 Basis of this Amendment pg. 5

PART "B" - THE AMENDMENT No. 8 (OPA # 8)

The Amendment pg. 6

PART "C" – THE APPENDICES

Appendix 'A' – Minutes of Public Meeting

Appendix 'B' – Public submissions

Appendix 'C' – Planning report to Council

PART "A" - THE PREAMBLE

1.0 Authorizing By-law No. 82-2018

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW NO. 82-2018

BEING A BY-LAW TO AMEND THE OFFICIAL PLAN
OF THE TOWN OF KINGSVILLE

WHEREAS the Town of Kingsville Official Plan is the Town's policy document that contains objectives and policy direction established by Council to provide guidance for the physical development of the Town while providing for the future pattern of development for the Town;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to amend the Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Kingsville, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13 hereby enacts as follows:

1. That the attached amendment to the Town of Kingsville Official Plan is hereby adopted as Official Plan Amendment No. 8 (OPA 8); and,

2. This By-law shall come into force and take effect on the day of the final approval thereof by the County of Essex.

READ A FIRST, A SECOND AND A THIRD TIME AND FINALLY ENACTED THIS 23rd DAY OF JULY 2018.

_____
Mayor Nelson Santos

_____
Clerk Jennifer Astrologo

2.0 Purpose of this Amendment

The purpose of this amendment is to permit the creation of a one new rural residential lot within the existing Parks and Open Space designation on the subject lands.

3.0 Location of this Amendment

This amendment consists of one part that shall be known as Item 1.

Item 1:

Lands approximately 0.37 hectares (0.91 acres) in area as indicated on the attached schedule are to be included in site-specific special policy area 3.5.1.1 in the Kingsville Official Plan.

4.0 Basis of this Amendment

The subject land totals 63.6 ha (157.2 ac.) and is currently used as a golf course. The applicant is proposing to create one new 0.37 ha (0.9 ac.) rural residential lot with the frontage along Road 11 immediately west of 257 Road 11. Under the Parks & Open Space designation policies 3.5 (f) lands under private ownership can be considered for redevelopment subject to re-designation of the lands. There are currently 24 lots backing onto the subject lands (golf course) along either Road 11 or County Road 27 E. These lots are designated Agriculture however are zoned Rural Residential. It is recommended that the proposed lot would remain under the current designation however a site-specific special area would permit the creation of one lot from the golf course. A zoning amendment would be required to both implement the Official Plan amendment and rezone the lands to an appropriate residential classification similar to the existing lots in the immediate area.

In order to proceed with the creation of a lot there are two initial approvals that are required as follows:

i) An Official Plan Amendment to site-specifically permit the creation of one (1) new rural residential dwelling lot, and

ii) A Zoning By-law Amendment to rezone the subject lands to an appropriate rural residential classification similar to the surrounding lands.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B" – The Amendment", consisting of the following text and one (1) map (entitled Schedule "1") together constitute Amendment No. 8 to the Kingsville Official Plan.

Item 1:

Map Schedule "A" (Land Use Plan) is amended by placing the lands so depicted on Map Schedule "1" in a site-specific special policy area.

Item 2:

A new section is added to Section 3.5 Parks and Open Space, subsection 3.5.1 to be worded as:

3.5.1 **Parks and Open Space Site-Specific Special Policies**

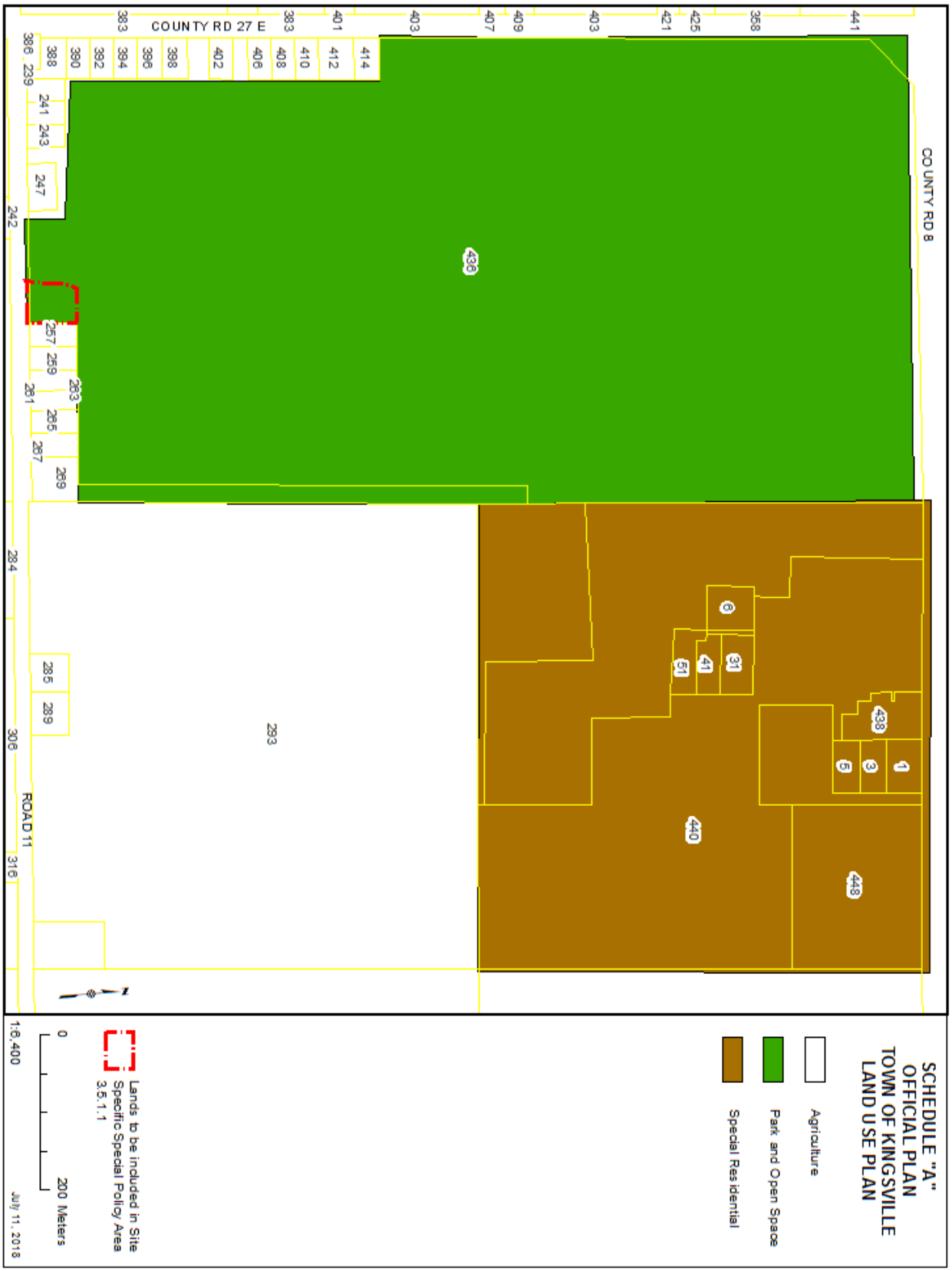
Item 3:

A special policy is added to Section 3.5.1 Parks and Open Space Site Pecific Special Policies, as subsection 3.5.1.1 to be worded as follows:

"3.5.1.1 **Pratt, Finch & Jones Ltd. – County Road 27 E**

For the lands identified on Schedule "A" Land Use Plan as "Site Specific Special Policy Area 3.5.1.1" and located at 436 County Road 27 E, notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:

a) The creation of one (1) rural residential lot shall be permitted on lands surplus to the existing golf course.


COUNTY RD 27 E
COUNTY RD 8
ROAD 11
SCHEDULE "A"
OFFICIAL PLAN
TOWN OF KINGSVILLE
LAND USE PLAN
Agriculture
Park and Open Space
Special Residential
Lands to be included in Site Specific Special Policy Area 3.5.1.1
0
200 Meters
1:6,400
July 11, 2018

PART “C” - THE APPENDICES

The following appendices do not form part of the Amendment but are included for information purposes:

Appendix “A” – Minutes of Public Meeting
Appendix “B” – Public Submissions
Appendix “C” – Planning Report to Council

Appendix A
Minutes of Public Meeting

Appendix B
Public submissions

Appendix C
Planning Report to Council

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 83-2018

**Being a By-law to amend By-law No. 1-2014,
the Comprehensive Zoning By-law for the Town of Kingsville**

WHEREAS By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

AND WHEREAS the application will conform to the Official Plan of the Town of Kingsville upon the coming into effect of proposed Amendment No. 8 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. Schedule "A", Map 24 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 13, Concession 11, and locally known as 436 County Road 27 E as shown on Schedule 'A' cross-hatched attached hereto from 'Recreational (RG)' to 'Rural Residential (RR)'.

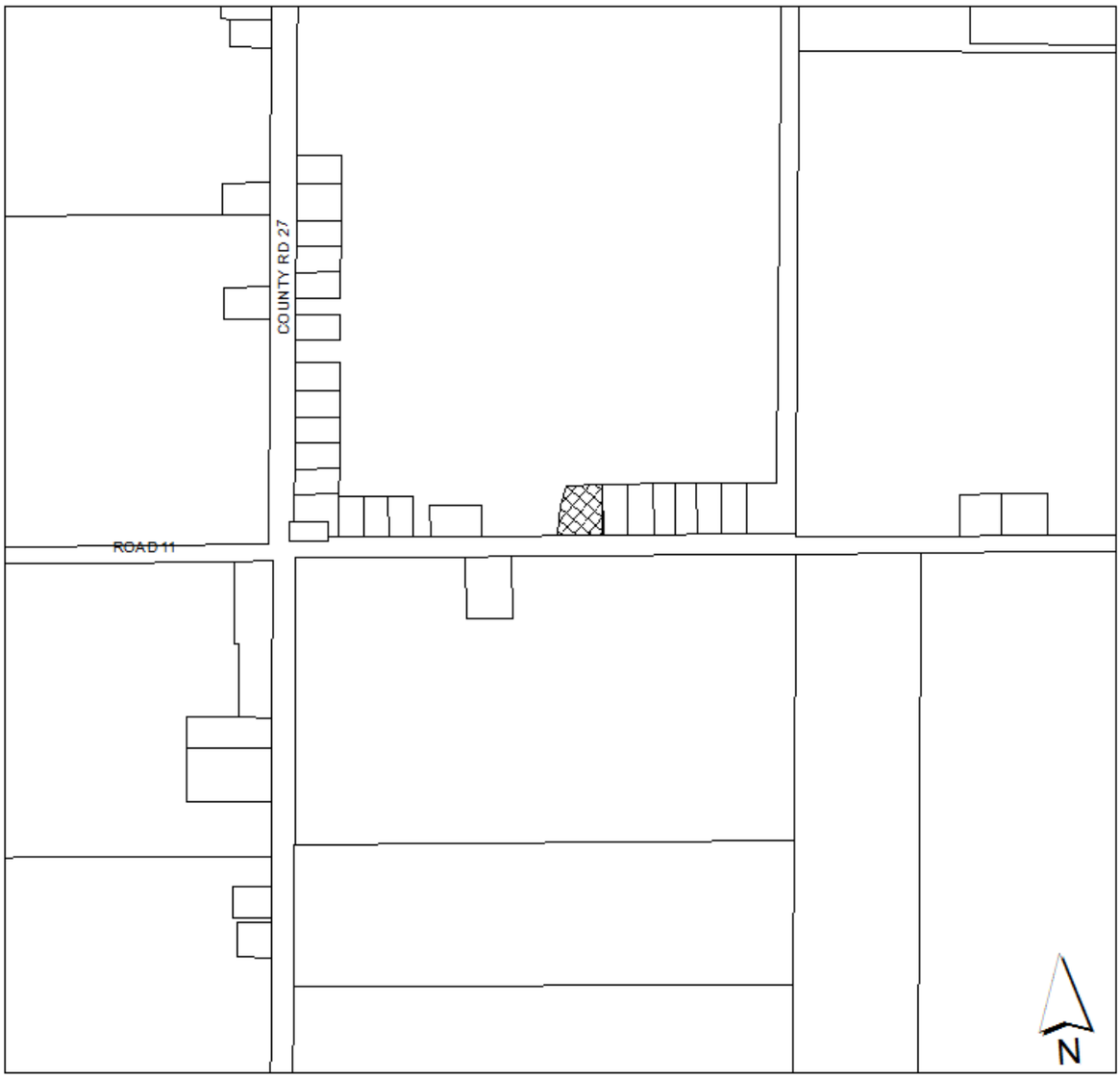
2. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF JULY, 2018.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



Meters
0 65 130 260 390 520

436 COUNTY ROAD 27 EAST
PART OF LOT 13, CONCESSION 11
ZBA/11/18

Schedule "A", Map 24 of By-law 1-2014 is hereby amended by changing the zone symbol on a portion of parcel known municipally as 436 County Rd 27 East, Part of Lot 13, Concession 11, and further identified on Schedule 'A' cross-hatched attached hereto from 'Recreational (RG)' to 'Rural Residential (RR)'.

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: July 9, 2018

To: Mayor and Council

Author: Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

RE: Application for Site Plan Approval SPA/06/18 by Mucci Farms Ltd. – 1893 Talbot Road
Part of Lots 11 & 12, Concession 2 ED

Report No.: PDS 2018-041

AIM

To provide Council with details regarding the proposed development of a greenhouse and support facility on lands located on the south side of Talbot Road, also known as 1893 Talbot Road, bordering the hamlet of Ruthven in the Town of Kingsville.

BACKGROUND

The subject land is an 8.019 ha (19.8 ac.) vacant agricultural lot. The applicant is proposing a two phased 4.45 ha (11 ac.) greenhouse development. The initial phase would be a 2.574 ha (6.36 ac.) range and associated 5,988 sq. m (64,456 sq. ft.) service building and 1,246.8 sq. m (13,421 sq. ft.) bunkhouse. (Appendix A) Storm water management is proposed as a pond at the rear of the proposed bunkhouse. Water service for the development has been reviewed and confirmed. The applicant is proposing a connection with their property to the south at 1876 Seacliff for access to their main distribution facility.

DISCUSSION

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application.

2.0 Official Plan

The subject property is designated 'Agriculture' and subject to the policies under Section 3.1 of the Official Plan for the Town of Kingsville. The proposed use is permitted in the agricultural area. The proposed site plan and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Agriculture (A1)'. The attached site plan has been reviewed and the proposed new development will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014 with the exception of the loading area setback at the rear of the property. The service building itself complies with the setback requirement of 5 m (16.4 ft.) however the greenhouse provisions of Section 4.16 require loading areas to have a minimum setback of 15 m (50 ft.) from all lot lines. As a condition of site plan approval it is recommended that a minor variance application be filed with the Town to address a reduction in the required setback. In addition the County has noted that the bunkhouse will need to have a setback of 22m (72 ft.) from the front property line which is actually greater than the required zoning front yard setback requirement of 15 m (50 ft.).

4.0 Site Plan

The development of the site will occur in two phases. The initial phase will include 2.574 ha (6.36 ac.) of greenhouse along with a 0.6 ha (1.48 ac.) warehouse and support facility. A new bunkhouse 1,246.8 sq. m (13,421 sq. ft.) is proposed at the front of the lot along Talbot Road. This will include amenity space for the housing, a parking lot and new entrance for the bunkhouse. Main access to the facility will be at the rear with a connection to the main Mucci Farms facility at 1876 Seacliff Drive.

Both the bunkhouse and greenhouse will have service connections to Town sanitary sewer service. Water needs for the facility have been reviewed and confirmed by Stantec Consulting.

In addition to the standard site plan consideration the site has also required more detailed consultation with ERCA regarding both storm water management and outlet to the Fleming Wigle Drain. These are part of the overall plan for drainage on the site including grading. A small portion of the north end of the property along Talbot Road is located in what is considered a significant groundwater recharge area (medium vulnerability) as shown on Schedule C5 (Appendix B) of the County of Essex Official Plan. The majority of this area will remain open and should have very little impact on existing groundwater recharge. The proposed greenhouse is located entirely outside of the area of concern.

Site Details

	Existing/Required	Proposed
Property Area	8.019 ha	n/a
Total Coverage	80%	65.8 % (at full build out)
Buildings	Vacant	5.28 ha (2 Phases)
Front Yard Setback	15 m (49.2 ft.)	65 m ± (213 ft.±)
Rear Yard Setback	15 m (49.2 ft.)	6.5 m ± (21.3 ft.±)
Interior Side Yard Setback	3 m (10 ft.)	12 m (39.ft.) min.
Exterior Side Yard Setback	n/a	n/a
Parking Spaces	7	7 minimum + 3 loading shown

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Building permit fees will be due. Development charges are applicable to the non-growing area of the development. Assessment will also be increased as a result of the overall improvements to the property.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	• Full comment is attached as Appendix 'C'; • Storm water management will be required along with necessary permit and clearance. Other items related to storm water such as lot grading and flood mapping have been addressed or can be address as part of the site plan agreement
County of Essex	• A new access permit will be required to the site and must be designed to County standards • An encroachment agreement will be required to make any connections to the sanitary sewer on Talbot Road along with detailed plans • The proposed bunkhouse is require to be 22 m from the front property line as per County requirements.
Town of Kingsville Management Team	• No concerns with the requested site plan. • The proposed building needs to comply with the requirements of the OBC. • Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward subject to conditions outlined in the agreement.

RECOMMENDATION

It is recommended that Council approve site plan application SPA/06/18 for lands located at 1893 Talbot Road, Part of Lots 11 and 12, Concession 2 ED, subject to the conditions outlined in the associated site plan agreement, for a two phase greenhouse development consisting of a total of 4.45 ha (10.98 ac.) of greenhouse space, a 5,988 sq. m (64,456 sq. ft.) Service Building and 1,246.8 sq. m (13,421 sq. ft.) bunk house and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

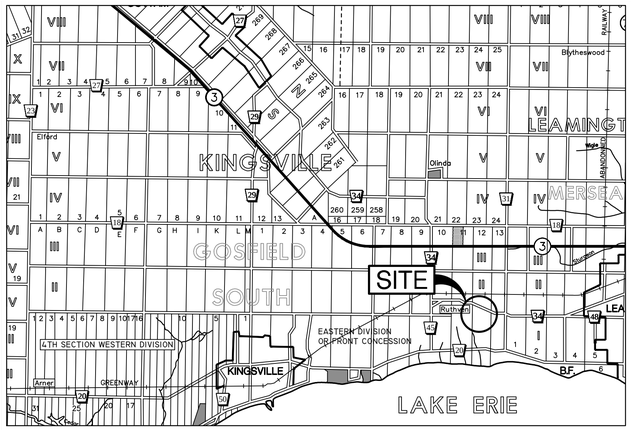
Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

APPENDIX A



KEY PLAN
NTS

SITE STATISTICS

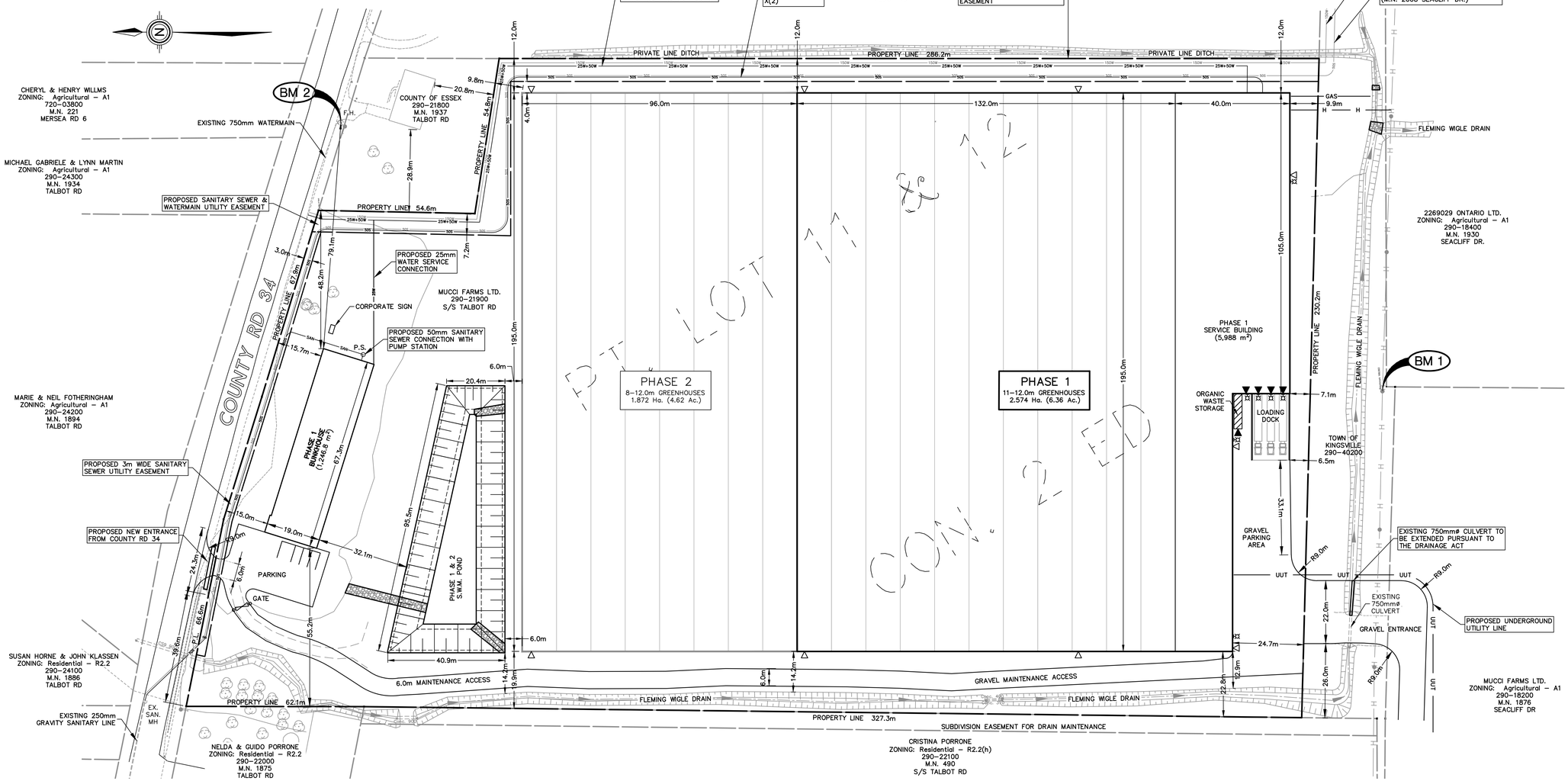
ZONING	Agricultural – A1	
PROPERTY	8.019	ha.
PHASE 1 GREENHOUSE AREA	2.574	ha.
PHASE 2 GREENHOUSE AREA	1.872	ha.
TOTAL PROPOSED BUILDING AREA	5.280	ha.
TOTAL LOT COVERAGE %	65.84	%
GREEN SPACE AREA	2.420	ha.
GREEN SPACE COVERAGE %	30.18	%
BUILDING HEIGHT	7.4	m

PARKING DIMENSIONS
REGULAR 3m x 6m
BARRIER FREE 5m x 6m

PARKING SPACE REQUIREMENT = 1 SPACE PER 2 ha. (GROWING AREA)
ENTIRE SITE = 3 PARKING SPACE PLUS 1 BARRIER FREE SPACE

MANDOOR △ EXISTING △
OVERHEAD DOOR ▲ EXISTING ▲
WALL PACK LIGHT EXISTING

NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND FULL CUT-OFF



SITE PLAN
Scale = 1:750

GRAPHIC SCALE (IN METERS)
10 0 5 10 20 30 40 50

NOTES:

1. THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION SHOWN.
2. ALL ELEVATIONS SHOWN IN METRES.
3. 100.225 DENOTES EXISTING SITE ELEVATIONS.
4. TS 191.200 APPROXIMATE PROPOSED TOP SOIL ELEVATION.
5. FG 191.500 APPROXIMATE PROPOSED FINISHED GRADES.
6. 189.400 DENOTES PROPOSED INVERTS.
7. 190.400 APPROXIMATE PROPOSED SWALE GRADES.
8. ALL POND SIDE SLOPES NO STEEPER THAN 4 (Hor.) TO 1 (Vert.).
9. PLACE TOPSOIL ON ALL SLOPES AND DISTURBED AREAS AND SEED TO GRASS.
10. ALL NEW COVERED DRAINS AND SURFACE SWALES TO HAVE OUTLET EROSION PROTECTION.
11. EROSION PROTECTION TO COMPRISE OF 300mm THICK QUARRIED LIMESTONE RIP RAP ON NON–WOVEN FILTER CLOTH MINIMUM 2.0m WIDE.
12. PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
13. TOP ELEVATION OF DETENTION POND BANK IS TO BE NO LESS THAN
14. STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
15. STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED BY OWNER. ADEQUACY OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
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19. CATCH BASINS WITHIN PARKING/TRUCK AREA TO BE PRECAST CONCRETE WITH CAST IRON OR HEAVY DUTY STEEL GRATE OR EQUIVALENT.

BENCHMARKS

BM1 TOP OF NAIL ON THE NORTH FACE OF HYDRO POLE TO THE SOUTH SIDE OF THE SUBJECT PROPERTY, APPROXIMATELY 114.2m FROM WEST PROPERTY LINE.
ELEV. = 198.593m

BM2 TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF COUNTY RD 34, TO THE NORTH OF M.N. 1937.
ELEV. = 209.119m

SWM REPORT/PERMIT	W.L.L.	MAR. 15th, 2018
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta Engineering Ltd.
Consulting Engineers
Kingsville Ontario

ENGINEERING STAMPS:
LICENSED PROFESSIONAL ENGINEER H.C. MIKKELSEN 18-03-15 PROVINCE OF ONTARIO

MUCCI FARMS LTD. GREENHOUSE

PHASE 1

1893 COUNTY RD 34 (290-21900) KINGSVILLE, ONTARIO

SHEET TITLE:

SITE PLAN

DESIGNED BY: H.C.M.	DATE: JAN. 24th, 2018
DRAWN BY: W.Z.	SCALE: AS NOTED
SHEET No.: 1	OF: 5
PROJECT No.: E17–058	

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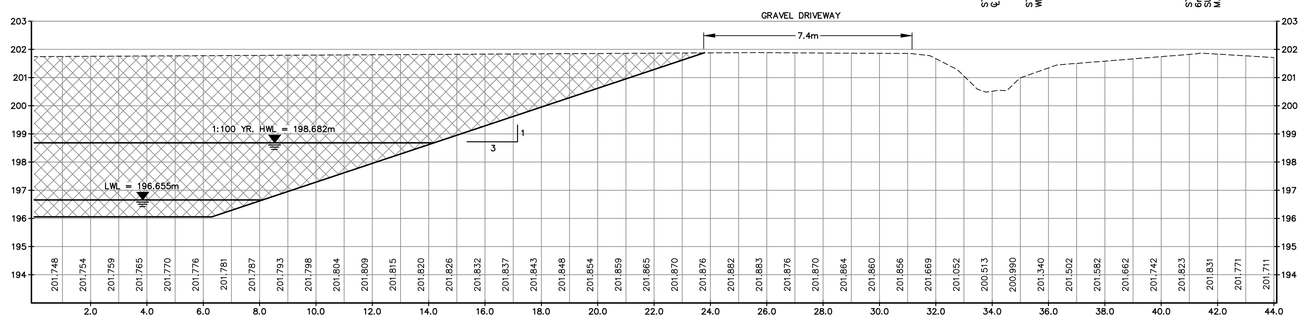

SECTION A-A

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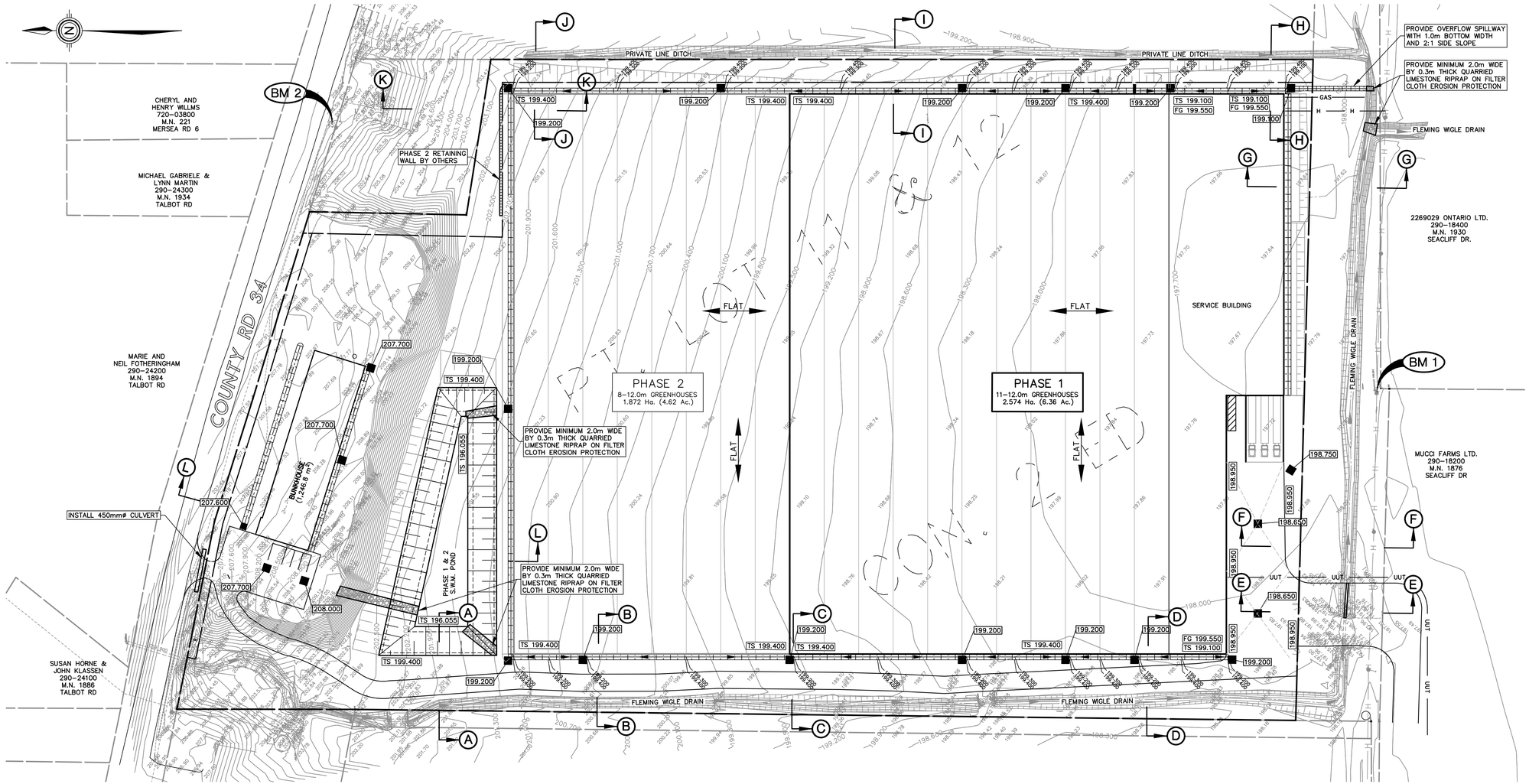

GRADING PLAN

Scale = 1:750

GRAPHIC SCALE (IN METERS)

NOTES:

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ELEV. = 209.119m

SWM REPORT/PERMIT	W.L.L.	MAR. 15th, 2018
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

LICENSED PROFESSIONAL ENGINEER
H.C. MIKKELSEN
18-03-15
PROVINCE OF ONTARIO

MUCCI FARMS LTD.
GREENHOUSE

PHASE 1

1893 COUNTY RD 34
(290-21900) KINGSVILLE, ONTARIO

SHEET TITLE:

GRADING PLAN

DESIGNED BY: H.C.M.	DATE: JAN. 13th, 2018
DRAWN BY: W.Z.	SCALE: AS NOTED
SHEET No.: 2	OF: 5

PROJECT No.: E17-058

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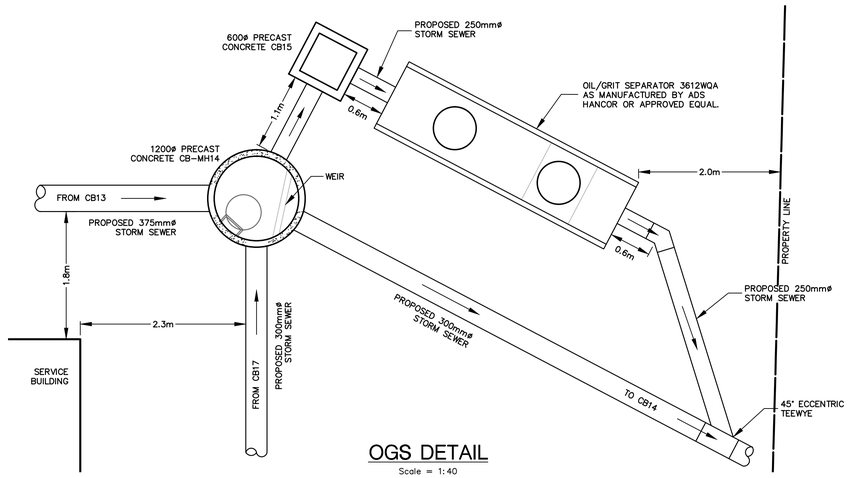

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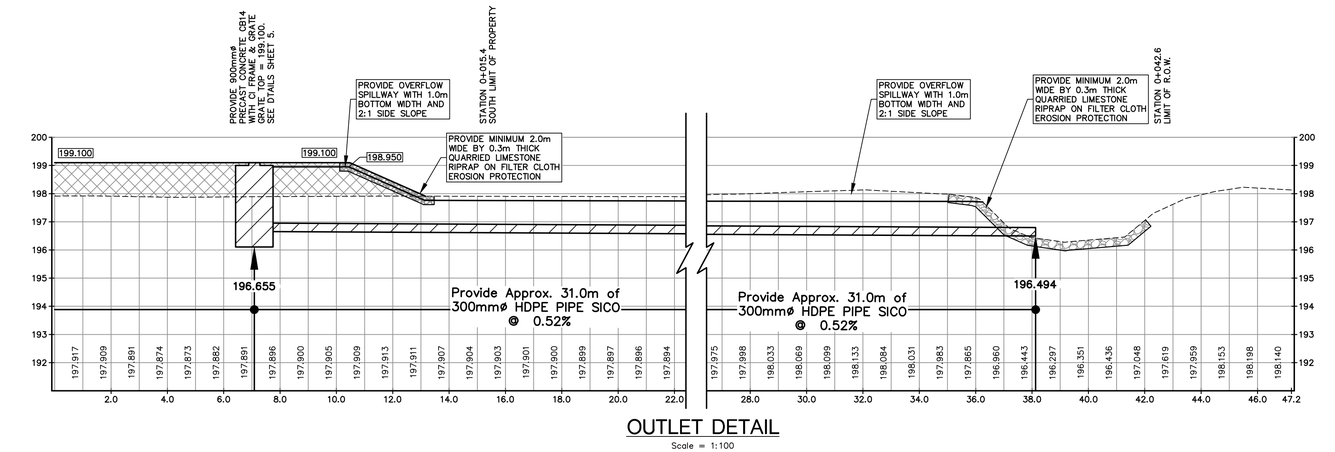

OUTLET DETAIL

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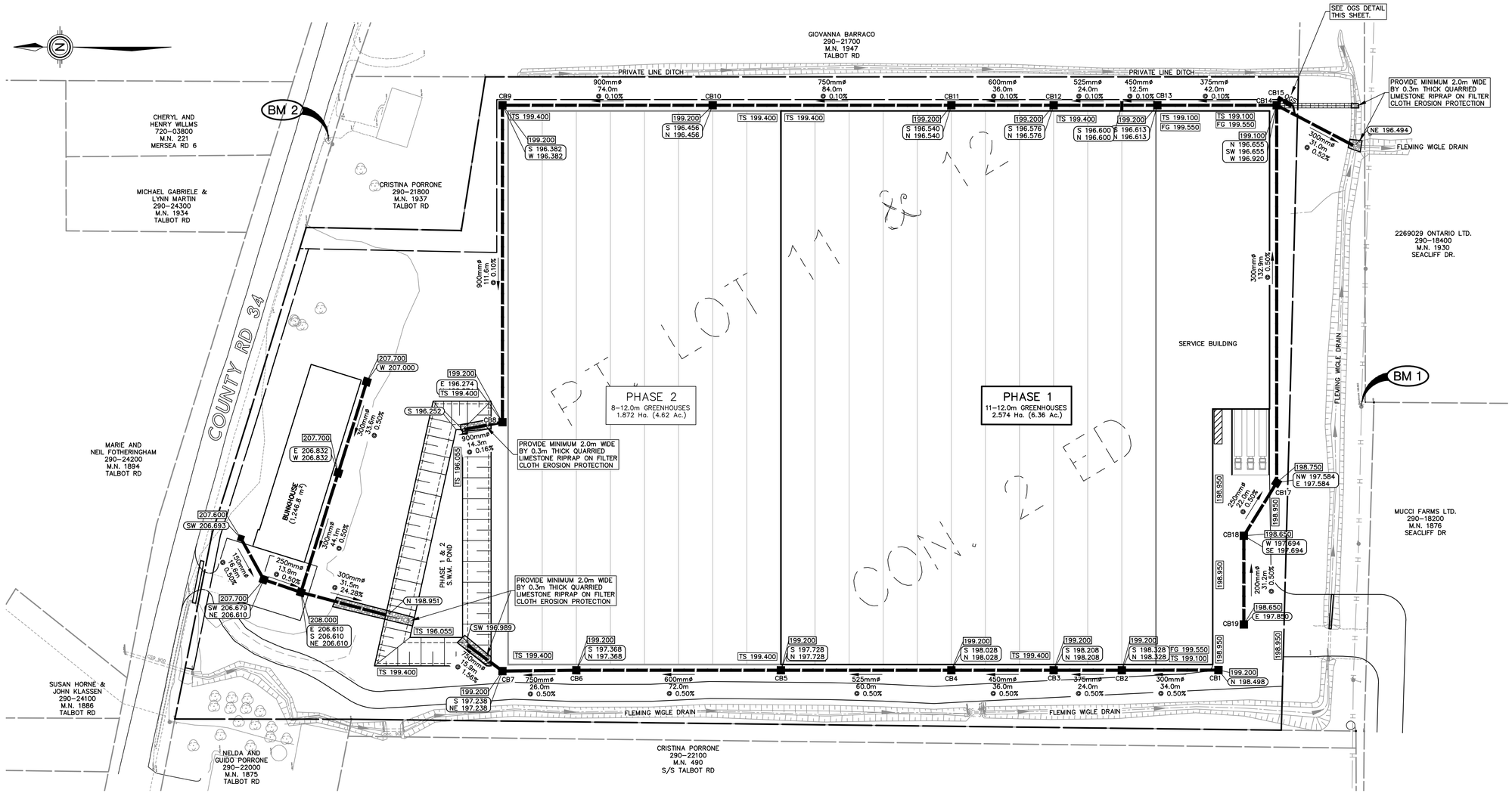

DRAINAGE PLAN

Scale = 1:750

GRAPHIC SCALE (IN METERS)

NOTES:

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ELEV. = 209.119m

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N. J. Peralta Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

LICENSED PROFESSIONAL ENGINEER — H.C. MIKKELSEN — 18-03-15 — PROVINCE OF ONTARIO

MUCCI FARMS LTD.
GREENHOUSE

PHASE 1

1893 COUNTY RD 34 (290-21900) KINGSVILLE, ONTARIO

SHEET TITLE:

DRAINAGE PLAN

DESIGNED BY: H.C.M.	DATE: JAN. 24th, 2018
DRAWN BY: W.Z.	SCALE: AS NOTED
SHEET No.: 3	OF: 5
PROJECT No.: E17-058	

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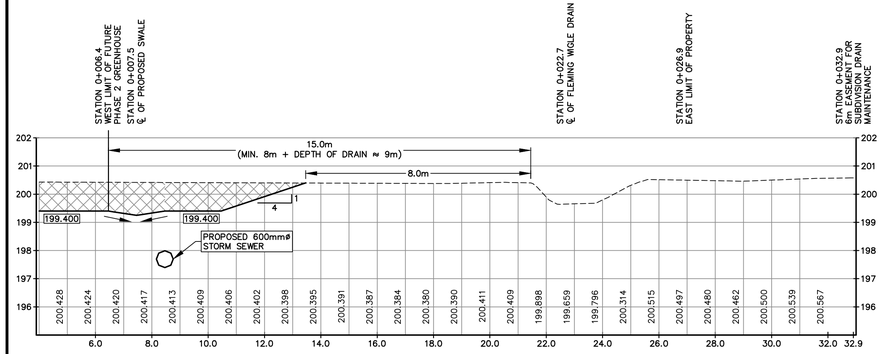

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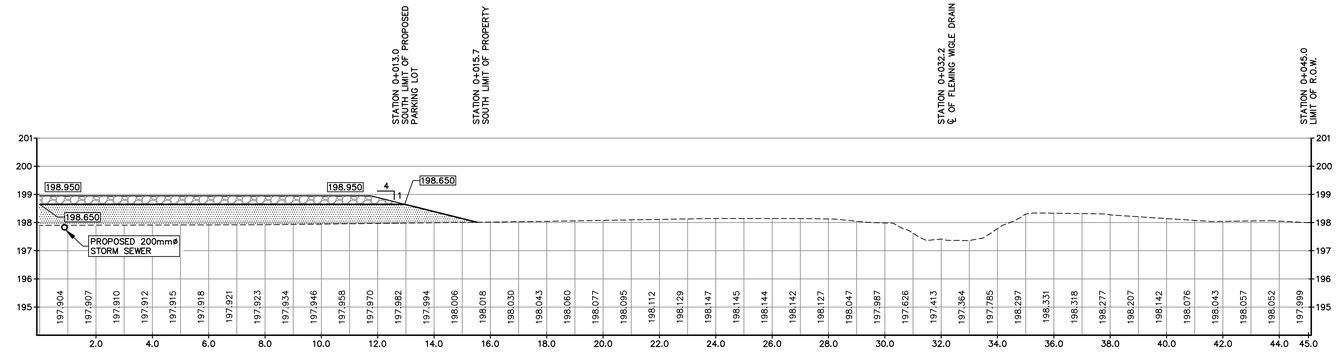

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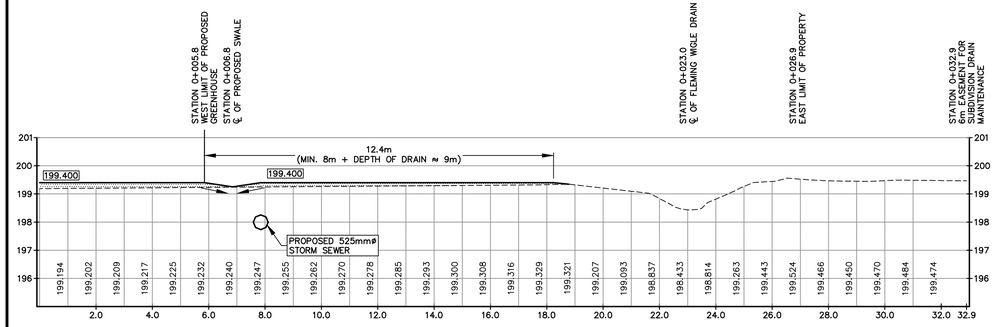

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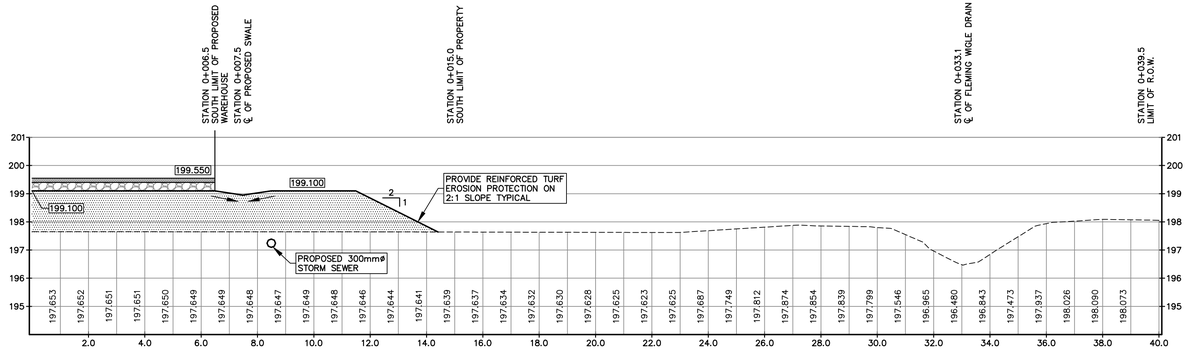

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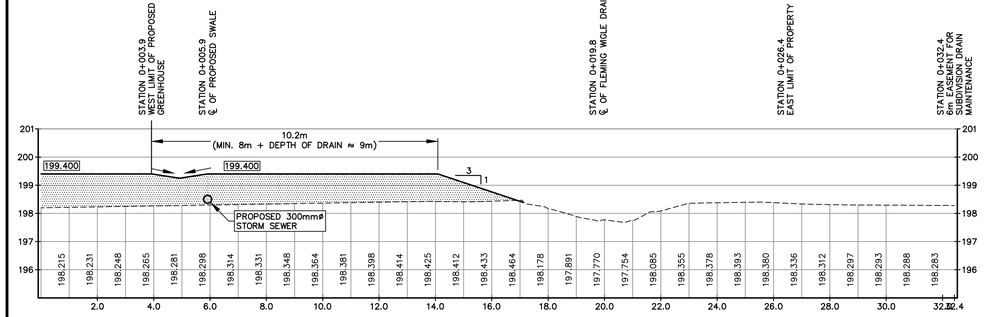

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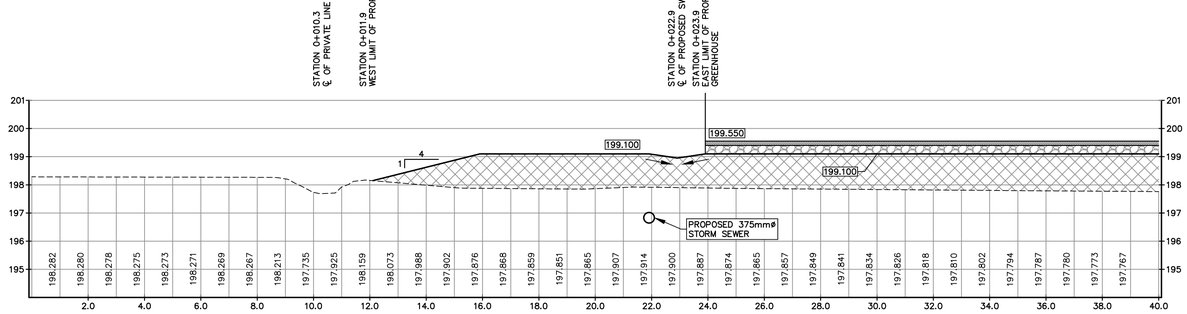

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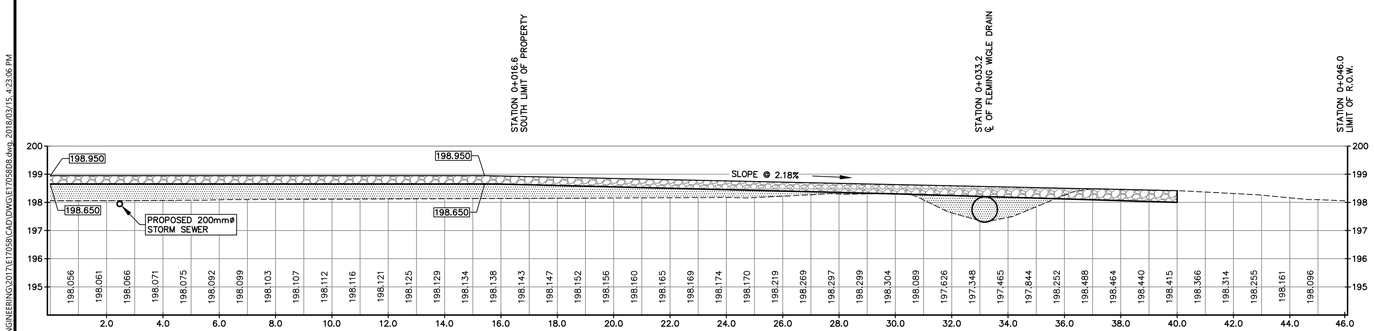

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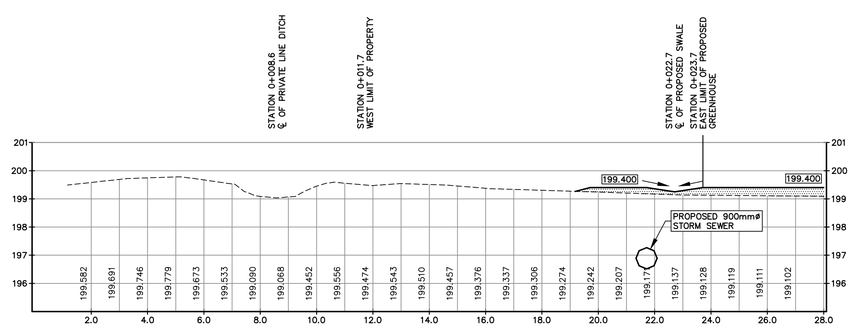

SECTION I-I

Scale = 1:100

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SWM REPORT/PERMIT	W.L.L.	MAR. 15th, 2018
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LICENSED PROFESSIONAL ENGINEER
H.C. MIKKELSEN
19-03-15
PROVINCE OF ONTARIO

MUCCI FARMS LTD.
GREENHOUSE

PHASE 1

1893 COUNTY RD 34
(290-21900) KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS

DESIGNED BY: H.C.M.	DATE: JAN. 24th, 2018
DRAWN BY: W.Z.	SCALE: AS NOTED
SHEET No.: 4	OF: 5

PROJECT No.: E17-058

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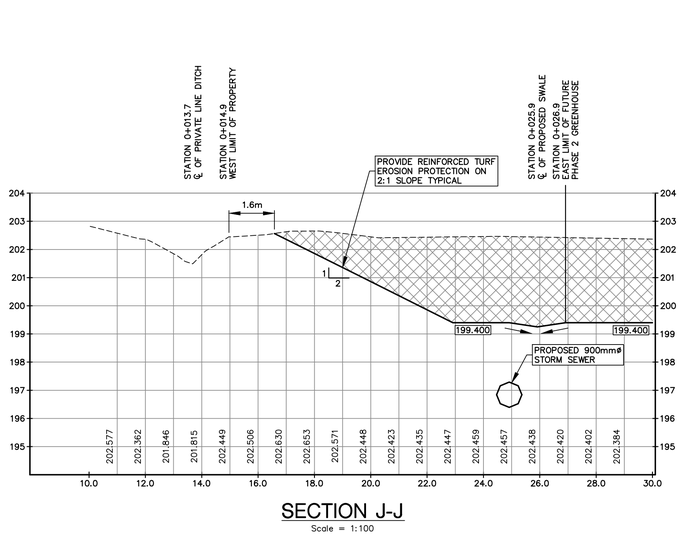

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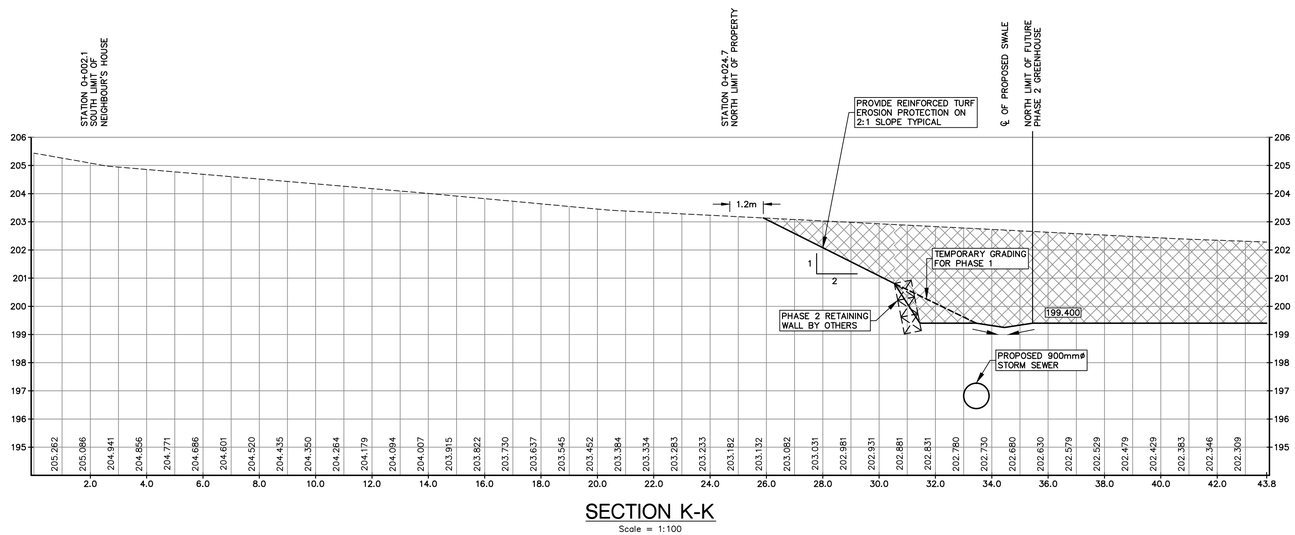

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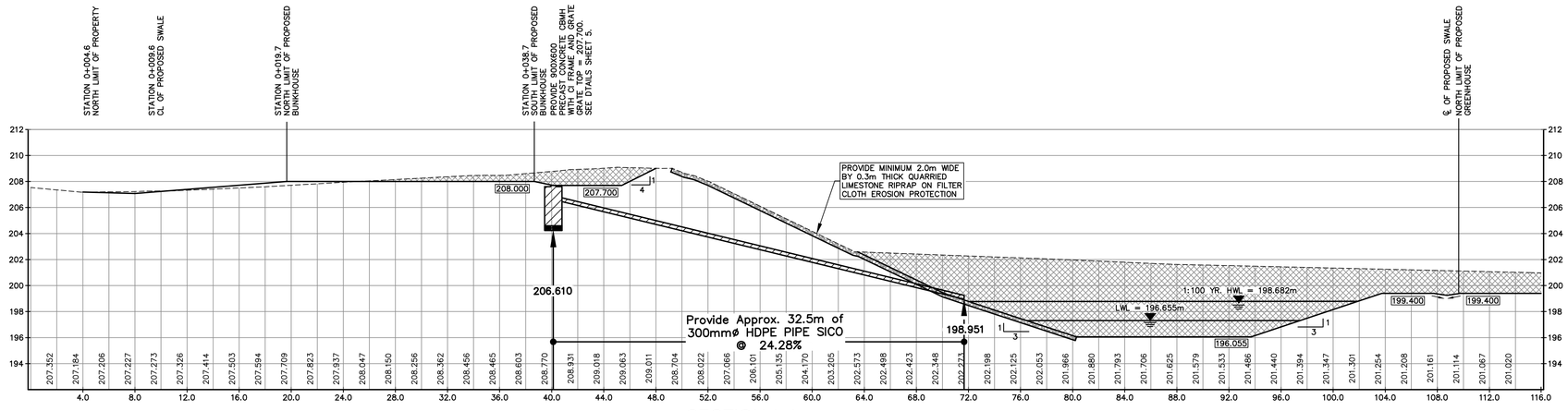

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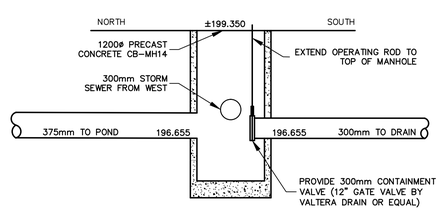

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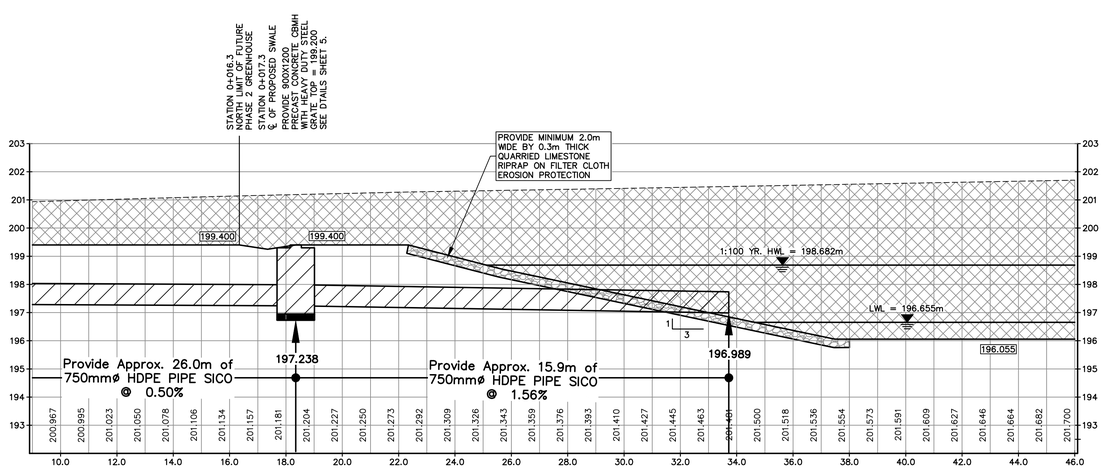

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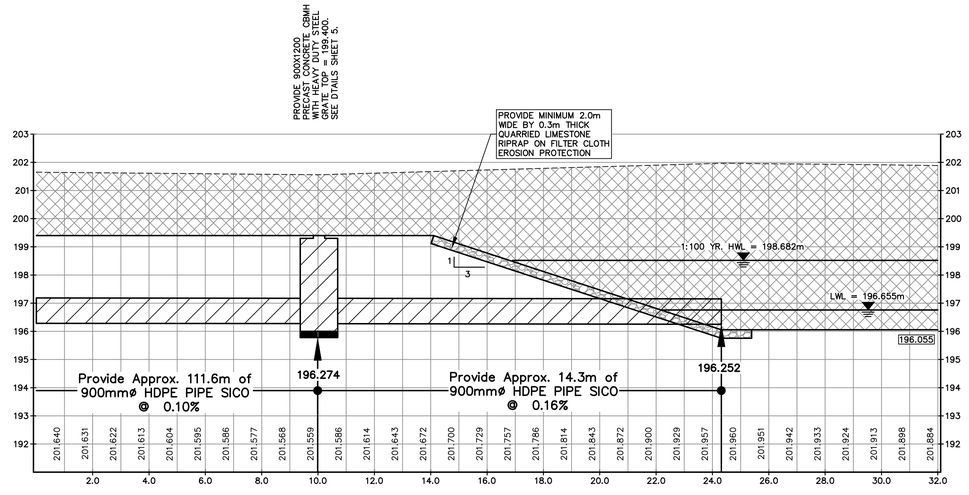

EAST INLET DETAIL

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SWM REPORT/PERMIT	W.L.L.	MAR. 15th, 2018
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta Engineering Ltd.

Consulting Engineers

Kingsville Ontario

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19-03-15
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MUCCI FARMS LTD.
GREENHOUSE

PHASE 1

1893 COUNTY RD 34
(290-21900) KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS & DETAILS

DESIGNED BY: H.C.M.	DATE: JAN. 24th, 2018
DRAWN BY: W.Z.	SCALE: AS NOTED
SHEET No.: 5	OF: 5
PROJECT No.: E17-058	

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APPENDIX B

County of Essex

Schedule C5
Significant Groundwater Recharge Areas

Legend

- Local Roads
- County Roads
- Provincial Highway
- Railway
- Essex County Municipalities
- Settlement Areas

Vulnerable

- Low
- Medium
- High

Lake St. Clair

Peche Island

CITY OF WINDSOR

St. Clair Beach

Puce

Belle River

Stoney Point

Lighthouse Cove

St. Joachim

LAKESHORE

Fighting Island

LASALLE

Oldcastle

TECUMSEH

Maidstone

Woodslee

Ruscom

Comber

Staples

Municipality of Chatham - Kent

Turkey Island

Detroit River

Essex Centre

McGregor

ESSEX

Gesto

Cottam

KINGSVILLE

Blytheswood

LEAMINGTON

Crystal Island

AMHERSTBURG

Boblo Island

Malden Centre

Harrow

Ruthven

Colchester

Point Pelee National Park

Lake Erie

Pelee Island

N

W E

S

0 2.5 5 10 km

145

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APPENDIX C

regs@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

April 9, 2018

Mr. Robert Brown, Manager of Planning & Development Services
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-06-18
TALBOT RD (CTY RD 34)(1893 Talbot Rd)
ARN 371129000021900; PIN: 751430154
Applicant: Mucci Farms Ltd

The following is provided for your information and consideration as a result of our review of Application for Site Plan Control SPA-06-18. We understand that the applicant is proposing a two phased 4.45 ha (11 acres) greenhouse development. The first phase would be 2.574 ha and include a 5,988 square metre service building and 1,246.8 square metre bunkhouse. A stormwater management facility will be constructed to address the drainage requirements of the entire property. This development will be connected to the greenhouse operation located at 1876 Seacliff for access to their main distribution facility.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/m06). The subject parcel falls within the regulated area of the Fleming Wigle Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

It is our understanding that there are significant topographical issues on the subject lot and that significant grading would need to be undertaken in order to level this site for development. We have concerns with regards to any alterations to and adjacent to the Fleming Wigle Drain which could result in potential flooding issues at this site and the downstream reaches.

In addition, we would advise that a drainage review of the Flemming Wigle Drain will be necessary to address the following concerns: 1) to identify the allowable stormwater release rate for this drain and the proposed development, and 2) to ensure that there will be no negative impacts to the downstream

such as increased velocity, or erosion to the channel as a result of this development, and 3) to determine the 1:100 year flood elevations for the Flemming Wigle Drain.

We would advise the owners to contact the ERCA office for a pre-consultation meeting at their earliest convenience to discuss the requirements of the ERCA permit process.

WATER RESOURCE MANAGEMENT

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We therefore request inclusion of the following conditions in the Site Plan Control Agreement:

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer undertakes an engineering analysis to determine the 1:100 year flows and elevations of the Flemming Wigle Drain.
4. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

We advise that the subject property is also identified as being located within a significant groundwater recharge area (SGRA) as determined through the Essex Region Source Water Protection Plan. We are concerned with the potential for significant developments in the area to have a negative impact on the groundwater system. These comments are offered as part of our advisory role to the municipality through plan review services, and are specifically provided to the municipality with respect to Section 2.2.1 of the PPS 2014: "Planning authorities shall protect, improve or restore the quality and quantity of water by: d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas" and "e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and

sensitive ground water features, and their hydrologic functions".

In addition to the policies of the PPS 2014, the County of Essex Official Plan identifies highly vulnerable aquifers (HVA) and significant recharge areas on Schedules C4 and C5, which can be found at this link http://weblink8.countyofessex.on.ca/weblink/browse.aspx?startid=40699&cr=1. Accordingly, Section 2.5.2 b) of the County OP states: "Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA. We also note that the Essex Chatham Kent Groundwater Study was completed in 2004 by Dillon Consulting Ltd and Golder Associates Ltd, which delineated the highly vulnerable aquifers and significant recharge areas and would provide background information for any further water budget or hydrologic study requirements.

We would like to have further discussions with the Municipality about the potential use of a groundwater impact assessment or other mechanisms to identify the appropriate means of ensuring no negative impact on the groundwater system. As it is the Planning Authority's responsibility to ensure that Section 2.2.1 of the PPS is satisfied, we would be interested in working in partnership with the municipality to ensure these concerns are appropriately addressed.

NATURAL HERITAGE POLICIES OF THE PPS, 2014

Our information also indicates that the subject property may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS 2014 – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." It is the proponent's responsibility to exercise due diligence in ensuring that all issues related to the provincial Endangered Species Act and its regulations have been addressed. Please find attached a Technical Memorandum that outlines the process for contacting the Ministry of Natural Resources and Forestry regarding the Endangered Species Act. We would recommend that you initiate a Stage 1 Information Request as outlined in the Technical Memorandum. Further, we would recommend that you provide your communications with and from the Ministry of Natural Resources and Forestry to the respective Municipal staff contact. Per direction from the MNRF, the proponent remains responsible to ensure their correspondence with staff from the MNRF is shared with the respective Municipal staff, including confirmed details related to site plans and designs. The MNRF does not include Municipalities in their correspondence with proponents.

Mr. Brown
March 23, 2018

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Corinne Chiasson
Resource Planner
/cor

encl: MNRF Technical Screening Memo

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **July 13, 2018**

To: **Mayor and Council**

Author: **Robert Brown, H. Ba, MCIP, RPP**
Manager, Planning Services

RE: **Application for Redline Amendment of Draft Plan of Subdivision Remark Farms Subdivision – Edward Remark and Sons Ltd. - SPA/02/18**
County File # 37-T-13001

Report No.: **PDS 2018-039**

AIM

To provide Council with information regarding a requested resolution of support for a proposed redline revision for lands located on the east side of Jasperson Drive and known as the Remark Draft Plan of Subdivision, as requested by the County of Essex.

BACKGROUND

The subject land is what remains of a 16.2 ha (40 ac.) vacant lot which comprised the original draft plan of subdivision. In June of 2014 Council supported the approval of a plan of subdivision for the property that would have resulted in 191 additional residential dwellings in a mix of single detached and semi-detached dwellings. The County of Essex granted draft approval File 37-T-13001 of the 191 lot plan on November 9, 2017. Appendix A, which is attached, shows both the original layout and the proposed redline change.

The Town then entered into discussion with the owner of the subject property to acquire a portion of property at the north end, approximately 10 ha (25 ac.) as a potential location for a new institutional use. Zoning on those lands has been approved for institutional with final development (site plan approval) still pending. As part of the conveyance of the 25 acres to the Town it was agreed that the draft plan of subdivision covering the remaining lands would need to be amended to reflect a modified lot configuration. The requested amendment would reduce the total lots from 191 to 59 and consist solely of lots for single detached dwellings. The overall lot fabric is a compressed version of the original plan with

a crescent style street aligned with Peachwood Drive. In the southeast corner of the development there is a road allowance for future connection to the lands to the south.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

There are no new issues of provincial significance raised by the requested redline amendment.

2) County of Essex Official Plan

The County will consider these amendments to be major modifications to the draft conditions and is required to give notice under Section 51(45) of the Planning Act. There will be a twenty (20) day appeal period once the Notice is issued. All agencies that must provide clearance letters prior to the final approval have been circulated with a request for comments.

3) Town of Kingsville Official Plan

The subject lands are designated Residential. The revised plan remains consistent and conforms to the policies for residential development.

4) Comprehensive Zoning By-law

The area subject to the proposed amendment is still zoned Residential Zone 2 Urban Exception 13, holding '(R2.1-13(h)'. The proposed revised lot fabric will continue to comply with the zoning provisions. An application for removal of the H, Holding will be required once the redline amendment is completed and the owner has entered into a development agreement with the Town.

5) Plan of Subdivision

The layout of the subdivision will be a smaller version of the original plan and will not include a storm water management pond. Storm water will be addressed through oversized underground piping and the use of an oil grit separator (OGS) for quality of discharge control. Because of the proximity of the existing park lands to the north no additional land conveyance is proposed. Cash-in-lieu of parkland will be collected for each lot at the time of building permits.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will still be an increase in assessment on the subject lands once the lots are registered and construction of new dwellings starts however, it will be less than what would have resulted from the original draft plan.

CONSULTATIONS

The County has been the lead on any additional outside consultation. The revised plan was circulated to management staff with no technical objections to the proposed amendment.

RECOMMENDATION

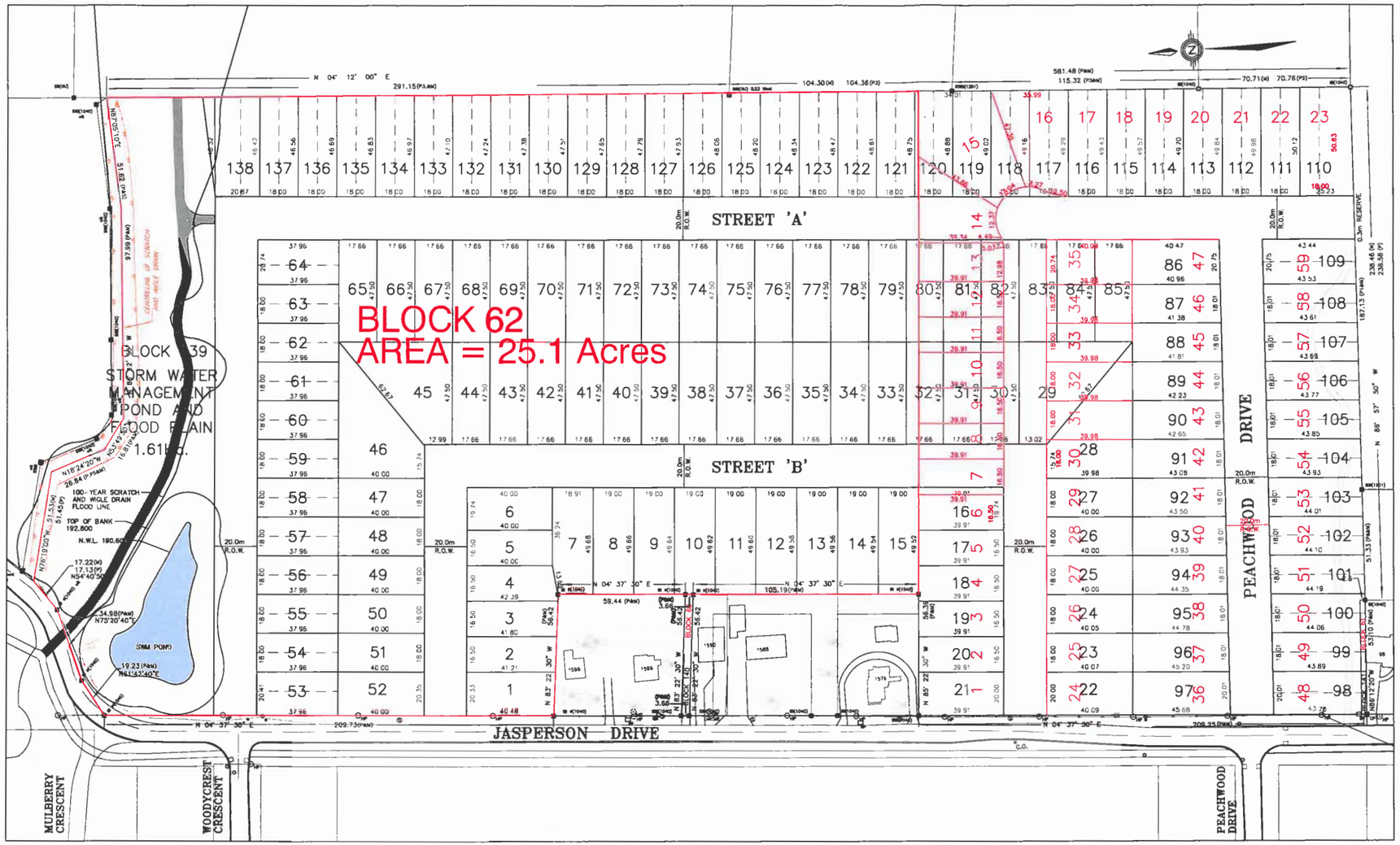
It is recommended that Council pass a resolution in support of the proposed redline revision to the Remark Farms Draft Plan of Subdivision reducing the total lots from a combination of single-detached and semi-detached dwellings totaling 191 units to 59 single detached dwelling lots as shown on the attached plan inclusive of the amended street layout.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer



KEY PLAN

APPENDIX A

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

(a)	SHOWN ON PLAN
(b)	SHOWN ON KEY PLAN
(c)	SHOWN ON PLAN
(d)	RESIDENTIAL SINGLE DWELLING
(e)	AGRICULTURAL AND RESIDENTIAL
(f)	SHOWN ON PLAN
(g)	SHOWN ON PLAN
(h)	PIPED MUNICIPAL
(i)	CLAY
(j)	SHOWN ON PLAN
(k)	STORM AND SANITARY SEWERS TO BE PROVIDED BY DEVELOPER
(l)	SHOWN ON PLAN

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE FILING OF THIS PLAN FOR APPROVAL

DATE Feb 15/13 SIGNED:

EDWARD REMARK & SONS LIMITED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE Feb 15/13 SIGNED:

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN · STUBBERFIELD · HARTLEY
BREWER · BEZAIRE INC.

LAND USE SCHEDULE

USE	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLING	59	4.76
SEMI-DETACHED	0	0
R.O.W.		1.22
INSTITUTION (BLOCK 62)		10.16
BLOCKS 60 & 61		0.03
TOTAL	59	16.17

LAND USE SCHEDULE

USE	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLING	85	7.19
SEMI-DETACHED	106	4.38
R.O.W.		2.96
SWM POND AND FLOOD PLAIN		1.61
BLOCKS 140 & 141		0.03
TOTAL	191	16.17

M.J. SPENCER ASSOCIATES INC.
Consulting Engineers
261 Sherbrook Street E., Windsor, Ont. N8X 2K6, Phone (519) 966-1122
Professional Engineers Ontario
18 Talbot St. W., Leamington, Ont. N8H 1N4, Phone (519) 324-0606

NO.	REVISION	DATE	BY	APP.
3.	RED LINE REVISION	JAN. 16, 2018	D.L.	R.C.S.
2.	SUBMITTED TO COUNTY OF ESSEX	FEB 28, 2013	A.B.	R.C.S.
1.	SUBMITTED TO TOWN	JAN 16, 2013	R.C.S.	R.C.S.

DESIGN	R.C.S.
CHECKED	R.C.S.
DRAWN	S.M.L.
CHECKED	R.C.S.
DATE	JAN 2013
SCALE	1:1000

Remark Farms

AMENDED DRAFT PLAN

PROJECT NO. 12-216
SHEET NO. 1
OF 1

Z:\2012\12-216\AMENDEDDRAFTPLAN\FULLSIGNED\DRAFTPLAN-REDLINE.dwg Feb 15, 2018 - 2:04pm

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **July 13, 2018**

To: **Mayor and Council**

Author: **Robert Brown, H. Ba, MCIP, RPP**
Manager, Planning Services

RE: Application for Redline Amendment of Draft Plan of Subdivision
Sunvalley Estates Subdivision – Armando Mucci & Lori Cervini
County of Essex File #37-T-12001

Report No.: **PDS 2018-038**

AIM

To provide Council with information regarding a requested resolution of support for a proposed redline revision to Sunvalley Estates Draft Plan of Subdivision, as requested by the County of Essex.

BACKGROUND

In order to consider a redline amendment to a draft plan, the developer must make a written request to the County outlining the nature of, and reason for, the change along with copies of the proposed change. The developer must also contact the Town of Kingsville and request support for the redline amendment. The County will require correspondence from the Town acknowledging support of the amendment by way of a Council resolution. The developer will then provide signed copies of the plan to the County who will issue a "Notice of Changed Conditions", changing Condition #1 to reflect the new redlined plan. The County considers this to be a minor change under the Planning Act Section 51(47) and is therefore not required to give notice, and there will be no appeal period.

Located to the north of Road 2 E the subject lands were approved for development in 2012. The subdivision was proposed as a three phase development. (Appendix C) The initial phase has been completed including final conveyance of the required parkland. A second phase of development was opened in 2016 with the extension of Branco Drive, Regent Street and initial portion of Mucci Drive. A redline amendment was approved for that portion of the development that resized several of the lots on Mucci Drive but only resulted in one additional lot. (Appendix B)

The next proposed portion of the development is the extension of Regent Street east from Mucci Drive. The original draft plan showed a total of 18 lots the developer has had greater demand for larger lots similar to the ones in the initial phase and is now proposing a configuration that would result in 16 lots. (Appendix A) The overall layout of the subdivision has remained within the overall intended build out and the minor changes have or will not impact on available services, traffic or storm water management.

DISCUSSION

The subject lands fall within the Hamlet designation in the Town's Official Plan and within the boundaries of the Settlement Area of Ruthven. The portion of the subject lands that are part of this application are currently zoned 'Residential Zone 2 Rural/Urban, holding (R2.2h)' and Residential Zone 2 Rural/Urban Exception 8, holding (R2.2-8(h)' in the Town of Kingsville Comprehensive Zoning By-law. The proposed reconfigured lots will continue to meet the minimum lot area and lot frontage requirements. Application for removal of the H- Holding will need to be submitted once the draft plan is registered.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The financial impact resulting from the proposed amendment is negligible.

CONSULTATIONS

A copy of the redline amendment of the Draft Plan was circulated to the Management Team. Internal review at that time indicated overall support for the redline subject to any necessary service connection modification and submission of as-built drawings once the work has been completed.

RECOMMENDATION

It is recommended that Council pass a resolution in support of the proposed redline revision to the Sunvalley Estates Draft Plan of Subdivision for the Regent Street extension including Lots 29 to 44 as shown on the attached plan.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

LAND USE SCHEDULE			
USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	72	72	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 74	1		0.795
OTHER – BLOCK 73	1		0.609
R.O.W.			2.137
TOTAL	75	72	10.341

LAND USE SCHEDULE			
USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	73	73	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 74	1		0.795
OTHER – BLOCK 76	1		0.609
R.O.W.			2.137
TOTAL	76	73	10.341

LAND USE SCHEDULE			
USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	70	70	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 71	1		0.795
OTHER – BLOCK 73	1		0.609
R.O.W.			2.137
TOTAL	73	70	10.341

APPENDIX A

DRAFT PLAN OF SUBDIVISION

OF

PART OF LOT 10, CONCESSION 2 EASTERN DIVISION

GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH

NOW IN THE

TOWN OF KINGSVILLE COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:750

METRES 0 7.5 15.0 30.0 45.0 75.0

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISED

This Draft Plan of Subdivision is approved under ss 51 (31) of the Planning Act on this ____ day of ____ ____, 2018.

WILLIAM KING, MCIP, RPP
Manager, Planning Services
County of Essex

INTEGRATED SURVEY–UTM ZONE 17 NAD83 (CSRS)

BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE CAN–NET GPS NETWORK. LEAMINGTON BASE North 4,657,220.630, East 368,549.087 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST.

DISTANCES

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980769

LEGEND

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT–CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1528
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN OF SURVEY BY (1528) DATED SEPT. 28, 1990. PLAN FILE G–396.
(P1) DENOTES PLAN 12R–19035
(P2) DENOTES PLAN 12R–10878
(P3) DENOTES REGISTERED PLAN 1601
(P4) DENOTES PLAN 12R–23982
(P5) DENOTES PLAN 12R–24076
(P6) DENOTES PLAN 12R–8964
(P7) DENOTES PLAN 12R–9830
(P8) DENOTES MTO PLAN P–1518–15
(1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

OWNER'S CERTIFICATE

DOMENICO MUCCI, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED: ____________

DOMENICO MUCCI

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE MAY 30, 2018.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN · STUBBERFIELD · HARTLEY BREWER · BEZAIRE INC.

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)

(A) AS SHOWN ON PLAN	(G) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN	(H) PIPED MUNICIPAL
(C) AS SHOWN ON PLAN	(I) SILTY SAND WITH TRACE CLAY DEPOSITS
(D) RESIDENTIAL	(J) AS SHOWN ON PLAN
(E) REFER TO KEY PLAN	(K) ALL SERVICES TO BE PROVIDED
(F) AS SHOWN ON PLAN	(L) AS SHOWN ON PLAN

X:\LIBRARY OF BLOCKS\rcsstamp.jpg

X:\LIBRARY OF BLOCKS\RCSA LOGO\RCSA Inc Logo.JPG

3100 Temple Drive, Suite 100,
Windsor, Ontario, N8W 5J6
Phone: (519) 944-3090
Fax: (519) 944-5636

Professional Engineers Ontario

NO.		DATE	BY
2.	RED–LINE DRAFT PLAN	22 FEB 2016	BJS
1.	WIDENED BLOCK 75	14 JUN 2012	AMC

DESIGN	R.C.S.
CHECKED	R.C.S.
DRAWN	A.M.C./H.M.K.
CHECKED	R.C.S.
DATE	JULY 2011
SCALE	1 : 750

BRANCO / MUCCI DEVELOPMENT

DRAFT PLAN

PROJECT NO. 11–143
SHEET NO. 1
OF 1

N:\5118\51188713.2.dwg

N:\5118\51188713.2.dwg Plot Time: Jun 04, 2018 – 9:04am

H–1636'A'

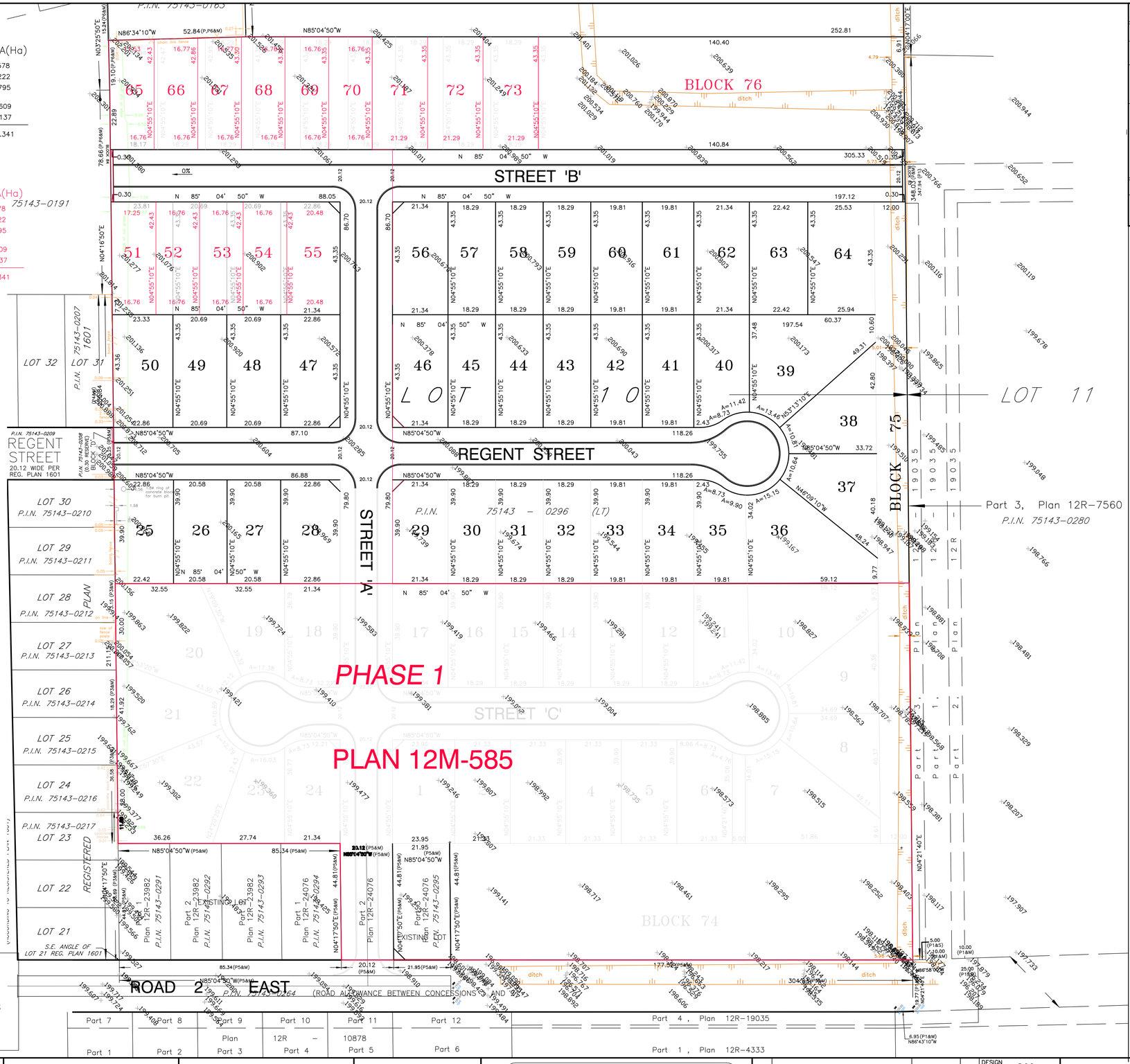
LAND USE SCHEDULE

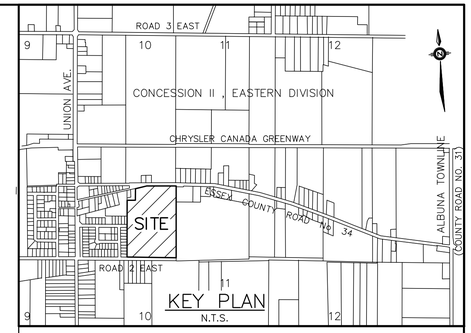
USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	72	72	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 74	1		0.795
OTHER – BLOCK 73	1		0.609
R.O.W.			2.137
TOTAL	75	72	10.341

LAND USE SCHEDULE

USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	73	73	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 74	1		0.795
OTHER – BLOCK 76	1		0.609
R.O.W.			2.137
TOTAL	76	73	10.341

APPENDIX B





DRAFT PLAN OF SUBDIVISION
OF
PART OF LOT 10, CONCESSION 2 EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:750

0 7.5 15.0 30.0 45.0 METRES 75.0

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATED SURVEY–UTM ZONE 17 NAD83 (CSRS)
BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE CAN–NET GPS NETWORK. LEAMINGTON BASE North 4,657,220.630, East 368,549.087 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST.

DISTANCES
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980769

LEGEND
SIB	DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB	DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm X 16mm X 0.61m IRON BAR
IB ø	DENOTES 19mm diameter X 0.61m ROUND IRON BAR
cc	DENOTES CUT–CROSS
CP	DENOTES 5mm X 50mm STEEL PIN
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1528
WIT.	DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED

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(1201)	DENOTES CLARKE SURVEYORS INC., O.L.S.

OWNER'S CERTIFICATE
DOMENICO & FILOMENA MUCCI, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED: _____ _____ DOMENICO MUCCI

DATED: _____ _____ FILOMENA MUCCI

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE DECEMBER 2 2011 _____ BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY BREWER • BEZAIRE INC.

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)

(A) AS SHOWN ON PLAN	(G) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN	(H) PIPED MUNICIPAL
(C) AS SHOWN ON PLAN	(I) SILTY SAND WITH TRACE CLAY DEPOSITS
(D) RESIDENTIAL	(J) AS SHOWN ON PLAN
(E) REFER TO KEY PLAN	(K) ALL SERVICES TO BE PROVIDED
(F) AS SHOWN ON PLAN	(L) AS SHOWN ON PLAN

LICENSED PROFESSIONAL ENGINEER R.C. SPENCER 43858018 PROVINCE OF ONTARIO

RC SPENCER ASSOCIATES INC.
Consulting Engineers
3100 Temple Drive, Suite 100, Windsor, Ontario, N8W 5J6
Phone: (519) 944-3090
Fax: (519) 944-5636
Professional Engineers Ontario

NO.		DATE	BY
2.	RED–LINE DRAFT PLAN	22 FEB 2016	BJS
1.	WIDENED BLOCK 75	14 JUN 2012	AMC

DESIGN	R.C.S.
CHECKED	R.C.S.
DRAWN	A.M.C./H.M.K.
CHECKED	R.C.S.
DATE	JULY 2011
SCALE	1 : 750

BRANCO / MUCCI DEVELOPMENT

DRAFT PLAN

PROJECT NO. 11–143

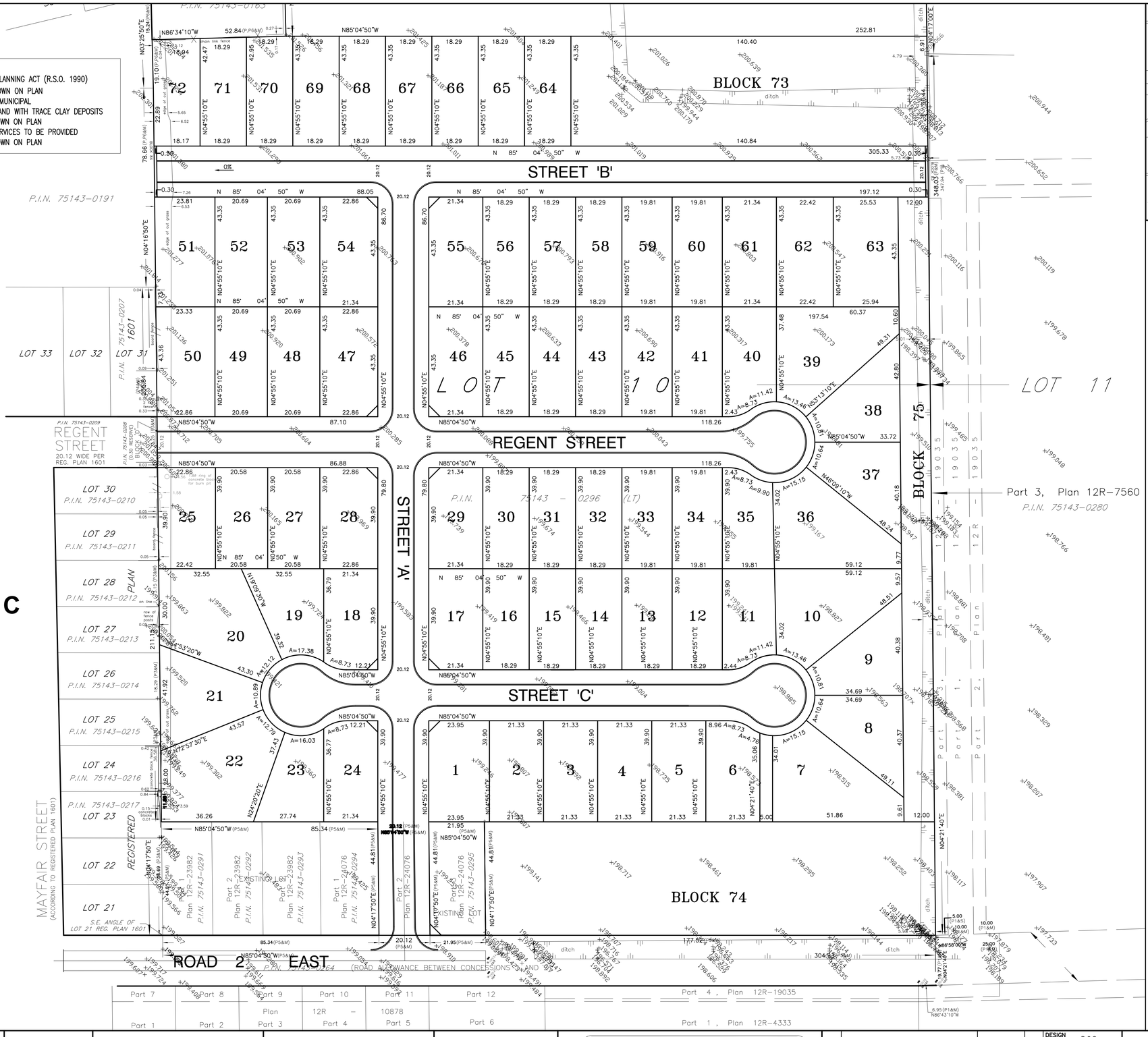
SHEET NO. 1 OF 1

Z:\2015\15-497\DRAFT PLAN\red line draftplan Feb 22 2016.dwg Plot Time: Mar 01, 2016 – 4:53pm

APPENDIX C

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)

(A) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN
(C) AS SHOWN ON PLAN
(D) RESIDENTIAL
(E) REFER TO KEY PLAN
(F) AS SHOWN ON PLAN
(G) AS SHOWN ON PLAN
(H) PIPED MUNICIPAL
(I) SILTY SAND WITH TRACE CLAY DEPOSITS
(J) AS SHOWN ON PLAN
(K) ALL SERVICES TO BE PROVIDED
(L) AS SHOWN ON PLAN



DRAFT PLAN OF SUBDIVISION

OF

PART OF LOT 10, CONCESSION 2 EASTERN DIVISION

GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH

NOW IN THE

TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:750

METRES 0 7.5 15.0 30.0 45.0 75.0

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE SCHEDULE

USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
SINGLE FAMILY DWELLINGS	72	72	6.578
LINEAR PARK & MUNICIPAL DRAIN	1		0.222
STORM WATER MANAGEMENT – BLOCK 74	1		0.795
OTHER – BLOCK 73	1		0.609
R.O.W.			2.137
TOTAL	75	72	10.341

INTEGRATED SURVEY–UTM ZONE 17 NAD83 (CSRS)

BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE CAN-NET GPS NETWORK. LEAMINGTON BASE North 4,657,220.630, East 368,549.087 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST.

DISTANCES

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980769

LEGEND

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT–CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1528
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN OF SURVEY BY (1528) DATED SEPT. 28, 1990. PLAN FILE G-396.
(P1) DENOTES PLAN 12R-19035
(P2) DENOTES PLAN 12R-10878
(P3) DENOTES REGISTERED PLAN 1601
(P4) DENOTES PLAN 12R-23982
(P5) DENOTES PLAN 12R-24076
(P6) DENOTES PLAN 12R-8964
(P7) DENOTES PLAN 12R-9830
(P8) DENOTES MTO PLAN P-1518-15
(1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

OWNER'S CERTIFICATE

DOMENICO & FILOMENA MUCCI, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED: _____ _____ DOMENICO MUCCI

DATED: _____ _____ FILOMENA MUCCI

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE DECEMBER 2 2011 _____ BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN · STUBBERFIELD · HARTLEY
BREWER · BEZAIRE INC.

LICENSED PROFESSIONAL ENGINEER R.C. SPENCER 43858018 PROVINCE OF ONTARIO

RC SPENCER ASSOCIATES INC.
Consulting Engineers
3100 Temple Drive, Suite 100, Windsor, Ontario, N8W 5J6
Phone: (519) 944-3090
Fax: (519) 944-5636
Professional Engineers Ontario

NO.		DATE	BY
1.	WIDENED BLOCK 75	14 JUN 2012	AMC

DESIGN	R.C.S.
CHECKED	R.C.S.
DRAWN	A.M.C./H.M.K.
CHECKED	R.C.S.
DATE	JULY 2011
SCALE	1 : 750

BRANCO / MUCCI DEVELOPMENT

DRAFT PLAN

PROJECT NO. 11-143
SHEET NO. 1 OF 1

Z:\2011\11-143\ACTIVE\DRAFTPLAN_relocated property line adjacent to Essex Rd 22.dwg, August 22, 2012 – 1:09pm

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **July 5, 2018**

To: **Mayor and Council**

Author: **Robert Brown, H. Ba, MCIP, RPP**
Manager, Planning Services

RE: **Lighting Impact, Control & Regulation**

Report No.: **PDS 2018-040**

AIM

To provide Council with information related to the current regulation and enforcement of lighting standards such as full cut-off and dark sky compliance and what additional actions may need to be taken to mitigate impacts on night sky.

BACKGROUND

The impact of artificial lighting is not a new issue particularly in urban areas and has often been an item of concern because of the wide array of different items that can be negatively affected. This can include sleep patterns, bird migration, breeding cycles in a wide variety of animals, growth patterns in plants and even the basic view of the night sky. Over time many of these impacts have been clearly identified and policies at all levels of government have been developed to encourage a reduction in the use of artificial light or a modification in artificial lights (technological changes) to direct lighting where it is needed.

The use of artificial or supplementary grow lighting in the greenhouse industry is something that is also not new however has generally not been in wide spread use in the more general day-to-day production of vegetable crops. It tends to be used more commonly in propagation of smaller plants and higher value specialty crops or more non-traditional greenhouse crops which require longer growing days. Despite this there have been provisions in most greenhouse site plan approvals in Kingsville since approximately the mid 2000s requiring the use of full cut-off and night sky compliance where lighting is utilized. This compliance can be achieved with wall and ceiling curtains, spray-on coatings and directional lighting. Based on public feedback and ongoing complaints full compliance has not been achieved to an acceptable level.

DISCUSSION

As with all enforcement issues in Kingsville it is directed on a complaint basis. When a concern is directed to staff it is investigated and if actions are necessary the owner of property with the light omission issue is advised of the concern and directed to take corrective actions. However, not all properties have current site plan approval agreements which contain lighting control provisions so enforcement, in part, is dependent on the age of the development. A further complicating factor is that often complaints are non-specific as to the offender (address) making enforcement less affective as we may only be able to advise or remind property owners in the general area of the complaint that there is a lighting issue.

There are a number of options that are under consideration to implement lighting controls and address existing enforcement challenges.

Step 1 Information Collection - Preparation of an up-to-date listing of all greenhouses including the determination of the existence of site plan approval and associated agreements and what level of detail the agreement contains related to lighting control, if any.

Step 2 Support - Once a comprehensive list has been prepared a letter will be drafted for general circulation and education purposes to advise all greenhouse growers of the importance of lighting controls regardless of site plan agreement provisions. The overall support of the industry is a key element to improving the current light pollution situation.

Step 3 Enforcement - If a particular greenhouse with lighting control provisions in their agreement remains in breach of the provision then enforcement actions will be started utilizing the penalty provision of the site plan control by-law.

Step 4 Future Implementation:

i) All new site plan approvals will require the preparation and submission of a comprehensive lighting control plan that will clearly outline all lighting to be utilized on a given property which is subject to site plan control. This will be a requirement at the time of application submission and will require review and pre-approval as part of site plan application moving forward to Council.

ii) Clear, detailed wording will be outlined in the site plan agreement as to the requirements and expectation for maintaining lighting control.

Step 5 Allocation of Resources - The key to the success of any requirement, by-law, agreement, rule, regulation or guideline is the necessary resources to implement enforcement. Ongoing monitoring both proactive and reactive. Present enforcement actions typically involve a review of the agreement, e-mail, phone call or letter to the owner that there is an issue and a measure of faith that corrective actions will be taken. In practice effective enforcement must be ongoing, clear, forceful and consistent. This is only achieved with the direct actions of resources that focus solely on enforcement and follow-up.

Step 6 – Improved Foundation - Although not an action solely related to the control of lighting it is also recommended that the site plan application and review process, specifically the requirements of site plan applications, be reviewed and an updated applicant's guide be prepared for inclusion with the existing site plan application. The goal being to provide a more comprehensive list of the basic requirements and expectations of the procedure followed by the Town.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

FINANCIAL CONSIDERATIONS

All enforcement actions related to by-laws and agreements require time and staff resources to complete. The site plan control by-law has the ability to levy fines in cases where there is ongoing or continued breaches with the hope to offset any associated enforcement costs directly related to a particularly issue.

CONSULTATIONS

Management Staff

RECOMMENDATION

It is recommended that Council receive the report on lighting impact, control and regulations for information purposes and direct staff to begin implementing the six step plan to implement better lighting control and regulation through the existing site plan approval and monitoring process.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **July 17, 2018**

To: **Mayor and Council**

Author: **Tim Del Greco, Manager of Municipal Services**

RE: **Mettawas Park – Architecture / Engineering Services RFP**

Report No.: **MS 2018 - 28**

AIM

To seek approval to award the Mettawas Park Architecture / Engineering Services and Project Management Request for Proposal.

BACKGROUND

Mettawas Park is passive waterfront parkland located at 85 Park Street in Kingsville. Plans for developing this property into active parkland began several years ago with the creation of a draft concept plan in early 2013. The need for developing waterfront property was further highlighted in the creation of the Parks, Recreation, Arts & Culture Master Plan in June of 2013. Recommendations from this plan suggest:

60. Provide playgrounds within 500 metres of residences within urban areas, unobstructed by major barriers. To meet this standard, the Town should install playgrounds at York Park, the proposed Ruthven Park and other developments as appropriate. A playground should also be installed at Mettawas Park to enhance the park as a waterfront destination.

72. In addition to the park improvements recommended earlier in this Master Plan for Mettawas Park, the Town should also develop other passive amenities at this location, including a gazebo, picnic area, trash receptacles, and an expanded parking lot off Park Street. Public consultation at the park design stage is recommended to address potential concerns related to adjacent uses.

Park amenities to be considered at Mettawas during the design phase include site servicing and infrastructure, parking, pathways, a splash pad, washroom and changing facility, a playground, naturalized meadow areas, naturalized playground areas, and shaded seating areas. During this design phase online surveys and public open houses will be utilized to ensure that local residents have the opportunity to provide their feedback and preferences for any park amenities.

DISCUSSION
In 2018, an account for architectural design and engineering services relating to the development of Mettawas Park was approved in the Municipal Budget. Subsequent to this approval, a Request for Proposal for the above services was advertised to the public. As a result, four architectural firms submitted the following pricing:

Vendor Name	**Price**
Ron Koudys Landscape Architects Inc.	$105,620.00
Shift Landscape Architecture	$141,130.00
WSP Canada Inc.	$161,644.48
Dillon Consulting Limited	$235,989.80

Each firm was evaluated based upon their understanding of the Mettawas Park project, qualifications and experience with similar projects, their proposed work plan and schedule, workplace safety, quality control, and finally overall price proposal.

Ron Koudys Landscape Architects was able to demonstrate positive results with respect to the above criteria while providing the lowest cost proposal. As well, the Town has previously established a favorable working relationship with Ron Koudys through the current design of Lions Park. The expectation is that similar results will be achieved for Mettawas Park.

Attached in Appendix A of this report is a copy of an agreement to be executed between the Town and Ron Koudys pending Council approval.

Finally, it is worth noting that in recent months there have been two requests from residents offering to design and construct various sculptures to be incorporated within Mettawas Park. It is recommended that all park amenities to be considered for future implementation within Mettawas Park be evaluated during the formal design process to ensure it meets the expectations of residents and adheres to the overall theme of the park. As a result, the preliminary designs submitted by residents will be forwarded to the Mettawas Park architect for consideration.

LINK TO STRATEGIC PLAN
Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

FINANCIAL CONSIDERATIONS
$110,000 is allocated in the 2018 Municipal Budget for design and engineering of Mettawas Park. Upon approval of this report, $105,620 will be awarded to Ron Koudys Landscape Architects Incorporated. $2,000,000.00 is the anticipated cost of construction for development of the suggested amenities within this report.

CONSULTATIONS
Ron Koudys Landscape Architects Inc.
Kingsville Administration

RECOMMENDATION
That Council:

- Direct the Mayor and Clerk to execute the attached agreement with Ron Koudys Landscape Architects.
- Direct Administration to provide Ron Koudys Landscape Architects with the preliminary designs of sculptures as submitted by residents for consideration during the formal design process of Mettawas Park.

Tim Del Greco

Tim Del Greco, P.Eng
Manager of Facilities and Properties

G. A. Plancke

G.A. Plancke, Civil Eng. Tech (Env.)
Director of Municipal Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

Ontario Association of Architects

Standard Form of Contract for Architect's Services

OAA 601-2013

FOR

Mettawas Park
85 Park Street
Kingsville, Ontario

OAA 601-2013
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Table of Contents

Agreement	
Date	A1
Client	A2
Architect	A3
Project	A4
Owner	A5
Client's Budget	A6
Anticipated Dates for Construction	A7
Construction Contract	A8
Initial Information	A9
Consultants	A10
Fees	A11-17
Definitions	
General Conditions	
Architect's Responsibilities	GC1
Architect's Scope of Services	GC2
Provision of Additional Services	GC3
Client's Responsibilities	GC4
Budget, Estimates and Construction Cost	GC5
Construction Phase Services	GC6
Copyright and Use of Documents	GC7
Liability of the Architect	GC8
Suspension of Services	GC9
Termination of Services	GC10
Payments to the Architect	GC11
Miscellaneous Conditions	GC12
Other Terms of Contract*	GC13*
Signing Space	

* *List any documents attached to and forming part of this contract in GC13 Other Terms of Contract.*

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AGREEMENT

A1 This contract made as of the 8 day of the month of June in the year 2018.

A2 between the *Client*:

The Corporation of the Town of Kingsville

A3 and the *Architect*:

Ron Koudys Landscape Architects Inc.

A4 for the following *Project*:

Redevelopment of Mettawas Park, 85 Park Street, Kingsville, Ontario.
Park amenities to be considered include site servicing and infrastructure, parking, pathways, a splash pad, washroom and changing facility, a playground, naturalized meadow areas, naturalized playground areas, and shaded seating areas. Site area as shown on PR-2018-10 Appendix A.

A5 The owner, if other than the *Client*, is: _____

A6 The *Client's* budget for *Construction Cost* is: $ 2,000,000.00

A7 The *Client's* anticipated dates for construction are as follows:

.1 Commencement of construction: May 6, 2019

.2 *Substantial Performance of the Work*: August 31, 2019

A8 The anticipated construction delivery type and anticipated construction contract between the owner and the contractor are:

.1 Delivery type: _____

.2 Construction contract: CCDC2-2008 stipulated price contract

A9 The *Client* and the *Architect* may rely on the initial information contained in A6 to A8. In the event that this information changes materially, or is altered by conditions beyond the control of the *Architect*, the *Client* and *Architect* shall appropriately adjust the schedule, the *Architect's* services and the *Architect's* compensation.

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A10 The *Architect* shall coordinate the services of the following *Consultants*:

.1 engaged by the *Architect*

RC Spencer Associates Inc. (civil engineering) Vijay Vasantgadkar Architect Inc. (architecture) Openspace Solutions (spray pad consultation & design)	

.2 engaged by the *Client*

Surveyor Geotechnical engineer	

A11 For the *Architect's* services the fee shall be computed as follows: *(refer also to GC11)*

F3 (Fixed Fee) of $105,620.00 plus HST.

Additional services to to be billed at the following hourly rates:

Senior landscape architect:	$150.00/hr
Landscape Architect:	$100.00/hr
Certified Arborist:	$ 90.00/hr
Jr. Landscape Architect:	$ 65.00/hr
Engineer (president)	$180.00/hr
Engineer	$100.00/hr
Technician (engineer)	$ 75.00/hr
Architect:	$120.00/hr
CAD operator (architect):	$ 60.00/hr
Spray pad consultant:	$100.00/hr

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A12 Where fees are based on a lump sum or percentage of the *Construction Cost* the compensation and invoicing for each phase of services shall be based on the following apportionment of the total fees:

Schematic design phase	(10.00 %)
Design development phase	(15.00 %)
Construction documents phase	(50.00 %)
Bidding or negotiating phase	(2.50 %)
Construction phase	(22.50 %)
Total	(100.00 %)

A13 An administrative charge of 15.00 % shall be added to the reimbursable expenses as noted in GC11.2.

A14 The rate for calculating automobile travel costs shall be $ 0.00 per kilometre.

A15 The *Client* shall pay to the *Architect*, upon execution of this contract, a retaining fee in the amount of $ 0.00. This retaining fee shall be credited against the *Architect's* last invoice and is the minimum payment that the *Client* must pay the *Architect* under this contract.

A16 The *Client* shall pay the *Architect* upon receipt of invoices on account of the *Architect's* fee and reimbursable expenses plus applicable taxes. Invoices shall be issued and submitted monthly unless otherwise agreed.

A17 An unpaid invoice shall bear interest, calculated monthly at the rate of 24.00 % per annum, commencing 60 days after the date that the *Architect* submits the invoice.

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DEFINITIONS

The following Definitions apply to this contract. References to the singular shall be considered to include the plural as the context requires.

Architect is the entity identified in Article A3 which is the holder of a Certificate of Practice issued by the OAA.

Client is the person or entity identified in Article A2.

Construction Cost is the total cost of the *Work* to the *Client* to construct all elements of the *Project* designed or specified by, or on behalf of, or as a result of, the coordination by the *Architect*, including construction contract price(s), cash allowances included in the construction contracts, building permit fees, changes during construction, contractors general conditions costs, overhead and profit, construction management fees or other fees for the coordination and procurement of construction services, and all applicable taxes, including the full amount of value-added taxes, whether recoverable or not. The *Construction Cost* does not include the compensation of the *Architect* and the *Consultants*, land cost, land development charges or other professional fees, which are the responsibility of the *Client*.

Construction Documents consist of drawings, specifications and other documents appropriate to the size and complexity of the *Project*, to describe the size and character of the *Project* including architectural and where applicable structural, mechanical, and electrical systems, materials and such other elements setting forth in detail the requirements for the construction, enlargement or alteration of the building or buildings and any related components comprising the *Project*.

Consultant is a person or an entity engaged by the *Client* or the *Architect* to provide services supplementary to those provided by the *Architect*.

Consultant Coordination consists of:

- managing the communications between *Consultants* and with the *Client*, and
- providing direction as necessary to give effect to any design decisions taken, and
- reviewing the product of the *Work* to assist in identifying conflicts and to monitor compliance with directions.

Contingency means an amount calculated as a percentage of the *Construction Cost* to cover unknowns or changing factors of cost and include: (1) escalation *Contingency* to cover price escalation from the time of an estimate to the time of bidding, (2) design *Contingency* for design development factors prior to construction and (3) construction *Contingency* to cover unforeseen changes during construction.

Electronic Documents are one of the formats in which *Instruments of Service* may be provided by the *Architect*. *Electronic Documents* refer to portable document files (PDF - non-editable) but do not include computer-aided design documents (e.g. CAD or BIM – editable files) unless otherwise agreed in writing.

Estimate of Construction Cost is a statement of the approximate total *Construction Cost* as defined, based on current area, volume or similar conceptual techniques and includes *Contingencies* as defined.

General Review means review during visits to the *Place of the Work* (and where applicable, at locations where building components are fabricated for use at the *Project* site) at intervals appropriate to the stage of the construction that the *Architect* in its professional discretion, considers necessary to become familiar with the progress and quality of the *Work* and to determine that the *Work* is in general conformity with the construction contract documents, and to report, in writing, to the *Client*, contractor and chief building official.

Instruments of Service are the paper or non-editable *Electronic Documents* which comprise the design, drawings, specifications and reports prepared by or on behalf of the *Architect* or *Consultant*, including but not limited to plans, sketches, drawings, graphic representations and specifications and materials which are prepared for the approval of the *Client* and the authorities having jurisdiction and for construction, but do not include software systems, databases, computer programs, or computer-aided design documents (e.g. CAD or BIM – editable files) unless otherwise agreed in writing.

Place of the Work is the designated site or location of the *Work* identified in the construction contract documents.

Project as described in this contract means the total enterprise or endeavour contemplated of which the *Work* may be the whole or a part.

Substantial Performance of the Work means substantial performance of the contract as defined under the Construction Lien Act. Where the *Place of the Work* is located outside of Ontario, *Substantial Performance of the Work* shall be as defined in the lien legislation applicable to the *Place of the Work*, or in the absence of such legislation it shall mean the date the *Work* is ready for the purpose intended.

Toxic or Hazardous Substances or Materials means any solid, liquid, gaseous, thermal or electromagnetic irritant or contaminant, and includes, without limitation, pollutants, moulds, asbestos, bio-contaminants, biohazards and nuclear, and hazardous and special wastes whether or not defined in any federal, provincial, territorial or municipal laws, statutes or regulations.

Work means the total construction and related services required by the construction contract documents.

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GENERAL CONDITIONS

GC1 ARCHITECT'S RESPONSIBILITIES

1.1 The *Architect* shall provide professional services as identified in this contract and shall:

.1 exercise such professional skill and care as would be provided by *Architects* practising in the same area in the same or similar locality under similar circumstances,

.2 perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the *Project*,

.3 identify a representative authorized to act on behalf of the *Architect* with respect to the *Project*,

.4 include the *Consultant Coordination* of all *Consultants* engaged by the *Architect* and those other *Consultants* engaged by the *Client* listed in Article A10.2,

.5 maintain records of reimbursable expenses, and for any services for which the fee is computed as a multiple of hourly rates. These records shall be maintained in accordance with generally acceptable accounting standards and made available to the *Client* for review upon request at mutually convenient times,

.6 utilize key personnel where so identified and request the *Client's* approval of any change, which approval shall not unreasonably be withheld,

.7 maintain the confidentiality of information so identified and provided by the *Client*, and

.8 except with the *Client's* knowledge and consent, neither engage in any activity, nor accept any employment, interest or contribution that would unreasonably compromise the *Architect*'s professional judgment with respect to the *Project*.

GC2 ARCHITECT'S SCOPE OF SERVICES

2.1 The *Architect's* services consist of those services performed by the *Architect*, the *Architect's* employees, and the *Architect's Consultants* as described in GC 13 Other Terms of Contract or otherwise mutually agreed in writing.

GC3 PROVISION OF ADDITIONAL SERVICES

3.1 Additional Services are those services not included at the time of execution of this contract. Additional Services may be provided after execution of this contract, without invalidating the contract. Any Additional Services provided shall entitle the Architect to compensation at hourly rates identified in Article A11 unless mutually agreed otherwise.

3.2 Upon recognizing the need to perform the following unforeseen Additional Services the *Architect* shall notify the *Client* with reasonable promptness explaining the facts and circumstances. The *Architect* shall not proceed to provide the following services until the *Architect* receives the *Client's* written authorization. Compensation shall be at hourly rates identified in Article A11 unless mutually agreed otherwise. This shall include providing services, reviewing, evaluating, revising or providing additional drawings or specifications including proposed change notices, change orders, change directives or other documents which are:

.1 caused by instructions that are inconsistent with instructions or written approvals previously given by the *Client*, including revisions made necessary by adjustments in the *Client*'s Program of Requirements or budget for *Construction Cost*;

.2 required because of significant changes to the *Project*, including size, quality, complexity, the *Client*'s schedule, or the method of bidding or negotiating and contracting for construction;

.3 caused by the enactment or revisions of statutes, regulations, codes or by-laws, subsequent to the preparation of such documents;

.4 caused by an interpretation by the authorities having jurisdiction which differs from the *Architect's* interpretation of statutes, regulations, codes and by-laws, which difference the *Architect* could not have reasonably anticipated;

.5 due to changes required as a result of the *Client*'s failure to render decisions in a timely manner;

.6 in connection with evaluating substitutions proposed by the contractor and making subsequent revisions to the drawings, specifications and other documentation resulting from them;

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.7 required to evaluate an extensive or unreasonable number or size of claims or requests for information (RFI's) submitted by the contractor or others in connection with the *Work*;

.8 due to replacement of any of the *Work* damaged by fire or other cause during construction and furnishing services as may be required in connection with the replacement of such work;

.9 made necessary by the default of the contractor, by major defects or deficiencies in the *Work* of the contractor, by failure of performance by either the *Client* or the contractor under the construction contract;

.10 requested by the *Client* in connection with any mediation, arbitration proceeding, or legal proceeding; or

.11 made necessary by the extension of the anticipated dates for construction described in Article A7.

GC4 CLIENT'S RESPONSIBILITIES

4.1 ~~The *Client* shall provide full information regarding the requirements for the *Project* including the *Client's Project* objectives, constraints and criteria and a written Program of Requirements including spatial and functional requirements and relationships, flexibility, expandability, special equipment, systems, and site requirements.~~

4.2 The *Client* shall initially establish and periodically update a budget for the *Construction Cost* of the *Project* which includes *Contingencies* for (1) escalation, (2) design and (3) unforeseen changes during construction. If the *Client* significantly increases or decreases the budget for the *Construction Cost* the *Client* shall notify the *Architect.* The *Client* and *Architect* shall thereafter agree to a corresponding change in the *Project's* size and quality.

4.3 The *Client* shall provide information, surveys, reports and services as set out below, the accuracy and completeness of which the *Architect* shall be entitled to rely upon and such contracts for the provision of information, surveys, reports and services, whether arranged by the *Client* or the *Architect*, shall be considered direct contracts with *Client* unless explicitly provided otherwise:

.1 surveys describing physical characteristics, legal limitations and utility locations for the *Project* site, and a written legal description of the site and adjoining properties as necessary showing the following survey and legal information, as applicable: grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights of way; restrictions; easements; encroachments; zoning; deed restrictions; boundaries and contours of the site; locations, dimensions and data pertaining to existing buildings, other improvements, and trees; and information concerning utility services, both public and private, above and below grade, including inverts and depths;

.2 subsurface investigation and reports which include but are not limited to test borings, test pits, determination of soil bearing values, percolation tests, a list of and evaluations of *Toxic or Hazardous Substances or Materials* present at the *Place of the Work*, ground corrosion and resistively tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations; and

.3 air and water pollution tests, tests for *Toxic or Hazardous Substances or Materials*, structural, mechanical, chemical, and other laboratory and environmental tests, inspections, laboratory and field tests and reports as required by the *Architect,* the *Architect's Consultants,* the authorities having jurisdiction or the construction contract documents.

4.4 The *Client* shall:

.1 authorize in writing a person to act on the *Client's* behalf and define that person's scope of authority with respect to the *Project* when necessary. In the absence of such naming of an authorized representative, the signatory to this contract is deemed to be the representative;

.2 review documents submitted by the *Architect* and give the *Architect* timely decisions for the orderly progress of the *Architect's* services;

.3 sign applications for permits as the owner, or if the *Client* is not the owner arrange for the owner to sign, and pay for the building permit and all other permits and development costs;

.4 immediately notify the *Architect* in writing if the *Client* observes or otherwise becomes aware of any fault or defect in the *Project* or any nonconformity with the requirements of the construction contract;

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.5 engage *Consultants* identified in Article A10.2 of this contract under terms and conditions of other contracts that are compatible with this contract;

.6 ensure that all *Consultants* engaged by the *Client* under other contracts carry professional liability insurance coverage;

.7 provide any legal, accounting and insurance counselling services as may be necessary at any time for the *Project*, including such auditing services as the *Client* may require to verify the contractor's applications for payment or to ascertain how or for what purpose the contractor uses the monies paid by or on behalf of the *Client*; and

.8 provide reports and appropriate professional recommendations of specialist *Consultants* if required by the *Architect*.

4.5 The *Client* agrees that, should the construction contract include provision that any dispute between the *Client* and the contractor may be finally resolved by arbitration, the construction contract shall include provisions satisfactory to the *Architect* that:

.1 require the *Client* and contractor to notify the *Architect* in writing of any arbitration and of any matters in dispute that affect the *Architect*;

.2 provide that, upon receipt of the notice in GC4.5.1 above, the *Architect* shall have the option to participate in the arbitration as a party;

.3 provide that, in the event that GC4.5.1 and GC 4.5.2 above are not complied with, the *Client* and contractor agree to not pursue any claim against the *Architect* arising from matters resolved by the arbitration.

GC5 BUDGET, ESTIMATES AND CONSTRUCTION COST

5.1 The *Client's* budget for the *Construction Cost* is provided initially and may be adjusted throughout the *Project* as required under GC 4.2. Initial evaluations of the *Client's* budget for the *Construction Cost*, the preliminary *Estimate of Construction Cost* and updated *Estimates of Construction Cost* where prepared by the *Architect*, represent the *Architect's* judgement as a design professional. It is recognized however that neither the *Architect* nor the *Client* has control over the cost of labour, materials or equipment, over the *Contractor's* methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly the *Architect* cannot and does not warrant or represent that bids or negotiated prices will not vary from the *Client's* budget for the *Construction Cost* or from any *Estimate of Construction Cost* or evaluation prepared or agreed to by the *Architect*.

5.2 If at any time the *Architect's Estimate of Construction Cost* exceeds the *Client's* budget for the *Construction Cost*, the *Architect* shall make appropriate recommendations to the *Client* to adjust the *Project's* size, quality or budget for the *Construction Cost*, and the *Client* shall cooperate with the *Architect* in making such adjustments.

5.3 When engaged to provide *Estimates of Construction Cost*, the *Architect* shall be permitted to include *Contingencies* for (1) escalation (2) design and (3) unforeseen changes during construction. The *Architect's Estimate of Construction Cost* shall be based on current area, volume or similar conceptual techniques. If the *Client* requests detailed cost estimating services, the *Architect* shall provide such services as an Additional Service.

5.4 If the bidding or negotiation phase has not commenced within three months after the *Architect* submits the *Construction Documents* to the *Client*, the agreed *Estimate of Construction Cost* shall be adjusted to reflect changes in the general level of prices in the construction industry between the date of submission of the *Construction Documents* to the *Client* and the date on which bids or proposals are sought.

5.5 If the lowest compliant bid or lowest negotiated proposal exceeds the latest agreed *Estimate of Construction Cost* the *Client* shall provide:

.1 written approval of an increase in the budget for the *Construction Cost*, or
.2 authorization for re-bidding or re-negotiating of the proposal, or
.3 co-operation with the *Architect* in revising the *Project* size or quality as necessary to reduce the *Construction Cost*, or
.4 termination of this contract in accordance with GC 10 if the *Project* is abandoned.

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5.6 If the *Client* proceeds under GC5.5.3, and the extent to which the lowest compliant bid or lowest negotiated proposal exceeds the latest agreed *Estimate of Construction Cost* by more than 15% and is not due to extraordinary market conditions or other factors not reasonably foreseeable by or under the control of the *Architect*, then the *Client* may require the *Architect* to modify the *Construction Documents* or provide other services necessary to reduce the *Construction Cost* to within 15% of the latest agreed *Estimate of Construction Cost* for no additional fee. Such modification of the *Construction Documents* to that extent shall be the limit of the *Architect's* responsibility under GC5.5.3, and having made such modifications, the *Architect* shall be entitled to compensation in accordance with this contract, for all other services performed, whether or not the construction phase is commenced.

5.7 Where the latest agreed *Estimates of Construction Cost* referred to in GC 5.6 is provided by a *Consultant* engaged by the *Client*, modifications to the *Construction Documents* described in GC 5.6 shall be an Additional Service.

GC6 CONSTRUCTION PHASE SERVICES

6.1 The extent of the duties, responsibilities and limitations of authority of the *Architect* as the *Client's* representative during construction shall be modified or extended only with the written consent of the *Client* and the *Architect*.

6.2 When engaged for services during the construction phase the *Architect* shall:

.1 be a representative of the *Client*;

.2 advise and consult with the *Client*;

.3 have the authority to act on the *Client's* behalf to the extent provided in this contract, have access to the *Work* at all times wherever it is in preparation or progress;

.4 forward all instructions from the *Client* to the contractor;

.5 have the authority to reject *Work* which does not conform to the construction contract documents, and whenever, in the *Architect's* opinion, it is necessary or advisable for the implementation of the intent of the construction contract documents, have the authority to require special inspection or testing of *Work*, whether or not such *Work* has been fabricated, installed or completed; and

.6 have the authority to order minor adjustments in the *Work* which are consistent with the intent of the construction contract documents, when these do not involve an adjustment in the construction contract price or an extension of the construction contract time.

6.3 When engaged to provide payment certification, the issuance of a certificate for payment shall constitute a representation by the *Architect* to the *Client*, based on the *Architect's General Review* and on review of the contractor's schedule of values and application for payment, that the *Work* has progressed to the value indicated; that to the best of the *Architect's* knowledge, information and belief, the *Work* observed during the course of *General Review* is in general conformity with the construction contract documents and that the contractor is entitled to payment in the amount certified. Such certification is subject to:

.1 review and evaluation of the *Work* as it progresses for general conformity as provided in the services described in this contract;
.2 the results of any subsequent tests required by or performed under the construction contract documents;
.3 minor deviations from the construction contract documents being corrected prior to completion; and
.4 any specific qualifications stated in the certificate for payment.

6.4 The issuance of the certificate for payment shall not be a representation that the *Architect* has made any examination to ascertain how and for what purpose the contractor has used the monies paid on account of the contract price, or that the contractor has discharged the obligations imposed on the contractor by law, or requirements of the Workplace Safety Insurance Board, or other applicable statute, non-compliance with which may render the *Client* personally liable for the contractor's default.

GC7 COPYRIGHT AND USE OF DOCUMENTS

7.1 Copyright for the *Architect's Instruments of Service* belongs to the *Architect*. The *Architect's Instruments of Service* shall remain the property of the *Architect* whether the *Project* for which they are made is executed or

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not, and whether or not the *Architect* has been paid for the services. Alteration of the *Architect's Instruments of Service* by the *Client* or any other person is prohibited without a written license from the *Architect.*

7.2 Submissions or distribution of the *Architect's Instruments of Service*, including all *Electronic Documents*, to meet official regulatory requirements or for other purposes in connection with the *Project* is not to be construed as publication in derogation of the *Architect's* reserved rights.

7.3 The *Client* may retain copies of the *Architect's Instruments of Service,* including non-editable *Electronic Documents,* for information and reference in connection with the *Client's* use and occupancy of the *Project.*

7.4 Copies of the *Architect's Instruments of Service* may be used only for the purposes intended and for a one-time use, on the same site, and for the same *Project*, by this *Client* only and may not be offered for sale or transfer without the express written consent of the *Architect*. The *Architect's Instruments of Service*, including non-editable *Electronic Documents*, may be used for renovations, additions or alterations to this *Project*, but shall not be used for renovations, additions or alterations to any other project without a written licence from the *Architect* permitting the use of the *Instruments of Service* for such additional purposes.

7.5 As a condition precedent to the use of the *Architect's Instruments of Service* for the *Project*, all fees and reimbursable expenses, including all fees and expenses of suspension or termination, due to the *Architect*, are required to be paid in full.

GC8 LIABILITY OF THE ARCHITECT

8.1 The *Architect* carries professional errors and omissions liability coverage, and the policy is available for inspection by the *Client* upon request.

8.2 The *Client* agrees that any and all claims, whether in contract or tort, which the *Client* has or hereafter may have against the *Architect* in any way arising out of or related to the *Architect's* duties and responsibilities pursuant to this contract, shall be limited to coverage and amount of professional liability insurance carried and available to the *Architect* for the payment of such claims at the time the claim is made. Prior to the date of execution of this contract, if the *Client* wishes to increase the amount of the coverage of such policy or to obtain other special insurance coverage, then the *Architect* shall cooperate with the *Client* to obtain such increased or special insurance at the *Client's* expense.

8.3 The *Architect* shall be entitled to rely upon software and product information published by manufacturers and shall not be held liable for relying on information or representation which it reasonably believes to be accurate.

8.4 The *Architect* shall not:

.1 be required to make exhaustive or continuous on-site reviews;

.2 be responsible for acts or omissions of the contractor, subcontractors, suppliers or any other persons performing any of the *Work*, or for failure of any of them to carry out the *Work* in accordance with the construction contract documents;

.3 have control, charge, or supervision, or responsibility for construction means, methods, techniques, schedules, sequences or procedures, or, for safety precautions and programs required in connection with the *Work*,

.4 be responsible for any and all matters arising from *Toxic or Hazardous Substances or Materials*, and

.5 be liable for the result of any interpretation or finding rendered in good faith in accordance with the construction contract documents.

8.5 The *Client* acknowledges that either the *Architect* or the *Client* may engage *Consultants* on behalf of and for the benefit and convenience of the *Client*; and agrees that the *Architect* shall not be liable to the *Client*, in contract or in tort, for the acts, omissions or errors of *Consultants* engaged by the *Client* identified in Article A10.2 or the *Consultants* described in GC 4.3 engaged on behalf of the *Client*. Nothing in this clause shall derogate from the *Architect's* duty of *Consultant Coordination.*

8.6 The *Client* shall not commence any claim or proceeding in contract, tort, breach of statutory duty or otherwise against any current or former employee, officer or director of the *Architect* arising out of negligent, wrongful or intentional acts, omissions or errors of such person pursuant to this contract.

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8.7 The *Client* agrees that the *Architect* shall not be responsible in contract or in tort for any changes made by others to the *Architect's* design or the *Construction Documents.*

GC9 SUSPENSION OF SERVICES

9.1 If the *Client* lacks the financial ability or authority to proceed, the *Client* may give seven (7) days written notice to the *Architect* that the *Client* elects to suspend the *Architect's* services.

9.2 If any invoice submitted by the *Architect* remains unpaid by the *Client* for forty-five (45) days or more from the date the invoice was submitted, then the *Architect* may give seven (7) days written notice to the *Client* that the *Architect* will suspend services.

9.3 The *Architect* may suspend services on the *Project*:

.1 if within seven (7) days of delivery of the notice in GC9.2, the *Client* has not paid the Architect's invoice, or the *Architect* and the *Client* have not agreed in writing on terms for payment of the invoice, or

.2 if construction of the *Work* proceeds in the absence of a building permit and without the chief building official dispatching building officials to the site or, if the *Architect* becomes aware of an action taken by the *Client* which violates applicable building codes or regulations.

9.4 In either of the events of GC9.3 the *Client* shall not have any claim whatsoever against the *Architect* for any loss, cost, damage, or expense incurred or anticipated to be incurred by the *Client* as a result of the suspended services.

9.5 The rights of the *Architect* given by GC9.3 are in addition to and not in substitution for any other rights the *Architect* may have under this contract or otherwise for non-payment of the *Architect's* invoices by the *Client.*

9.6 In the event of a suspension of services, the *Architect* shall not be liable for delay or damage as a result of the suspension of services. Upon suspension, the *Architect* shall submit an invoice for all services performed to the effective suspension date, together with reimbursable expenses and applicable taxes then due. Before resuming services, the *Architect* shall be entitled to payment, within thirty (30) days of the date that the invoice for suspension of services is submitted, for all suspension expenses as defined in GC9.7 and for all expenses for recommencement of services. The *Architect's* fees for the remaining services and time schedules shall be adjusted accordingly.

9.7 Suspension expenses include expenses directly attributable to suspension of the *Project* for which the *Architect* is not otherwise compensated, including costs attributed to suspending the *Architect's* contractual and employee commitments.

GC10 TERMINATION OF SERVICES

10.1 This contract is terminated on the earliest of:

.1 completion of the services
.2 termination in accordance with GC10.
.3 one year from the date of certification of *Substantial Performance of the Work*; or
.4 one year from the date of completion of the *Work.*

10.2 This contract may be terminated by either party upon not less than seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.

10.3 This contract may be terminated by the *Client* upon at least seven (7) days written notice to the *Architect* in the event that the *Project* is abandoned.

10.4 If the *Project* is suspended or abandoned in whole or in part for more than a total of sixty (60) days, it shall be deemed to be abandoned and treated in accordance with Article GC10.2.

10.5 In the event of termination, the *Architect* shall be paid, within thirty (30) days of the date that an invoice is submitted, for all services performed to the effective termination date, together with reimbursable expenses and applicable taxes then due, and for all termination expenses as defined in GC10.6.

10.6 Termination expenses are in addition to compensation for the *Architect's* services and include expenses directly attributable to termination for which the *Architect* is not otherwise compensated, plus an amount for the

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Architect's anticipated profit calculated as 10% of the value of the services remaining to be performed by the *Architect* or such other amount as may be mutually agreed.

GC11 PAYMENTS TO THE ARCHITECT

11.1 An invoice submitted by the *Architect* under this contract is due and payable when submitted to the *Client*. Payments for the *Architect's* services shall be made on account for invoices as described in Article A11 of this contract and, where applicable, shall be in proportion to services performed within each phase of the service.

11.2 The *Client* shall pay the *Architect* for all reimbursable expenses plus an administrative charge as identified in Article A13 of this contract.

11.3 Reimbursable expenses include the following actual expenditures, supported by receipts or invoices, incurred by the *Architect*, and the *Architect's Consultants* in the interest of the *Project:*

.1 transportation in connection with the *Project* for authorized travel, e.g. for transportation, lodging and meals;
.2 communication and shipping, e.g. for long distance telephone calls and facsimile messages, courier service, postage and electronic conveyances;
.3 reproduction of *Instruments of Service*, photographs, and other documents;
.4 web-based project management services, specifically requested by the *Client*;
.5 fees, levies, duties or taxes for permits, licences or approvals from authorities having jurisdiction;
.6 premiums for additional insurance coverage or limits, including that of professional liability insurance, requested by the *Client* in excess of that normally carried by the *Architect* and the *Architect's Consultants*; and
.7 other *Project* related expenses approved by the *Client* prior to expenditure.

11.4 No deductions shall be made by the *Client* from amounts payable to the *Architect* on account of penalty, liquidated damages, or other sums withheld from payments to contractors, or on account of the cost of changes in the *Work* other than those for which the *Architect* is proven to be legally responsible or has agreed to pay.

11.5 Variance from the *Client's* budget for the *Construction Cost* established under this contract shall not constitute grounds for the *Client* to withhold fees due to the *Architect*.

11.6 When a percentage-based fee is used as the method for determining the *Architect's* fee, the basis for calculating the applicable portion of the fee for each phase of the *Architect's* services shall be based on Article A12 of this contract.

11.7 When a percentage-based fee is used and any parts of the *Project* are deleted or otherwise not constructed the *Construction Cost* shall be the *Estimate of Construction Cost* as determined by the *Architect*, or as agreed by the *Architect* if a cost *Consultant* is engaged, at market rates at the anticipated time of construction.

11.8 If and to the extent that the contract time initially established in the construction contract is exceeded or extended through no fault of the *Architect*, fees for services required for such extended period of the construction contract administration shall be adjusted and computed as set forth in Article A11 of this contract or as otherwise mutually agreed with the *Client*.

11.9 The *Client* shall pay to the *Architect*, together with, and in addition to, any fees and reimbursable expenses, value added taxes that are, or become, payable as required by legislation.

11.10 If this contract requires the *Architect* to provide services both before and after the commencement of the *Work* and the *Client* is retaining holdback pursuant to the Construction Lien Act (Ontario) from payments to the *Architect*, then, for purposes of the Construction Lien Act (Ontario), this contract shall be deemed to be divided into two (2) contracts, with the terms and conditions of this contract applying with necessary modifications to both deemed contracts as follows, with:

.1 a contract for the provision of the *Architect's* services up to and including the commencement of the *Work*; and
.2 a contract for the provision of the *Architect's* services after the commencement of the *Work*.

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GC12 MISCELLANEOUS CONDITIONS

12.1 The addresses for official notice shall be as stated in Article A2 and A3. Notices in writing between the parties shall be considered to have been received by the addressee on the date of delivery if delivered to the individual, or to a member of the firm, or to an officer of the corporation for whom they are intended, by hand or by registered post; or if sent by regular post, to have been delivered five (5) working days from the date of mailing; or if sent by electronic conveyance during the transmission of which no indication of failure of receipt is communicated to the sender, deemed to have been received on the date of its transmission provided that if such day is not a working day or if it is received after the end of normal business hours on the date of its transmission at the place of receipt, then it shall be deemed to have been received at the opening of business at the place of receipt on the first working day next following the transmission thereof.

12.2 ~~The *Architect* shall be entitled to sign the building by inscription, or otherwise, on a permanent, suitable and reasonably visible part of the building.~~

12.3 The *Architect* shall be entitled to include as part of the construction contract documents a provision to erect a sign identifying the *Architect* and the *Architect's Consultants* at the *Place of the Work*. In some instances the *Client* may also be represented on the sign. Graphics on the sign may also include a reproduction of a rendering of the *Project*.

12.4 If any provision of this contract is declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such provision shall be severed from this contract and the other provisions shall remain in full force and effect.

12.5 This contract shall be governed by the law of the Province of Ontario.

12.6 The *Client* and the *Architect* respectively bind themselves, their partners, successors, assigns and legal representatives to the other party to this contract and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this contract. Except as otherwise provided herein, neither the *Client* nor the *Architect* shall assign, sublet, or transfer an interest in this contract without the written consent of the other. Consent to such assignment or transference shall not be unreasonably withheld.

12.7 This contract represents the entire and integrated contract between the *Client* and the *Architect* and supersedes all prior negotiations, representations, or contracts, either written or oral. This contract may be amended only in writing signed by both the *Client* and the *Architect*.

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GC13 OTHER TERMS OF CONTRACT:

The *Client* and the *Architect* agree as set forth in the following other terms:

1. Where the Contract refers to "Architect", read "Landscape Architect".

2. Landscape architect's scope of services: refer to attached documents "Mettawas Park Architecture / Engineering Services and Project Management Request for Proposal, Town of Kingsville" as well as the attached Request for Proposal response submitted by Ron Koudys Landscape Architects Incorporated dated May 11, 2018.

3. Add GC 7.6: "If requested by the Client, the Architect shall provide editable CAD drawings and shall grant a limited licence to the client to use the editable CAD drawings for management of the facillity including any future additions, renovations, or alterations."

4. Add GC 7.7: "As a condition precedent to the use of the editable CAD drawings the Client agrees that use of the editable CAD drawings is at the Client's own risk. The Client agres to indemnify and save harmless the Architect, his/her employees, agents and consultants from and against all claims, losses, demands, costs and expenses (including legal fees), damages or recoveries (including any amounts paid in settlement) arising by reason of, caused by, or alleged to be caused by, the Client's reliance on the editable CAD drawings."

5. Add GC 7.8: "To facilitate the Client's use of the facility, including any modifications, the Architect waives the "moral rights" to which it has in teh Project. The term "moral rights" has the same meaning given to it in the Copyright Act (Canada)."

6. There will be no reimbursable expenses for travel costs.

7. Additional Architect fees will only be considered in the event overall Construction Cost exceeds the anticipated budget of $2,000,000.00.

This contract is entered into as of the day and year first written above.

.....	.....
CLIENT *(Signature)*	**ARCHITECT** *(Signature)*
	Ron Koudys, President - RKLA
.....	.....
(Printed name and title)	*(Printed name and title)*

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Date: **July 17, 2018**

To: **Mayor and Council**

Author: **Tim Del Greco, Manager of Municipal Services**

RE: **Lions Park Master Plan for Development**

Report No.: **MS 2018 - 29**

AIM

To seek approval of a master plan for future development of Lions Park.

BACKGROUND

Lions Park is active parkland located at 21 Mill Street West. The park itself is mainly green space with an older asphalt basketball court. Adjacent to the park is a community garden operated by ACCESS, followed by Lions Hall and an area for parking. Appendix A of this report contains a map of Lions Park for your reference.

This property is accessible via Town owned land which extends through the current parking lot of the Epworth United Church located at 56 Division Street South. However in the current state, this land is occupied by fencing, parking spaces allocated for the United Church, as well as a pad mount electrical transformer. As a result, vehicles are currently travelling across land owned by the United Church to access the Lions Park property. Appendix B of this report contains a map of this area for your reference. To date, the relationship between the Town and Church has been amicable as it seems there is benefit to both parties with maintaining the current layout.

Over the past several years, the Parks Recreation Arts and Culture Committee (PRAC) has discussed possibilities for rehabilitation of Lions Park. These discussions ultimately led to Council approved funding in 2017 for the procurement of architectural services to facilitate the creation of a master plan for future development. Through the tendering process, Ron Koudys Landscape Architects was selected as the successful bidder for this service.

DISCUSSION

Following the appointment of Ron Koudys and consultation with PRAC, Kingsville Administration, and with reference to the Kingsville Parks Master Plan, four initial concept drawings were created. The drawings were circulated to residents through online media

as well as a public open house for feedback. Based upon this feedback, a final concept drawing was created and once again presented to the public (attached in Appendix C).

It was evident through the feedback collected that both pickleball and basketball are amenities with a higher level of demand. Although initial concept drawings included both recreational assets, pickleball was ultimately removed from the final plan. Typically community parks are not ideal locations for large scale sport facilities as they often require ample space, parking, lighting, washroom stations, as well as setback from residential areas. Therefore, the recommendation is to select the arena grounds as the preferred location for any future pickleball development. A concept drawing as created by Ron Koudys detailing this recommendation is attached in Appendix D.

Aside from pickleball and basketball, public feedback was generally positive with respect to the other proposed amenities. The majority of responses suggested that the pubic was both interested and satisfied to see plans for rehabilitation moving forward.

LINK TO STRATEGIC PLAN
Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

FINANCIAL CONSIDERATIONS
$66,500 is allocated in the 2018 Municipal Budget for preliminary site servicing and construction of Lions Park pending the approval of a final master plan. Appendix E of this report is a cost of construction estimate as prepared by Ron Koudys for full construction of all amenities within the proposed master plan.

CONSULTATIONS
Ron Koudys Landscape Architects Inc.
Kingsville Administration
Kingsville Residents

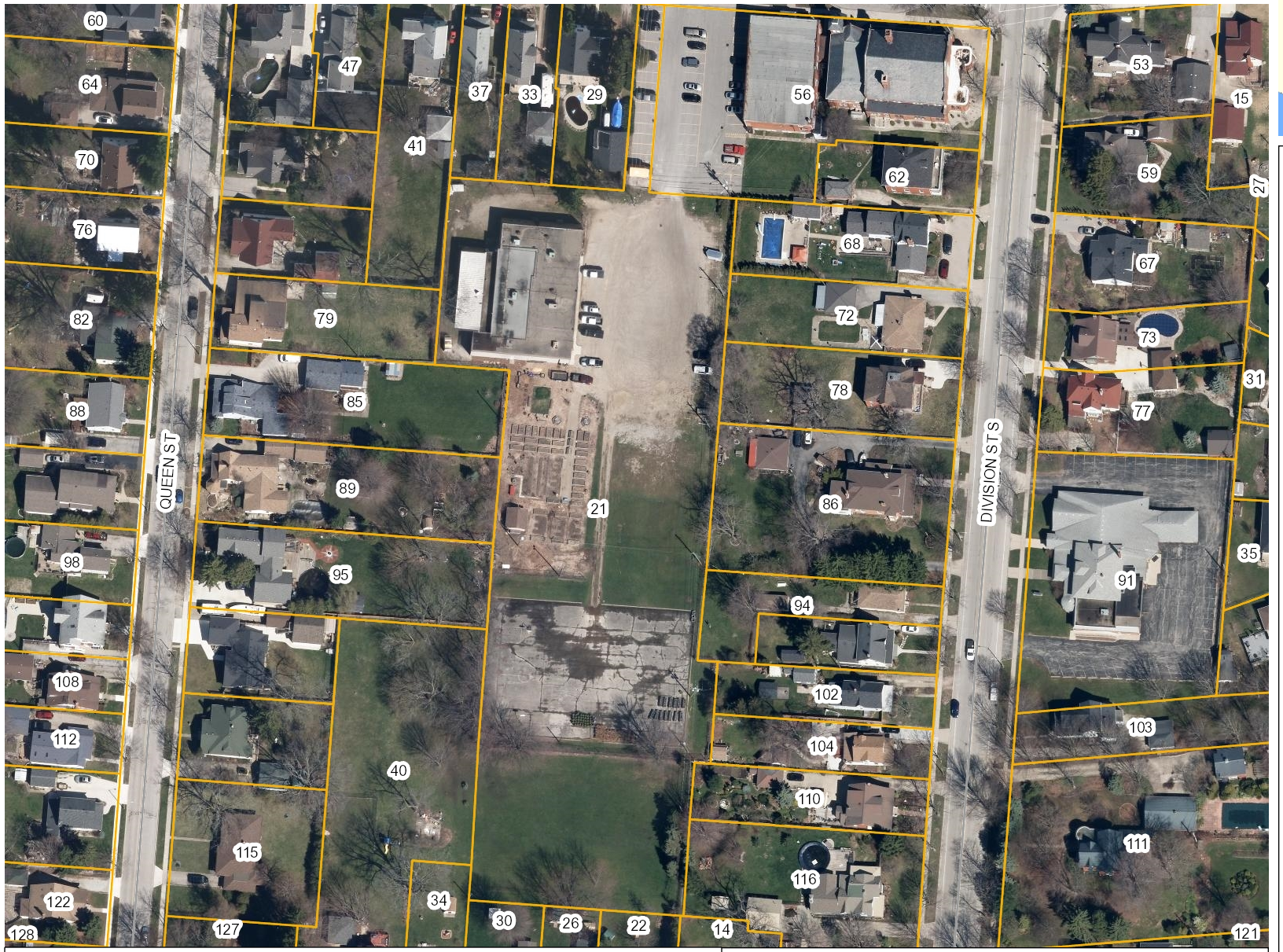
RECOMMENDATION
That Council endorse the drawing as attached in Appendix C as the final master plan for future development of Lions Park and consider costs of construction during 2019 Municipal Budget deliberations.

Tim Del Greco
Tim Del Greco, P.Eng
Manager of Facilities and Properties

G. A. Plancke
G.A. Plancke, Civil Eng. Tech (Env.)
Director of Municipal Services

Peggy Van Mierlo-West
Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

Kingsville Mapping



Legend

- Essex Municipalities
  - <all other values>
  - Kingsville
- Street
- Severance
- Kingsville Assessment

0 26.52 53.0 Meters

1: 1,591

7/17/2018

Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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Kingsville Mapping

Legend

- Essex Municipalities
  - <all other values>
  - Kingsville
- Street
- Severance
- Kingsville Assessment

0 6.63 13.3 Meters

1: 398

7/17/2018

Notes

Enter Map Description

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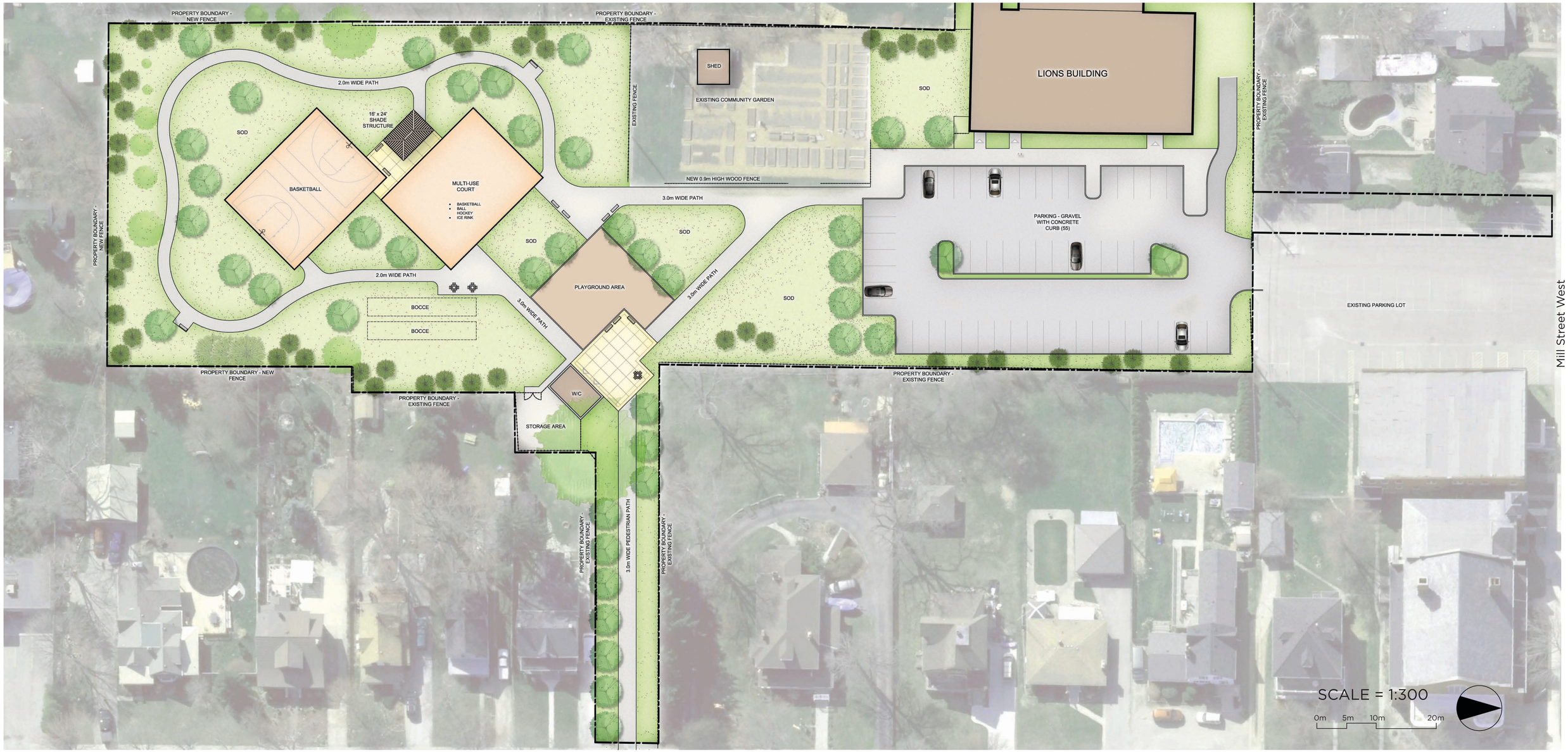


Division Street South

LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED CONCRETE PAVING
- PROPOSED BENCH SEE DETAIL
- PROPOSED CHESS TABLE - SEE DETAIL

LIONS PARK KINGSVILLE

FINAL CONCEPT PLAN

Kingsville ONTARIO

RON KOUDYS LANDSCAPE ARCHITECTS INC

May 14, 2018

SCALE = 1:1000

SITE ADVANTAGES

- Within an existing recreational complex
- Existing courts nearby
- Adequate parking for tournaments
- Not adjacent to residential properties

SCALE = 1:300

POTENTIAL PICKLEBALL FACILITY LOCATION
KINGSVILLE

Kingsville ONTARIO

RON KOUDYS LANDSCAPE ARCHITECTS INC

May 14, 2018

RKLA #17-224	LIONS PARK KINGSVILLE Budget Estimate - DRAFT	June 27, 2018

SECTION 'A' SITE PREPARATION, REMOVALS, BULK EXCAVATION, GRADING & UNDERGROUND SERVICING

ITEM NO.	SPEC NO.	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
		Allowance	lump sum			$200,000.00
SUBTOTAL: SECTION 'A' - SITE PREPARATION & SERVICING						**$200,000.00**

SECTION 'B' - HARD LANDSCAPE

ITEM NO.	SPEC NO.	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
Asphalt Paths		Supply, place, fine grade and compact 150mm depth granular 'A' base to 100% SPMDD	m^2	975	$10.00	$9,750.00
Asphalt Paths		Supply, place, fine grade and compact 50mm depth HL3 asphalt to 97% Marshall	m^2	975	$25.00	$24,375.00
Concrete Paths / Plazas		Supply and install 100mm thick broom finished concrete, including 100mm depth granular 'A' base	m^2	150	$60.00	$9,000.00
Concrete Paths / Plazas		Supply and install 100mm exposed aggregate concrete, including 100mm depth granular 'A' base	m^2	75	$85.00	$6,375.00
Shade Structure		16' x 24' prefabricated steel structure with solid roof	lump sum			$40,000.00
Basketball Court		Concrete multi-purpose court, including curb, surface line painting and basketball goals	lump sum			$35,000.00
Multi-purpose Court		Concrete multi-purpose court, including curb, and surface line painting	lump sum			$30,000.00
Playground		Play area, including play equipment, safety surfacing, and drainage	lump sum			$50,000.00
Furniture		Park benches	ea	9	$2,000.00	$18,000.00
		Trash Receptacles	ea	4	$2,000.00	$8,000.00
		Recycling Station	ea	1	$2,500.00	$2,500.00
		Bike Racks	ea	5	$1,000.00	$5,000.00
		Chess Tables	ea	3	$3,000.00	$9,000.00
Fencing		Supply and install chain link perimeter fencing *Assumes replacing all existing fence, plus new fence at south end of site*	lin m	640	$100.00	$64,000.00

DRAFT

RKLA #17-224	LIONS PARK KINGSVILLE Budget Estimate - DRAFT				June 27, 2018
Fencing	Supply and install wood garden fencing *Assumes replacing existing fence at south end of garden*	lin m	65	$100.00	$6,500.00
Parking Lot	Concrete curb	lin m	300	$100.00	$30,000.00
Parking Lot	150mm recycled asphalt on 150mm granular B	m^2	1775	$35.00	$62,125.00
Washroom	Allowance, building only	lump sum			$100,000.00
SUBTOTAL: SECTION 'B' - HARD LANDSCAPE					**$509,625.00**

SECTION 'C' - SOFT LANDSCAPE

ITEM NO.	SPEC NO.	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
		Deciduous Tree	60mmcal	41	$450.00	$18,450.00
		Coniferous Tree	150cm	50	$350.00	$17,500.00
		Mulch Allowance				$3,000.00
		Sod - 1m strip along pathways	m^2	670	$8.00	$5,360.00
		Seeding - Park Mix	m^2	4900	$1.50	$7,350.00
SUBTOTAL: SECTION 'C' - SOFT LANDSCAPE						**$51,660.00**

SUMMARY

	PRICE
SECTION 'A' - SITE PREPARATION & SERVICING	$200,000.00
SECTION 'B' - HARD LANDSCAPE	$509,625.00
SECTION 'C' - SOFT LANDSCAPE	$51,660.00
SUBTOTAL	**$761,285.00**
Contingency Allowance (10%)	**$76,128.50**
SUBTOTAL	**$837,413.50**
Tax (13% HST)	**$108,863.76**
TOTAL LANDSCAPE ESTIMATE	**$946,277.26**

Not including: lighting, signage

DRAFT

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: **June 26, 2018**

To: **Mayor and Council**

Author: **Peggy Van Mierlo-West**

RE: **2nd Quarter Report**

Report No.: **CAO 06-2018**

AIM

To provide Council an update regarding 2nd quarter operational updates within Administration.

BACKGROUND

As part of the directive given by Council, the CAO provides a quarterly report for the purposes of providing an update to Council regarding operational items.

DISCUSSION

Corporate Services Department

The Corporate Services Department tracks various licences that are issued. The below chart lists the various licences and registrations that occurred for the period of April 1 thru to June 30, 2018 and the year to date totals:

Licence/Registration	2nd Quarter	YTD
Lottery Licences	5	12
Dog Tags	134	1734
Marriage Licences	21	32
Marriage Solemnizations	7	8

Burials	21	39
Business Registrations	7	25

Corporate Services has seen a significant increase in the issuance of marriage licences. It is not uncommon for the Department to see an increase in marriage licence activity starting in the 2nd quarter and through the 3rd quarter.

The Department has been busy preparing for the upcoming municipal election. Currently, staff has registered 14 candidates for various municipal and school board positions. In addition to running the election for Municipal Council, the Clerk is also responsible for running the election for the Trustee position, representing Kingsville and Essex, for the Greater Essex County District School Board.

Human Resources

The Human Resources Department has been heavily engaged in recruitment this year. A total of 29 positions, both union and non-union, including 8 summer students, have been advertised and filled in 2018. Currently, there are 2 open recruitments that are closing July 20, 2018. In comparison, in 2017 a total of 30 positions were advertised and filled for the entire year. In addition, a recruitment plan for the upcoming election is in progress. To assist with the recruitment efforts the management team is working on a long term staffing plan for each department.

Furthermore, the Town successfully negotiated a first collective agreement with the part-time bargaining unit, which agreement unanimously ratified on June 20, 2018. Council endorsed the settlement on June 25, 2018.

Since the beginning of the year we have been working diligently at the pay equity review for our union staff. On November 10, 2016 both the union and town agreed to address any wage disparities arising from the Pay/ Internal Equity Review. The committee has been selected and trained, reviews have been completed by all staff and the committee will be meeting on July 17, 2018 to start the review of all jobs.

Finance Department

In the second quarter of the year, Financial Services, wrapped up the 2017 financial statement audit and submitted the annual Financial Information Report (FIR) to the Ministry of Municipal Affairs in advance of their May 31st deadline.

In May and June, Diane Broda and Ken Vegh worked diligently to prepare approximately 2,380 drainage bills to recover $827,046 on 47 prior year drainage projects completed in 2017. These bills were mailed to the assessed property owners the first week of July.

Please refer to Appendix A for the year to date Tax Billing Metrics.

From an HR perspective, we celebrated the retirement of long-time staff member, Cathie Breault, who had worked for the Town in various capacities for over 29 years. Crystal Segave has been hired to fill the Office Support position vacated by Cathie. Tiffany Hong,

Manager of Financial Services started with the Town on April 30th, and has assumed responsibility for supervising water and wastewater billing among many other general Treasury responsibilities.

Information Technology

Website Statistics for the period of April 1 to June 30, 2018

	Kingsville.ca	MyKingsville.ca
Sessions	33707	5256
Users	17464	4201
Page Views	105273	13465
US Visitors	48.49%	45.61%
Canadian Visitors	40.53%	40.27%
Great Britain Visitors	9.52%	11.50%
New Users	46.2%	87%
Returning Users	53.8%	13%

Second quarter statistics for MyKingsville site show a significant increase over Q1. There was an increase of over 50% in visitors to the site and 70% increase in page views. Most page views for this site included eat and drink, see and do, stay and good doctors walk in clinic.

Second quarter statistics for Kingsville.ca also show an increase of approximately 25% over Q1 in all areas. Most viewed pages on the site were employment and volunteer opportunities, building and planning and festivals and events.

Information Technology Capital Projects

As of June 30, most IT capital projects are complete and implemented. Remaining projects in progress include the website enhancement projects for eCommerce and Everbridge integration. Work continues on these projects with the eSolutions group.

Initial discussions have taken place with ESRI for the Cityworks solution for the Building department. Project implementation will begin in quarter 3.

Consultations and pricing provided for various IT related requirements for Grovedale building also completed.

Service request statistics for 2nd quarter attached

Fire and Emergency Services Department

In the first half of 2018, Fire has responded to 165 calls (up from 2017's 149 calls). Calls are divided 130 for the South Station and 35 for the North Station. Replacement thermal imaging cameras have been put into place and a major pump rebuild on one of the North Station engines has been completed.

Recruit training is almost completed and those requiring NFPA certification are scheduled for provincial testing in the fall. At this point we have had no firefighters resign or retire for the first half of the year.

Fire inspection has been focused on Rooming, Boarding and Lodging inspections (Temporary Housing for Workers). An educational session for local growers to provide understanding of provincial regulations is scheduled to be held September 19th. Inspections are also being driven by complaint and compliance inspections and requests for inspections under the PIR process. The increased staff position has assisted in responding to these requests quicker.

Public education has continued with tradition presentations at the Older Adults Expo, school presentations and kitchen safety presentations during the Recreational Centre's youth cooking program. Increased social media presentations including YouTube videos and Facebook posts have greatly increased our profile and awareness.

Fire services have contacted all groups that they have traditionally provided first aid standby and explained the rationales for discontinuing the service and provided alternative services. To date, there have been requests or no issues to this decision.

The Open Air Burning bylaw results have caused a large number of inquiries about clarification of the current burning allowances and proposed conditions. To date, all those who have contacted the fire station have supported the new bylaw in its presented form. Since the presentation to council, Fire Services has responded to 8 open air burning calls, resulting in one person who was burned and 2 owners charged for the department's use of resources. One owner misrepresented an agricultural burn and the fire department was required to extinguish the fire. The department will continue to collect community feedback and will return with the results.

Planning and Development Department

Forty-six development applications have been submitted in the first half of the year. This consists of Official Plan Amendments (2), Consents (11), Zoning Amendments (19), Site Plan Approval or Amendments (8) and Minor Variances (6) A total of 11 applications for medical marihuana production facilities have been received. Nine approvals have been granted including a new build greenhouse. Two applications are still pending. Application volumes have dropped off from that of the first quarter and no new enquiries have been made. Odour provisions have been included in all approved MMPF applications and lighting standards for both medical marihuana and greenhouses in general are being reviewed.

The second quarter of the year has seen significant progress on the Park St. and Division St. S. condo development. Residential build out in the Royal Oak, Golfside/York, Millbrook and Bernath Gardens subdivisions remains active and strong. Residential infill development also continues including a number of redevelopments along the Lake. The medical clinic development at 37/39 Main St. next to the Guardian Pharmacy should begin soon along with the medical clinic development east of Kingsville High School. New development at the Otis (Freshco) site should be starting in the coming weeks. Site prep and construction are also underway at 106 Wigle for a new approved industrial building. Downtown Kingsville is also been witness to ongoing redevelopment keeping activity in the area strong but generating ongoing debate about parking.

The Kingsville Official Plan review process is continuing on schedule. The consultant will be making the draft issues and policy direction report available to the public in preparation for an upcoming open house on August 15th in Council Chambers.

Council received a report on the Affordable Housing strategy and next steps. Research has started to development the goals and action items for the strategy which will be incorporated as part of updates to the Official Plan.

The planning portion of the website continues to be updated with information on the Official Plan review process and Notices of Public meeting for Council approved applications have been added. Committee applications should be incorporated as well next month.

Moving forward in 2019, once the Official Plan review is complete, a second comprehensive review of the zoning by-law will be undertaken which will generate a second comprehensive housekeeping amendment. This will also include updates resulting from the Official Plan review and any policy change.

Building Department

The Building activity has maintained almost the same level of activity compared to this time last year. After speaking with some of the local builders they advised that sales have cooled down. It is forecasted that new home growth will continue to slow down due to the increase of the interest rates and the new stress test for home buyers.

The total number of By-laws investigated has increased from this time last year by 34%. We have incorporated some new strategies and have increased our cases resolved substantially. Below is our report summary for review.

Building Activity Report June 30, 2018				
		Year to Date 2018	**Year to Date 2017**	**Year to Date 2016**
Total Permits Issued to Date *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*		**220** 12 6%	**208** 14 7%	**194**
New Dwelling Units Created To Date *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*		**62** 12 6%	**61** 12 6%	**48**
Total Construction Value To Date *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*		**$ 38,641,457** $ (4,282,418) -10%	**$ 42,923,875** $ 166,825 0%	**$ 42,757,050**
Revenue To Date *increase / decrease over prior YTD (%)*	**(A)**	**$ 402,160** 2%	**$ 396,010** 38%	**$ 286,951**
Pro-rated Budget	**(B)**	**$ 336,200**	**$ 332,150**	**$ 259,638**
Surplus (Deficit) Revenue	**(A-B)**	**$ 65,960**	**$ 63,860**	**$ 27,313**

Note 1 – **Estimated 2018 Revenue** **# of months YTD** **Prorated Budget Revenue**		**$ 672,400** **6** **$ 336,200**	**$ 664,300** **6** **$ 332,150**	**$ 519,275** **6** **$ 259,638**

By-Law Activity Report June 30, 2018			
	Year to Date 2018	**Year to Date 2017**	**Year to Date 2016**
Number of Cases Under Investigation *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*	**28** -19 -40%	**47** -13 -22%	**60**
Number of Cases Resolved *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*	**138** 61 79%	**77** -14 -15%	**91**
Total Cases Investigated *increase / decrease over prior YTD* *increase / decrease over prior YTD (%)*	**166** 42 34%	**124** -27 -18%	**151**

Recreational Programming

Municipal Services

Capital Program

Grovedale construction continues with mechanical, electrical, and building shell works in progress. The interior concrete floor is scheduled for completion the week of July 23rd. Overall completion of the facility is forecasted for the October/November timeframe.

Installation of playground equipment at Larry Santos Park is in progress and to be completed shortly. The installation of playground equipment at Prince Albert Park is scheduled for July 24th.

The installation of a new generator at the Kingsville OPP detachment is scheduled for late July.

A final master plan for Lions Park development will be presented to Council on July 23rd.

A report seeking approval to award the architectural and engineering services for the development of Mettawas Park will be presented to Council on July 23rd.

Delivery and the installation of new garbage's for the Marina and Cedar Island is expected for August/2018.

Road 11 new watermain installation has been awarded to Sherway Contracting Limited and the works are scheduled for August.

The tender for replacement of Bridge #014 (Road 10 over Patterson Drain) is currently open to the public for bidding.

A report seeking approval to award works relating to the annual sidewalk program will be presented to Council in August.

Public Works

In 2018, we have received a total of 1240 Citywork's requests with approximately 56% related to Public Works and 44% related to Water Works. Each department has worked diligently to respond to these requests having completed over 1000 work orders. There have been no unexpected expenses that would adversely effect the budget. All costs incurred to date are those required for the on-going maintenance of Town infrastructure.

In the Public Works Department, several annual maintenance programs are underway, including our annual sidewalk inspection and maintenance program, line painting, shouldering, and asphalt crack sealing. All of these programs were sourced according to the procurement policy and are tracking on budget.

The only operating budget line item of concern at this point would be Winter Control (60420). Year to date, the Town has spent 95% of its annual salt budget. If there are any significant snow falls in November or December, we will likely exceed this budget line.

In the Drainage Department, we have completed the first round of our annual weed spraying program. Several maintenance projects have been completed, or are underway, including improvements to the McDonald Drain, work on the Inman Sideroad Drain, and clearing of the Boose Drain. We have initiated $10,500 of work to replace old and dilapidated culverts and spent $12,500 to repair damaged catch basins. All accounts are tracking on budget with additional work scheduled for completion over the next few months.

In the first two quarters of 2018 we purchased five new fleet vehicles. All units were equipped as specified and came in under budget. A total of approximately $4000 in unexpected revenue was generated from the surplus of old vehicles. Municipal Services expects delivery of the final two vehicles in the early part of Q4.

Water and Waste Water Department

Year to date water sales are approx. 4% higher (in volume) than the same period in 2017. Wastewater revenues are in-line with or exceeding the budget for all billing areas.

Please refer to Appendix B for the year to date Water Billing Metrics.

The Environmental Services team is well into their annual flushing and maintenance program. In the first two quarters of 2018, we had 3 water main breaks costing approximately $19,950 in unexpected repair costs. Year to date, we have installed seven new water services.

Facilities

Marina fuel pump sales have seen an increase in comparison to Q2 in 2017 and project an overall increase in sales for 2018; we expect a significant rise in fuel sales for the months of July and August based from trends throughout previous years.

An issue occurred at the Cedar Island Washrooms in which the arena staff had been promptly contacted and responded to in a timely manner. No further concerns have been reported.

Initial steps have been taken for additional lighting at the Rotary Park in Cottam. Phasor Electrical (Contractor) has been contacted for review of installing four (4) new receptacles to accommodate the additional lighting.

STRATEGIC PLANNING

The approved Strategic Plan had 26 initiatives approved for completion in 2018. These included the projects to enhance Economic Development, Accessibility, Communications, Public Safety, Recreation and Culture, Improvements to the Municipal Operations including Fiscal Responsibility and Sustainability. All initiatives are in some form on momentum with 19% of these being complete. A copy of the Strategic Plan tracker is attached.

LINK TO STRATEGIC PLAN

Effectively manage corporate resources and maximize performance in day-to-day operations.

FINANCIAL CONSIDERATIONS

Please refer to Appendix C for Budget vs. Actual financial reports for all Municipal departments for the period ending June 30, 2018.

With the exception of the construction of the Grovedale Community Hall, which management has committed to updating council on a monthly basis, there are no significant budget concerns to report at this time.

CONSULTATIONS

Management Team

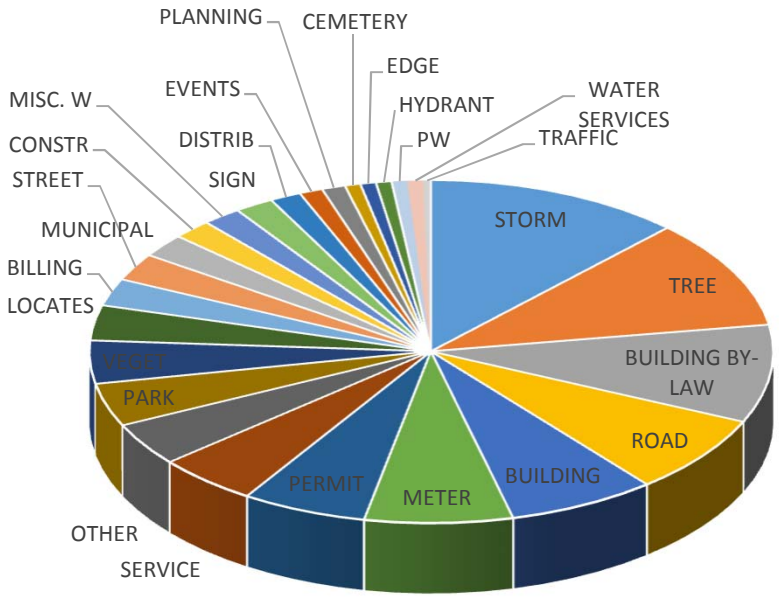
RECOMMENDATION

That Council receive the quarterly report for information

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer

Service Request Summary - Open Requests
2nd Quarter - April 1 to June 30, 2018



Category	%age
STORM	12.18%
TREE	10.33%
BUILDING BY-LAW	9.23%
ROAD	7.38%
BUILDING	7.01%
METER	7.01%
PERMIT	5.90%
SERVICE	4.80%
OTHER	4.06%
PARK	4.06%
VEGET	4.06%
LOCATES	3.32%
BILLING	2.58%
STREET	2.58%
MUNICIPAL	2.21%
CONSTR	1.85%
MISC. W	1.85%
SIGN	1.85%
DISTRIB	1.48%
EVENTS	1.11%
PLANNING	1.11%
CEMETERY	0.74%
EDGE	0.74%
HYDRANT	0.74%
PW	0.74%
WATER SERVICES	0.74%
TRAFFIC	0.37%

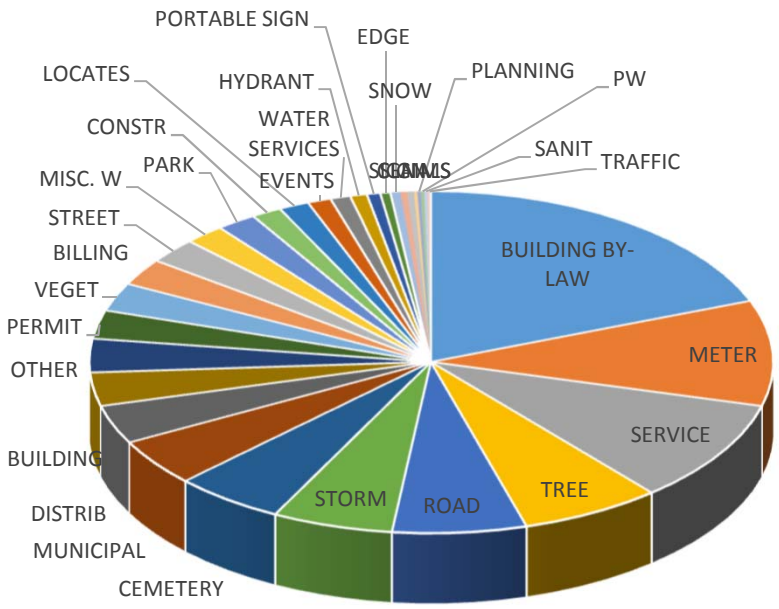
Service Requests by Category

	Total# (All Categories):		**271**
BILLING	**Total#**	**7**	**2.58%**
METER READING		7	2.58%
BUILDING	**Total#**	**19**	**7.01%**
INDEMNITY RELEASE		19	7.01%
BUILDING BY-LAW	**Total#**	**25**	**9.23%**
CATCH BASIN		2	0.74%
DELAPIDATED BLDG/STR		5	1.85%
DIRTY/UNKEPT YARD		1	0.37%
GARBAGE		1	0.37%
GRASS CUTTING		1	0.37%
LONG GRASS/WOOD		3	1.11%
OTHER		1	0.37%
PROPERTY GENERAL		5	1.85%
PROPERTY STANDARDS BY-LAW		1	0.37%
RECREATIONAL VEHICLES		2	0.74%
RODENTS/PESTS		1	0.37%
SOIL EROSION		1	0.37%
WATER SHEDDING		1	0.37%

CEMETERY	**Total#**	**2**	**0.74%**
BURIALS		1	0.37%
MAINTENANCE		1	0.37%
CONSTR	**Total#**	**5**	**1.85%**
DAMAGE TO PROPERTY		2	0.74%
MUD ON ROAD		3	1.11%
DISTRIB	**Total#**	**4**	**1.48%**
LOW WATER PRESSURE		3	1.11%
WATER LEAKS		1	0.37%
EDGE	**Total#**	**2**	**0.74%**
MISCELLANEOUS STREET		1	0.37%
POTHOLE		1	0.37%
EVENTS	**Total#**	**3**	**1.11%**
BARRICADES		2	0.74%
MISCELLANEOUS		1	0.37%
HYDRANT	**Total#**	**2**	**0.74%**
HYDRANT MAINTENANCE		1	0.37%
HYDRANT METER INSTALL		1	0.37%
LOCATES	**Total#**	**9**	**3.32%**
LOCATES & INSTALLATION		9	3.32%
METER	**Total#**	**19**	**7.01%**
LEAKING METER		3	1.11%
METER CHANGE OUT		6	2.21%
METER REMOTE		10	3.69%
MISC. W	**Total#**	**5**	**1.85%**
MISCELLANEOUS WATER		5	1.85%
MUNICIPAL	**Total#**	**6**	**2.21%**
PARKING BY-LAW		1	0.37%
SIGN		5	1.85%
OTHER	**Total#**	**11**	**4.06%**
MISCELLANEOUS		1	0.37%
MISCELLANEOUS STREET		10	3.69%
PARK	**Total#**	**11**	**4.06%**
HORTICULTURE		1	0.37%
PARKS		9	3.32%
REC COMPLEX		1	0.37%
PERMIT	**Total#**	**16**	**5.90%**
PERMITS		16	5.90%
PLANNING	**Total#**	**3**	**1.11%**
PLANNING GENERAL		1	0.37%
PROPERTY GENERAL		1	0.37%
SITE PLAN		1	0.37%
PW	**Total#**	**2**	**0.74%**

MISCELLANEOUS		1	0.37%
RECREATIONAL VEHICLES		1	0.37%
ROAD	**Total#**	**20**	**7.38%**
CAVE-INS		4	1.48%
DUST CONTROL		1	0.37%
LINE PAINTING		1	0.37%
POTHOLE		9	3.32%
ROAD GRADING		3	1.11%
ROADS/TRAFFIC		2	0.74%
SERVICE	**Total#**	**13**	**4.80%**
JUNK PICKUP		1	0.37%
MISC		1	0.37%
SANITARY SEWER		3	1.11%
SERVICE RESTORATION		1	0.37%
SERVICE SHUTOFF		2	0.74%
SHUT OFF REPAIR		1	0.37%
TURN ON WATER SERVICE CONNECTION		3	1.11%
YARD WASTE PICKUP		1	0.37%
SIGN	**Total#**	**5**	**1.85%**
SIGN REQUEST		4	1.48%
SIGNS		1	0.37%
STORM	**Total#**	**33**	**12.18%**
CATCH BASIN		7	2.58%
DRAINAGE OBSTRUCTION		13	4.80%
MUNICIPAL DRAINAGE		6	2.21%
ROAD SIDE DRAIN		3	1.11%
STORMWATER		3	1.11%
WATER ON ROAD		1	0.37%
STREET	**Total#**	**7**	**2.58%**
SIDEWALK		6	2.21%
STREET LIGHT OUTAGE		1	0.37%
TRAFFIC	**Total#**	**1**	**0.37%**
VISIBILITY PROBLEM		1	0.37%
TREE	**Total#**	**28**	**10.33%**
OTHER		3	1.11%
TREE BRANCHES		6	2.21%
TREE PLANTING		3	1.11%
TREE REMOVAL		16	5.90%
VEGET	**Total#**	**11**	**4.06%**
GRASS CUTTING		3	1.11%
NOXIOUS WEEDS		8	2.95%
WATER SERVICES	**Total#**	**2**	**0.74%**
SERVICE PROBLEM		1	0.37%
WATER SERVICES		1	0.37%

Service Request Summary - All Requests
2nd Quarter - April 1 to June 30, 2018



Category	%age
BUILDING BY-LAW	19.18%
METER	9.98%
SERVICE	9.67%
TREE	6.66%
ROAD	6.34%
STORM	5.71%
CEMETERY	5.23%
MUNICIPAL	4.44%
DISTRIB	3.65%
BUILDING	3.17%
OTHER	3.17%
PERMIT	2.69%
VEGET	2.69%
BILLING	2.54%
STREET	2.38%
MISC. W	1.90%
PARK	1.90%
CONSTR	1.43%
LOCATES	1.43%
EVENTS	1.11%
WATER SERVICES	0.95%
HYDRANT	0.79%
PORTABLE SIGN	0.63%
EDGE	0.48%
SNOW	0.48%
SIGN	0.32%
SIGNALS	0.32%
CLAIMS	0.16%
PLANNING	0.16%
PW	0.16%
SANIT	0.16%
TRAFFIC	0.16%

Service Requests by Category

	Total# (All Categories):		**631**
BILLING	**Total#**	**16**	**2.54%**
METER READING		16	2.54%
BUILDING	**Total#**	**20**	**3.17%**
INDEMNITY RELEASE		20	3.17%
BUILDING BY-LAW	**Total#**	**121**	**19.18%**
BUILDING WITHOUT A PERMIT		1	0.16%
CATCH BASIN		1	0.16%
CONSTRUCTION MATERIAL/DEBRIS		3	0.48%
DELAPIDATED BLDG/STR		6	0.95%
DERELICT VEHICLE		8	1.27%
DIRTY/UNKEPT YARD		10	1.58%
DRAINAGE OBSTRUCTION		1	0.16%
FENCE GENERAL		1	0.16%
GRASS CUTTING		2	0.32%

LONG GRASS/WOOD		27	4.28%
NOXIOUS WEEDS		2	0.32%
OTHER		2	0.32%
PERMIT		1	0.16%
PONDING WATER		3	0.48%
POOL FENCE		2	0.32%
PROPERTY GENERAL		20	3.17%
PROPERTY STANDARDS BY-LAW		3	0.48%
RECREATIONAL VEHICLES		7	1.11%
RODENTS/PESTS		3	0.48%
SIGHT VISIBILITY		1	0.16%
SIGN REQUEST		1	0.16%
SOIL EROSION		1	0.16%
TREE BRANCHES		1	0.16%
TREES (DEAD/DECAY)		1	0.16%
UNSIGHTLY CONDITIONS		2	0.32%
USE OF LAND		4	0.63%
WATER SHEDDING		4	0.63%
YARD MAINTENANCE BY-LAW		3	0.48%
CEMETERY	**Total#**	**33**	**5.23%**
BURIALS		23	3.65%
INQUIRY		4	0.63%
MAINTENANCE		4	0.63%
MOWING		1	0.16%
REPAIR STONE		1	0.16%
CLAIMS	**Total#**	**1**	**0.16%**
ACCIDENT CLAIMS		1	0.16%
CONSTR	**Total#**	**9**	**1.43%**
BRIDGE CLOSURE COMPLAINT		2	0.32%
CONSTRUCTION		1	0.16%
DAMAGE TO PROPERTY		4	0.63%
MUD ON ROAD		2	0.32%
DISTRIB	**Total#**	**23**	**3.65%**
LOW WATER PRESSURE		3	0.48%
WATER LEAKS		6	0.95%
WATER QUALITY		10	1.58%
WATERMAIN COMMISSION		4	0.63%
EDGE	**Total#**	**3**	**0.48%**
MISCELLANEOUS STREET		1	0.16%
POTHOLE		1	0.16%
SOFT SHOULDERS		1	0.16%
EVENTS	**Total#**	**7**	**1.11%**
BARRICADES		2	0.32%
DEBRIS CLEANUP		1	0.16%
MISCELLANEOUS		4	0.63%
HYDRANT	**Total#**	**5**	**0.79%**
CATCH BASIN		1	0.16%
HYDRANT MAINTENANCE		1	0.16%
HYDRANT METER INSTALL		3	0.48%
LOCATES	**Total#**	**9**	**1.43%**

LOCATES & INSTALLATION		9	1.43%
METER	**Total#**	**63**	**9.98%**
LEAKING METER		1	0.16%
METER CHANGE OUT		16	2.54%
METER READING		1	0.16%
METER REMOTE		45	7.13%
MISC. W	**Total#**	**12**	**1.90%**
COMMUNITY COMPLAINTS (MISCELLANEOUS)		1	0.16%
MISCELLANEOUS WATER		11	1.74%
MUNICIPAL	**Total#**	**28**	**4.44%**
GARBAGE		2	0.32%
GARBAGE COLLECTION COMPLAINTS		1	0.16%
INQUIRY		1	0.16%
REQUESTS FOR INFORMATION		2	0.32%
SEWAGE/SEPTIC		1	0.16%
SIGN		17	2.69%
VEHICLE MAINTENANCE		4	0.63%
OTHER	**Total#**	**20**	**3.17%**
MISCELLANEOUS		2	0.32%
MISCELLANEOUS STREET		18	2.85%
PARK	**Total#**	**12**	**1.90%**
BEACHES		1	0.16%
FACILITIES		3	0.48%
PARKS		7	1.11%
REC COMPLEX		1	0.16%
PERMIT	**Total#**	**17**	**2.69%**
PERMITS		17	2.69%
PLANNING	**Total#**	**1**	**0.16%**
SITE PLAN		1	0.16%
PORTABLE SIGN	**Total#**	**4**	**0.63%**
PORTABLE SIGN		4	0.63%
PW	**Total#**	**1**	**0.16%**
MISCELLANEOUS		1	0.16%
ROAD	**Total#**	**40**	**6.34%**
BUMP IN ROAD		1	0.16%
CAVE-INS		9	1.43%
DUST CONTROL		1	0.16%
LINE PAINTING		1	0.16%
POTHOLE		23	3.65%
ROAD GRADING		4	0.63%
ROADS/TRAFFIC		1	0.16%
SANIT	**Total#**	**1**	**0.16%**
SEWAGE/SEPTIC		1	0.16%
SERVICE	**Total#**	**61**	**9.67%**
JUNK PICKUP		6	0.95%
MISC		3	0.48%

SANITARY SEWER		9	1.43%
SERVICE SHUTOFF		9	1.43%
SHUT OFF REPAIR		8	1.27%
TURN ON WATER SERVICE CONNECTION		24	3.80%
WATERMAIN BREAKS		1	0.16%
YARD WASTE PICKUP		1	0.16%
SIGN	**Total#**	**2**	**0.32%**
SIGN REQUEST		2	0.32%
SIGNALS	**Total#**	**2**	**0.32%**
SIGNAL MALFUNCTION (FLASHING/ENTIRE)		1	0.16%
TRAFFIC SIGNAL OUT		1	0.16%
SNOW	**Total#**	**3**	**0.48%**
TURF DAMAGE FROM SNOWPLOW		3	0.48%
STORM	**Total#**	**36**	**5.71%**
CATCH BASIN		3	0.48%
DRAINAGE OBSTRUCTION		18	2.85%
MUNICIPAL DRAINAGE		3	0.48%
ROAD SIDE DRAIN		1	0.16%
STORM AND WEATHER RELATED PROBLEMS		1	0.16%
STORMWATER		5	0.79%
WATER ON ROAD		5	0.79%
STREET	**Total#**	**15**	**2.38%**
SIDEWALK		6	0.95%
STREET LIGHT OUTAGE		9	1.43%
TRAFFIC	**Total#**	**1**	**0.16%**
INVESTIGATION		1	0.16%
TREE	**Total#**	**42**	**6.66%**
OTHER		4	0.63%
TREE BRANCHES		11	1.74%
TREE PLANTING		4	0.63%
TREE REMOVAL		23	3.65%
VEGET	**Total#**	**17**	**2.69%**
GRASS CUTTING		9	1.43%
MAILBOX DAMAGE		1	0.16%
NOXIOUS WEEDS		6	0.95%
TREE/VEGETATION		1	0.16%
WATER SERVICES	**Total#**	**6**	**0.95%**
WATER SERVICE INSTALLATION		6	0.95%

TAX DATA SUMMARY PAGE - 2018

Number of Tax Bills Printed

	Interim	Final	Supp #1	Supp #2	Supp #3	Mini Supps
2018	9,670	9,748				

Supp Billing Revenue (Municipal Only)

	Supp #1	Supp #2	Supp #3	Mini Supps
2018				

Number of Tax Arrears Letters Printed

	Mar	Jun	Sep	Dec	Average
2018	993	1,041			

Tax Pre-Authorized Payment Transactions - Number of Accounts Processed

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Special	3	4	4	4	4	4							23
Monthly	1,958	1,975	1,978	1,978	1,975	1,964							11,828
Due Date	-	1,139	-	-	1,142	1							2,282
Total	1,961	3,118	1,982	1,982	3,121	1,969	-	-	-	-	-	-	14,133

Tax Pre-Authorized Payment Transactions - Transaction Dollars

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Special	917	1,282	1,282	1,282	1,428	1,548							7,739
Monthly	508,284	513,358	513,105	512,322	511,291	508,852							3,067,212
Due Date	-	938,983	-	-	935,224	195							1,874,402
Total	509,201	1,453,624	514,387	513,604	1,447,943	510,595	-	-	-	-	-	-	4,949,353

Tax Certificates Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
29	29	29	35	57	47							226

Active Tax Registrations

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018 Tax Sales	3	3	2	2	2	2						
2019 Tax Sales					4	4						

Number of Properties Removed from Tax Sale Status as Result of Successful Collections

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018 Tax Sales	-	1	-	-	-	-						
2019 Tax Sales	-		-	-	-	-						

Write-Offs Processed in 2018 (# of Transactions)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Heritage	-	-	-	26	-	-							26
Vacancy	-	-	-	-	10	-							10
Charity	5	-	2	-	-	-	5						12
Low Income	4	-	-	-	-	-	3						7
Other	1	-	-	2	65	1							69
Total	10	-	2	28	75	1	8	-	-	-	-	-	124

Write-Offs Processed in 2018 (Municipal $ Impact)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Heritage	-	-	-	15,295	-	-							15,295
Vacancy	-	-	-	-	5,872	-							5,872
Charity	1,530	-	919	-	-	-	1,638						4,088
Low Income	12,269	-	-	-	-	-	10,344						22,613
Other	23	-	-	1,668	18,276	40							20,007
Total	13,823	-	919	16,963	24,148	40	11,982	-	-	-	-	-	67,876

MONTHLY WATER BILLING SUMMARY 2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
REMINDERS:													
1 BILL - GS		360	104		308	90							862
2 BILL - GS		121	79		140	80							420
1 BILL - GN	47		140	54		137	53						431
2 BILL - GN	45		69	44		70	46						274
1 Bill - King	237	91		249	88		257						922
2 Bill - King	128	89		137	84		141						579
Finals	25	26	18	13	11	20	13						126
Total Reminder Notices	482	687	410	497	631	397	510	0	0	0	0	0	3,614
SHUT OFF NOTICES	23	25	16	27	26	26	45						188
BILLINGS:													
GOSFIELD SOUTH	3641			3649			3654						10,944
GOSFIELD NORTH		1439			1443								2,882
KINGSVILLE			3027			3008							6,035
FINALS	42	24	28	37	46	35							212
SHUT OFFS....													
Actual Shut-offs	0	2	5	0	0	3							10
Paid in full (exc. Shut-offs)	3	2	3	2	0	3							13
Sufficient Partial payments	13	17	15	13	23	17							98
Transfer to Taxes	0	0	0	0	0	1							1
Payment Arangements	0	2	2	2	4	2							12
ORIGINAL LIST	16	23	25	17	27	26	0	0	0	0	0	0	134
LOCATE REQUESTS	87	79	184	346	341	216							1,253
A/R INVOICES:													
WATER	0	0	0	1	7	0							8

Town of Kingsville
Taxation
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40105	Residential	$12,690,163.00	$5,986,110.61	($6,704,052.39)
40110	Multi Residential	$317,306.00	$143,796.02	($173,509.98)
40115	Commercial	$1,175,596.00	$413,291.28	($762,304.72)
40120	Commercial Vacant Unit	$8,734.00	$3,501.00	($5,233.00)
40125	Commercial V. L. & Parking	$4,607.00	$2,109.61	($2,497.39)
40127	New Construction	$0.00	$101,208.50	$101,208.50
40128	Com New Ex Ld	$0.00	$549.45	$549.45
40130	Industrial	$367,635.00	$107,204.67	($260,430.33)
40131	Ind New Const Full	$0.00	$61,837.09	$61,837.09
40132	Ind New Ex Ld	$0.00	$655.45	$655.45
40135	Industrial V.U.	$7,231.00	$2,749.06	($4,481.94)
40137	Industrial VL & Parking	$15,767.00	$7,229.05	($8,537.95)
40155	Large Industrial	$214,732.00	$46,239.92	($168,492.08)
40156	Large Industrial - New Const	$0.00	$55,750.80	$55,750.80
40161	Large Industrial Ex Land - New C	$803.00	$377.13	($425.87)
40165	Pipelines	$123,454.00	$58,487.93	($64,966.07)
40170	Farmlands	$1,058,905.00	$489,273.84	($569,631.16)
40171	Farm Await Dev 1	$0.00	$1,155.73	$1,155.73
40175	Managed Forests	$1,133.00	$526.88	($606.12)
40177	Shopping Centres	$38,222.00	$5,564.30	($32,657.70)
40178	Shopping Centres - New Const E	$515.00	$237.37	($277.63)
40179	Shopping Centres - New Const	$0.00	$12,604.79	$12,604.79
40195	Hydro	$21,000.00	$0.00	($21,000.00)
40305	Supps - Residential	$325,000.00	$0.00	($325,000.00)
40480	PIL - Other	$100,000.00	$0.00	($100,000.00)
	Total Operating Revenue	**$16,470,803.00**	**$7,500,460.48**	**($8,970,342.52)**
	OPERATING EXPENDITURES			
60323	Write Offs	$235,000.00	$55,893.13	($179,106.87)
	Total Operating Expenditures	**$235,000.00**	**$55,893.13**	**($179,106.87)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**$16,235,803.00**	**$7,444,567.35**	**($8,791,235.65)**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**$16,235,803.00**	**$7,444,567.35**	**($8,791,235.65)**

Town of Kingsville
Council
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
	OPERATING EXPENDITURES			
60110	Council Honourarium	$136,561.00	$68,280.54	($68,280.46)
60204	Benefits - CPP	$4,945.00	$2,327.87	($2,617.13)
60206	Benefits - EHT	$2,765.00	$955.71	($1,809.29)
60253	Conferences	$25,200.00	$14,145.50	($11,054.50)
60300	Mayor's Promotional	$7,000.00	$2,166.51	($4,833.49)
60312	General Insurance	$4,571.00	$4,571.00	$0.00
60317	Misc	$0.00	$384.06	$384.06
60327	Communication	$600.00	$298.16	($301.84)
60690	Charitable Advertising	$900.00	$50.00	($850.00)
	Total Operating Expenditures	$182,542.00	$93,179.35	($89,362.65)
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	($182,542.00)	($93,179.35)	$89,362.65
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	($182,542.00)	($93,179.35)	$89,362.65

Town of Kingsville
General Admin
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40502	Prov Grants	$913,100.00	$456,550.00	($456,550.00)
40655	Inter. Dept. Revenues	$273,035.00	$136,518.00	($136,517.00)
40661	Rent - L'ton & Area Health Team	$4,800.00	$0.00	($4,800.00)
40904	Recovered Wages	$0.00	$245.14	$245.14
41110	Lic & Per - Hunting	$800.00	($768.14)	($1,568.14)
41150	Lic & Per - Raffles	$5,000.00	$2,771.37	($2,228.63)
41180	Lic & Per - Marriage	$8,000.00	$4,500.00	($3,500.00)
41182	Lic & Per - Taxi	$1,000.00	$950.00	($50.00)
41183	Lic & Per - Portable Signs	$600.00	$520.00	($80.00)
41187	Lic & Per - Business Licences	$1,500.00	$1,500.00	$0.00
41210	Revenue - General & T/C	$33,000.00	$18,150.00	($14,850.00)
41230	Building Certificate	$10,000.00	$7,250.00	($2,750.00)
41235	Marriage Solemnization	$6,000.00	$3,189.90	($2,810.10)
41259	HST Rebates	$12,000.00	$0.00	($12,000.00)
41260	Returned Cheque Charge	$1,250.00	$800.00	($450.00)
41270	Misc. Revenue	$5,000.00	$11,449.68	$6,449.68
41284	Freedom of Information Requests	$500.00	$88.40	($411.60)
41310	Penalties & Interest	$267,000.00	$119,648.01	($147,351.99)
41410	Investment Income-Own funds	$100,000.00	$55,815.85	($44,184.15)
	Total Operating Revenue	**$1,642,585.00**	**$819,178.21**	**($823,406.79)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$1,270,572.00	$568,143.40	($702,428.60)
60103	Salaries - Over-Time	$1,355.00	$0.00	($1,355.00)
60104	Salaries - Part Time	$8,989.00	$57,845.80	$48,856.80
60108	Salaries - Crossing Guard	$51,800.00	$29,333.50	($22,466.50)
60114	Committee Honourarium	$7,920.00	$4,133.32	($3,786.68)
60128	Contract - Tourism / PT & Studen	$58,508.00	$23,206.15	($35,301.85)
60129	Marriage Solemnisers	$5,000.00	$1,257.12	($3,742.88)
60202	Benefits - EI	$20,116.00	$13,668.19	($6,447.81)
60204	Benefits - CPP	$44,134.00	$27,448.55	($16,685.45)
60206	Benefits - EHT	$26,284.00	$12,725.00	($13,559.00)
60208	Benefits - Omers	$134,553.00	$58,905.20	($75,647.80)
60212	Benefits - Health Coverage	$161,817.00	$73,219.41	($88,597.59)
60214	Benefits - WSB	$38,771.00	$20,772.45	($17,998.55)
60216	Benefits- Uniforms	$1,050.00	($31.13)	($1,081.13)
60222	Benefits - Eyeglasses	$5,200.00	$2,122.23	($3,077.77)
60223	Benefits - Ortho	$8,000.00	$2,245.83	($5,754.17)
60254	Training & Development	$35,000.00	$15,774.02	($19,225.98)
60258	Team Building / Wellness	$10,000.00	$516.05	($9,483.95)
60301	Office Supplies	$26,000.00	$10,743.17	($15,256.83)
60303	Postage Supplies	$35,000.00	$19,376.74	($15,623.26)
60305	Courier & Express	$500.00	$161.27	($338.73)
60306	Advertising	$18,000.00	$10,020.50	($7,979.50)
60307	Photocopier Supplies	$600.00	$147.56	($452.44)
60308	Office Machine Maintenance	$1,500.00	$0.00	($1,500.00)
60309	Computer Maintenance	$3,150.00	$3,521.76	$371.76
60310	Computer Consultants	$2,500.00	$1,258.01	($1,241.99)
60311	Equipment Leases	$15,600.00	$10,735.07	($4,864.93)
60312	General Insurance	$62,802.00	$59,611.80	($3,190.20)
60313	General Insurance Deductible	$175,000.00	$1,304.02	($173,695.98)
60314	Utilities	$46,000.00	$14,133.76	($31,866.24)
60315	Facility Maintenance	$11,500.00	$4,560.63	($6,939.37)
60316	Equipment Repair	$500.00	$127.20	($372.80)
60317	Misc	$18,200.00	$2,498.81	($15,701.19)
60319	Professional Services	$189,000.00	$49,358.49	($139,641.51)
60320	Membership & Subscription	$20,256.00	$17,040.89	($3,215.11)
60325	Election Costs	$75,000.00	$12,952.13	($62,047.87)
60326	Professional Fees	$28,050.00	$27,500.63	($549.37)
60327	Communication	$16,000.00	$8,178.05	($7,821.95)
60341	Janitorial Services	$28,800.00	$14,653.44	($14,146.56)
60345	Licences & Permits	$2,910.00	$2,445.79	($464.21)
60346	Bank Fees & Interest	$7,800.00	$4,107.16	($3,692.84)
60348	Tax & Bank Differences	$0.00	($0.01)	($0.01)
60354	911 costs	$12,500.00	$5,918.12	($6,581.88)

Town of Kingsville
General Admin
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
60356	Charitable Advertising	$0.00	$261.16	$261.16
60358	Small Capital	$9,900.00	$1,958.85	($7,941.15)
60366	Rent - Health Centre (Shoppers)	$57,000.00	$30,548.12	($26,451.88)
60368	Crossing Guard Expense	$500.00	$13.22	($486.78)
60376	Rent - Health Centre (Guardian)	$22,000.00	$14,675.60	($7,324.40)
60378	Rent - New Health Centre	$14,782.00	$0.00	($14,782.00)
60389	Penny Rounding Diffs.	$0.00	($0.07)	($0.07)
60390	Donations & Grants	$128,970.00	$124,470.00	($4,500.00)
60400	Mileage	$3,000.00	$1,302.00	($1,698.00)
60950	ERCA	$193,146.00	$96,573.00	($96,573.00)
60970	Erie Shore Transit	$16,000.00	$0.00	($16,000.00)
63055	Program Support	$166,000.00	$82,998.00	($83,002.00)
	Total Operating Expenditures	**$3,297,535.00**	**$1,544,439.96**	**($1,753,095.04)**
	TRANSFER TO (FROM) RESERVES			
41799	Prior Year Surplus	($75,000.00)	$0.00	$75,000.00
41700	Contribution from Reserves	($99,125.00)	$0.00	$99,125.00
80100	Contribution to Reserves	$6,000.00	$6,000.00	$0.00
	Transfer to (from) Reserves	**($168,125.00)**	**$6,000.00**	**$174,125.00**
	NET OPERATING REV. (EXP.)	**($1,486,825.00)**	**($731,261.75)**	**$755,563.25**
	CAPITAL REVENUE			
41710	Contribution from Reserves	$10,000.00	$0.00	($10,000.00)
41720	Contribution from D.C.'s	$15,000.00	$0.00	($15,000.00)
	Total Capital Revenue	**$25,000.00**	**$0.00**	**($25,000.00)**
	CAPITAL EXPENDITURES			
71718	DC Study Update	$15,000.00	$2,492.61	($12,507.39)
71720	Non-Union Pay Equity Review	$5,000.00	$1,399.20	($3,600.80)
71721	Union Pay Equity Review	$15,000.00	$5,515.47	($9,484.53)
71801	Employee Future Benefit Valuati	$7,500.00	$7,631.99	$131.99
	Total Capital Expenditures	**$42,500.00**	**$17,039.27**	**($25,460.73)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
60396	LTD - Office Expansion	$135,022.00	$67,511.01	($67,510.99)
	Total Long-term Debt Repaymen	**$135,022.00**	**$67,511.01**	**($67,510.99)**
	NET CAPITAL REV. / (EXP.)	**($152,522.00)**	**($84,550.28)**	**$67,971.72**
	NET SURPLUS / (DEFICIT)	**($1,639,347.00)**	**($815,812.03)**	**$823,534.97**

Town of Kingsville
Information Technology
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
41270	Misc. Revenue	$0.00	$170.00	$170.00
	Total Operating Revenue	**$0.00**	**$170.00**	**$170.00**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$250,175.00	$125,012.58	($125,162.42)
60202	Benefits - EI	$3,604.00	$2,743.64	($860.36)
60204	Benefits - CPP	$7,781.00	$5,736.74	($2,044.26)
60206	Benefits - EHT	$4,878.00	$2,457.71	($2,420.29)
60208	Benefits - Omers	$27,134.00	$13,556.34	($13,577.66)
60212	Benefits - Health Coverage	$24,143.00	$11,975.98	($12,167.02)
60214	Benefits - WSB	$7,146.00	$4,033.21	($3,112.79)
60216	Benefits- Uniforms	$300.00	$0.00	($300.00)
60222	Benefits - Eyeglasses	$1,200.00	$1,301.86	$101.86
60223	Benefits - Ortho	$2,000.00	$0.00	($2,000.00)
60254	Training & Development	$6,000.00	$2,479.33	($3,520.67)
60301	Office Supplies	$500.00	$0.00	($500.00)
60302	Computer Supplies	$3,000.00	$643.04	($2,356.96)
60305	Courier & Express	$100.00	$0.00	($100.00)
60308	Office Machine Maintenance	$1,000.00	$0.00	($1,000.00)
60309	Computer Maintenance	$142,710.00	$81,980.65	($60,729.35)
60310	Computer Consultants	$5,000.00	$1,335.60	($3,664.40)
60317	Misc	$2,500.00	$0.00	($2,500.00)
60320	Membership & Subscription	$1,000.00	$707.86	($292.14)
60327	Communication	$1,400.00	$658.93	($741.07)
60400	Mileage	$1,250.00	$189.21	($1,060.79)
	Total Operating Expenditures	**$492,821.00**	**$254,812.68**	**($238,008.32)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($492,821.00)**	**($254,642.68)**	**$238,178.32**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
71703	Municipal Phone System Replac	$11,333.00	$5,682.12	($5,650.88)
71802	Adobe Professional Licenses (5)	$2,150.00	$2,166.47	$16.47
71803	Battery Replacement - Server r	$5,500.00	$0.00	($5,500.00)
71804	Laptop - CAO	$2,400.00	$1,915.76	($484.24)
71805	Laptop - Deputy Treasurer	$2,400.00	$1,730.13	($669.87)
71806	Laptop - Facilities Manager	$2,400.00	$2,019.63	($380.37)
71807	Laptop - Manager of PW	$2,400.00	$1,730.13	($669.87)
71808	Laptop - Mayor	$2,400.00	$1,730.13	($669.87)
71809	Laptop - Mgr of Municipal Servic	$2,400.00	$1,730.13	($669.87)
71810	Laptop - Tourism	$2,200.00	$2,309.94	$109.94
71811	Licensing Costs	$3,210.00	$593.36	($2,616.64)
71812	Licensing Costs Servers	$4,350.00	$0.00	($4,350.00)
71813	Mobile Device Management Solu	$15,000.00	$14,735.86	($264.14)
71814	Replacement Router/Switches	$44,500.00	$44,467.70	($32.30)
71815	Toughbook Firehall x 2	$5,275.00	$5,307.76	$32.76
71816	Video Conferencing	$1,500.00	$1,038.46	($461.54)
71817	Website Enhancements - Everbri	$8,000.00	$0.00	($8,000.00)
71818	Website Enhancements - eCom	$6,500.00	$1,526.40	($4,973.60)
71819	Workstation - Arena Counter	$1,350.00	$865.42	($484.58)
71820	Workstation Backup Software	$2,750.00	$0.00	($2,750.00)
	Total Capital Expenditures	**$128,018.00**	**$89,549.40**	**($38,468.60)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($128,018.00)**	**($89,549.40)**	**$38,468.60**

Town of Kingsville
Information Technology
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	NET SURPLUS / (DEFICIT)	($620,839.00)	($344,192.08)	$276,646.92

Town of Kingsville
Animal Control
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
41140	Lic & Per - Dog & Kennels	$40,000.00	$40,040.00	$40.00
	Total Operating Revenue	**$40,000.00**	**$40,040.00**	**$40.00**
	OPERATING EXPENDITURES			
60114	Committee Honourarium	$400.00	$100.00	($300.00)
60124	Animal Control Wildlife Control	$3,000.00	$0.00	($3,000.00)
60125	Animal Control - Cats	$2,500.00	$800.00	($1,700.00)
60126	Livestock Claims	$300.00	$0.00	($300.00)
60137	Administration	$2,000.00	$2,847.99	$847.99
60206	Benefits - EHT	$0.00	$1.30	$1.30
60371	Dog Pound Cost	$39,600.00	$32,072.19	($7,527.81)
60377	Cat Voucher Program	$6,500.00	$2,167.54	($4,332.46)
	Total Operating Expenditures	**$54,300.00**	**$37,989.02**	**($16,310.98)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($14,300.00)**	**$2,050.98**	**$16,350.98**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($14,300.00)**	**$2,050.98**	**$16,350.98**

Town of Kingsville
Fire Dept.
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40521	Donations from Public	$500.00	$0.00	($500.00)
41221	Smoke Alarm Instal	$0.00	$50.00	$50.00
41222	Defibrillator Rebate	$3,000.00	$0.00	($3,000.00)
41223	Ambulance Bay Rental	$12,400.00	$6,200.00	($6,200.00)
41224	Third Party Billing	$20,000.00	$8,842.98	($11,157.02)
41226	Fire Inspections	$2,000.00	$0.00	($2,000.00)
41227	Fire Safety Plan Review	$500.00	$0.00	($500.00)
41229	Incident Reports	$500.00	$40.00	($460.00)
41232	Brighton Beach	$11,520.00	$7,113.36	($4,406.64)
41233	PIR Inspection Fee	$5,000.00	$200.00	($4,800.00)
41234	AGCO Inspection Fee	$1,000.00	$300.00	($700.00)
41270	Misc. Revenue	$0.00	$465.42	$465.42
	Total Operating Revenue	**$56,420.00**	**$23,211.76**	**($33,208.24)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$302,540.00	$159,822.27	($142,717.73)
60104	Salaries - Part Time	$79,665.00	$35,440.74	($44,224.26)
60116	Fire Calls	$242,612.00	$100,125.46	($142,486.54)
60117	Firefighter Allowance	$124,590.00	$57,305.41	($67,284.59)
60118	Fire Training	$142,847.00	$69,977.57	($72,869.43)
60119	Other	$25,743.00	$1,032.34	($24,710.66)
60202	Benefits - EI	$5,545.00	$4,215.47	($1,329.53)
60204	Benefits - CPP	$11,568.00	$8,687.13	($2,880.87)
60206	Benefits - EHT	$17,975.00	$8,171.13	($9,803.87)
60208	Benefits - Omers	$43,363.00	$21,606.12	($21,756.88)
60212	Benefits - Health Coverage	$28,964.00	$14,413.38	($14,550.62)
60214	Benefits - WSB	$27,848.00	$14,449.66	($13,398.34)
60216	Benefits- Uniforms	$12,000.00	$2,867.19	($9,132.81)
60222	Benefits - Eyeglasses	$2,400.00	$180.56	($2,219.44)
60223	Benefits - Ortho	$2,000.00	$0.00	($2,000.00)
60228	Benefits - Volunteer's Insurance	$17,200.00	$17,177.18	($22.82)
60254	Training & Development	$9,000.00	$2,459.78	($6,540.22)
60301	Office Supplies	$2,500.00	$631.15	($1,868.85)
60305	Courier & Express	$500.00	$40.25	($459.75)
60306	Advertising	$500.00	$264.58	($235.42)
60309	Computer Maintenance	$750.00	$0.00	($750.00)
60311	Equipment Leases	$16,000.00	$6,089.80	($9,910.20)
60312	General Insurance	$36,291.00	$36,291.00	$0.00
60314	Utilities	$22,500.00	$8,888.66	($13,611.34)
60315	Facility Maintenance	$10,000.00	$4,496.97	($5,503.03)
60316	Equipment Repair	$80,000.00	$15,503.20	($64,496.80)
60317	Misc	$4,000.00	$763.87	($3,236.13)
60320	Membership & Subscription	$1,500.00	$1,016.17	($483.83)
60327	Communication	$10,000.00	$6,542.94	($3,457.06)
60340	Fuel & Oil	$14,000.00	$628.64	($13,371.36)
60341	Janitorial Services	$4,000.00	$1,666.65	($2,333.35)
60345	Licences & Permits	$3,700.00	$360.00	($3,340.00)
60352	Fire Hose	$5,000.00	$0.00	($5,000.00)
60358	Small Capital	$21,500.00	$14,135.41	($7,364.59)
60363	Foam	$2,000.00	$1,381.59	($618.41)
60400	Mileage	$500.00	$0.00	($500.00)
60701	Bunker Gear	$11,000.00	$3,525.89	($7,474.11)
60702	Radios & Pagers	$5,000.00	$1,923.82	($3,076.18)
60705	Firefighter Supplies	$1,500.00	$866.15	($633.85)
60710	Public Education Supplies	$2,500.00	$110.26	($2,389.74)
60711	Smoke Alarm Supplies	$0.00	$24.71	$24.71
60715	Dispatching Costs	$48,200.00	$12,219.93	($35,980.07)
60755	Emergency Planning	$500.00	$0.00	($500.00)
60756	Specialty Team Equip Replace	$7,500.00	$382.60	($7,117.40)
	Total Operating Expenditures	**$1,407,301.00**	**$635,685.63**	**($771,615.37)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($1,350,881.00)**	**($612,473.87)**	**$738,407.13**

Town of Kingsville
Fire Dept.
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
71821	Thermal Imaging Cameras (2 rep	$11,000.00	$10,562.68	($437.32)
	Total Capital Expenditures	**$11,000.00**	**$10,562.68**	**($437.32)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$265,000.00	$265,000.00	$0.00
	Total Transferred to Capital Re	**$265,000.00**	**$265,000.00**	**$0.00**
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($276,000.00)**	**($275,562.68)**	**$437.32**
	NET SURPLUS / (DEFICIT)	**($1,626,881.00)**	**($888,036.55)**	**$738,844.45**

Town of Kingsville
Police Services
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40501	PEM Grant	$95,000.00	$0.00	($95,000.00)
40502	Prov Grants	$0.00	$8,749.88	$8,749.88
40503	RIDE OPP Grant	$8,913.00	$3,180.60	($5,732.40)
40505	Prisoner Transport Grant (OMPF)	$15,200.00	$3,804.00	($11,396.00)
40507	Community Policing Partnership	$0.00	$15,000.11	$15,000.11
40523	Provincial Offences Revenue	$97,000.00	$0.00	($97,000.00)
41240	Police Report Orders	$18,000.00	$8,526.80	($9,473.20)
41250	Parking Tickets & Fines	$900.00	$3,047.50	$2,147.50
41270	Misc. Revenue	$0.00	$807.64	$807.64
	Total Operating Revenue	**$235,013.00**	**$43,116.53**	**($191,896.47)**
	OPERATING EXPENDITURES			
60112	Police Service Board Honourarm	$10,471.00	$4,188.48	($6,282.52)
60120	Contracts	$3,043,185.00	$1,267,995.00	($1,775,190.00)
60122	Salaries - Ride Program	$8,913.00	$3,180.60	($5,732.40)
60253	Conferences	$6,000.00	$4,953.55	($1,046.45)
60254	Training & Development	$1,500.00	$0.00	($1,500.00)
60301	Office Supplies	$500.00	$0.00	($500.00)
60311	Equipment Leases	$3,600.00	$1,502.30	($2,097.70)
60312	General Insurance	$4,397.00	$4,397.00	$0.00
60314	Utilities	$14,500.00	$4,468.86	($10,031.14)
60315	Facility Maintenance	$7,500.00	$7,810.68	$310.68
60316	Equipment Repair	$1,000.00	$0.00	($1,000.00)
60317	Misc	$1,000.00	$635.33	($364.67)
60319	Professional Services	$500.00	$0.00	($500.00)
60320	Membership & Subscription	$1,200.00	$719.14	($480.86)
60327	Communication	$2,500.00	$673.33	($1,826.67)
60341	Janitorial Services	$19,750.00	$9,896.16	($9,853.84)
60342	Rent - Police	$7,200.00	$3,782.17	($3,417.83)
60343	Community Policing	$5,000.00	$5,000.00	$0.00
	Total Operating Expenditures	**$3,138,716.00**	**$1,319,202.60**	**($1,819,513.40)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($2,903,703.00)**	**($1,276,086.07)**	**$1,627,616.93**
	CAPITAL REVENUE			
41710	Contribution from Reserves	$70,000.00	$0.00	($70,000.00)
	Total Capital Revenue	**$70,000.00**	**$0.00**	**($70,000.00)**
	CAPITAL EXPENDITURES			
71822	OPP Generator	$70,000.00	$0.00	($70,000.00)
	Total Capital Expenditures	**$70,000.00**	**$0.00**	**($70,000.00)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$80,000.00	$80,000.00	$0.00
	Total Transferred to Capital Re	**$80,000.00**	**$80,000.00**	**$0.00**
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($80,000.00)**	**($80,000.00)**	**$0.00**
	NET SURPLUS / (DEFICIT)	**($2,983,703.00)**	**($1,356,086.07)**	**$1,627,616.93**

Town of Kingsville
Building Dept.
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40655	Inter. Dept. Revenues	$166,000.00	$82,998.00	($83,002.00)
40677	Property Standards Compliance	$900.00	$650.00	($250.00)
40851	Sewer Connection	$15,000.00	$11,525.00	($3,475.00)
41120	Lic & Per - Building	$460,000.00	$286,960.72	($173,039.28)
41125	Septic Permits	$20,000.00	$14,325.00	($5,675.00)
41267	Post Review Amendment Fees	$3,500.00	$550.00	($2,950.00)
41268	Water Meter Sale	$5,000.00	$4,606.25	($393.75)
41270	Misc. Revenue	$2,000.00	$545.50	($1,454.50)
	Total Operating Revenue	**$672,400.00**	**$402,160.47**	**($270,239.53)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$441,598.00	$187,293.35	($254,304.65)
60104	Salaries - Part Time	$0.00	$30,016.00	$30,016.00
60120	Contracts	$45,000.00	$7,935.72	($37,064.28)
60202	Benefits - EI	$6,965.00	$4,873.05	($2,091.95)
60204	Benefits - CPP	$14,835.00	$10,021.21	($4,813.79)
60206	Benefits - EHT	$8,611.00	$4,273.72	($4,337.28)
60208	Benefits - Omers	$46,703.00	$18,927.81	($27,775.19)
60212	Benefits - Health Coverage	$54,760.00	$25,541.54	($29,218.46)
60214	Benefits - WSB	$13,272.00	$7,013.32	($6,258.68)
60216	Benefits- Uniforms	$0.00	$60.00	$60.00
60222	Benefits - Eyeglasses	$1,200.00	$204.64	($995.36)
60223	Benefits - Ortho	$3,000.00	$1,151.88	($1,848.12)
60254	Training & Development	$11,000.00	$427.84	($10,572.16)
60301	Office Supplies	$3,000.00	$1,062.65	($1,937.35)
60312	General Insurance	$5,714.00	$5,714.00	$0.00
60316	Equipment Repair	$2,000.00	$803.14	($1,196.86)
60317	Misc	$500.00	$0.00	($500.00)
60319	Professional Services	$10,000.00	$0.00	($10,000.00)
60320	Membership & Subscription	$3,000.00	$2,328.74	($671.26)
60327	Communication	$2,400.00	$1,096.14	($1,303.86)
60340	Fuel & Oil	$5,000.00	$0.00	($5,000.00)
60345	Licences & Permits	$300.00	$360.00	$60.00
60347	Safety Supplies	$1,800.00	$0.00	($1,800.00)
60357	Small Tools	$700.00	$0.00	($700.00)
63055	Program Support	$78,155.00	$39,078.00	($39,077.00)
	Total Operating Expenditures	**$759,513.00**	**$348,182.75**	**($411,330.25)**
	TRANSFER TO (FROM) RESERVES			
41700	Contribution from Reserves	($97,613.00)	$0.00	$97,613.00
	Transfer to (from) Reserves	**($97,613.00)**	**$0.00**	**$97,613.00**
	NET OPERATING REV. (EXP.)	**$10,500.00**	**$53,977.72**	**$43,477.72**
	CAPITAL REVENUE			
41710	Contribution from Reserves	$88,400.00	$0.00	($88,400.00)
	Total Capital Revenue	**$88,400.00**	**$0.00**	**($88,400.00)**
	CAPITAL EXPENDITURES			
71823	Mobile Software Solution (via Cit	$86,000.00	$0.00	($86,000.00)
71824	Laptop - Building Department	$2,400.00	$1,730.11	($669.89)
	Total Capital Expenditures	**$88,400.00**	**$1,730.11**	**($86,669.89)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$10,500.00	$10,500.00	$0.00
	Total Transferred to Capital Re	**$10,500.00**	**$10,500.00**	**$0.00**
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($10,500.00)**	**($12,230.11)**	**($1,730.11)**

Town of Kingsville
Building Dept.
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	NET SURPLUS / (DEFICIT)	$0.00	$41,747.61	$41,747.61

Town of Kingsville
Transportation
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40509	Prov Grants - Drainage	$50,000.00	$0.00	($50,000.00)
40663	Rent - Patios	$3,760.00	$0.00	($3,760.00)
40667	Rent - Parking	$500.00	$160.00	($340.00)
40904	Recovered Wages	$500.00	$0.00	($500.00)
41254	Road & Encroachment Permits	$3,000.00	$1,500.00	($1,500.00)
41257	Revenue - 911 Signs	$1,000.00	$1,260.00	$260.00
41258	Revenue- Pits & Quarries	$23,000.00	$0.00	($23,000.00)
41265	MS Inspection Fee	$14,000.00	$22,200.00	$8,200.00
41270	Misc. Revenue	$250.00	$0.00	($250.00)
41543	Commemorative Tree Program	$1,750.00	$1,850.00	$100.00
	Total Operating Revenue	**$97,760.00**	**$26,970.00**	**($70,790.00)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$580,431.00	$298,835.84	($281,595.16)
60103	Salaries - Over-Time	$59,162.00	$48,199.48	($10,962.52)
60104	Salaries - Part Time	$25,919.00	$8,601.37	($17,317.63)
60114	Committee Honourarium	$2,000.00	$500.00	($1,500.00)
60202	Benefits - EI	$11,994.00	$8,574.13	($3,419.87)
60204	Benefits - CPP	$25,974.00	$17,564.30	($8,409.70)
60206	Benefits - EHT	$14,304.00	$7,346.02	($6,957.98)
60208	Benefits - Omers	$58,027.00	$30,319.23	($27,707.77)
60212	Benefits - Health Coverage	$79,075.00	$38,703.24	($40,371.76)
60214	Benefits - WSB	$23,113.00	$11,509.52	($11,603.48)
60216	Benefits- Uniforms	$6,000.00	$4,271.23	($1,728.77)
60220	Benefits - Meal Allowance	$2,600.00	$2,262.00	($338.00)
60222	Benefits - Eyeglasses	$2,400.00	$656.05	($1,743.95)
60223	Benefits - Ortho	$2,000.00	$0.00	($2,000.00)
60254	Training & Development	$15,000.00	$5,453.07	($9,546.93)
60301	Office Supplies	$1,000.00	$351.75	($648.25)
60305	Courier & Express	$450.00	$104.91	($345.09)
60306	Advertising	$5,000.00	$96.16	($4,903.84)
60312	General Insurance	$38,533.00	$38,533.00	$0.00
60314	Utilities	$20,000.00	$9,361.86	($10,638.14)
60315	Facility Maintenance	$5,000.00	$819.12	($4,180.88)
60316	Equipment Repair	$85,000.00	$44,946.88	($40,053.12)
60317	Misc	$0.00	$112.17	$112.17
60318	Equipment Rental	$3,500.00	$1,306.11	($2,193.89)
60319	Professional Services	$2,000.00	$0.00	($2,000.00)
60320	Membership & Subscription	$3,000.00	$1,546.00	($1,454.00)
60326	Professional Fees	$2,500.00	$0.00	($2,500.00)
60327	Communication	$7,500.00	$3,002.12	($4,497.88)
60329	Rent	$5,400.00	$4,950.28	($449.72)
60335	Shop Supplies	$7,500.00	$4,815.55	($2,684.45)
60340	Fuel & Oil	$80,000.00	$65,809.78	($14,190.22)
60345	Licences & Permits	$15,000.00	$9,113.25	($5,886.75)
60347	Safety Supplies	$3,000.00	$691.74	($2,308.26)
60357	Small Tools	$3,500.00	$265.10	($3,234.90)
60399	Larviciding	$3,500.00	$0.00	($3,500.00)
60400	Mileage	$1,000.00	$0.00	($1,000.00)
60401	Line Painting	$15,000.00	$0.00	($15,000.00)
60402	Traffic signals	$10,000.00	$2,865.04	($7,134.96)
60403	Curb Repairs	$2,500.00	$0.00	($2,500.00)
60405	Back Flow Program	$5,000.00	$0.00	($5,000.00)
60412	Streetlights - Hydro	$120,000.00	$44,440.79	($75,559.21)
60413	Streetlights - Maintenance	$75,000.00	$6,544.18	($68,455.82)
60414	Culverts	$45,000.00	$10,386.82	($34,613.18)
60416	Weed Spraying	$25,000.00	$2,246.43	($22,753.57)
60418	Hard Top Road Repair	$85,000.00	$8,718.44	($76,281.56)
60420	Winter Control	$380,000.00	$363,961.20	($16,038.80)
60421	Sidewalk Winter Control	$6,500.00	$5,661.01	($838.99)
60422	Street Sweeper	$5,000.00	$2,698.48	($2,301.52)
60423	Leaf Collection	$0.00	$385.00	$385.00
60424	Commemorative Tree Program	$1,750.00	$298.50	($1,451.50)
60425	Tree Planting	$25,000.00	$2,290.86	($22,709.14)
60426	Tree Brushing & Trimming	$70,000.00	$6,852.88	($63,147.12)

Town of Kingsville
Transportation
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
60427	Drainage	$90,000.00	$4,440.78	($85,559.22)
60428	Signs, Safety Devices	$30,000.00	$2,025.69	($27,974.31)
60429	Roadside Ditching	$35,000.00	$8,563.10	($26,436.90)
60432	Gravel Road & Shoulder Mtnce	$70,000.00	$7,396.54	($62,603.46)
60436	Dust Control	$5,000.00	$0.00	($5,000.00)
60438	PW Sidewalk Repair	$27,000.00	$1,017.60	($25,982.40)
60439	Catch Basins	$40,000.00	$12,572.00	($27,428.00)
60452	Storm Drainage Mtce (Env)	$30,000.00	$860.98	($29,139.02)
60455	Beautification Maintenance	$5,000.00	$145.23	($4,854.77)
60456	Patio Maint / Construction	$3,000.00	$55.81	($2,944.19)
60460	GPS Equipment & Monitoring	$17,500.00	$8,585.48	($8,914.52)
60648	BIA Initiatives	$1,000.00	$817.36	($182.64)
	Total Operating Expenditures	**$2,424,632.00**	**$1,172,451.46**	**($1,252,180.54)**
	TRANSFER TO (FROM) RESERVES			
41700	Contribution from Reserves	($25,000.00)	$0.00	$25,000.00
80100	Contribution to Reserves	$15,000.00	$15,000.00	$0.00
	Transfer to (from) Reserves	**($10,000.00)**	**$15,000.00**	**$25,000.00**
	NET OPERATING REV. (EXP.)	**($2,316,872.00)**	**($1,160,481.46)**	**$1,156,390.54**
	CAPITAL REVENUE			
40230	Local Improvement Charges	$3,879,813.00	$0.00	($3,879,813.00)
40504	Provincial Grants	$712,781.00	$408,597.52	($304,183.48)
40515	Federal Grants	$1,088,526.00	$0.00	($1,088,526.00)
40517	FCM Grant	$50,000.00	$0.00	($50,000.00)
41288	Gosfield Wind Contribution	$46,000.00	$46,000.00	$0.00
41510	Sale of Equipment	$0.00	$52,505.05	$52,505.05
41710	Contribution from Reserves	$1,486,742.00	$0.00	($1,486,742.00)
41720	Contribution from D.C.'s	$75,000.00	$0.00	($75,000.00)
	Total Capital Revenue	**$7,338,862.00**	**$507,102.57**	**($6,831,759.43)**
	CAPITAL EXPENDITURES			
71542	CWATS KINGS13B	$240,000.00	$0.00	($240,000.00)
71545	Lakeview Ave. E Recon. to Grandview	$0.00	$5,464.26	$5,464.26
71547	Esseltine Drain	$4,072,005.00	$0.00	($4,072,005.00)
71744	Park St. Reconstruction	$500,000.00	$407.17	($499,592.83)
71745	Bridge #014 - Road 10 over Pate	$387,200.00	$10,628.82	($376,571.18)
71750	Jasperson Land Acquisition	$60,500.00	$0.00	($60,500.00)
71825	Bridge #018 - Road 11 over Rusc	$84,000.00	$1,530.92	($82,469.08)
71826	Bridge #042 - Maddox Drain Culv	$30,000.00	$0.00	($30,000.00)
71827	Bridge #046 - S. Talbot Rd over	$82,000.00	$997.90	($81,002.10)
71828	Cul #503 - McCallum Dr over Mil	$359,000.00	$6,491.69	($352,508.31)
71829	CWATS Kings 13A (Seacliff Dr.:	$237,600.00	$0.00	($237,600.00)
71830	CWATS Kings 13B (Ph 4) Seaclif	$249,426.00	$0.00	($249,426.00)
71831	CWATS Kings 8 - CR 50 : Cedar	$270,600.00	$0.00	($270,600.00)
71833	Fleet Replacement - 2004 Dodg	$40,000.00	$38,917.62	($1,082.38)
71834	Fleet Replacement - 2005 GMC	$170,000.00	$0.00	($170,000.00)
71835	Fleet Replacement - Salter/Plow	$35,000.00	$34,134.59	($865.41)
71836	Jasperson Traffic Study	$20,000.00	$0.00	($20,000.00)
71837	Road Programs	$1,007,504.00	$7,849.97	($999,654.03)
71838	Sidewalk Program	$137,975.00	$0.00	($137,975.00)
71839	Stormwater Master Plan (Town	$75,000.00	$0.00	($75,000.00)
71840	Road Condition Assessment	$60,000.00	$0.00	($60,000.00)
71868	Safe Cycling Initiatives	$0.00	$6,569.30	$6,569.30
	Total Capital Expenditures	**$8,117,810.00**	**$112,992.24**	**($8,004,817.76)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$940,000.00	$1,349,388.00	$409,388.00
	Total Transferred to Capital Re	**$940,000.00**	**$1,349,388.00**	**$409,388.00**
	LONG-TERM DEBT REPAYMENTS			
60384	OILC Loan (Principle & Interest)	-$239,544.00	$119,772.11	($119,771.89)
60385	ELK Repayment Program	$22,103.00	$15,588.00	($6,515.00)

Town of Kingsville
Transportation
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
60386	OSIFA Loan (2004 Road Capital)	$142,124.00	$71,352.75	($70,771.25)
60387	OILC Loan (2015)	$182,085.00	$91,042.74	($91,042.26)
60394	LTD - Road 3 / Graham	$127,543.00	$63,771.63	($63,771.37)
	Total Long-term Debt Repaymen	**$713,399.00**	**$361,527.23**	**($351,871.77)**
	NET CAPITAL REV. / (EXP.)	**($2,432,347.00)**	**($1,316,804.90)**	**$1,115,542.10**
	NET SURPLUS / (DEFICIT)	**($4,749,219.00)**	**($2,477,286.36)**	**$2,271,932.64**

Town of Kingsville
Sanitation
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$8,401.00	$1,024.19	($7,376.81)
60306	Advertising	$500.00	$0.00	($500.00)
60370	Waste Disposal	$673,000.00	$238,430.76	($434,569.24)
60380	Waste Collection	$535,000.00	$257,875.56	($277,124.44)
60381	White Goods Collection	$4,000.00	$889.38	($3,110.62)
60382	Yard Waste Collection	$50,000.00	$8,812.34	($41,187.66)
60404	Perp Care Landfill	$60,000.00	$28,281.00	($31,719.00)
	Total Operating Expenditures	**$1,330,901.00**	**$535,313.23**	**($795,587.77)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($1,330,901.00)**	**($535,313.23)**	**$795,587.77**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($1,330,901.00)**	**($535,313.23)**	**$795,587.77**

Town of Kingsville
Cemetery- Operating
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
41185	Lic & Per - Burial Permits	$3,525.00	$1,771.00	($1,754.00)
41186	Tent Rentals	$300.00	$0.00	($300.00)
41712	Contribution from Perp Care	$10,000.00	$0.00	($10,000.00)
41801	Interment	$45,000.00	$24,392.75	($20,607.25)
41802	Sale of Plots	$15,000.00	$2,400.00	($12,600.00)
41803	Interment Transfer Fees	$400.00	$40.00	($360.00)
41804	Marker Locates & Inspections	$3,000.00	$1,750.00	($1,250.00)
	Total Operating Revenue	**$77,225.00**	**$30,353.75**	**($46,871.25)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$50,406.00	$14,128.03	($36,277.97)
60103	Salaries - Over-Time	$6,573.00	$789.86	($5,783.14)
60120	Contracts	$46,000.00	$9,216.00	($36,784.00)
60121	Grave Openings	$10,000.00	$2,375.00	($7,625.00)
60306	Advertising	$500.00	$238.14	($261.86)
60309	Computer Maintenance	$2,000.00	$1,987.34	($12.66)
60312	General Insurance	$81.00	$81.00	$0.00
60314	Utilities	$1,500.00	$666.42	($833.58)
60316	Equipment Repair	$500.00	$442.48	($57.52)
60317	Misc	$500.00	$0.00	($500.00)
60320	Membership & Subscription	$1,500.00	$1,458.75	($41.25)
60337	Grounds Maintenance	$5,000.00	$386.92	($4,613.08)
60364	Headstone Maintenance	$5,000.00	$536.34	($4,463.66)
60426	Tree Brushing & Trimming	$10,000.00	$1,895.00	($8,105.00)
	Total Operating Expenditures	**$139,560.00**	**$34,201.28**	**($105,358.72)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($62,335.00)**	**($3,847.53)**	**$58,487.47**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($62,335.00)**	**($3,847.53)**	**$58,487.47**

Town of Kingsville
Arena
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40601	Ice Rental	$275,000.00	$115,655.18	($159,344.82)
40602	Hall Rental	$8,000.00	$3,575.26	($4,424.74)
40611	Floor Rentals	$1,000.00	$0.00	($1,000.00)
40616	Public Skating	$4,000.00	$1,613.66	($2,386.34)
40617	Rent - Canteen A	$2,000.00	$1,106.18	($893.82)
40620	Machine Revenue	$2,500.00	$2,302.40	($197.60)
40621	Sign Rentals	$13,000.00	$6,543.47	($6,456.53)
40627	Skate Shop Rental	$800.00	$0.00	($800.00)
41310	Penalties & Interest	$1,000.00	$481.98	($518.02)
	Total Operating Revenue	**$307,300.00**	**$131,278.13**	**($176,021.87)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$264,516.00	$111,612.51	($152,903.49)
60103	Salaries - Over-Time	$5,048.00	$2,918.01	($2,129.99)
60104	Salaries - Part Time	$164,151.00	$99,084.56	($65,066.44)
60105	Salaries - Seasonal	$45,609.00	$6,648.16	($38,960.84)
60114	Committee Honourarium	$3,600.00	$2,800.00	($800.00)
60202	Benefits - EI	$9,325.00	$6,998.92	($2,326.08)
60204	Benefits - CPP	$18,418.00	$13,146.60	($5,271.40)
60206	Benefits - EHT	$21,247.00	$8,173.40	($13,073.60)
60208	Benefits - Omers	$76,050.00	$26,802.05	($49,247.95)
60212	Benefits - Health Coverage	$67,438.00	$25,809.77	($41,628.23)
60214	Benefits - WSB	$34,118.00	$13,382.75	($20,735.25)
60216	Benefits- Uniforms	$7,000.00	$3,249.38	($3,750.62)
60220	Benefits - Meal Allowance	$208.00	$234.00	$26.00
60222	Benefits - Eyeglasses	$1,200.00	$481.50	($718.50)
60223	Benefits - Ortho	$2,000.00	$1,326.63	($673.37)
60254	Training & Development	$4,500.00	$1,694.53	($2,805.47)
60301	Office Supplies	$3,000.00	$652.92	($2,347.08)
60302	Computer Supplies	$0.00	$451.46	$451.46
60312	General Insurance	$53,868.00	$53,868.00	$0.00
60314	Utilities	$175,000.00	$62,274.28	($112,725.72)
60315	Facility Maintenance	$50,500.00	$12,860.68	($37,639.32)
60316	Equipment Repair	$21,500.00	$5,328.39	($16,171.61)
60317	Misc	$150.00	$324.43	$174.43
60318	Equipment Rental	$300.00	$430.90	$130.90
60320	Membership & Subscription	$1,200.00	$1,299.88	$99.88
60327	Communication	$7,800.00	$4,100.25	($3,699.75)
60335	Shop Supplies	$7,500.00	$4,687.68	($2,812.32)
60336	Parking Lot Repairs	$500.00	$0.00	($500.00)
60337	Grounds Maintenance	$400.00	$0.00	($400.00)
60340	Fuel & Oil	$2,500.00	$2,536.84	$36.84
60345	Licences & Permits	$100.00	$0.00	($100.00)
60346	Bank Fees & Interest	$2,000.00	$1,333.98	($666.02)
60347	Safety Supplies	$3,000.00	$363.40	($2,636.60)
60400	Mileage	$0.00	$63.76	$63.76
60446	Material	$1,000.00	$300.42	($699.58)
60606	Ice Rental - Leam	$5,000.00	$2,940.19	($2,059.81)
60611	Junior Hockey Club Support	$10,000.00	$0.00	($10,000.00)
	Total Operating Expenditures	**$1,069,746.00**	**$478,180.23**	**($591,565.77)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($762,446.00)**	**($346,902.10)**	**$415,543.90**
	CAPITAL REVENUE			
41510	Sale of Equipment	$0.00	$6,260.32	$6,260.32
41710	Contribution from Reserves	$15,000.00	$0.00	($15,000.00)
	Total Capital Revenue	**$15,000.00**	**$6,260.32**	**($8,739.68)**
	CAPITAL EXPENDITURES			
71727	Generator	$38,000.00	$0.00	($38,000.00)

Town of Kingsville
Arena
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
71841	Ice Edger Replacement	$4,500.00	$0.00	($4,500.00)
71842	Office Renovations/Furniture for	$2,000.00	$1,767.00	($233.00)
	Total Capital Expenditures	**$44,500.00**	**$1,767.00**	**($42,733.00)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
60387	OILC Loan (2015)	$105,507.00	$52,753.49	($52,753.51)
	Total Long-term Debt Repaymen	**$105,507.00**	**$52,753.49**	**($52,753.51)**
	NET CAPITAL REV. / (EXP.)	**($135,007.00)**	**($48,260.17)**	**$86,746.83**
	NET SURPLUS / (DEFICIT)	**($897,453.00)**	**($395,162.27)**	**$502,290.73**

Town of Kingsville
Parks
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40610	Tennis Court Fees	$0.00	$0.88	$0.88
40904	Recovered Wages	$0.00	$720.51	$720.51
	Total Operating Revenue	**$0.00**	**$721.39**	**$721.39**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$209,212.00	$85,042.94	($124,169.06)
60103	Salaries - Over-Time	$5,048.00	$1,837.06	($3,210.94)
60104	Salaries - Part Time	$62,131.00	$16,003.89	($46,127.11)
60105	Salaries - Seasonal	$128,911.00	$13,797.34	($115,113.66)
60114	Committee Honourarium	$3,600.00	$0.00	($3,600.00)
60120	Contracts	$50,000.00	$8,212.29	($41,787.71)
60202	Benefits - EI	$10,083.00	$2,362.54	($7,720.46)
60204	Benefits - CPP	$20,413.00	$4,635.40	($15,777.60)
60254	Training & Development	$2,500.00	$37.00	($2,463.00)
60312	General Insurance	$76,898.00	$76,898.00	$0.00
60314	Utilities	$3,000.00	$1,288.34	($1,711.66)
60315	Facility Maintenance	$34,300.00	$13,446.70	($20,853.30)
60316	Equipment Repair	$34,000.00	$17,131.03	($16,868.97)
60317	Misc	$100.00	$139.92	$39.92
60318	Equipment Rental	$5,500.00	$5,659.67	$159.67
60319	Professional Services	$1,000.00	$1,372.71	$372.71
60327	Communication	$700.00	$183.17	($516.83)
60335	Shop Supplies	$5,600.00	$2,447.34	($3,152.66)
60337	Grounds Maintenance	$35,000.00	$7,047.88	($27,952.12)
60339	Tree Maintenance	$40,000.00	$569.86	($39,430.14)
60340	Fuel & Oil	$22,000.00	$5,353.09	($16,646.91)
60344	Horticulture	$16,000.00	$1,409.05	($14,590.95)
60345	Licences & Permits	$2,500.00	$1,878.00	($622.00)
60349	Playground Mtce & Repair	$10,000.00	$0.00	($10,000.00)
60365	Tree Planting	$1,000.00	$0.00	($1,000.00)
60400	Mileage	$1,000.00	$117.63	($882.37)
	Total Operating Expenditures	**$780,496.00**	**$266,870.85**	**($513,625.15)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($780,496.00)**	**($266,149.46)**	**$514,346.54**
	CAPITAL REVENUE			
40524	Fundraising	$0.00	$2,433.00	$2,433.00
41710	Contribution from Reserves	$373,522.00	$0.00	($373,522.00)
41720	Contribution from D.C.'s	$49,500.00	$0.00	($49,500.00)
	Total Capital Revenue	**$423,022.00**	**$2,433.00**	**($420,589.00)**
	CAPITAL EXPENDITURES			
71154	Waterfront Area Development Pl	$6,000.00	$0.00	($6,000.00)
71428	Box Culvert Bridge Repairs - La	$25,000.00	$0.00	($25,000.00)
71564	Waterfront Access/Shoreline Prot	$30,000.00	$0.00	($30,000.00)
71645	Lion's Hall Drainage (Bocce Area	$96,500.00	$4,651.34	($91,848.66)
71734	Cottam Rotary Park Upgrades (p	$15,000.00	$0.00	($15,000.00)
71843	Playground Equip. - L. Santos	$60,000.00	$0.00	($60,000.00)
71844	Playground Equip. & Drainage -	$75,000.00	$3,780.38	($71,219.62)
71845	Fleet Addition - Ford F150 1/2 T	$35,000.00	$34,356.21	($643.79)
71846	Fleet Addition - Ford F150 1/2 T	$35,000.00	$34,356.21	($643.79)
71847	Fleet Replacement - 2006 Ford F	$35,000.00	$33,703.67	($1,296.33)
71848	Fleet Replacement - 2007 Ford 1	$41,500.00	$41,414.86	($85.14)
71849	Mettawas Park - Ph 2 - Design &	$110,000.00	$0.00	($110,000.00)
	Total Capital Expenditures	**$564,000.00**	**$152,262.67**	**($411,737.33)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$180,000.00	$180,000.00	$0.00
	Total Transferred to Capital Re	**$180,000.00**	**$180,000.00**	**$0.00**

Town of Kingsville
Parks
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	($320,978.00)	($329,829.67)	($8,851.67)
	NET SURPLUS / (DEFICIT)	($1,101,474.00)	($595,979.13)	$505,494.87

Town of Kingsville
Facilities
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40607	Rent - Ridgeview Park Hall	$3,000.00	$1,387.37	($1,612.63)
40609	Lions Hall - Utility Rebate	$1,545.00	$772.26	($772.74)
40618	Rent - Baseball Canteen	$1,000.00	$176.99	($823.01)
40650	Rent - Ruthven Day Care	$10,200.00	$5,100.00	($5,100.00)
40651	Rent - Mad Science (122 Fox St)	$19,200.00	$9,600.00	($9,600.00)
40652	Rent - Lakeside Pavilion	$26,000.00	$14,199.06	($11,800.94)
40654	Rent - Y&F Resource Network	$29,076.00	$14,538.00	($14,538.00)
40657	Rent - Unico Community Centre	$9,000.00	$5,774.35	($3,225.65)
40658	Rent - BIA (Carnegie)	$6,012.00	$2,980.98	($3,031.02)
40662	Rent - Grovedale House	$6,500.00	$0.00	($6,500.00)
40664	Rent - Patterson Taxi	$6,000.00	$3,000.00	($3,000.00)
40665	Green Fees - Ridgeview	$4,500.00	$4,477.29	($22.71)
40666	Green Fees - Kingsville Soccer /	$20,000.00	$7,123.04	($12,876.96)
	Total Operating Revenue	**$142,033.00**	**$69,129.34**	**($72,903.66)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$13,400.00	$15,074.16	$1,674.16
60104	Salaries - Part Time	$18,850.00	$14,164.18	($4,685.82)
60105	Salaries - Seasonal	$69,000.00	$25,571.32	($43,428.68)
60314	Utilities	$56,970.00	$13,852.09	($43,117.91)
60315	Facility Maintenance	$47,300.00	$18,268.22	($29,031.78)
60327	Communication	$4,450.00	$1,163.02	($3,286.98)
60337	Grounds Maintenance	$15,500.00	$9,406.42	($6,093.58)
	Total Operating Expenditures	**$225,470.00**	**$97,499.41**	**($127,970.59)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($83,437.00)**	**($28,370.07)**	**$55,066.93**
	CAPITAL REVENUE			
40525	County of Essex Funding	$40,000.00	$40,000.00	$0.00
40515	Federal Grants	$181,500.00	$28,072.01	($153,427.99)
41710	Contribution from Reserves	$2,293,156.00	$0.00	($2,293,156.00)
41720	Contribution from D.C.'s	$5,850.00	$0.00	($5,850.00)
	Total Capital Revenue	**$2,520,506.00**	**$68,072.01**	**($2,452,433.99)**
	CAPITAL EXPENDITURES			
71630	Kings' Landing Renovation	$2,461,656.00	$797,465.16	($1,664,190.84)
71855	Floor Scrubber	$15,000.00	$0.00	($15,000.00)
71856	Air Conditioning Units (2) at Are	$13,000.00	$9,955.17	($3,044.83)
71857	Ruthven Library - Replace Wind	$40,000.00	$9,005.31	($30,994.69)
71858	Kingsville Fire Hall Asphalt Repai	$12,000.00	$0.00	($12,000.00)
	Total Capital Expenditures	**$2,541,656.00**	**$816,425.64**	**($1,725,230.36)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$220,000.00	$220,000.00	$0.00
	Total Transferred to Capital Re	**$220,000.00**	**$220,000.00**	**$0.00**
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($241,150.00)**	**($968,353.63)**	**($727,203.63)**
	NET SURPLUS / (DEFICIT)	**($324,587.00)**	**($996,723.70)**	**($672,136.70)**

Town of Kingsville
Fantasy of Lights
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40521	Donations from Public	$4,500.00	$184.22	($4,315.78)
40639	Kingsville Fantasy Express	$2,000.00	$470.20	($1,529.80)
40640	Dinner with Santa	$1,500.00	$0.00	($1,500.00)
40643	Sip & Shop	$1,000.00	$0.00	($1,000.00)
40647	Senior's Activity	$0.00	$52.00	$52.00
	Total Operating Revenue	**$9,000.00**	**$706.42**	**($8,293.58)**
	OPERATING EXPENDITURES			
60306	Advertising	$4,500.00	$200.00	($4,300.00)
60307	Photocopier Supplies	$600.00	$0.00	($600.00)
60315	Facility Maintenance	$8,000.00	$52.21	($7,947.79)
60316	Equipment Repair	$1,000.00	$0.00	($1,000.00)
60621	Fireworks	$3,000.00	$2,521.49	($478.51)
60622	Parade	$10,000.00	$0.00	($10,000.00)
60623	Dinner with Santa	$300.00	$0.00	($300.00)
60625	Food/Sundry Expenses	$800.00	$0.00	($800.00)
60634	Children's Activity	$800.00	$0.00	($800.00)
	Total Operating Expenditures	**$29,000.00**	**$2,773.70**	**($26,226.30)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($20,000.00)**	**($2,067.28)**	**$17,932.72**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($20,000.00)**	**($2,067.28)**	**$17,932.72**

Town of Kingsville
Marina
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40615	Boat Dockage Fees	$42,000.00	$42,604.53	$604.53
40624	Boat Ramp	$13,000.00	$6,313.03	($6,686.97)
40638	Fuel Sales	$45,000.00	$20,132.86	($24,867.14)
	Total Operating Revenue	**$100,000.00**	**$69,050.42**	**($30,949.58)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$29,631.00	$10,625.43	($19,005.57)
60103	Salaries - Over-Time	$0.00	$192.60	$192.60
60104	Salaries - Part Time	$19,277.00	$3,443.41	($15,833.59)
60105	Salaries - Seasonal	$42,409.00	$1,445.25	($40,963.75)
60202	Benefits - EI	$1,896.00	$184.17	($1,711.83)
60204	Benefits - CPP	$3,853.00	$380.63	($3,472.37)
60314	Utilities	$7,000.00	$882.64	($6,117.36)
60315	Facility Maintenance	$9,500.00	$6,530.29	($2,969.71)
60318	Equipment Rental	$1,000.00	$0.00	($1,000.00)
60319	Professional Services	$500.00	$0.00	($500.00)
60320	Membership & Subscription	$525.00	$0.00	($525.00)
60327	Communication	$1,250.00	$471.45	($778.55)
60329	Rent	$500.00	$508.80	$8.80
60333	Work Boat Maintenance	$2,000.00	$3,087.22	$1,087.22
60335	Shop Supplies	$300.00	$0.00	($300.00)
60337	Grounds Maintenance	$500.00	$0.00	($500.00)
60340	Fuel & Oil	$200.00	$100.00	($100.00)
60346	Bank Fees & Interest	$1,500.00	$505.02	($994.98)
60360	Licences & Permits	$100.00	$0.00	($100.00)
60383	Fuel Purchased for Re-Sale	$35,500.00	$14,029.80	($21,470.20)
	Total Operating Expenditures	**$157,441.00**	**$42,386.71**	**($115,054.29)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($57,441.00)**	**$26,663.71**	**$84,104.71**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
71850	Marina Action Plan (Short Term	$20,000.00	$0.00	($20,000.00)
	Total Capital Expenditures	**$20,000.00**	**$0.00**	**($20,000.00)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($20,000.00)**	**$0.00**	**$20,000.00**
	NET SURPLUS / (DEFICIT)	**($77,441.00)**	**$26,663.71**	**$104,104.71**

Town of Kingsville
Migration Festival
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40521	Donations from Public	$2,000.00	$0.00	($2,000.00)
40642	Food Sales	$500.00	$0.00	($500.00)
41270	Misc. Revenue	$0.00	$137.44	$137.44
41272	Craft Vendor Fees	$2,500.00	$1,318.63	($1,181.37)
41285	Fine Art & Photography Competit	$300.00	$0.00	($300.00)
	Total Operating Revenue	**$5,300.00**	**$1,456.07**	**($3,843.93)**
	OPERATING EXPENDITURES			
60306	Advertising	$5,000.00	$860.42	($4,139.58)
60307	Photocopier Supplies	$500.00	$0.00	($500.00)
60608	Parade	$5,500.00	$0.00	($5,500.00)
60630	Clock Prog. / Maint.	$1,000.00	$0.00	($1,000.00)
60820	Special Projects	$1,500.00	$0.00	($1,500.00)
60821	Children's Activities	$4,000.00	$200.00	($3,800.00)
60828	Prizes/Awards/Art Show Exp.	$2,200.00	$0.00	($2,200.00)
60829	Birds of Prey Show	$1,000.00	$0.00	($1,000.00)
	Total Operating Expenditures	**$20,700.00**	**$1,060.42**	**($19,639.58)**
	TRANSFER TO (FROM) RESERVES			
41700	Contribution from Reserves	($4,600.00)	$0.00	$4,600.00
	Transfer to (from) Reserves	**($4,600.00)**	**$0.00**	**$4,600.00**
	NET OPERATING REV. (EXP.)	**($10,800.00)**	**$395.65**	**$11,195.65**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($10,800.00)**	**$395.65**	**$11,195.65**

Town of Kingsville
Recreation Programs
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40511	Federal Grants - Operating	$8,500.00	$0.00	($8,500.00)
40619	Misc Revenue	$0.00	$637.33	$637.33
40625	Recreation Programs	$8,000.00	$4,837.84	($3,162.16)
40626	Community Events	$6,000.00	$4,611.85	($1,388.15)
40632	Advertising	$3,000.00	$0.00	($3,000.00)
40635	P2P Admin Fee	$3,600.00	$1,900.00	($1,700.00)
40636	First Aid Training	$9,600.00	$0.00	($9,600.00)
40637	March Break Camp	$1,500.00	$0.00	($1,500.00)
40648	Older Adults - Ticket Sales	$300.00	$509.90	$209.90
40659	Older Adults - Expo Revenue	$900.00	$998.20	$98.20
41277	Recreation - Day Camp	$2,000.00	$0.00	($2,000.00)
41299	Family Day Events	$600.00	$0.00	($600.00)
	Total Operating Revenue	**$44,000.00**	**$13,495.12**	**($30,504.88)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$56,335.00	$27,463.53	($28,871.47)
60103	Salaries - Over-Time	$32,660.00	$0.00	($32,660.00)
60114	Committee Honourarium	$20,000.00	$8,000.00	($12,000.00)
60202	Benefits - EI	$1,528.00	$637.45	($890.55)
60204	Benefits - CPP	$4,787.00	$1,396.52	($3,390.48)
60206	Benefits - EHT	$2,423.00	$684.41	($1,738.59)
60208	Benefits - Omers	$6,298.00	$3,070.47	($3,227.53)
60212	Benefits - Health Coverage	$5,788.00	$2,865.49	($2,922.51)
60214	Benefits - WSB	$3,953.00	$1,084.69	($2,868.31)
60222	Benefits - Eyeglasses	$800.00	$0.00	($800.00)
60223	Benefits - Ortho	$2,000.00	$0.00	($2,000.00)
60254	Training & Development	$1,800.00	$808.23	($991.77)
60301	Office Supplies	$300.00	$2.02	($297.98)
60306	Advertising	$2,000.00	$107.70	($1,892.30)
60317	Misc	$100.00	$0.00	($100.00)
60327	Communication	$100.00	$0.00	($100.00)
60400	Mileage	$200.00	$1,185.64	$985.64
60626	Activity Guide	$2,500.00	$0.00	($2,500.00)
60627	Recreation Programs	$6,000.00	$3,735.12	($2,264.88)
60628	Community Events	$15,000.00	$5,296.26	($9,703.74)
60629	In Motion Health Promotion Stra	$1,000.00	$1,779.48	$779.48
60632	Older Adults	$0.00	$698.46	$698.46
60644	Older Adults - Activity Guide	$2,500.00	$0.00	($2,500.00)
60645	Older Adults - Advertising	$1,500.00	$809.83	($690.17)
60646	Older Adults - Entertainment	$1,500.00	$1,350.79	($149.21)
60647	Older Adults - Other	$1,000.00	$183.00	($817.00)
60636	Ball Hockey Tournament	$0.00	$236.69	$236.69
60643	Older Adults - Photocopying	$500.00	$0.00	($500.00)
60677	March Break Camp	$1,000.00	($348.13)	($1,348.13)
	Total Operating Expenditures	**$173,572.00**	**$61,047.65**	**($112,524.35)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($129,572.00)**	**($47,552.53)**	**$82,019.47**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
71851	Recreation Master Plan (Review	$70,000.00	$0.00	($70,000.00)
71852	Youth Programming Equipment	$12,000.00	$0.00	($12,000.00)
	Total Capital Expenditures	**$82,000.00**	**$0.00**	**($82,000.00)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$15,000.00	$15,000.00	$0.00
	Total Transferred to Capital Re	**$15,000.00**	**$15,000.00**	**$0.00**

Town of Kingsville
Recreation Programs
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	($97,000.00)	($15,000.00)	$82,000.00
	NET SURPLUS / (DEFICIT)	($226,572.00)	($62,552.53)	$164,019.47

Town of Kingsville
Communities in Bloom
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
	OPERATING EXPENDITURES			
60306	Advertising	$1,500.00	$0.00	($1,500.00)
60307	Photocopier Supplies	$400.00	$0.00	($400.00)
60320	Membership & Subscription	$900.00	$250.00	($650.00)
60365	Tree Planting	$400.00	$0.00	($400.00)
60650	Signage	$1,200.00	$0.00	($1,200.00)
60651	Community Profile Book	$900.00	$0.00	($900.00)
60652	Tour Costs	$1,500.00	$0.00	($1,500.00)
60653	Judges Expenses	$1,700.00	$0.00	($1,700.00)
60654	Awards Ceremony	$1,500.00	$0.00	($1,500.00)
	Total Operating Expenditures	**$10,000.00**	**$250.00**	**($9,750.00)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($10,000.00)**	**($250.00)**	**$9,750.00**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($10,000.00)**	**($250.00)**	**$9,750.00**

Town of Kingsville
Planning & Development
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40680	Planning - Zoning	$20,000.00	$19,600.00	($400.00)
40681	Planning - Official Plan Amend	$2,000.00	$3,000.00	$1,000.00
40682	Planning - Consents	$14,000.00	$5,640.00	($8,360.00)
40683	Planning - Development Agreemt	$1,000.00	$1,000.00	$0.00
40684	Planning - Minor Variance	$3,500.00	$1,900.00	($1,600.00)
40685	Planning - Subdivision	$5,000.00	$1,000.00	($4,000.00)
40686	Planning - Site Plan Fee	$14,000.00	$5,500.00	($8,500.00)
40689	Planning - Misc Application Fees	$500.00	$200.00	($300.00)
41270	Misc. Revenue	$0.00	$100.00	$100.00
	Total Operating Revenue	**$60,000.00**	**$37,940.00**	**($22,060.00)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$154,529.00	$51,856.14	($102,672.86)
60114	Committee Honourarium	$13,471.00	$5,635.60	($7,835.40)
60120	Contracts	$45,000.00	$37,687.30	($7,312.70)
60202	Benefits - EI	$2,403.00	$1,021.29	($1,381.71)
60204	Benefits - CPP	$5,854.00	$2,308.69	($3,545.31)
60206	Benefits - EHT	$4,153.00	$1,073.50	($3,079.50)
60208	Benefits - Omers	$22,870.00	$5,938.01	($16,931.99)
60212	Benefits - Health Coverage	$19,041.00	$9,508.90	($9,532.10)
60214	Benefits - WSB	$5,957.00	$1,712.60	($4,244.40)
60222	Benefits - Eyeglasses	$800.00	$479.10	($320.90)
60223	Benefits - Ortho	$2,000.00	$0.00	($2,000.00)
60254	Training & Development	$7,000.00	$2,839.05	($4,160.95)
60301	Office Supplies	$750.00	$356.07	($393.93)
60305	Courier & Express	$200.00	$83.13	($116.87)
60306	Advertising	$2,500.00	$0.00	($2,500.00)
60317	Misc	$500.00	$38.81	($461.19)
60320	Membership & Subscription	$1,500.00	$1,347.13	($152.87)
60326	Professional Fees	$25,000.00	$2,047.92	($22,952.08)
60327	Communication	$1,000.00	$279.83	($720.17)
60358	Small Capital	$1,600.00	$1,431.76	($168.24)
60400	Mileage	$500.00	$104.51	($395.49)
	Total Operating Expenditures	**$316,628.00**	**$125,749.34**	**($190,878.66)**
	TRANSFER TO (FROM) RESERVES			
80100	Contribution to Reserves	$20,000.00	$20,000.00	$0.00
	Transfer to (from) Reserves	**$20,000.00**	**$20,000.00**	**$0.00**
	NET OPERATING REV. (EXP.)	**($276,628.00)**	**($107,809.34)**	**$168,818.66**
	CAPITAL REVENUE			
41720	Contribution from D.C.'s	$67,500.00	$0.00	($67,500.00)
	Total Capital Revenue	**$67,500.00**	**$0.00**	**($67,500.00)**
	CAPITAL EXPENDITURES			
71742	Official Plan Review	$75,000.00	$14,073.75	($60,926.25)
	Total Capital Expenditures	**$75,000.00**	**$14,073.75**	**($60,926.25)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($7,500.00)**	**($14,073.75)**	**($6,573.75)**
	NET SURPLUS / (DEFICIT)	**($284,128.00)**	**($121,883.09)**	**$162,244.91**

Town of Kingsville
BIA
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40189	BIA Levy	$98,889.00	$0.00	($98,889.00)
40500	Grant Funds - Town	$20,300.00	$20,300.00	$0.00
41270	Misc. Revenue	$0.00	$50.00	$50.00
41292	Assoc. Memberships	$4,000.00	$4,483.36	$483.36
	Total Operating Revenue	**$123,189.00**	**$24,833.36**	**($98,355.64)**
	OPERATING EXPENDITURES			
60104	Salaries - Part Time	$932.00	$446.15	($485.85)
60120	Contracts	$44,140.00	$21,019.51	($23,120.49)
60202	Benefits - EI	$883.00	$518.04	($364.96)
60204	Benefits - CPP	$1,707.00	$678.14	($1,028.86)
60206	Benefits - EHT	$741.00	$435.27	($305.73)
60212	Benefits - Health Coverage	$860.00	$258.92	($601.08)
60214	Benefits - WSB	$1,216.00	$714.30	($501.70)
60301	Office Supplies	$1,400.00	$1,455.11	$55.11
60306	Advertising	$6,000.00	$2,352.97	($3,647.03)
60309	Computer Maintenance	$1,000.00	$809.88	($190.12)
60317	Misc	$500.00	$340.76	($159.24)
60320	Membership & Subscription	$300.00	$355.38	$55.38
60323	Write Offs	$1,000.00	$864.61	($135.39)
60327	Communication	$1,700.00	$825.83	($874.17)
60329	Rent	$6,012.00	$2,980.98	($3,031.02)
60341	Janitorial Services	$1,000.00	$327.48	($672.52)
60630	Clock Prog. / Maint.	$0.00	$183.17	$183.17
60812	BIA Dollar Promotion	$17,000.00	$138.00	($16,862.00)
60816	Annual General Meeting	$0.00	$250.25	$250.25
60819	OBIAA Conference	$1,500.00	$828.62	($671.38)
60833	Operation Face Lift	$5,000.00	$0.00	($5,000.00)
60837	Spring Guide	$1,530.00	$0.00	($1,530.00)
60838	Holiday Guide	$1,530.00	$0.00	($1,530.00)
60839	Beautification / Flower Program	$30,600.00	$12,312.85	($18,287.15)
	Total Operating Expenditures	**$126,551.00**	**$48,096.22**	**($78,454.78)**
	TRANSFER TO (FROM) RESERVES			
41700	Contribution from Reserves	($3,362.00)	$0.00	$3,362.00
	Transfer to (from) Reserves	**($3,362.00)**	**$0.00**	**$3,362.00**
	NET OPERATING REV. (EXP.)	**$0.00**	**($23,262.86)**	**($23,262.86)**
	CAPITAL REVENUE			
41368	Clock Bricks	$0.00	$600.00	$600.00
	Total Capital Revenue	**$0.00**	**$600.00**	**$600.00**
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**$0.00**	**$600.00**	**$600.00**
	NET SURPLUS / (DEFICIT)	**$0.00**	**($22,662.86)**	**($22,662.86)**

Town of Kingsville
Accessibility Committee
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
	OPERATING EXPENDITURES			
60114	Committee Honourarium	$3,000.00	$1,200.00	($1,800.00)
60254	Training & Development	$300.00	$0.00	($300.00)
63300	Textnet Phone Line	$2,100.00	$864.95	($1,235.05)
	Total Operating Expenditures	**$5,400.00**	**$2,064.95**	**($3,335.05)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($5,400.00)**	**($2,064.95)**	**$3,335.05**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($5,400.00)**	**($2,064.95)**	**$3,335.05**

Town of Kingsville
Tourism & EDC
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40502	Prov Grants	$5,000.00	$0.00	($5,000.00)
41320	Promotional Clothing	$1,500.00	$1,122.97	($377.03)
41321	Web Advertising	$1,500.00	$0.00	($1,500.00)
41322	Community Group Signs	$500.00	$0.00	($500.00)
41323	Tourist Maps	$6,750.00	$12,639.00	$5,889.00
41324	Conference Registrations	$2,500.00	$0.00	($2,500.00)
41325	Conference Sponsorshps	$14,000.00	$0.00	($14,000.00)
	Total Operating Revenue	**$31,750.00**	**$13,761.97**	**($17,988.03)**
	OPERATING EXPENDITURES			
60114	Committee Honourarium	$8,400.00	$1,000.00	($7,400.00)
60254	Training & Development	$1,200.00	$0.00	($1,200.00)
60307	Photocopier Supplies	$1,700.00	$0.00	($1,700.00)
60320	Membership & Subscription	$1,200.00	$1,495.61	$295.61
60327	Communication	$150.00	$61.47	($88.53)
60358	Small Capital	$1,370.00	$0.00	($1,370.00)
60628	Community Events	$0.00	$3,500.00	$3,500.00
63100	Billboard Signs	$6,000.00	$0.00	($6,000.00)
63101	Pucovsky Sign Area Rental	$500.00	$0.00	($500.00)
63102	Billboard Designs	$3,000.00	$3,052.80	$52.80
63103	EDC Promotions	$10,000.00	$2,809.36	($7,190.64)
63104	Marketing Initiatives	$10,000.00	$6,982.55	($3,017.45)
63105	Community Group Signs	$2,700.00	$0.00	($2,700.00)
63106	Tourist Maps	$10,000.00	$0.00	($10,000.00)
63107	FICE Program	$3,000.00	$0.00	($3,000.00)
63110	Accomodation Update	$10,000.00	$0.00	($10,000.00)
63113	EcDev Conference	$16,500.00	$315.47	($16,184.53)
63114	Business Retention & Dev.	$10,000.00	$0.00	($10,000.00)
	Total Operating Expenditures	**$95,720.00**	**$19,217.26**	**($76,502.74)**
	TRANSFER TO (FROM) RESERVES			
41700	Contribution from Reserves	($23,000.00)	$0.00	$23,000.00
	Transfer to (from) Reserves	**($23,000.00)**	**$0.00**	**$23,000.00**
	NET OPERATING REV. (EXP.)	**($40,970.00)**	**($5,455.29)**	**$35,514.71**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($40,970.00)**	**($5,455.29)**	**$35,514.71**

Town of Kingsville
Heritage Committee
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
	OPERATING EXPENDITURES			
60114	Committee Honourarium	$9,900.00	$4,100.00	($5,800.00)
60254	Training & Development	$5,250.00	$0.00	($5,250.00)
60301	Office Supplies	$500.00	$96.49	($403.51)
60306	Advertising	$720.00	$0.00	($720.00)
60319	Professional Services	$1,000.00	$403.27	($596.73)
60320	Membership & Subscription	$800.00	$374.40	($425.60)
63200	Research Assistant / Student	$5,040.00	$2,100.00	($2,940.00)
63201	Plaques	$2,400.00	$0.00	($2,400.00)
63202	Outreach Programs	$1,000.00	$0.00	($1,000.00)
63203	Website Development	$300.00	$0.00	($300.00)
	Total Operating Expenditures	**$26,910.00**	**$7,074.16**	**($19,835.84)**
	TRANSFER TO (FROM) RESERVES			
	NET OPERATING REV. (EXP.)	**($26,910.00)**	**($7,074.16)**	**$19,835.84**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET SURPLUS / (DEFICIT)	**($26,910.00)**	**($7,074.16)**	**$19,835.84**

Town of Kingsville
Water
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40810	G.S. Water	$4,472,000.00	$1,964,594.17	($2,507,405.83)
40812	G.N. Water	$568,000.00	$231,198.93	($336,801.07)
40814	King Water	$890,000.00	$383,275.39	($506,724.61)
40901	Serv Connection Instal/Maint	$50,000.00	$23,021.51	($26,978.49)
40902	Meter Instal/Maint	$7,000.00	$2,000.00	($5,000.00)
40903	Extra Charges	$2,500.00	$900.00	($1,600.00)
40904	Recovered Wages	$4,000.00	$600.00	($3,400.00)
40905	Account Set-up Fees	$14,000.00	$5,875.00	($8,125.00)
40906	Watermain Development Review	$2,000.00	$0.00	($2,000.00)
41268	Water Meter Sale	$22,000.00	$13,818.75	($8,181.25)
41270	Misc. Revenue	$1,000.00	$415.00	($585.00)
41310	Penalties & Interest	$14,000.00	$6,275.62	($7,724.38)
	Total Operating Revenue	**$6,046,500.00**	**$2,631,974.37**	**($3,414,525.63)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$535,477.00	$240,520.72	($294,956.28)
60103	Salaries - Over-Time	$14,215.00	$5,064.41	($9,150.59)
60105	Salaries - Seasonal	$10,274.00	$0.00	($10,274.00)
60114	Committee Honourarium	$12,034.00	$6,017.36	($6,016.64)
60202	Benefits - EI	$9,504.00	$5,513.62	($3,990.38)
60204	Benefits - CPP	$21,106.00	$11,571.48	($9,534.52)
60206	Benefits - EHT	$11,162.00	$4,812.51	($6,349.49)
60208	Benefits - Omers	$54,253.00	$23,190.16	($31,062.84)
60212	Benefits - Health Coverage	$69,183.00	$32,511.65	($36,671.35)
60214	Benefits - WSB	$11,527.00	$4,595.55	($6,931.45)
60216	Benefits- Uniforms	$5,500.00	$2,269.64	($3,230.36)
60220	Benefits - Meal Allowance	$1,001.00	$871.00	($130.00)
60222	Benefits - Eyeglasses	$3,200.00	$2,044.95	($1,155.05)
60223	Benefits - Ortho	$2,000.00	$1,151.88	($848.12)
60254	Training & Development	$15,000.00	$5,554.30	($9,445.70)
60301	Office Supplies	$2,500.00	$387.93	($2,112.07)
60302	Computer Supplies	$500.00	$176.77	($323.23)
60303	Postage Supplies	$30,000.00	$15,348.31	($14,651.69)
60305	Courier & Express	$500.00	$0.00	($500.00)
60306	Advertising	$1,250.00	$0.00	($1,250.00)
60309	Computer Maintenance	$500.00	$0.00	($500.00)
60310	Computer Consultants	$1,000.00	$0.00	($1,000.00)
60312	General Insurance	$23,268.00	$23,268.00	$0.00
60314	Utilities	$0.00	$18.00	$18.00
60315	Facility Maintenance	$1,500.00	$595.57	($904.43)
60316	Equipment Repair	$17,000.00	$2,829.69	($14,170.31)
60317	Misc	$500.00	$68.52	($431.48)
60318	Equipment Rental	$500.00	$0.00	($500.00)
60319	Professional Services	$3,500.00	$0.00	($3,500.00)
60320	Membership & Subscription	$2,500.00	$2,116.92	($383.08)
60323	Write Offs	$2,000.00	$1,203.92	($796.08)
60326	Professional Fees	$5,000.00	$3,034.44	($1,965.56)
60327	Communication	$5,000.00	$2,059.90	($2,940.10)
60335	Shop Supplies	$2,000.00	$676.69	($1,323.31)
60340	Fuel & Oil	$22,000.00	$0.00	($22,000.00)
60345	Licences & Permits	$5,200.00	$4,675.75	($524.25)
60347	Safety Supplies	$3,000.00	$133.79	($2,866.21)
60357	Small Tools	$3,000.00	$1,221.58	($1,778.42)
60400	Mileage	$500.00	$0.00	($500.00)
60403	Curb Repairs	$9,500.00	$16,259.76	$6,759.76
60405	Back Flow Program	$25,000.00	$12,007.68	($12,992.32)
60418	Hard Top Road Repair	$17,500.00	$0.00	($17,500.00)
60448	Subcontract	$2,500.00	$6,291.04	$3,791.04
63005	Water Purchases - Kingsville	$406,000.00	$111,746.58	($294,253.42)
63006	Water Purchases - Gos. South	$3,096,000.00	$833,675.95	($2,262,324.05)
63007	Water Purchases - Gos. North	$361,000.00	$103,778.31	($257,221.69)
63015	Water Meters	$55,000.00	$33,356.54	($21,643.46)
63017	Water Meter Mtce	$15,000.00	$2,764.71	($12,235.29)
63020	Locates	$7,500.00	$2,805.05	($4,694.95)
63025	Water Service Connections	$60,000.00	$1,572.59	($58,427.41)

Town of Kingsville
Water
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
63030	Watermain Line Breaks	$45,000.00	$19,937.17	($25,062.83)
63040	Waterline Mtce	$15,000.00	$0.00	($15,000.00)
63045	Hydrant Mtce	$20,000.00	$423.74	($19,576.26)
63052	Property Taxes (PIL - Mun. & Co	$1,900.00	$0.00	($1,900.00)
63055	Program Support	$194,880.00	$97,440.00	($97,440.00)
	Total Operating Expenditures	**$5,239,934.00**	**$1,645,564.13**	**($3,594,369.87)**
	TRANSFER TO (FROM) RESERVES			
80100	Contribution to Reserves	$671,566.00	$0.00	($671,566.00)
	Transfer to (from) Reserves	**$671,566.00**	**$0.00**	**($671,566.00)**
	NET OPERATING REV. (EXP.)	**$135,000.00**	**$986,410.24**	**$851,410.24**
	CAPITAL REVENUE			
41510	Sale of Equipment	$0.00	$1,922.03	$1,922.03
41710	Contribution from Reserves	$546,000.00	$0.00	($546,000.00)
	Total Capital Revenue	**$546,000.00**	**$1,922.03**	**($544,077.97)**
	CAPITAL EXPENDITURES			
71448	Watermain - Ruthven Ind. Park	$100,000.00	$6,267.51	($93,732.49)
71649	Waterline Looping - Cedar Island	$75,000.00	$0.00	($75,000.00)
71651	Source Water Protection	$18,000.00	$0.00	($18,000.00)
71756	Water Rate Study / Financial Pla	$25,000.00	$0.00	($25,000.00)
71859	Fleet Replacement - 2004 Ford	$70,000.00	$0.00	($70,000.00)
71860	Water Distribution Master Plan	$80,000.00	$0.00	($80,000.00)
71861	SW Region Class EA	$150,000.00	$0.00	($150,000.00)
71862	Hydrants - Road 11 W	$35,000.00	$0.00	($35,000.00)
71863	County Road 18 - Watermain Ext	$28,000.00	$0.00	($28,000.00)
	Total Capital Expenditures	**$581,000.00**	**$6,267.51**	**($574,732.49)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$100,000.00	$0.00	($100,000.00)
	Total Transferred to Capital Re	**$100,000.00**	**$0.00**	**($100,000.00)**
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($135,000.00)**	**($4,345.48)**	**$130,654.52**
	NET SURPLUS / (DEFICIT)	**$0.00**	**$982,064.76**	**$982,064.76**

Town of Kingsville
Sewer- Kingsville
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40852	G.S. Sewage	$509,000.00	$261,582.16	($247,417.84)
40853	G.S. Sewage - Ruthven	$262,000.00	$152,009.49	($109,990.51)
40856	King Sewage	$1,159,000.00	$556,444.19	($602,555.81)
41270	Misc. Revenue	$500.00	$0.00	($500.00)
41310	Penalties & Interest	$7,500.00	$4,321.82	($3,178.18)
	Total Operating Revenue	**$1,938,000.00**	**$974,357.66**	**($963,642.34)**
	OPERATING EXPENDITURES			
60102	Salaries - Full Time	$61,612.00	$25,803.67	($35,808.33)
60103	Salaries - Over-Time	$0.00	$180.60	$180.60
60202	Benefits - EI	$887.00	$587.72	($299.28)
60204	Benefits - CPP	$1,915.00	$1,215.86	($699.14)
60206	Benefits - EHT	$1,201.00	$515.42	($685.58)
60208	Benefits - Omers	$6,683.00	$2,784.51	($3,898.49)
60212	Benefits - Health Coverage	$4,479.00	$1,948.40	($2,530.60)
60214	Benefits - WSB	$1,617.00	$716.94	($900.06)
60254	Training & Development	$2,000.00	$0.00	($2,000.00)
60305	Courier & Express	$100.00	$0.00	($100.00)
60306	Advertising	$250.00	$0.00	($250.00)
60314	Utilities	$285,000.00	$105,650.42	($179,349.58)
60315	Facility Maintenance	$500.00	$0.00	($500.00)
60316	Equipment Repair	$5,000.00	$252.31	($4,747.69)
60317	Misc	$1,000.00	$0.00	($1,000.00)
60320	Membership & Subscription	$250.00	$0.00	($250.00)
60323	Write Offs	$1,500.00	$0.00	($1,500.00)
60326	Professional Fees	$1,500.00	$0.00	($1,500.00)
60327	Communication	$0.00	$38.63	$38.63
60330	Sewer Report	$1,000.00	$0.00	($1,000.00)
60345	Licences & Permits	$500.00	$495.62	($4.38)
60347	Safety Supplies	$500.00	$0.00	($500.00)
63052	Property Taxes (PIL - Mun. & Co	$38,500.00	$0.00	($38,500.00)
64360	OCWA Billings	$970,000.00	$446,670.02	($523,329.98)
64365	Sanitary Sewer Maint	$35,000.00	$9,041.38	($25,958.62)
64368	Sewer Service Connections	$8,000.00	$1,546.75	($6,453.25)
64370	Sanitary Backwater Valve Prog	$2,000.00	$0.00	($2,000.00)
	Total Operating Expenditures	**$1,430,994.00**	**$597,448.25**	**($833,545.75)**
	TRANSFER TO (FROM) RESERVES			
80100	Contribution to Reserves	$467,006.00	$0.00	($467,006.00)
	Transfer to (from) Reserves	**$467,006.00**	**$0.00**	**($467,006.00)**
	NET OPERATING REV. (EXP.)	**$40,000.00**	**$376,909.41**	**$336,909.41**
	CAPITAL REVENUE			
41710	Contribution from Reserves	$423,900.00	$0.00	($423,900.00)
41720	Contribution from D.C.'s	$383,600.00	$0.00	($383,600.00)
	Total Capital Revenue	**$807,500.00**	**$0.00**	**($807,500.00)**
	CAPITAL EXPENDITURES			
71357	Kingsville Sanitary Master Plan	$65,000.00	$0.00	($65,000.00)
71864	Lakeside Park Sanitary Exp.	$354,000.00	$0.00	($354,000.00)
71865	OCWA - LW Major Capital Maint.	$369,500.00	$192,914.42	($176,585.58)
71866	OCWA - King Lagoons Major Ca	$19,000.00	$0.00	($19,000.00)
	Total Capital Expenditures	**$807,500.00**	**$192,914.42**	**($614,585.58)**
	TRANSFER TO RESERVES			
80300	Transfer to Capital Reserve	$40,000.00	$0.00	($40,000.00)
	Total Transferred to Capital Re	**$40,000.00**	**$0.00**	**($40,000.00)**
	LONG-TERM DEBT REPAYMENTS			

Town of Kingsville
Sewer- Kingsville
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	NET CAPITAL REV. / (EXP.)	($40,000.00)	($192,914.42)	($152,914.42)
	NET SURPLUS / (DEFICIT)	$0.00	$183,994.99	$183,994.99

Town of Kingsville
Sewer- Cottam
For the Six Months Ending June 30, 2018

Acct No.		2018 Budget	2018 Actual	Variance
	OPERATING REVENUES			
40854	G.N. Sewage	$195,000.00	$101,495.06	($93,504.94)
41310	Penalties & Interest	$1,200.00	$701.59	($498.41)
	Total Operating Revenue	**$196,200.00**	**$102,196.65**	**($94,003.35)**
	OPERATING EXPENDITURES			
60314	Utilities	$11,200.00	$4,950.26	($6,249.74)
60327	Communication	$600.00	$288.90	($311.10)
63052	Property Taxes (PIL - Mun. & Co	$8,700.00	$0.00	($8,700.00)
64360	OCWA Billings	$71,000.00	$37,839.70	($33,160.30)
64365	Sanitary Sewer Maint	$6,000.00	$6,334.69	$334.69
	Total Operating Expenditures	**$97,500.00**	**$49,413.55**	**($48,086.45)**
	TRANSFER TO (FROM) RESERVES			
80100	Contribution to Reserves	$32,175.00	$0.00	($32,175.00)
	Transfer to (from) Reserves	**$32,175.00**	**$0.00**	**($32,175.00)**
	NET OPERATING REV. (EXP.)	**$66,525.00**	**$52,783.10**	**($13,741.90)**
	CAPITAL REVENUE			
	CAPITAL EXPENDITURES			
71867	OCWA - Cottam Lagoons Major	$68,000.00	$48,029.31	($19,970.69)
	Total Capital Expenditures	**$68,000.00**	**$48,029.31**	**($19,970.69)**
	TRANSFER TO RESERVES			
	LONG-TERM DEBT REPAYMENTS			
	NET CAPITAL REV. / (EXP.)	**($68,000.00)**	**($48,029.31)**	**$19,970.69**
	NET SURPLUS / (DEFICIT)	**($1,475.00)**	**$4,753.79**	**$6,228.79**

	Percent complete					
Economic Development	1st quarter	2nd quarter	3rd quarter	4th quarter	Total	Comments
Create a+A4:G34nd implement a digital marketing campaign to promote existing programs and new opportunities		80%			80%	Film completed, waiting on revisions
Develop a targeted Media Relations Plan to reach desired outside audiences					0%	Tourism Roundtable will be occuring in September. This will guide this initiative.
Develop , fund and implement a Cottam Downtown Community Improvement Plan	80%	10%	0%	0%	90%	The booklet is in draft form and will be presented to Council in September
Develop and implement an integrated business owner support process within the pre-plan, planning and development process to encourage business growth and expansion					0%	This will be linked to the BR&E report
Complete the Official Plan updates		40%			40%	The Consultant is reviewing
Create a millennials steering group with representation from across Kingsville to guide youth retention, repatriation and					0%	Partnering with various groups to assist in developing this.
Promote Young Professionals Week	0%	100%	0%	0%	100%	Partnered with WE-Tech
Conduct BR&E Study						Awaiting announcement of RED Funding for July intake
Accessibility						
Assess and evaluate the accessibility needs of the community	0%	25%	25%		50%	Survey prepared and published
Communication						
Development of a communication strategy	20%	20%			40%	The document is in draft form and will be reviewed by Administration
Enhancement of the Town website	100%				100%	Town website was complete in 2017
Public Safety						
Improve public education regarding emergency services through focused programming and increased staff commitment		25%			25%	focused initives and social media campaigns
Develop partnerships with neighbouring Municipalities and organizations		25%			25%	finalized agreements with EMS

Recreation and Culture						
Review of PRAC Master Plan and develop long term Capital Plans	20%	20%			40%	review has begun
Efficient and Responsive Municipal Operations						
Municipal wide service delivery review	0%	0%	0%	0%	0%	Roll our plan will be presented to Council within the next quarter for approval
Development of Lean Processes	0%	0%	0%	0%	0%	Roll our plan will be presented to Council within the next quarter for approval
Fiscal Responsibility						
Comprehensive site review of alternative revenue sources	0%	10%			10%	FS has performed a detailed review of P&R facility bookings to identify additional revenue opportunities. A comparison of fees and charges to other municipalities is planned for Q3. (RM)
Prepare a financial plan to identify all on-going operational costs for any new capital expenditure over $300,000	0%	0%			0%	Capital budgets are due to FS on Sept. 30th. This analysis will be performed for all 2019 capital expenditures. (RM)
Infrastructure Sustainability						
Increase captital spending / reserve contributions by 2.9% of the municipal tax levy ($450,000) in 2018	70%	0%	0%	0%	70%	Current year spending / reserve contributions for infrastructure was increased by $320,000 or 70% of our target (RM)
Update infrastructures studies					0%	Various infrastructure studies have been included in the 2018 budget, but I don't believe any of these have been started. MS to advise. (RM)
Develop and implement preventative maintenance programs to minimize operational costs					0%	
Communicate asset management strategies to council and public	0%	25%			25%	AM funding 'gap' concerns were communicated to council / public with financial statement presentation and a in recent article in Kingsville Reporter. Council agreed to apply $409,000 from the 2017 surplus towards future infrastructure projects. AM group has met once to discuss plans for 2018. RM to start AM Policy in Q3. (RM)
Planning and Building						
Modernize the permit approval process	10%				10%	Established payment schedule and conducted phone conference detailing time table and expectations. Back round work will commence on County servers over the next several weeks. The project started later and may extend into 2019 due to work load.
Meet with local builders to streamline processes	100%				100%	Joint meeting with the Town of Leamington and the greenhouse development community we communicated our roles and offered a plan for a better experience.
Planning and Development						
Review and streamline development review processes					0%	
Prepare a FAQ deliverable to identify key planning processes and approval steps					0%	

2018 CAPITAL BUDGET STATUS LOG

	Project Description	Account	Budget Total	Staff Responsible	Estimated Start Date	Estimated End Date	Status Update - Q1	Status Update - Q2	Actual Spent to Date (Entered by Finance)	Project Projected to Remain on/under Budget?	Budget Variance (Based on Forecasted)
	GA - Development Charge Study (Completion)	01-112-360-71718	$ 15,000	Ryan	2017 C.O.	February	completed	completed	$ 2,493	Under	$ (12,507)
	GA - Non-Union Pay Equity Review	01-112-360-71720	$ 5,000	Jen G.	January	September	in progress	in progress	$ 1,399	On	
	GA - Union Pay Equity Review	01-112-360-71721	$ 15,000	Jen G.	February	September	in progress	in progress	$ 5,515	On	
	GA - Employee Future Benefit Valuation	01-112-360-71801	$ 7,500	Ryan	January	April	in progress	completed	$ 7,632	On	$ 132
	IT - Municipal Phone Replacements (Yr 2 of 3)	01-114-360-71703	$ 11,333	Tony		April 2019 last	completed	completed	$ 6,629	On	
	IT - Adode Professional - 5 license	01-114-360-71802	$ 2,150	Tony			in progress	completed	$ 2,166	On	$ 16
	IT - Battery replacement - Server room UPS	01-114-360-71803	$ 5,500	Tony		early June	scheduled June 4	completed		On	
	IT - Laptop - CAO	01-114-360-71804	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 1,916	On	$ (484)
	IT - Laptop - Deputy Treasurer	01-114-360-71805	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 1,730	On	$ (670)
	IT - Laptop - Facilities Manager	01-114-360-71806	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 2,020	On	$ (380)
	IT - Laptop - Manager of PW	01-114-360-71807	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 1,730	On	$ (670)
	IT - Laptop - Mayor	01-114-360-71808	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 1,730	On	$ (670)
	IT - Laptop - Mgr of Municipal Services	01-114-360-71809	$ 2,400	Tony		mid to end March	ordered/received	completed	$ 1,730	On	$ (670)
	IT - Laptop - Tourism	01-114-360-71810	$ 2,200	Tony		mid to end March	ordered/received	completed	$ 2,310	On	$ 110
	IT - Licensing costs	01-114-360-71811	$ 3,210	Tony			ordered	completed	$ 593	On	$ (2,617)
	IT - Licensing Costs Servers	01-114-360-71812	$ 4,350	Tony			quote requested	completed		On	
	IT - Mobile Device Management Solution	01-114-360-71813	$ 15,000	Tony			completed	completed	$ 14,736	On	$ (264)
	IT - Replacement Router/Switches	01-114-360-71814	$ 44,500	Tony			completed	completed	$ 44,468	On	$ (32)
	IT - Toughbook Firehall X 2	01-114-360-71815	$ 5,275	Tony			completed	completed	$ 5,308	On	$ 33
	IT - Video Conferencing	01-114-360-71816	$ 1,500	Tony			completed	completed	$ 1,038	On	$ (462)
	IT - Website Enhancements - Everbridge Intergration	01-114-360-71817	$ 8,000	Tony	March	Q2	in progress	in progress		On	
	IT - Website Enhancements -eCommerce	01-114-360-71818	$ 6,500	Tony / Ryan	February	Q2	in progress	in progress	$ 1,526	On	
	IT - Workstation - Arena Counter	01-114-360-71819	$ 1,350	Tony			ordered/received	completed	$ 865	On	
	IT - Workstation backup software	01-114-360-71820	$ 2,750	Tony		June/July	product reviews	completed		On	
	Fire - Thermal Imaging Cameras (2 replacement)	01-121-360-71821	$ 11,000	Chuck		May		completed	$ 10,563	On	$ (437)
	POL - OPP Generator	01-122-360-71822	$ 70,000	Tim		December	Awaiting quote for	quote received			
	BUILD - Mobile Software Solution (via Cityworks)	01-124-360-71823	$ 86,000	Peter / Tony		Aug/Sept	meeting ESRI in	in progress		On	
	BUILD - Laptop - Building Department	01-124-360-71824	$ 2,400	Tony			completed	completed	$ 1,730		
	PW - CWATS Kings 13B (Phase 3 of 4)	01-130-360-71542	$ 240,000	Andrew		Summer 2018					
	PW - Lakeview Ave Reconstruction	01-130-360-71545		Andrew			completed	completed	$ 5,464	Over	$ 5,464
	PW - Esseltine Drain	01-130-360-71547	$ 4,072,005	Ken / Andrew		Summer 2019	In progress	Tribunal			
	PW - Park Street Reconstruction	01-130-360-71744	$ 500,000	Andrew		Summer 2018	In progress	in progress	$ 407		
	PW - Bridge #014 - Road 10 over Paterson Drain	01-130-360-71745	$ 387,200	Andrew		Summer 2018	Pending	in progress	$ 10,629		
	PW - Land Acquisition (Incl legal costs) Jasperson	01-130-360-71750	$ 60,500	Peggy				in discussions			
	PW - Bridge #018 - Road 11 over Ruscom River (Eng.)	01-130-360-71825	$ 84,000	Andrew		Dec-18	Pending	In Progress	$ 1,531		
	PW - Bridge #042 – Maddox Drain Culvert (Eng.)	01-130-360-71826	$ 30,000	Andrew		Dec-18	Pending				
	PW - Bridge #046 - S. Talbot Rd over Boose Drain -	01-130-360-71827	$ 82,000	Andrew				In Progress	$ 998		
	PW - Culvert #503 - McCallum Drive over Mill Creek Scratch Wigle - Engineering and Construction	01-130-360-71828	$ 359,000	Andrew		Dec-18	Pending	In Progress	$ 6,492		
	PW - CWATS Kings 13A (Seacliff Dr.: Di Menna Dr. - Greenway)	01-130-360-71829	$ 237,600	Andrew		Fall 2018	Pending	In Progress			
	PW - CWATS Kings 13B (Phase 4) Seacliff Dr.: Union Ave. - Di Menna Dr.)	01-130-360-71830	$ 249,426	Andrew		Fall 2018	Pending	In Progress			
	PW - CWATS Kings 8 (County Rd 50: Cedar Beach - County Rd 23)	01-130-360-71831	$ 270,600	Andrew		Fall 2018	Pending	Pending			
	PW - Fleet Replacement - 2004 Dodge 4x4 Quad Cab	01-130-360-71833	$ 40,000	Shaun				completed	$ 38,918	On	
	PW - Fleet Replacement - 2005 GMC C5500 s/a truck	01-130-360-71834	$ 170,000	Shaun				in progress		Over	
	PW - Fleet Replacement- Salter/plow for 14-05	01-130-360-71835	$ 35,000	Shaun				completed	$ 34,135	On	
	PW - Jasperson Traffic Study	01-130-360-71836	$ 20,000	Peggy			Pending				
	PW - Road Programs (See Appendix D)	01-130-360-71837	$ 1,007,504	Andrew		Fall 2018	Pending	Pending	$ 7,850		
	PW - Sidewalk Program (See Appendix D)	01-130-360-71838	$ 137,975	Andrew		Summer 2018	Pending	in progress			
	MS - Stormwater Master Plan (town-wide)	01-130-360-71839	$ 75,000	Andrew			Pending				
	MS - Road Condition Assessment	01-130-360-71840	$ 60,000	Shaun				Scope preparation			
	MS - Safe Cycling Initiatives	01-130-360-71868		Andrew				completed	$ 6,569		
	ARENA - Generator (Installation)	01-170-360-71727	$ 38,000	Tim			In progress	completed		On	

2018 CAPITAL BUDGET STATUS LOG											
	Project Description	Account	Budget Total	Staff Responsible	Estimated Start Date	Estimated End Date	Status Update - Q1	Status Update - Q2	Actual Spent to Date (Entered by Finance)	Project Projected to Remain on/under Budget?	Budget Variance (Based on Forecasted)
	ARENA - Ice Edger Replacement	01-170-360-71841	$ 4,500	Tim			Trials are scheduled	On order		On	
	ARENA - Office Renovations/Furniture for New	01-170-360-71842	$ 2,000	Tim			On order	completed	$ 1,767	On	
	PARKS - Mettawas Park - Hydro / Water to Pavilion	01-171-360-71154	$ 6,000	Tim			In progress	In progress			
	PARKS - Lakeside Park Box Culvert/Bridge	01-171-360-71428	$ 25,000	Andrew			Pending	Pending			
	PARKS - Shoreline improvements -1251 & 1519 Heritage	01-171-360-71564	$ 30,000	Andrew		Summer 2018	In progress	Design Complete			
	PARKS - Lions Park - Landscape Architecture	01-171-360-71645	$ 30,000	Tim			In progress	Report Pending	$ 4,651		
	PARKS - Lions Park - Site Servicing / Prelim Construction (Phase 1)	01-171-360-71645	$ 66,500	Tim			Awaiting approval of master plan	Awaiting approval of master plan			
	PARKS - Cottam Rotary Park Upgrades	01-171-360-71734	$ 15,000	Tim			On order	completed		On	
	PARKS - Playground Equip. - L. Santos	01-171-360-71843	$ 60,000	Tim			Going to Council	90% Complete			
	PARKS - Playground Equip. & Drainage - Prince Albert	01-171-360-71844	$ 75,000	Tim			Going to Council in April	To be installed in August	$ 3,780		
	PARKS - Fleet Addition - Ford F150 1/2 Ton	01-171-360-71845	$ 35,000	Shaun		Spring 2018	Ordered	completed	$ 34,356		
	PARKS - Fleet Addition - Ford F150 1/2 Ton	01-171-360-71846	$ 35,000	Shaun		Spring 2018	Ordered	completed	$ 34,356		
	PARKS - Fleet Replacement - 2006 Ford F-150 p/u	01-171-360-71847	$ 35,000	Shaun		Spring 2018	Ordered	completed	$ 33,704		
	PARKS - Fleet Replacement - 2007 Ford 1/2 Ton	01-171-360-71848	$ 41,500	Shaun		Spring 2018	Ordered	completed	$ 41,415		
	PARKS - Mettawas Park - Phase 2- Design and	01-171-360-71849	$ 110,000	Tim			Waiting to	Report Pending			
	MARINA - Marina Action Plan (Short term goals)	01-173-360-71850	$ 20,000	Tim			No update	Researching Options			
	REC - Recreation Master plan (review & update)	01-175-360-71851	$ 70,000	Maggie				In progress			
	REC - Youth Programing Equipment	01-175-360-71852	$ 12,000	Maggie				Researching Options			
	FAC - Grovedale House - Design and Input	01-178-360-71630	$ 457,000	Tim			In progress	In progress			
	FAC - Grovedale House - Contstruction	01-178-360-71630	$ 2,004,656	Tim			In progress	In progress	$ 797,465	Trending Over	
	FAC - Floor Scrubber	01-178-360-71855	$ 15,000	Tim			No update	No update			
	FAC - Air Conditioning Units (2) at Arena	01-178-360-71856	$ 13,000	Tim			Install in progress	completed	$ 9,955	Under	
	FAC - Ruthven Library Replace Windows	01-178-360-71857	$ 40,000	Tim			Getting quotes	Install in Aug.	$ 9,005	On	
	FAC - Kingsville Firehall Asphalt Repair	01-178-360-71858	$ 12,000	Tim				No update			
	PLAN - Official Plan Review	01-180-360-71742	$ 75,000	Robert	Dec-17	Dec-18	In progress	In progress	$ 14,074		
	WAT - Ruthven Industrial Park Oversizing within	02-201-360-71448	$ 100,000	Andrew			completed	completed	$ 6,268		
	WAT - Waterline Looping Cedar Island (2 Canal	02-201-360-71649	$ 75,000	Andrew		Fall 2018	Pending				
	WAT - Source Water Protection (Year 3 of 3)	02-201-360-71651	$ 18,000	Andrew		Dec-18	In progress	In Progress			
	WAT - Water Rate Study/Financial Plan	02-201-360-71756	$ 25,000	Andrew / Ryan			Coordinating with UWSS	Coordinating with UWSS			
	WAT - Fleet Replacement - 2004 Ford F-350 Extended	02-201-360-71859	$ 70,000	Shaun		Summer 2018	Ordered	In Progress		On	
	WAT - Water Distribution Master Plan	02-201-360-71860	$ 80,000	Andrew			On hold				
	WAT - SW Region Class EA	02-201-360-71861	$ 150,000	Andrew			On hold				
	WAT - Hydrants - Road 11 W	02-201-360-71862	$ 35,000	Andrew		Fall 2018	Pending	Contract Awarded			
	WAT - County Rd 18 - Watermain Extension Oversizing	02-201-360-71863	$ 28,000	Andrew		Spring 2018	In progress	completed			
	KLW - Kville Sanitary Master Plan w/ Flow Monitoring	02-242-360-71357	$ 65,000	Andrew		Dec-18	Pending	In Progress			
	KLW - Lakeside Park Sanitary (Eng.) - Const. in 2019	02-242-360-71864	$ 354,000	Andrew		Dec-18	Pending	In Progress			
	KLW - OCWA - LW - Major Capital Maint	02-242-360-71865	$ 369,500	Andrew		Dec-18	In progress	In progress	$ 192,914		
	KLW - OCWA - King. Lagoons - Major Capital Maint	02-242-360-71866	$ 19,000	Andrew		Dec-18	In progress	In progress			
	COT - OCWA - Cottam Lagoons - Major Capital Maint	02-243-360-71867	$ 68,000	Andrew		Dec-18	In progress	In progress	$ 48,029		
	Total		**$ 13,241,384**						$1,464,561		

Rotary Club of Cottam
22 Lyle St.
Cottam, ON
N0R1B0

July 17, 2018

Greetings from the Rotary Club of Cottam!

For over 50 years our Annual Horse Show and Fall Festival has been an institute of of the community. This year marks the 56th anniversary of this event and will feature activities such as a pancake breakfast, pony rides, a parade and much, much more.

We are asking the Town of Kingsville to continue their support of this event by placing a full page ad in our program booklet again this year. The total cost of that would be $80.00.

Thank you for your time and support.

Yours in Rotary,

Dan Levy
President,
Rotary Club of Cottam

Rotary
Club of Cottam

REGULAR MEETING OF COUNCIL

MINUTES

Monday, July 9, 2018
7:00 PM
Council Chambers
2021 Division Road N
Kingsville, Ontario N9Y 2Y9

Members of Council	Mayor Nelson Santos Deputy Mayor Gord Queen Councillor Susanne Coghill Councillor Tony Gaffan Councillor Thomas Neufeld Councillor Larry Patterson Absent: Councillor John Driedger (on personal business)
Members of Administration	J. Astrologo, Director of Corporate Services R. Brown, Manager of Planning Services M. Durocher, Parks & Recreation Program Manager S. Kitchen, Deputy Clerk-Council Services R. McLeod, Director of Financial Services A. Plancke, Director of Municipal Services P. Van Mierlo-West, CAO L. Brohman, Tax Collector

A. CALL TO ORDER

Mayor Santos called the Regular Meeting to order at 7:00 p.m.

B. MOMENT OF SILENCE AND REFLECTION

Mayor Santos called for a moment of silence to be followed by the playing of the National Anthem.

C. PLAYING OF NATIONAL ANTHEM

D. DISCLOSURE OF PECUNIARY INTEREST

Mayor Santos reminded Council that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

E. MATTERS SUBJECT TO NOTICE

1. PUBLIC MEETING--Supplemental Report Application for Zoning By-law Amendment ZBA/08/18 by Great Northern Seedlings - 1507 Road 3 E Part of Lot 9, Concession 2 ED, Parts 1 & 2, PL 12R 16606

R. Brown, Manager of Planning Services

i) Notice of Public Meeting (Supplemental): Zoning By-law Amendment, dated June 19, 2018;

ii) Supplementary Report of R. Brown, dated June 27, 2018;

iii) Proposed By-law 63-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

iv) Original Report of R. Brown, dated May 11, 2018.

Mr. Brown presented the Supplementary Report and fielded questions from Members of Council.

Comments from the audience:

Dorothy Johnson, 710 Road 3 East--Ms. Johnson commented that she and her husband agree that medical marihuana is a good thing, however, she is concerned about an "over-concentration of greenhouses". She stated in her area alone she counts approximately 50 greenhouse operations within a radius of 5 miles. She indicated concerns regarding odour, traffic, security, lighting, etc. and additional concerns with respect to the legalization of recreational marihuana that will also be coming into play. She asked if Council has a plan as to how many MMPFs will be allowed, and asked Council to consider that the decisions made will affect Kingsville for future generations.

Keith Johnson, 710 Road 3 East, mentioned that he viewed the "No smoking" poster in the municipal entranceway and asked how enforcement in regard to the marihuana legislation will be handled. He asked how the Town can differentiate between those purchasing illegally or legally. He stated that a plan needs to be in place to accommodate medical marihuana, but also asked Council to be vigilant so that quality of life remains for future generations.

Fred Driedger, 930 Road 4 East, commented that he and his resident group who are researching this matter are not speaking against greenhouses, nor are they speaking against marihuana greenhouses. He emphasized that the "no perceptible odour" standard does not mean getting close to no odour, but rather the target standard is "no odour".

He made several comments in regard to the MMPFs: he has learned that are outside investors interested in establishing MMPFs in this area; that enforcement is an important consideration (through performance bonds, letters of credit, etc.) to give incentive to do it right the first time; and, finally, education and fact-finding, suggesting that Council and/or staff, at time of site plan review, actually ask "where does it work?" and then send staff to that regional area with a successful odour plan to investigate.

Gary Atkinson, 1573 County Rd. 34 East, stated that he is not against greenhouse marihuana but he would like to see a larger setback requirement. Mr. Brown explained how the Town established the 100 m (328 ft. setback) as set out in the initial planning report and explained the odour control system requirements which will be dealt with as part of the site plan approval process.

Comments from the Applicant's agent:

Solicitor Josh Cheifetz, representing the Applicant, explained that the vent installations will be different installations, through new roof design and construction. He stated that the intent is for no perceptible odour at the property line for this part 1 application. Mr. Cheifetz also inquired whether, having in mind there will be no odour at the property line, setback minimum can be reduced?

Comments from the audience:

Rudy Mastronardi, 1156 Road 3 East, (Rico Roots Plant Farm Inc.) stated that Rico Roots' MMPF application was pre-approved in March and a by-law amendment in that regard is being discussed this evening (Item E-4; ZBA/18/18). He expressed that he appreciates the residents' stated concerns about the odour, and added that he wished to take this opportunity to comment on another issue that is somewhat related. He informed Council that upon learning a few years ago that his child was extremely sensitive to exposure to pesticides and herbicides, he installed odour control carbon filters in his home to take chemicals out of his home. At the time, his home was situated adjacent to outdoor agricultural fields. He has since moved into an urban area in Kingsville, and as people still spray their lawns in Town, he asks for a 'courtesy call' when herbicide or pesticide spraying is planned nearby. He then shuts off his home's air exchange before the spraying occurs.

He commented that he feels that decisions made here should set a precedent for what is done on farms and on residential properties; that marihuana odour is an inconvenience, but that he feels the more important issue is the use of pesticides and herbicides, particularly to children and those individuals who may have a sensitivity to such chemicals.

Joanne Winger of Cottam requested that larger setback requirements (more than 100 m.) should be put in place for schools (so that children's playgrounds and other school areas are not impacted).

417-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Tony Gaffan

That Council approve zoning by-law amendment ZBA/08/18 to:

permit a medical marihuana production facility on property located at 1507 Road 3 E;

address the required relief or exemption from specific provisions in Section 4.46 of the Kingsville Zoning By-law 1-2014;

add odour control provisions as outlined in the attached amendment, and adopt the implementing by-law.

CARRIED

2. PUBLIC MEETING--Supplemental Report Application for Zoning By-law Amendment ZBA/10/18 by J.C. Fresh Farms Ltd. - 2415-2495 Graham Side Road Part of Lot 6, Concession 3 ED, Part 1, PL 12R 24954

R. Brown, Manager of Planning Services

i) Notice of Public Meeting (Supplemental): Zoning By-law Amendment, dated June 19, 2018;

ii) Supplementary Report of R. Brown, dated June 27, 2018;

iii) Proposed By-law 65-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville;

iv) Original Report of R. Brown, dated May 11, 2018.

Mr. Brown presented his report.

Comments from the audience:

No questions or comments from the audience.

418-2018
Moved By Councillor Tony Gaffan
Seconded By Councillor Susanne Coghill

That Council approves Zoning By-law Amendment ZBA/10/18 to permit a medical marihuana production facility on property located at 2415-2495 Graham Side Road and address the required relief or exemption from specific provisions in Section 4.46 of the Kingsville Zoning By-law 1-2014 and odour control provisions as outlined in the attached amendment, and adopt the implementing by-law.

CARRIED

Mayor Santos called for a recess at 8:30 p.m. and the meeting reconvened at 8:40 p.m.

3. PUBLIC MEETING--Zoning By-law Amendment Application ZBA/14/18 by Allegro Acres Inc. – 1851 Peterson Lane Part of Lot 8, Concession 2 ED, Part 1, RP 12R 11577 & Parts 3 & 4, RP 12R 23455

R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated June 19, 2018;

ii) Report of R. Brown, dated June 27, 2018;

iii) Proposed By-law 85-2018, being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Public Comments:

There were no public comments received related to this application, and there was no questions or comments from anyone in attendance in the audience.

419-2018
Moved By Councillor Tony Gaffan
Seconded By Councillor Susanne Coghill

That Council approve zoning by-law amendment ZBA/14/18 to:

permit a medical marihuana production facility on property located at 1851 Peterson Lane;

address the required relief or exemption from specific provisions in Section 4.46 of the Kingsville Zoning By-law as detailed in the amending by-law;

add odour control provisions as outlined in the attached amendment, and adopt the implementing by-law.

CARRIED

4. PUBLIC MEETING--Application for Zoning Amendment ZBA/18/18 for 617885 o/a Jem Farms, Rico Root Farms Inc., Hillside Hothouse Limited, 1659437 Ontario Limited & Giovanni & Franca Vespa

R. Brown, Manager of Planning Services

i) Notices of Public Meeting: Zoning By-law Amendment, dated June 19, 2018;

ii) Report of R. Brown, dated June 21, 2018;

iii) Proposed By-law 84-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Mr. Brown indicated that this application (and recommendation for additional odour control provisions) pertains to those five greenhouse operations that had been approved prior to the odour being identified as a significant issue.

There were no questions or comments from anyone in attendance in the audience.

420-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Tony Gaffan

That Council approve zoning amendment application ZBA/18/18 to:

Amend Agriculture Zone 1 Exception 62 for lands located at 1581, 1583 and 1585 County Road 34 E to add odour control provisions as outlined in the amending by-law;

Amend Agriculture Zone 1 Exception 63 for lands located at 1156 Road 3 E to add odour control provisions as outlined in the amending by-law;

Amend Agriculture Zone 1 Exception 64 for lands located at 1555 and 1557 County Road 34 E to add odour control provisions as outlined in the amending by-law;

Amend Agriculture Zone 1 Exception 65 for lands located at 1541 County Road 34 E to add odour control provisions as outlined in the amending by-law;

Amend Agriculture Zone 1 Exception 67 for lands located at 1000 County Road 34 to add odour control provisions as outlined in the amending by-law, and

adopt the implementing by-law.

CARRIED

5. PUBLIC MEETING--Election Sign By-law (76-2018)

J. Astrologo, Director of Corporate Services

i) Public Notice, dated June 18, 2018;

ii) Report of J. Astrologo, dated June 19, 2018;

iii) Proposed By-law 76-2018, being a by-law to regulate election signs in the Town of Kingsville.

Ms. Astrologo presented her report and fielded questions of Council.

Comments from the public:

Wayne Gunning, 4 Elwood, Cottam, commented that the length of time to display election signage must be sufficient enough to give new candidates an opportunity to get their names out there. He also stated that many signs were vandalized during the last municipal election--signs were thrown sometimes blocks away from where they were originally put up.

There were no further questions or comments from anyone in attendance in the audience.

421-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Larry Patterson

That Council adopt By-law 76-2018, being a by-law to regulate election signs in the Town of Kingsville at this Regular Meeting, as amended to include a billboard provision and to clarify the provision regarding the security deposit.

Amendment:

422-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Susanne Coghill

That the by-law be further amended at section 2.6.2 (sign area to be a maximum of 3.0 square metres).

CARRIED

Motion as Amended:

421-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Larry Patterson

Motion as amended: That Council adopt By-law 76-2018, being a by-law to regulate election signs in the Town of Kingsville at this Regular Meeting, as amended to include a billboard provision, to clarify the provision regarding the security deposit, and as further amended at section 2.6.2 (sign area to be a maximum of 3.0 square metres).

CARRIED

F. AMENDMENTS TO THE AGENDA

Councillor Neufeld added one Notice of Motion and two Unfinished Business items and Councillor Gaffan added one Unfinished Business item.

G. ADOPTION OF ACCOUNTS

1. Town of Kingsville Accounts for the monthly period ended June 30, 2018 being TD cheque numbers 0065698 to 0065960 for a grand total of $1,096,292.23

423-2018
Moved By Councillor Larry Patterson
Seconded By Councillor Susanne Coghill

That Council approves Town of Kingsville Accounts for the monthly period ended June 30, 2018 being TD cheque numbers 0065698 to 0065960 for a grand total of $1,096,292.23

CARRIED

H. STAFF REPORTS

1. Kingsville Historical Park Inc. Exemption By-Law (162 Lansdowne Avenue)

L. Brohman, Tax Collector

424-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Tony Gaffan

Council authorize By-law 86-2018 to authorize exempt the lands known municipally as 162 Lansdowne Avenue from taxation for municipal and school purposes.

CARRIED

2. Kingsville Pickleball Update

M. Durocher, Parks and Recreation Programs Manager

425-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Thomas Neufeld

That Council approve the following recommendations;

That Administration be directed to draft a user agreement with the Kingsville Pickle Ball for the 2019 Pickleball season for the appropriate use of Kingsville owned recreational facilities

That staff be directed to enter into a fundraising agreement with Kingsville Pickleball Association for the construction of Pickleball courts,

That a consultant be hired to develop more detailed plans regarding the construction of Pickleball courts at the Kingsville Arena.

CARRIED

I. MINUTES OF THE PREVIOUS MEETINGS

1. Regular Meeting of Council--June 25 2018

2. Regular 'Closed Session' Meeting of Council--June 25, 2018

426-2018
Moved By Councillor Susanne Coghill
Seconded By Councillor Tony Gaffan

That Council adopts Regular Meeting of Council Minutes dated June 25, 2018, and Regular 'Closed Session' Meeting of Council Minutes dated June 25, 2018.

CARRIED

J. BUSINESS CORRESPONDENCE - INFORMATIONAL

1. Association of Municipalities of Ontario Communications, dated June 25, 2018 RE: Policy Update-AMO Stands with Canada and Ontario on NAFTA

427-2018
Moved By Councillor Larry Patterson
Seconded By Councillor Tony Gaffan

That Council receives Business Correspondence-Informational item 1.

CARRIED

K. NOTICES OF MOTION

1. Councillor Neufeld, at the next Regular Meeting, may move or cause to have moved that Council direct Administration to have a Town of Kingsville by-law enforcement officer on-call after hours for enforcement purposes, and that the costs of such additional enforcement services be incorporated into the 2019 municipal budget.

L. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

1. Four-Way Stop at Cottam intersection

Further to the deferred motion presented at the June 25, 2018 Regular Meeting (to change the intersection of County Road 34 and County Road 27 in downtown Cottam to a four-way stop) Councillor Neufeld presented a signed supporting petition of residents.

428-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Tony Gaffan

That Council receive Petition of Residents filed at this Regular Meeting, and further that Council formally request the County of Essex, through our County representatives, to consider that the intersection of County Road 34 and County Road 27 in downtown Cottam, be changed to a four-way stop.

CARRIED

2. Councillor Neufeld requested an update regarding his past Motion pertaining to the official plan review (to give consideration to predominant development). Ms. Van Mierlo-West advised that all motions regarding the Official Plan have been forwarded to the consultant for review.

3. Councillor Gaffan requested an update on the status of the installation of the decorative street signs (not all have been replaced). Ms. Van Mierlo-West advised that she would look into the matter with Municipal Services and provide an update.

M. BYLAWS

1. By-law 55-2018

429-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Susanne Coghill

That Council read By-law 55-2018, being a By-law to accept and assume Mettawas Lane in the Mettawas Lane Development, a first, second and third and final time.

CARRIED

2. By-law 60-2018

430-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Larry Patterson

That Council read By-law 60-2018, being a by-law to provide for the construction to replace and improve the Road 10 Crossing over the Patterson Drain in the Town of Kingsville, a third and final time.

CARRIED

3. By-law 63-2018

431-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Susanne Coghill

That Council read By-law 63-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/08/18; 1507 Road 3 East) a first, second and third and final time.

CARRIED

4. By-law 65-2018

432-2018
Moved By Councillor Tony Gaffan
Seconded By Councillor Susanne Coghill

That Council read By-law 65-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/10/18; 2415-2495 Graham Sideroad), a first, second and third and final time.

CARRIED

5. By-law 76-2018

433-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Larry Patterson

That Council read By-law 76-2018, being a by-law to regulate election signs in the Town of Kingsville, as amended, a first, second and third and final time.

CARRIED

6. By-law 84-2018

434-2018
Moved By Councillor Thomas Neufeld
Seconded By Councillor Susanne Coghill

That Council reads By-law 84-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/18/18; 1000 County Road 34; 1156 Road 3 East; 1581, 1583 and 1585 County Road 34 East; 1541 County Road 34; and 1555-1557 County Road 34 East), a first, second and third and final time.

CARRIED

7. By-law 85-2018

435-2018
Moved By Councillor Tony Gaffan
Seconded By Councillor Thomas Neufeld

That Council reads By-law 85-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/14/18; 1851 Peterson Lane) a first, second and third and final time.

CARRIED

8. By-law 86-2018

436-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Larry Patterson

That Council reads By-law 86-2018, being a by-law to exempt the lands municipally known as 162 Lansdowne Avenue from taxation for municipal and school purposes, a first, second and third and final time.

CARRIED

N. CONFIRMATORY BY-LAW

1. By-law 87-2018

437-2018
Moved By Deputy Mayor Gord Queen
Seconded By Councillor Susanne Coghill

That Council reads By-law 87-2018, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its July 9, 2018 Regular Meeting a first, second and third and final time.

CARRIED

O. ADJOURNMENT

438-2018
Moved By Councillor Larry Patterson
Seconded By Councillor Susanne Coghill

That Council adjourn this Regular Meeting at 9:36 p.m.

CARRIED

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY MAY 15TH, 2018 AT 6:00 P.M.
CORPORATION OF THE TOWN OF KINGSVILLE
COUNCIL CHAMBERS
2021 DIVISION RD N, KINGSVILLE, ONTARIO N9Y 2Y9

A. CALL TO ORDER

Chairperson G. Queen called the meeting to order at 6:00 p.m. with the following Committee members in attendance:

Members of Committee of Adjustment	Members of Administration
• Deputy Mayor Gord Queen • Thomas Neufeld • Russell Horrocks • Allison Vilardi • Jim Gaffan Jr.	• Manager of Planning & Development Services – Robert Brown • Interim Planner – David French

ABSENT: Town Planner – Kristina Brcic

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson G. Queen reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED TUESDAY, APRIL 17TH, 2018.

CA - 08 - 2018

Moved by Russell Horrocks, seconded by Allison Vilardi the Committee of Adjustment Meeting Minutes dated April 17th, 2018 be adopted.

CARRIED

D. HEARINGS

1. A/02/18 – Robert Jeffery SYLVESTER – 413 County Rd 34 W

Interim Town Planner, David French introduced the minor variance application and reviewed his report dated May 1st, 2018 which provides details regarding the requested minor variance by the applicant to reduce the minimum interior side yard for a dwelling on lands known as 413 County Road 34 West, Part of Lot 276, Concession STR, in the Town of Kingsville.

The subject land is approximately 3.36 ha (8.31 ac.) in area and contains two single detached dwellings and an area of cultivated land. It is proposed that a minor variance be considered to reduce the required easterly side yard setback from 3 m (10 ft.) to 1.5 m (5 ft.) to permit the construction of an addition to the larger of the two dwellings (sited to rear of the smaller dwelling). The proposed reduced setback is required due to the irregular shape of the lot. Please refer to attached sketch depicting the proposed addition. Although the lands are shown as two lots they are considered as one parcel under the Planning Act being held under the same ownership.

The applicant, Mr. Robert Jeffery Sylvester was in attendance.

Committee member Russell Horrocks asked Mr. Sylvester how many windows and or doors would be on the easterly side of the addition. Mr. Sylvester indicated that there will not be any windows or doors on the easterly side of the addition. Interim Planner, David French elaborated on the response to Mr. Horrocks question, indicating that the Building Code would

regulate the amount of unprotected openings such as window and doors would be permitted on the addition.

Chairperson, G. Queen confirmed there were no other comments from the committee.

CA - 09 - 2018

Moved by Jim Gaffan Jr., seconded by Thomas Neufeld that Minor Variance application A/02/18, to reduce the minimum required easterly interior side yard setback from 3m (10ft.) to 1.5m (5ft.), on the lands known as 413 County Road 34 W, in the Town of Kingsville, be **Approved** subject to the following conditions:

1. the variance only apply to the most southerly dwelling on the subject parcel

CARRIED

2. A/03/18 – Margareta KETLER – 57 County Road 27 W

Interim Town Planner, David French introduced the minor variance application and reviewed his report dated May 3rd, 2018 which provides details regarding the requested minor variance by the applicant to increase total permitted lot coverage for vacant lands known as 57 County Road 27 West, Part of Lot 269, Concession STR, Parts 3 & 4, RP 12R 13587, in the Town of Kingsville.

The subject land is a 697 sq. m (7,500 sq. ft.) vacant residential lot. It is proposed that a minor variance be considered to increase the total permitted lot coverage from 35% to 40% to permit a new single detached dwelling to be constructed as per the attached site plan.

Mr. French added that he received an email today, May 15th, 2018 from a neighbouring property at 8 Diane Street, Doug Dalpe. Mr. Dalpe wanted to show his support of the minor variance and is happy to see the property being developed.

The applicant was not in attendance.

Committee Member Thomas Neufeld asked the Interim Planner, David French if the applicant wishes to construct a shed in the future would another minor variance be required? Mr. French confirmed that yes an additional minor variance would be required as the original 35% coverage was for the total permitted lot coverage.

Chairperson, G. Queen confirmed there were no other comments from the committee.

CA - 10 - 2018

Moved by Russell Horrocks, seconded by Thomas Neufeld that Minor Variance Application A/03/18, to increase the maximum total permitted lot coverage from 35% to 40%, for the parcel known as 57 County Road 27 West, in the Town of Kingsville, be **Approved** without conditions.

CARRIED

3. A/04/18 – 2492826 Ontario Ltd. – 1971 Road 3 E

Interim Town Planner, David French introduced the minor variance application and reviewed his report dated May 8th, 2018 which provides details regarding the requested minor variance by the applicant to reduce the minimum interior side yard for an industrial building on lands known as 1971 Road 3 East, Part of Lot 12, Concession 2, Parts 5, 6 & 7, RP 12R 21750, in the Town of Kingsville.

The subject land is 5,437 sq. m (58523 sq. ft.) in area and contains one industrial-type building. It is proposed that a minor variance be considered to reduce the interior side yard setback from 3 m (10 ft.) to 2.44 m (8 ft.) to permit a new industrial building to be constructed. All other zone performance standards are met.

The proposed new building will also be subject to site plan control if the requested variance is granted.

The applicant was in attendance.

Chairperson, G. Queen confirmed there were no comments from the committee, applicant or the public.

CA - 11 - 2018

Moved by Thomas Neufeld, seconded by Allison Vilardi that Minor Variance Application A/04/18, to reduce the interior side yard setback from 3 m (10 ft.) to 2.44 m (8 ft.) to permit a new industrial building to be constructed, be **Approved** without conditions.

CARRIED

4. **B / 01 / 18 – 34 Spruce St – Frederick & Veronica DOLL**

Interim Town Planner, David French introduced the consent application and reviewed his report dated May 1st, 2018 which provides details regarding the request to re-establish a 748 sq. m (8,052 sq. ft.) residential lot containing an existing dwelling at 65 Pearl Street East, in the Town of Kingsville.

The subject parcel is designated 'Residential' by the Official Plan and is zoned 'Residential Zone 1 (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The parcel is comprised of two formerly separate parcels which merged a number of years ago: one being approximately 867 sq. m (9,340 sq. ft.) in area (34 Spruce Street South); the second being approximately 748 sq. m (8,052 sq. ft.) in area (65 Pearl Street East). It is proposed that each lot be re-established in their former configuration. Each lot is serviced and accessed separately, and there are no zoning issues created as a result of the proposal.

The applicant was in attendance.

Committee member Jim Gaffan Jr. asked for clarification if there are actually two separate homes on one lot. Interim Planner David French explained that two properties merged due to process/procedure (per MPAC) not by the choice of the owners.

Chairperson, G. Queen confirmed there were no other comments from the committee, applicant or the public.

CA - 12 - 2018

Moved by Jim Gaffan Jr., seconded by Allison Vilardi that Consent Application B/01/18 to re-establish (sever) a 748 sq. m (8052 sq. ft.) residential lot containing an existing dwelling on lands known as 65 Pearl Street East, Part of Lots 11 & 12, Plans 184 & 185, in the Town of Kingsville, subject to the following conditions:

1. That a reference plan, if necessary, be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided to the Town for the files of the Secretary-Treasurer.

2. That the deeds, such plan of survey or reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality including satisfactory proof as to compliance of the location of all buildings on the subject lands either by way of a plan showing the location of all buildings located thereon, or a certificate from a qualified surveyor indicating the location and sizes of all buildings on the said lands and/or favourable minor variances shall have been processed for any non-compliances.

3. That the owner shall provide that all municipal taxes be paid in full and that necessary apportionments of storm drainage be undertaken for any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or the Municipal Act.

4. That as a result of severance, owners shall become liable by way of up front monies for the assessment and taxation of their properties for any waterworks or sanitary sewer systems affecting their properties, in accordance with the Fees By-law in effect on the date the consent is being endorsed on the deeds.

5. That the owner confirm that all building services are contained within existing property lines and do not cross over the re-established lot lines.

6. That the necessary deed(s), transfers or charges be submitted in triplicate; signed and

fully executed (no photocopies), including a copy of the reference plan prior to certification.

7. The conditions imposed above shall be fulfilled by **May 15, 2019** or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

CARRIED

5. B / 02 / 03 / 04 / 18 – 8 Woodland St / 167 Road 2 E / 10 Woodland St – AMICO Properties

Interim Town Planner, David French introduced the consent application and reviewed his report dated May 1st, 2018 which provides details regarding the requested establishment of permanent private servicing easements across lands known as 8 & 10 Woodland Street and 167 Road 2 East, in the Town of Kingsville.

The establishment of permanent easements was part of the original agreement with the affected landowners as part of the Millbrook subdivision development. It is proposed that three (3) private servicing easements be established across portions of the subject parcels, being:

1: over 8 Woodland Street, in favour of 145 Road 2 East, 167 Road 2 East & 181 Road 2 East;

2: over 10 Woodland Street, in favour of 145 Road 2 East, 167 Road 2 East & 181 Road 2 East;

3: over 167 Road 2 East, in favour of 145 Road 2 East & 181 Road 2 East.

The applicant was in attendance.

Committee Member Jim Gaffan Jr. asked Interim Planner David French if the easement was at the back of 167 Road 2 E and the side yards of 8 Woodland Street and 10 Woodland Street. Mr. French confirmed for Mr. Gaffan that yes the easement would be to the back of 167 Road 2 and though the center of the properties on Woodland Street, forming a "T".

Chairperson, G. Queen confirmed there were no other comments from the applicant or the audience.

CA - 13 - 2018

Moved by Jim Gaffan Jr., seconded by Thomas Neufeld that Consent Application B/02/18 to establish a permanent private servicing easement, over 8 Woodland Street (Lot 21, Plan 12M 552), in favour of 145 Road East, 167 Road 2 East and 181 Road 2 East, in the Town of Kingsville, subject to the following conditions:

a. That a reference plan be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided for the files of the Secretary-Treasurer.

b. The conditions imposed above shall be fulfilled by **May 15, 2019** or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

CARRIED

CA - 14 - 2018

Moved by Jim Gaffan Jr., seconded by Thomas Neufeld that Consent Application B/03/18 to establish a permanent private servicing easement, over 167 Road 2 East (Part of Lot 1, Concession 1, ED, Part 3, RP 12R 27217), in favour of 145 Road East and 181 Road 2 East, in the Town of Kingsville, subject to the following conditions:

a. That a reference plan be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided for the files of the Secretary-Treasurer.

b. That the necessary deed(s), transfers or charges be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.

c. The conditions imposed above shall be fulfilled by **May 15, 2019** or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

CARRIED

CA - 15 - 2018

Moved by Jim Gaffan Jr., seconded by Russell Horrocks that Consent Application B/04/18 to establish a permanent private servicing easement, over 10 Woodland Street (Lot 21, Plan 12M 552), in favour of 145 Road East, 167 Road 2 East and 181 Road 2 East, in the Town of Kingsville, subject to the following conditions:

a. That a reference plan be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided for the files of the Secretary-Treasurer.

b. The conditions imposed above shall be fulfilled by **May 15, 2019** or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

CARRIED

6. B / 05 / 18 – 400 Road 2 E – Paul Allan REPKO

Interim Town Planner, David French introduced the consent application and reviewed his report dated May 1st, 2018 which provides details regarding the requested consent to sever an existing dwelling deemed surplus to the needs of a prospective purchaser, on a 1.22 ha (3.291 ac.) lot from lands known as 400 Road 2 East, in the Town of Kingsville.

The subject parcel is designated 'Agricultural' by the Official Plan and is zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject farm parcel is 29 .8 ha (73.72 ac.) in size and contains a single detached dwelling. It is proposed that the dwelling, deemed surplus to the prospective purchaser, be severed on a 1.22 (3.291 ac.) lot. It will be a condition of the consent that the retained farm parcel be rezoned to prohibit new residential dwellings as per Provincial and Town policies.

Mr. French made mention of an email he received on May 11th, 2018 from a neighbouring property owner Mr. Andrew Vercruysse. Mr. Vercruysse owns a hog farm directly behind 400 Road 2 E. Mr. Vercruysse wanted to ensure that this severance will not impact the ability for him to expand his hog farm in the future. Mr. French elaborated that he did do his research with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) on the Minimum Distance Separation (MDS) set back requirements which will be regulated through the building permit, and found that Mr. Vercruysse could do a 100% expansion without concern.

The applicant and his solicitor, Mr. Frank Ricci were both in attendance. Mr. Vercruysse was also in attendance.

Mr. Ricci made a comment that he was in agreement with Mr. French's report and findings. Mr. Ricci explained that he and his client have been working closely with the Manager of Planning Services, Mr. Robert Brown, and have already submitted the re-zoning application that is a condition of this severance.

Chairperson, G. Queen confirmed there were no other comments from the applicant or the audience.

CA - 16 - 2018

Moved by Russell Horrocks, seconded by Thomas Neufeld that Consent Application B/05/18 to sever a dwelling, deemed surplus to the farming operation of the prospective purchaser, on a 1.22 ha (3.291 ac.) lot, located at 400 Road 2 East, in Part of Lot 2, Concession 2, Eastern Division, in the Town of Kingsville, subject to the following conditions:

1. That a reference plan be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided for the files of the Secretary-Treasurer.

2. That the deeds, such plan of survey or reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality including satisfactory proof as to compliance of the location of all buildings on the subject

lands either by way of a plan showing the location of all buildings located thereon, or a certificate from a qualified surveyor indicating the location and sizes of all buildings on the said lands and/or favourable minor variances shall have been processed for any non-compliances.

3. That the owner shall provide that all municipal taxes be paid in full and that necessary apportionments be undertaken for any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or the Municipal Act.
4. That as a result of severance, owners shall become liable by way of up front monies for the assessment and taxation of their properties for any waterworks or sanitary sewer systems affecting their properties, in accordance with the Fees By-law in effect on the date the consent is being endorsed on the deeds.
5. A favourable Zoning By-law Amendment application is processed to prohibit future dwellings on the retained farm parcel prior to the consent being endorsed on the deeds.
6. That the severed and retained parcels be transferred to 2623991 Ontario Ltd., as outlined in the signed Agreement of Purchase & Sale;
7. A clearance letter of approval for the septic system on the severed parcel (surplus dwelling lot) must be obtained from the Town's Building Department.
8. That the necessary deed(s), transfers or charges be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.
9. The conditions imposed above shall be fulfilled by **May 15, 2019** or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

CARRIED

E. OTHER BUSINESS

Chairperson, G. Queen asked for clarification on the next meeting date, due to this month's meeting being moved forward. Manager of Planning Services, Robert Brown confirmed that the next meeting date is scheduled for Tuesday June 19th, 2018 if there are any applications to bring forward.

F. ADJOURNMENT

CA - 17 - 2018

Moved by Thomas Neufeld, seconded by Allison Vilardi there being no further hearings scheduled, the meeting was adjourned at 6:20 p.m.

CARRIED

CHAIRPERSON G. QUEEN

SECRETARY-TREASURER

MINUTES

REGULAR MEETING OF PARKS/RECREATION/
ARTS AND CULTURE COMMITTEE

Thursday May 24 2018
KINGSVILLE ARENA
7:00 P.M

A. CALL TO ORDER

Deputy Mayor Queen called the meeting to order at 7:00 p.m. with the following persons in attendance:

Councilor Gaffan
B. Riddiford
S. l'Anson
M. Tremaine-Snip
Program Manager M. Durocher

P. Van Mierlo West-CAO
J. Astrologo-Director of Corporate Services

Regrets:

Mayor N. Santos

B. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Queen reminded members that any declaration and its general nature be made prior to each item being discussed.

C. DELEGATIONS/PETITIONS/CORRESPONDENCE

1. G. Morehouse-President of Kingsville Pickleball Association

Outlined the goals of Kingsville Pickleball
- Grow the sport in Kingsville
- Encourage seniors to participate
- Encourage youth to participate

Pickleball requested the following for the short term

- Creating a contract between the town and pickleball with pickleball paying The town for court use
- Pickleball to have equal control over allotted playing times
- One membership for all

P&R 46-2018 Moved by Councilor T Gaffan and seconded by M. Tremaine-Snip to receive the report as presented by G. Morehouse on behalf of Kingsville Pickleball.

CARRIED

2. J. Ferguson-Kingsville Tennis Association & Sal Portugal update on Tennis lessons

J. Ferguson outlined the history of Kingsville Tennis and provided an update on the amount of money that the tennis club had put into the courts since their creation in 1978.

P&R 47-2018 Moved by B. Riddiford and seconded by S. l'Anson to receive the report as presented by J. Ferguson and S. Portugal

CARRIED

H. Roetelle from Kingsville Tennis Association noted that all membership money paid by tennis and Pickleball goes to promote tennis and repair courts.

D. AMENDMENTS TO THE AGENDA

None

E. STAFF REPORTS

Program Managers Report

P&R 48-2018 Moved by M. Tremaine Snip and seconded by Councilor T. Gaffan to receive report as presented.

CARRIED

F. Minutes of Previous Meetings

Regular Committee Minutes dated Thursday April 25, 2018

P&R 49-2018 Motion made by S. l'Anson and seconded by B. Riddiford to receive minutes of Parks, Recreation, Arts and Culture meeting dated April 25, 2018.

CARRIED

G. Committee Reports

P&R 50-2018 Motion made by Councilor T. Gaffan and seconded M. Tremaine-Snip to receive minutes of the 55+ Committee meeting dated April 19, 2018

CARRIED

P&R 51-2018 Motion made by B. Riddiford and seconded S. l'Anson to receive minutes of the CIB Committee meeting dated April 10, 2018

CARRIED

P&R 52-2018 Motion made by Councilor T. Gaffan and seconded B. Riddiford to receive minutes of the Migration Fest Committee meeting dated April 10, 2018

CARRIED

H. **New and Unfinished Business**

Pickleball Report

M. Durocher provided an update on Pickleball and Tennis as it relates to court usage.

P&R 53-2018 Moved by B. Riddiford and seconded by Councilor T. Gaffan that administration ask for council direction with regard to the creation of short term and long term contract arrangements that will provide a solution for the shortage of courts . Further that this direction include reasonable expectations, funding models, and contribution agreements for the development of additional courts for Kingsville Pickleball Association.

Monteith Brown

S. Langlois from Monteith Brown will be at the next meeting. We need to compile a list of 5 things we have completed since the initial recreation Master Plan and 5 things we want to complete.

SERT Meeting

Terry Fox Run

P&R 54-2018 Moved by S. l'Anson and Seconded by Councilor T. Gaffan that PRAC committee approve the request and authorizes applicant to enter into a contract with the Town of Kingsville.

CARRIED

Pet Value Walk for Guide Dogs

P&R 55-2018 Moved by Councilor T. Gaffan and Seconded by B. Riddiford that PRAC committee approve the request and authorizes applicant to enter into a contract with the Town of Kingsville.

CARRIED

Apple Fest

P&R 56-2018 Moved by S. I'Anson and Seconded by M. Tremaine Snip that PRAC committee approve the request and authorizes applicant to enter into a contract with the Town of Kingsville.

CARRIED

Cottam Rotary Horse Show

P&R 57-2018 Moved by S. I'Anson and Seconded by B. Riddiford that PRAC committee approve the request and authorizes applicant to enter into a contract with the Town of Kingsville.

CARRIED

I. Notice of Motion

J. Next Meeting

The Next meeting of the
Parks Recreation and Culture Committee
Will take place Thursday July 5 at 7:00 pm
Kingsville Arena Room D

P&R 58-2018 Moved by B. Riddiford and seconded by M. Tremaine-Snip to adjourn the meeting at 8:38 pm.

CARRIED

CHAIR: DEPUTY MAYOR GORD QUEEN

RECORDING SECRETARY: M. DUROCHER

MINUTES

COMMUNITIES IN BLOOM COMMITTEE
APRIL 10, 2018 3:30PM
Kingsville Arena 1741 Jasperson Lane, Kingsville ON

A. CALL TO ORDER

Deputy Mayor Queen called the meeting to order at 3:30pm with the following persons in attendance:

Deputy Mayor Gord Queen
Councillor T. Neufeld
J. Dupuis
A. Batke
M. Tremaine-Snip
C. Bedal-*BIA Coordinator*
K.Wolters Parks and Recreation Office Support

Regrets:
K. Batke

B. DISCLOSURE OF PECUNIARY INTEREST

When a member of the Committee has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at this Meeting of the Committee (or that was the subject of consideration at the previous Meeting of the Committee at which the member was not in attendance), the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter. There were no disclosures.

C. AMENDMENTS TO THE AGENDA

D. COMMUNICATIONS

Deputy Mayor Queen used this time to discuss why the Committee numbers are down.

E. MINUTES OF THE PREVIOUS MEETING

1. Communities in Bloom Committee Meeting Minutes of March 13,2018.

CIB 10-2018 Moved by T.Neufeld, seconded by A.batke to receive the minutes of the Communities in Bloom Committee meeting dated March 13,2018.

CARRIED

F. NEW AND UNFINISHED BUSINESS

1. Discussion regarding local Hunting Groups doing a Clean-up.

2. Earth Day Posters to be made 8.5X11 instead of the larger posters.

3. A. Batke requested that there be a CIB appreciation Luncheon for members sometime in the fall and paid out of the CIB budget.

CIB 15-2018 Moved by T.Neufeld, seconded by M.Tramian-Snipp that this be brought to P.R.A.C. for approval.

CARRIED

4. **Projects for 2018**

The committee listed a number of potential projects for the 2018 including:

1. Library Project – Horticultural Society to prepare a Pizza Garden June 2nd from 11 am to 3:00pm. ACCESS will supply the tomatoes and basil.

2. Composting Work Shop – Mike from Merllis will be doing the workshop May 22nd .

3. Recycling Work Shop – M.Tremain-Snipp to contact Heather at ESWA for dates and times.

4. Mayors Walk – Partnering with In Motion suggested Lakeside Park to make it a longer walk.

5. Tre Planting A.Batke to arrange for a “Black Gum” Tree at a cost of $450, and a Black Marble Marker from Malden Tree Farm.

6. Butterfly Houses – to be combined with Pollination workshop

7. Pollination Workshop – date to be determined

8. Phragmities Worksop – Ken Vegh to do a slide presentation looking for a fall date

9. Door Hanger Program – Refer to next year.

CIB 16-2018 Moved by T.Neufeld, Seconded by J.Dupius that the Door Hanger Program be referred until next year.

10. CIB Flyer – Eliminate the section regarding evaluation and to contact Parks and Recreation for more information about volunteering. Make the picture of the flag larger.

11. Flag Raising – Town Hall May 22nd 12 noon.

12. Proclamation –Town Hall May 22nd when we do the flag raising, T.Neufeld would like social media added to the promotional material.

13. Three Year Plan – M.Tremaine-Snip requested that CIB consider a 3 year plan to foster Community involvement and would like to see the plan commence immediatlely.

Other recommendations from the committee included:

1. Brian storming on Monthly ideas.

7. **Business by Email-J. Cope**

Question was raised by J. Cope as to what the definition and parameters of business by email are. T. Neufeld indicated that it was anything that furthered the business of the committee which was prohibited.

G. NOTICE OF MOTION

H. NEXT MEETING DATE

1. The date of the next Communities in Bloom Committee meeting is Tuesday May 8, 2018 3:30pm Room B Kingsville Arena.

I. ADJOURNMENT

CIB 17-2018 Moved by J.Dupuis and seconded by M.Tremaine-Snip to adjourn the meeting at 9:02 a.m.

CARRIED

_____

CHAIR, G. Queen

_____

RECORDING SECRETARY, M. Durocher

Minutes

MINUTES
THE CORPORATION OF THE TOWN OF KINGSVILLE
MIGRATION FESTIVAL
APRIL 10 2018 @ 6:00 PM
Kingsville Arena Room C 1741 Jasperson Lane,
Kingsville, Ontario

A. CALL TO ORDER

Chair T Brown called the meeting to order at 6:02pm with the following members in attendance.

P. Bain
N. Hickmott
S. Girardin
M. Uprichard
L. Lucier
Coucillor S. Coghill
S. Allen-Santos-6:10
Durocher-Manager of Parks and Recreation Programs

Regrets: M. Baruth

B. DISCLOSURE OF PECUNIARY INTEREST

T. Brown reminded members that any declaration and its general nature is to be made prior to each item being discussed

C. DELEGATIONS/PETITIONS/CORRESPONDENCE

None.

D. AMENDMENTS TO THE AGENDA

.

E. STAFF REPORTS

MF 07-2018 Motion made by L. Lucier and seconded by P. Bain to receive report of M. Durocher as presented.

CARRIED

F. MINUTES OF THE PREVIOUS MEETINGS

MF 08-2018 Motion made by S. Girardin and seconded by N. Hickmott to receive the minutes of the March 6 2018 meeting as presented

CARRIED

G. NEW AND UNFINISHED BUSINESS

Opening Ceremonies

Opening Ceremonies are set for Jack Miner

Children's Events

P. Bain provided an update on events for the children's area. They will also be Looking to set up an obstacle course which was very popular last year.

Parade

Call for entries will be completed shortly. Question was raised about having Candy Floss available for sale at the park after. Contact is Nick Longo and S. Girardin Provided this to P. Bain. M. Durocher has provided the committee with all of the Volunteer positions, a list of last year's community entries, and a list of details Related to the parade that need to be completed.

Photo Contest

M. Durocher as that N. Hickmott send updated information to her for inclusion on website.

Marketing

Rack card is complete and will be

Market Place

Application forms have been received by parks and recreation and will be uploaded to website. Currently there are 8 registrations. Sue would like a plan for every room

H. DATE OF NEXT MEETING

The next meeting of the Migration Festival Committee shall take place on May 15 at 6pm in Room B at the Arena.

MF 09-2018 Motion made by Councillor S. Coghill and seconded by L. Lucier that the meeting be adjourned at 6:45 pm

CARRIED

CHAIR, T. Brown

RECORDING SECRETARY, MAGGIE DUROCHER

Minutes

MINUTES
THE CORPORATION OF THE TOWN OF KINGSVILLE
55+ ADVISORY COMMITTEE
APRIL 19 2018 3:00 PM
Kingsville Arena

A. CALL TO ORDER

S. Hughes called the meeting to order at 3:00 pm with the following members in attendance

M. Laman
S. Child
A. Burrell
B. Peterson
Councilor L. Patterson

B. DISCLOSURE OF PECUNIARY INTEREST

S. Hughes reminded members that any declaration and its general nature is to be made prior to each item being discussed.

C. PRESENTATIONS/DELEGATIONS

None

D. AMENDMENTS TO THE AGENDA

E. STAFF REPORTS

M. Durocher presented report on related items

OAC-12-2018 Moved by S. Child and seconded by M. Laman to receive report from M. Durocher as presented

CARRIED

F. MINUTES OF THE PREVIOUS MEETINGS

March 29, 2018

OAC 13-2018 Moved by M. Laman and seconded by B. Peterson to adopt Regular Meeting of 55+ Advisory Committee dated March 29, 2018

CARRIED

G. NEW AND UNFINISHED BUSINESS

Tea

Committee responsibilities were detailed as follows:

Sandwiches
B. Peterson-4 loaves
A. Burrell-4 Loaves
S. Child-Cookies
S. Hughes-2 Loaves
M. Laman-4+ loaves
Staff-whatever is necessary

M. Durocher to inquire about purchasing Sandwich Bread in bulk
M. Durocher to inquire if A. Gerhardt can do desserts

Tea Cups and Saucers-Jack Miner
Tea Pots, Spoons, creamers, sugar-TBD

Entertainment- A. Burrell to confirm

Expo

The following information was agreed upon

M. Laman to direct vendors
S. Child and A. Burrell to direct visitors
S. Hughes, M. Laman, and S. Child to assist the day before at 1pm with set up

OAC-14-2018 Moved by S. Child and seconded by B. Peterson to adjourn the meeting at 3:45 pm to direct M.

CARRIED

Next meeting:
Thursday May 17 at 3pm
Kingsville Arena

RECORDING SECRETARY,
M. Durocher

COMMITTEE CHAIR
S. Hughes

Kingsville BIA
SHOP • DINE • DISCOVER

MINUTES

REGULAR MEETING OF KINGSVILLE BIA
TUESDAY, JUNE 12, 2018 AT 6:00 P.M.
Carnegie Arts & Visitor Centre, 28 Division St. S, Kingsville, Ontario

A. CALL TO ORDER

Beth Riddiford called the Meeting to order at 6:04 pm with the following persons in attendance:

Members of BIA Board: Beth Riddiford, Tim Sala, Brian Sanford, Gord Queen, Heather Brown, Jason Martin, Tony Gaffan

Regrets: Izabel, Muzzin, Roberta Weston

Absent: Mike Lauzon, Trevor Loop

Guests:

Members of Administration: Christina Bedal

B. DISCLOSURE OF PECUNIARY INTEREST

Beth Riddiford reminded members that any declaration and its general nature is to be made prior to each item being discussed.

C. DELEGATIONS

D. AMENDMENTS TO THE AGENDA

E. ADOPTION OF ACCOUNTS

BIA Coordinator – Re: BIA Accounts as recorded in the monthly period ending May2018.
BIA- 050-2018 MOTION BY TIM SALA AND SECONDED BY TONY GAFFAN, TO APPROVE THE ACCOUNTS FOR MAY 2018. **CARRIED**

F. STAFF REPORTS

1. **BIA Coordinator Christina Bedal** – Re: Monthly Activity

   The Coordinator presented her written report.

2. **COUNCIL REP** Gord Queen reviewed report. Tony Gaffan updated on affordable housing discussions are in process and open fire by-law under review.

3 **EDDK** – Heather Brown updated new EDDK will work with three schools for the gift card promotion.

G. BUSINESS/CORRESPONDENCE – ACTION REQUIRED

H. MINUTES OF THE PREVIOUS MEETINGS

BIA-051-2018 – motion to approve the minutes from the May 8, 2018 meeting made by Jason Martin and seconded by Tony Gaffan. **CARRIED**

I. BUSINESS/ CORRESPONDENCE - INFORMATIONAL

1. Letter to Economic Development & Tourism – Bazaar Nights - provided

J. NEW AND UNFINISHED BUSINESS

1. **Lease Amendment Request –**
   - Work is being done by the CAO to investigate the request and no other information available at this time.

2. **Kingsville Pocket Map –**
   - Ads are being sold and work is being done to bring this to print

3. **Strategic Plan 2019-2012**
   - BIA Coordinator will take the lead of this activity rather than outsourcing it. September is targeted timeline for questionnaire.

4. **Public Parking Lot Signage and Parking**
   - Discussion took place to identify options for better signs and parking constraints in the downtown area. Letter to go out to membership via Canada Post regarding parking. Letter to go to Police Services Board to enforce 2 hour parking. **BIA-052-2018** – motion to send letters made by Jason Martin and seconded by Heather Brown. **CARRIED**

5. **Kingsville Bazaar Nights Update**

6. **HERO Program Update**

   - Updated program to be communicated to membership and implemented

7. **Sidewalk Sale**
   - To take place same weekend as folk festival

K. Adjournment

BIA-053-2018 Motion by Jason Martin and seconded by Tim Sala to adjourn the meeting at 7:26 p.m. **CARRIED**

CHAIR, Beth Riddiford

RECORDING SECRETARY, Christina Bedal

MINUTES

KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE
WEDNESDAY, JUNE 13, 2018 AT 7:00 P.M
Council Chambers, 2021 Division Rd N, Kingsville

A. CALL TO ORDER

Chair Miljan called the Meeting to order at 7:00 p.m. with the following Members in attendance:

MEMBERS OF MUNICIPAL HERITAGE ADVISORY COMMITTEE:	**MEMBERS OF ADMINISTRATION:**
Dr. L. Miljan	Sandra Kitchen, Deputy Clerk Council Services
Anna Lamarche	
Kimberly DeYong	
Margie Luffman	
Corey Gosselin	
Elvira Cacciavillani	
Mayor Nelson Santos	

Absent: A. Dunnion (on personal business) and D. Truax (on personal business)

B. DISCLOSURE OF PECUNIARY INTEREST

Dr. Miljan reminded the Committee that any declaration is to be made prior to each items being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

C. REPORTS

1. V. Brown-Research Report

   Ms. Brown reported that she is still working on 257 Lakeview research. She was able to find a death registration which is handwritten in Spanish (the document is being interpreted). She is also waiting to hear from the individual whose dad's cousin used to summer at the house.

   Ms. Brown is continuing to work on the research binder (preparing information sheets).

2. Research Report Updates

   i) 192 County Road 14 East--Dr. Miljan will put the draft report, as prepared by Ms. Dunnion (including photographs and chain of ownership), in final format and prepare the by-law. She will also obtain the consent letter from the property owners. The final report will be reviewed by the Committee at its July 11 meeting and the Committee's Recommendation for Designation will be presented to Kingsville Council at its Regular Meeting on July 23.

   ii) 1417 Road 3 East (no update provided at this meeting)

   iii) 30 Main St. East; Old Fire Hall—Ms. DeYong updated that the report is in progress.

3. Kingsville Municipal Heritage Advisory Committee Accounts to the period ended April 30, 2018--The accounts were received for information.

4. National Trust Conference 2018—Dr. Miljan requested that the conference information be brought forward for discussion at the next meeting.

D. MINUTES OF THE PREVIOUS MEETING

1. Kingsville Heritage Advisory Committee Meeting Minutes — May 22, 2018

MH8-2018 Moved by M. Luffman, seconded by C. Gosselin to adopt the minutes of the Kingsville Heritage Advisory Committee Meeting dated May 22, 2018 as presented.

CARRIED

E. BUSINESS CORRESPONDENCE – INFORMATIONAL

1. Discussion re: Town of Kingsville 5-year Official Plan Review

Excerpts of pages 22 to 28 of the existing Town of Kingsville Official Plan, containing Commercial provisions for areas described as "Central Commercial" and "Central Commercial/Residential" were presented. Page 24 includes the provision that:

> "it shall be the policy of this plan to encourage…the aesthetic and physical improvement of the "Central Commercial" areas. This will include…encouraging beautification efforts and façade improvements for

existing business and appropriate site and building design for all new commercial development. The Town will continue to encourage the Victorian Theme particularly in the urban area of the former Town of Kingsville."

Members discussed the reference to the Victorian theme as contained in the existing Kingsville Official Plan. A stakeholders' meeting has been scheduled for Tuesday, June 19 by the Town's Manager of Planning Services, Mr. Robert Brown, and Dr. Miljan will be attending. The 5-yr. official plan review is a lengthy process and discussions will be ongoing for several months.

2. Photographs-1884 County Road 20 --As discussed at the last meeting, the property municipally known as 1884 County Road 20 was ordered for demolition due to poor structural condition and being unoccupiable, Ms. Lamarche and Ms. Dunnion attended at the site prior to demolition and took photographs of the home, which had had been vacant for many years. The home was built in 1881 by Solomon Agla. The photos were received for information.

F. NEW AND UNFINISHED BUSINESS

1. Approved Invoices--V. Brown—Invoice for Research Services—May 2018--The invoice was received for information.

2. CHOnews Spring Newsletter--The newsletter was received for information.

G. NEXT MEETING DATE

The next meeting date of the Committee is Wednesday, July 11, 2018.

H. ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

_____

CHAIR, Dr. Lydia Miljan

_____

DEPUTY CLERK-COUNCIL SERVICES, Sandra Kitchen

THE UNION WATER SUPPLY SYSTEM

JOINT BOARD OF MANAGEMENT

MINUTES OF MEETING

HELD JUNE 20, 2018 AT 9 AM

IN KINGSVILLE COMMUNITY ROOM – KINGSVILLE ARENA

Members Present:	Deputy Mayor MacDonald (Chair); Mayor Paterson, Councillors Dunn, Jacobs, Verbeke – Leamington Mayor Nelson Santos (Vice-Chair); Deputy Mayor Queen, Councillors Gaffan, Patterson – Kingsville
Members Absent:	Councillor Hammond – Leamington Councillor Neufeld - Kingsville Mayor McDermott - Essex Councillor Diemer - Lakeshore
Staff Present:	Laura Rauch, Shannon Belleau - Leamington
OCWA Staff Present:	Susan Budden, Dave Jubenville Dale Dillen, Ken Penney

Call to Order: 9:00 am

Disclosures of Pecuniary Interest: none

Adoption of Council Minutes:

No. UW-26-18

Moved by: Councillor Jacobs

Seconded by: Councillor Patterson

That Minutes of the UWSS Joint Board of Management meeting of May 16, 2018 be received.

Carried

Business Arising Out of the Minutes:

There was none.

Report UW/13/18 dated June 15, 2018 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to June 15, 2018

The Manager informs board members that rehabilitation work is progressing well on the Essex Water Tower (EWT). He notes that the intermediate exterior coating will need inspection and then a final paint coat will be applied as well as the logo. He also confirms that the project is moving ahead of schedule.

The Leamington Water Tower (LWT) has been taken offline to allow for time for the paint inspection. The inspection is part of warranty process for the rehabilitation that took place in 2015. During the down time a new cathodic protection system will be installed.

The Manager reminds members of the board that the UWSS has transitioned from the process of chloramination to free chlorine. This process started on June 4th and is expected to last approximately eight (8) weeks. He further notes that all municipalities are working in conjunction with OCWA staff to ensure that the new water is pushed through the system. He also indicates that there could be an extension to the free chlorine process, but he will be evaluating whether it is necessary or not and then report back to the UWSS Board.

He reports on two (2) items that required notification to the MOECC. On May 19th a PLC failure resulted in a coagulant pump failure as the feed was stopped for a period of time; and secondly, an AWQI was reported for a low chlorine residual in Lakeshore. However, as this was the result of the transition to free chlorine the MOECC granted relief as flushing is being undertaken during this process.

The Manager then notes that the aluminum residuals are starting to creep higher as the lake warms. Therefore, staff have adjusted to an alternative coagulant, which is the same as last year. This will help maintain the aluminum residuals.

He then reminds board members of the issue within Meter #8 which occurred last summer and required repairs. He notes that the same meter chamber has now developed a leak. At this point it is not causing any issues however he will be working with Kingsville staff to determine the best course of action to make repairs over the next couple of weeks.

Watech Services has inspected the two (2) raw water intakes on June 14th and a report is expected shortly to indicate any concerns or possible repairs.

The Manager notes that the flows are up over last year and the four (4) year average.

The board was concerned that with the extra flushing occurring for the free chlorine process, this could be adding to the increased flows. The Manager states that flows have been higher right from the beginning of the year.

Members are also concerned about whether or not UWSS can handle the increased flows. The Manager notes the plant capacity and that the plant is sitting at approximately 65% and he will be closely monitoring the peak days. He also notes that UWSS is doing many updates and upgrades to increase its efficiency which will allow for an increase to the plant capacity.

Finally, the Manager mentions that the MOECC has started their inspections of the Town of Essex and the Municipality of Leamington.

No. UW-27-18

Moved by: Councillor Dunn

Seconded by: Councillor Verbeke

That report UW/13/18 dated June 15, 2018 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to July 15, 2018 is received.

Carried (UW/13/18)

Report UW/14/18 dated June 15, 2018 re: Legal Review of UWSS Wholesale Water Rate

The Manager reminds members of the board of the many discussions that have occurred regarding the UWSS rates over the past several years. He notes that back in 2014 there was a discussion of looking at various rate structures for the UWSS wholesale water rate.

He also reminds members of the board of the extension of the former Heinz rate to Highbury Canco as a courtesy, which was meant to be temporary in nature, until UWSS could determine a rate structure. However, that has not occurred at this time. The Manager felt that a legal review was appropriate to ensure that Highbury Canco was not receiving a rate that was considered bonusing.

The Manager retained Willis Business Law to provide a legal opinion regarding this situation and after review it was determined that such a rate provided to Highbury Canco could be considered bonusing and as such should be discontinued.

The Manager then recommends that the change take place on December 31, 2018.

There is then a discussion from the board members. The members ask how Highbury Canco will be billed. The Manager notes that Meter #4 is dedicated to Highbury Canco and will continue to be so in the future. Mayor Paterson thanks the UWSS board for allowing Highbury Canco to have been offered the old Heinz rate, while getting off the ground.

Mayor Santos questioned the Manager as to whether or not it was prudent to allow the UWSS to continue extending Highbury Canco the current rate until the end of the year, when in similar circumstances 30-60 days has been considered sufficient. The Manager notes that since it is mid-way through the year budgets had been planned and because there is a plan in place it fits within the legal review. He feels there should be no issues going forward.

Councillor Patterson asks the Manager if it is decided to amend the rate change to September 1, 2018 does Highbury Canco have grounds to appeal the rate change date. The Manager indicates that Highbury Canco has no grounds to appeal as they are not part of the Transfer Order.

Councillor Gaffan asks if there are other large users that consume the same amount as Highbury Canco. The Manager indicates that there are. Councillor Dunn asks the Manager for the increased costs that will be extended to Highbury Canco. The Manager estimates that they could face $150,000 from the UWSS wholesale rate, this does not include the rate from the Municipality of Leamington.

Councillor Verbeke indicates that he feels the rate should not be changed mid-way through the year, due to budgeting purposes.

Mayor Paterson asks for a recorded vote on the recommendation as presented:

Recorded Vote

In Favour: Mayor Paterson, Deputy Mayor MacDonald, Deputy Mayor Queen, Councillors Jacobs, Verbeke, Dunn

Opposed: Mayor Santos, Councillors Patterson and Gaffan

No. UW-28-18

Moved by: Mayor Paterson

Seconded by: Councillor Verbeke

That the Union Water Supply System (UWSS) Board receives report UW14/18 dated June 15, 2018 re: Legal Review of Wholesale Water Rates for information and;

That the UWSS Board endorses the termination of the UWSS reduced wholesale water rate to Highbury Canco on December 31st, 2018 and;

That effective January 1, 2019, Highbury Canco becomes a direct customer of the Municipality of Leamington for water services and that the Municipality of Leamington be subject to regular wholesale water rate for Highbury Canco water demand.

Carried (UW14/18)

Report UW/15/18 dated June 14, 2018 re: Design, Engineering and Construction – Primary Chlorine Disinfection Systems Improvement

The Manager reminds members of the Water Quality Masterplan (WQMP) which reviewed all water treatment processes at the Ruthven facility to identify any improvements that could be made. It was noted at the time that there were several health and safety issues that should be remedied within the chlorine disinfection system. The Manager indicates that presently it is difficult for staff to move around inside the chlorine building while changing out the tonners. There is also some venting issues that should be addressed as well.

Associated Engineering (AE) is currently working on the CO_2 project and has suggested that there is potential to combine this project and the chlorine building upgrades to save some engineering costs.

The Manager explains that he is looking for $900,000 unplanned budget for this project and asking for the funds to come from the reserves.

No. UW-29-18

Moved by: Councillor Patterson
Seconded by: Councillor Jacobs

That the Union Water Supply Joint Board of Management (UWSS Board) receives report UW/15/18 re: Design, Engineering and Construction – Primary Chlorine Disinfection System Improvements for information;

And further, that the UWSS Board approves a budget of $900,000 to be funded from the UWSS Operating and Capital Funds Reserve for the undertaking of Design, Engineering and Construction services for improvements to the Primary Chlorine Disinfection System at the Ruthven Water Treatment Plant

Carried (UW15/18)

No. UW-30-18

Moved by: Mayor Paterson
Seconded by: Councillor Dunn

That report UW/16/18 dated June 15, 2018 re: Payments from May 11 to June 15, 2018 is received.

Carried (UW16/18)

New Business

The Board asks the Manager what his response will be if members of the public question him regarding the Highbury Canco rate. The Manager indicates that his response will be that the rate was only supposed to be temporary in nature, the UWSS had been looking at a rate structure change and also that just recently had a legal review completed and all was completed within the framework of the Municipal Act 2001. He confirms that a plan is in place.

Adjournment

No. UW-31-18

Moved by: Councillor Verbeke
Seconded by: Councillor Gaffan
That the meeting adjourn at 9:34 am

Carried

Date of Next Meeting: Wednesday, July 18, 2018 at 9:00 am, Ruthven Water Treatment Plant, Board Room

/kmj

Doug Plumb
238 Queen Street
Kingsville, Ontario
N9Y 2B1
[redacted]

July 15, 2018

Honourable Nelson Santos and Council
2021 Division Road North
Kingsville, Ontario
N9Y 2Y9

RE: Sidewalk Construction on Queen Street from Stewart Street to Herrington - West Side.

Hello Mayor Santos and Council,

It has recently come to our attention that our Town of Kingsville has a plan to construct a sidewalk on the west side of Queen Street between Stewart Street to Herrington. The purpose of this letter is to voice objection to the project for the following reasons:

1. As a homeowner in the proposed area of this construction it has been our observation that pedestrian traffic on the existing sidewalk on the east side of Queen is minimal. We feel the the existing sidewalk on the east side of Queen is more than sufficient to handle the needs of pedestrian traffic.

2. Our home is an older home that was built with a far less set back than most and a sidewalk was not a consideration at the time of construction. As a result, our yard immediately in front of our home is small and by adding a sidewalk it will significantly reduce our green-space by 20% and reduce our parking space.

3. We feel that more efforts should be given to increase our green-spaces, not reducing them with pavement and concrete.

4. The existing trees at 238 Queen will be affected adversely. The trees within the impact zone are semi-mature maples that will suffer and will perhaps die from having 50% of the feeder-root system severed at the main trunk.

5. It is my opinion that if the trees located within the impact zone survive, the sidewalk will heave from constricted roots that attempt to regenerate.

6. We have taken great care and have spent considerable amounts of money on our landscape. We do not feel that the addition of a sidewalk in this small restricted area will enhance the overall appearance of the property.

7. Our front yard has an automated irrigation system. This system will need to be redesigned in order to handle a boulevard and upgraded to handle an additional zone.

8. In speaking to our neighbours, no one within the immediate area of the proposed construction is in favour of this project. We feel that money spent on this project is not a necessity and would be much

WINDSOR-ESSEX COUNTY HEALTH UNIT
Bureau de santé de Windsor-comté d'Essex

519-258-2146 | www.wechu.org

Windsor 1005 Ouellette Avenue, Windsor, ON N9A 4J8
Essex 360 Fairview Avenue West, Suite 215, Essex, ON N8M 3G4
Leamington 33 Princess Street, Leamington, ON N8H 5C5

July 3, 2018

Ms. Peggy Van Mierlo-West
Township of Kingsville
2021 Division Road North
Kingsville, ON N9Y 2Y9

Dear Ms. Van Mierlo-West:

The Smoke-free Ontario Act, 2017 – Delayed Implementation

Recently, you received a letter indicating changes to the *Smoke-free Ontario Act* that would impact your organization. Please be advised that these changes are currently paused until we receive further direction from the Ministry of Health and Long-term Care. In the interim, all provincial regulations related to smoking of tobacco in public spaces which were in place prior to July 1st will remain in effect and you will be notified of any new timelines associated with these or any other changes to the *Smoke-free Ontario Act*, the *Electronic Cigarettes Act*, or any other smoking-related legislation.

As Windsor-Essex County Health Unit Tobacco Enforcement Officers are responsible for enforcement of these regulations, please feel free to contact our office at 519-258-2146 ext. 3100 or email Eric Nadalin, Manager of Chronic Disease and Injury Prevention at enadalin@wechu.org if you have any questions.

Thank you for your understanding.

Best,

Theresa Marentette

Theresa Marentette, Acting CEO

THE COLLEGE OF PHYSICIANS AND SURGEONS OF ONTARIO

July 2018

TO: MAYOR, CITY CLERK AND COUNCILLORS:

Nominate an Outstanding Ontario Physician in Your Community

The College of Physicians and Surgeons of Ontario Council Award

The College of Physicians and Surgeons (CPSO) is now accepting nominations for the **2019 Council Award.** The Council Award honours outstanding Ontario physicians who have demonstrated excellence and embody a vision of the "ideal physician".

The criteria for selecting a physician for the Council Award are outlined in the enclosed brochure and nomination form. The criteria are based upon eight "physician roles" that reflect society's expectations of what is needed to practise modern medicine.

Through the award, the College honours Ontario physicians whose performance in each of these roles is outstanding, recognizing that individual physicians will demonstrate more extensive expertise in some roles than in others.

If you know of a physician who meets the selection criteria, please nominate him or her for the Council Award.

The deadline for receipt of nominations is October 1, 2018 at 5:00 p.m.

For further information, please contact the Council Awards Program at 416-967-2600 or 1-800-268-7096 extension 611 or CPSOaward@cpso.on.ca.

THE 2019

Council Award

HONOURING OUTSTANDING PHYSICIANS

Council Award

Each year the Council honours outstanding physicians in Ontario

SELECTION CRITERIA

The criteria for selecting a physician for the Council Award are based on the eight "physician roles" identified by Educating Future Physicians of Ontario in 1993. These roles reflect the many needs and expectations of our society, and outline an archetype of the "ideal physician". Those roles are:

1 Medical Expert/Clinical Decision Maker

The physician is well-informed about the science and technology of medicine and health care. The physician's knowledge and skill is used to collect and interpret data, make appropriate clinical decisions and carry out diagnostic and therapeutic procedures.

2 Communicator

The physician has effective, humane relationships with patients and colleagues. The physician understands and responds to patients' needs, fears, beliefs and expectations and effectively counsels and educates on health care needs and public health care issues.

3 Collaborator

The physician works in partnership with other health care professionals and sees the patient and family members as partners in health care decision-making. The physician appropriately uses community and health care resources.

4 Gatekeeper/Resource Manager

The physician recognizes the many determinants of health and the implications of those determinants for the practice of medicine. The physician participates at a number of organizational levels to address issues such as quality of care and quality assurance mechanisms.

5 Health Advocate

With an understanding of the many determinants of health, the physician advocates for more effective public health interventions and policies.

6 Learner

The physician recognizes that the abilities to change and to continue to learn are essential to the practice of good medicine. The physician is a self-directed learner and keeps abreast of current treatments and philosophies.

7 Scientist/Scholar

The physician understands the scientific method and applies it to patient encounters, community health issues and to the critical assessment of literature related to the biological, psychological and sociological basis of illness. The physician may be engaged in scientific research.

8 Person & Professional

The physician has developed strategies for coping with professional demands to provide maximum opportunity for effective relationships with patients and colleagues while at the same time providing excellent medical care. The physician is committed to the highest standards of excellence in clinical care and ethical conduct.

ASSESSING THE CRITERIA

The College wants to honour physicians whose performance in these roles is outstanding, recognizing that individual physicians will demonstrate more extensive expertise in some roles than in others. Council Awards are presented at Council meetings, which are held quarterly.

ELIGIBILITY FOR NOMINATION

Anyone may nominate an eligible physician for the Council Award. To be eligible for nomination, a physician must be licensed in Ontario and be in good standing with the College. Former recipients of the Council Award or the Excellence in Quality Management of Medical Care Award are not eligible for nomination. Members of the Council, and staff of the College and members of their immediate families are also not eligible for nomination for the Council Award. The completed nomination form (on back) and required documentation must be submitted by October 1, 2018, for consideration by the Council Award Selection Committee.*

** Previous nominees who were unsuccessful are eligible*

NOMINATION INSTRUCTIONS

1. Complete the nomination form, providing as much information as possible about the physician nominee. Type or print clearly in the space provided. If additional space is required, attach additional pages.

2. Provide a detailed nominator's statement. In this statement, please describe how the physician nominee has demonstrated overall excellence using the eight physician roles outlined on the previous page. It is recognized that individual physicians will demonstrate more extensive expertise in some roles than in others. The nominator may include concisely presented pertinent supporting materials (letters, reports, testimonials, press clippings, etc.).

3. Find a seconder for the nomination. The seconder should provide a seconder's statement, their own written testimonial about the nominee and his or her accomplishments, again using the eight physician roles.

4. The completed Council Award nomination form (including nominator's statement, supporting material and seconder's statement) can be emailed or mailed to:

   The Council Award,
   c/o Communications Department
   College of Physicians and Surgeons of Ontario
   80 College Street, Toronto, Ontario, M5G 2E2

   Tel: (416) 967-2600 or 1-800-268-7096, extension 402
   Email: cpsoaward@cpso.on.ca

CHECKLIST:

- Nomination form complete ❑
  - including:
- Nominator's statement ❑
- Seconder's statement ❑
- Supporting documents (optional) ❑
- Nominee's CV (optional) ❑

Note: The deadline for nominations is Monday, October 1, 2018 at 5 p.m.

Any questions concerning the nomination instructions should be directed to The Communications Department. Additional nomination forms are available at: www.cpso.on.ca/council-award.

Council Award

Nomination Form

If more space is required, please include additional pages.

NOMINEE

Name of nominee:

Address:

Telephone number: work

mobile

E-mail address:

Date and place of birth:

Degrees earned
(Degree, School, Year):

Specialty, if any:

Type of practice:

Faculty appointments, if any:

Previous honours and awards:

NOMINATOR

Name:

Address:

Telephone number:

E-mail address:

Please indicate your relationship to the Nominee:

SECONDER (must be provided)

Name:

Address:

Telephone number:

E-mail address:

Deadline for nomination submission is October 1, 2018 at 5 p.m.

CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 8

Pratt, Finch & Jones Limited
436 County Road 27 E
Part of Lot 13, Concession 11

JULY 2018

TABLE OF CONTENTS

PART "A" - THE PREAMBLE

1.0 Authorizing By-law No. 82-2018 pg. 3

2.0 Purpose of this Amendment pg. 4

3.0 Location of this Amendment pg. 4

4.0 Basis of this Amendment pg. 5

PART "B" - THE AMENDMENT No. 8 (OPA # 8)

The Amendment pg. 6

PART "C" – THE APPENDICES

Appendix 'A' – Minutes of Public Meeting

Appendix 'B' – Public submissions

Appendix 'C' – Planning report to Council

PART "A" - THE PREAMBLE

1.0 Authorizing By-law No. 82-2018

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 82-2018

Being a By-law to Amend the Official Plan of the Town of Kingsville

WHEREAS the Town of Kingsville Official Plan is the Town's policy document that contains objectives and policy direction established by Council to provide guidance for the physical development of the Town while providing for the future pattern of development for the Town;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to amend the Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Kingsville, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13 hereby enacts as follows:

1. That the attached amendment to the Town of Kingsville Official Plan is hereby adopted as Official Plan Amendment No. 8 (OPA 8); and,

2. This By-law shall come into force and take effect on the day of the final approval thereof by the County of Essex.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF JULY, 2018.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

2.0 Purpose of this Amendment

The purpose of this amendment is to permit the creation of a one new rural residential lot within the existing Parks and Open Space designation on the subject lands.

3.0 Location of this Amendment

This amendment consists of one part that shall be known as Item 1.

Item 1:

Lands approximately 0.37 hectares (0.91 acres) in area as indicated on the attached schedule are to be included in site-specific special policy area 3.5.1.1 in the Kingsville Official Plan.

4.0 Basis of this Amendment

The subject land totals 63.6 ha (157.2 ac.) and is currently used as a golf course. The applicant is proposing to create one new 0.37 ha (0.9 ac.) rural residential lot with the frontage along Road 11 immediately west of 257 Road 11. Under the Parks & Open Space designation policies 3.5 (f) lands under private ownership can be considered for redevelopment subject to re-designation of the lands. There are currently 24 lots backing onto the subject lands (golf course) along either Road 11 or County Road 27 E. These lots are designated Agriculture however are zoned Rural Residential. It is recommended that the proposed lot would remain under the current designation however a site-specific special area would permit the creation of one lot from the golf course. A zoning amendment would be required to both implement the Official Plan amendment and rezone the lands to an appropriate residential classification similar to the existing lots in the immediate area.

In order to proceed with the creation of a lot there are two initial approvals that are required as follows:

i) An Official Plan Amendment to site-specifically permit the creation of one (1) new rural residential dwelling lot, and

ii) A Zoning By-law Amendment to rezone the subject lands to an appropriate rural residential classification similar to the surrounding lands.

PART “B” - THE AMENDMENT

All of this part of the document, entitled “Part B” – The Amendment”, consisting of the following text and one (1) map (entitled Schedule “1”) together constitute Amendment No. 8 to the Kingsville Official Plan.

Item 1:

Map Schedule “A” (Land Use Plan) is amended by placing the lands so depicted on Map Schedule “1” in a site-specific special policy area.

Item 2:

A new section is added to Section 3.5 Parks and Open Space, subsection 3.5.1 to be worded as:

3.5.1 **Parks and Open Space Site-Specific Special Policies**

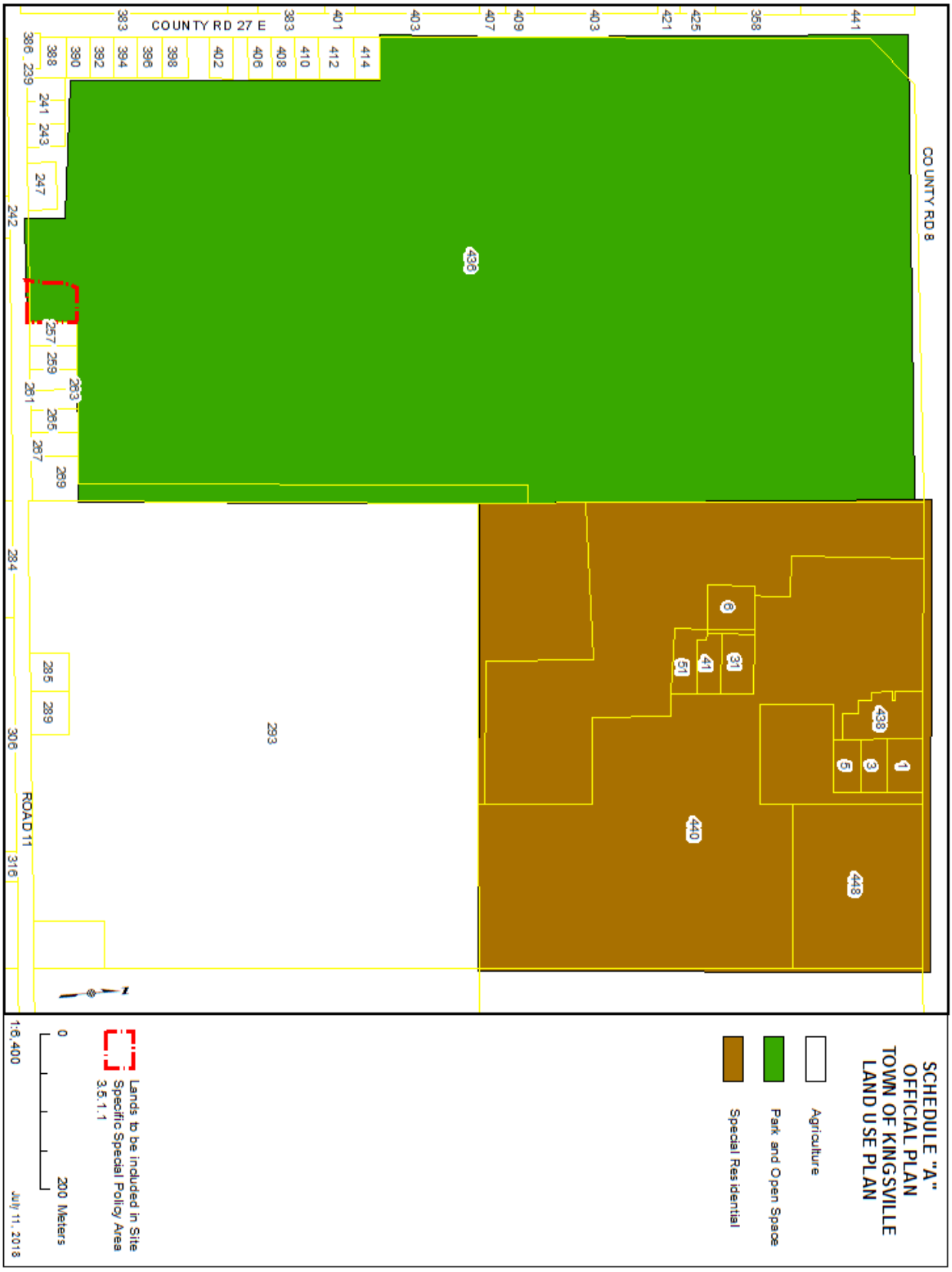
Item 3:

A special policy is added to Section 3.5.1 Parks and Open Space Site Pecific Special Policies, as subsection 3.5.1.1 to be worded as follows:

“3.5.1.1 **Pratt, Finch & Jones Ltd. – County Road 27 E**

For the lands identified on Schedule “A” Land Use Plan as “Site Specific Special Policy Area 3.5.1.1” and located at 436 County Road 27 E, notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:

a) The creation of one (1) rural residential lot shall be permitted on lands surplus to the existing golf course.


SCHEDULE "A"
OFFICIAL PLAN
TOWN OF KINGSVILLE
LAND USE PLAN
Agriculture
Park and Open Space
Special Residential
Lands to be included in Site Specific Special Policy Area 3.5.1.1
0
200 Meters
1:8,400
July 11, 2018
COUNTY RD 27 E
COUNTY RD 8
ROAD 11
436
438
1
3
5
440
448
6
31
41
51
293

PART “C” - THE APPENDICES

The following appendices do not form part of the Amendment but are included for information purposes:

Appendix “A” – Minutes of Public Meeting
Appendix “B” – Public Submissions
Appendix “C” – Planning Report to Council

Appendix A
Minutes of Public Meeting

Appendix B
Public submissions

Appendix C
Planning Report to Council

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 83-2018

**Being a By-law to amend By-law No. 1-2014,
the Comprehensive Zoning By-law for the Town of Kingsville**

WHEREAS By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

AND WHEREAS the application will conform to the Official Plan of the Town of Kingsville upon the coming into effect of proposed Amendment No. 8 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. Schedule "A", Map 24 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 13, Concession 11, and locally known as 436 County Road 27 E as shown on Schedule 'A' cross-hatched attached hereto from 'Recreational (RG)' to 'Rural Residential (RR)'.

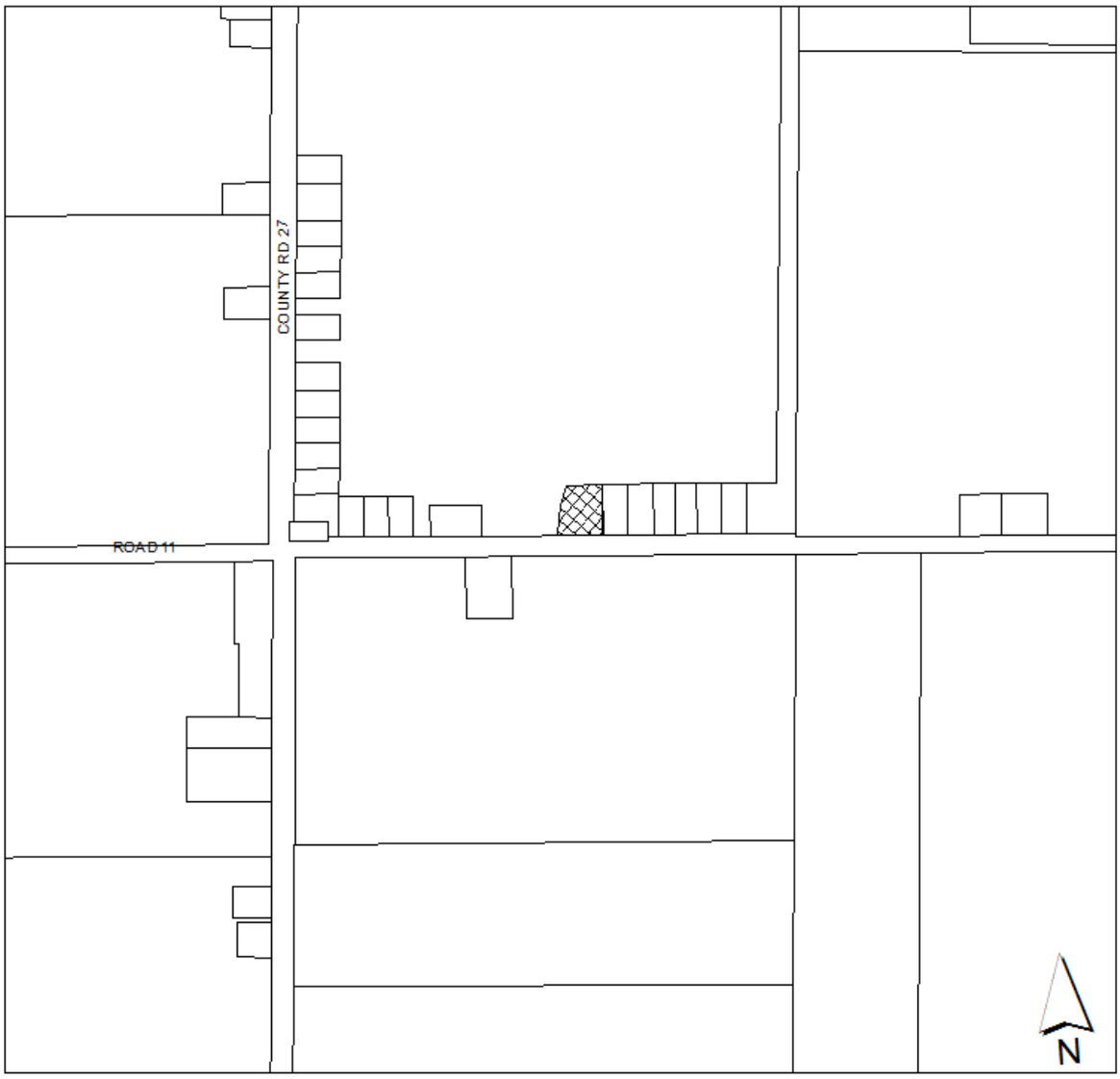
2. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF JULY, 2018.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



Meters
0 65 130 260 390 520

436 COUNTY ROAD 27 EAST
PART OF LOT 13, CONCESSION 11
ZBA/11/18

Schedule "A", Map 24 of By-law 1-2014 is hereby amended by changing the zone symbol on a portion of parcel known municipally as 436 County Rd 27 East, Part of Lot 13, Concession 11, and further identified on Schedule 'A' cross-hatched attached hereto from 'Recreational (RG)' to 'Rural Residential (RR)'.

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 91-2018

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its July 23, 2018 Regular Meeting

WHEREAS sections 8 and 9 of the *Municipal Act, 2001* S.O. 2001 c. 25, as amended, (the "Act") provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority conferred upon a municipality to govern its affairs as it considers appropriate.

AND WHEREAS section 5(3) of the Act provides that such power shall be exercised by by-law, unless the municipality is specifically authorized to do so otherwise.

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Kingsville (the "Town") be confirmed and adopted by by-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. The actions of the Council at its July 23, 2018 Regular Meeting in respect of each report, motion, resolution or other action taken or direction given by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law.

2. The Chief Administrative Officer and/or the appropriate officers of the Town are hereby authorized and directed to do all things necessary to give effect to the actions set out in paragraph 1, or obtain approvals, where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary and to affix the corporate seal to all such documents.

3. This By-Law comes into force and takes effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF JULY, 2018.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo