



**REGULAR MEETING OF COUNCIL
AGENDA**

Tuesday, October 15, 2019, 5:30 PM

Council Chambers

2021 Division Road N

Kingsville, Ontario N9Y 2Y9

Pages

A. CALL TO ORDER

B. CLOSED SESSION

1. Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; being an update Report by Solicitor David Halliwill regarding 281 Main St. East
2. Section 239(2)(e) litigation affecting the municipality, being an update Report by Solicitor Suzanne M. Porter regarding the status of Town of Kingsville, et al. ats Wood

C. MOMENT OF SILENCE AND REFLECTION

D. PLAYING OF NATIONAL ANTHEM

E. 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.

F. REPORT OUT OF CLOSED SESSION

G. PRESENTATIONS/DELEGATIONS

1. Communities in Bloom Committee and Maggie Durocher, Parks and Recreation Programs Manager

Presentation of the Communities in Bloom National Award Trophy to Town of Kingsville as '2019 CIB National Award Winner'

2. Tony and Mary Taylor, Residents- Request dated September 16, 2019
RE: Car Wash Noise SEE: Staff Report Item K-4, being Report of R. Brown, Manager of Planning Services RE: Noise Assessment for 281 Main St. E.

H. MATTERS SUBJECT TO NOTICE

1. PUBLIC MEETING--Greenhouse Policy Review – Official Plan Policy Updates and Zoning By-law Amendment Updating the Current Regulations for Greenhouse Development

1

R. Brown, Manager of Planning Services

i) Notice of Statutory Public Meeting: Housekeeping Zoning By-law Amendment, dated September 9, 2019;

ii) Report of R. Brown dated September 18, 2019, with attached Appendix A, being the Official Plan policies proposed, and proposed By-law 89-2019, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Recommended Action

That Council approves zoning by-law amendment ZBA/17/19 to update the current zoning by-law standards for greenhouse development as established by the Greenhouse Policy Review Committee and adopt the implementing by-law; and,

That Council endorses the outlined Official Plan policies in Appendix A to the Report of R. Brown (Report dated September 18, 2019) established by the Greenhouse Policy Review Committee, for inclusion in the 5-year Official Plan review process and associated amendment.

2. PUBLIC MEETING--Combined Applications for Official Plan Amendment OPA/2/19 & Zoning By-law Amendment ZBA/14/19 by Chris Chevalier (Applicant) Charles and Shirley Chevalier (Owner) 318 County Road

13

R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment and Site Plan Approval dated September 24, 2019;

ii) Report of R. Brown, dated September 26, 2019;

iii) Proposed By-law 91-2019, being a By-law to amend the Official Plan of the Town of Kingsville (OPA 11) and proposed By-law 92-2019, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Recommended Action

That Council adopts Official Plan Amendment No. 11 (OPA 11) to establish a site-specific policy area to permit a new build structure for the establishment of a micro licensed cannabis production facility on the

property known as 318 County Road 8, Part of Lot 11, 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 approves Zoning By-law amendment application ZBA/14/19 to: implement OPA 11 once final approval is granted by the County of Essex; permit a cannabis production facility and establish site-specific regulations for said cannabis production facility; and adopt the implementing by-law.

3. PUBLIC MEETING--Combined Application for Zoning By-law Amendment & Site Plan Approval by M & M Farms Ltd.

35

R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment and Site Plan Approval, dated September 24, 2019;

ii) Report of R. Brown, dated September 23, 2019;

iii) Proposed By-law 90-2019, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Recommended Action

That Council approves zoning amendment application ZBA/15/19 to rezone the subject property located at 1775 Road 4 E (County Road 18) from 'Agriculture Zone 1 (A1)' to a site-specific 'Agriculture Zone 1 Exception 78, (A1-78)' to permit a stand-alone bunkhouse accessory to a greenhouse at 1755 Road 4 E (County Road 18) and adopt the implementing by-law; and,

That Council approves site plan application SPA/19/19 for the construction of a 446.2 sq. m (4,803 sq. ft.) bunkhouse, subject to the conditions outlined in the Site Plan Agreement and authorize the Mayor and Clerk to sign the Site Plan Agreement and register said Agreement on title.

I. AMENDMENTS TO THE AGENDA

J. ADOPTION OF ACCOUNTS

- 1. Town of Kingsville Accounts for the monthly period ended September 30, 2019 being TD cheque numbers 070415 to 070732 for a grand total of \$1,756,432.39**

46

Recommended Action

That Council receives Town of Kingsville Accounts for the monthly period ended September 30, 2019 being TD cheque numbers 070415 to 070732 for a grand total of \$1,756,432.39.

K. STAFF REPORTS

76

1. **2019 Biennial Bridge and Culvert Conditions Assessment**
T. Del Greco, Manager of Municipal Services

Recommended Action
That Council receive this information as it relates to the 2019 Biennial Bridge and Culvert Conditions Assessment in the Town of Kingsville;

And that Council authorizes the use of \$80,000 from Account # 03-000-032-39180 (Reserve Fund – Gas Tax) for the procurement of engineering services from Dillon Consulting in order to facilitate subsequent replacement of the Road 11 Culvert over Irwin Drain.
2. **Update to Tree Removal Policy** 96
S. Martinho, Manager of Public Works

Recommended Action
That Council receives information regarding the Town's current Tree Removal Policy and that the Policy be amended to include a communication procedure for the removal of trees as a result of municipal projects.
3. **Allocation of Remaining Main St. Revitalization Funds** 106
G. A. Plancke, Director of Municipal Services

Recommended Action
That Council approves the remainder of the Main St. Revitalization Funds to be used to purchase an additional 40 banner brackets arm sets and garbage receptacles.
4. **Noise Assessment for 281 Main St. E** 108
R. Brown, Manager of Planning Services

Recommended Action
That Council receives the report regarding the noise assessment update for 281 Main St. E for information purposes.
5. **Application for Site Plan Approval by 2647983 Ontario Inc. (Estate of Health) 101 Mill St. E. Part of Lot 2, Concession 1 WD Town of Kingsville** 135
R. Brown, Manager of Planning Services

Recommended Action
That Council approves site plan application SPA/18/19 for the redevelopment of 101 Mill St. W for a holistic wellness centre subject to the conditions outlined in the Site Plan Agreement and authorizes the Mayor and Clerk to sign the Site Plan Agreement and register said Agreement on title.
6. **Application for Site Plan Approval by 1659437 Ontario Limited o/a DC** 146

Farms 1555-1557 County Road 34 E Part of Lot 9, Concession 3 ED

R. Brown, Manager of Planning Services

Recommended Action

That Council approves the requested site plan approval for additional phases of development on the subject property including: i) three greenhouse structures for vegetable production; ii) development of a 1,419 sq. m (15,273 sq. ft.) building for indoor medical marihuana production, and iii) a 949 sq. m (10, 211 sq. ft.) storage building addition, all as detailed in the attached Site Plan (Appendix B) and subject to the conditions outlined in the Site Plan Agreement;

And That Council requires a security deposit equal to 50% of the total cost of the odour control system to be deposited with the Town prior to the release of any building permits;

And That Council authorizes the Mayor and Clerk to sign the Site Plan Agreement and register said Agreement on title.

7. **Application for Site Plan Approval by Sun Brite Foods Inc. & Sun Brite Foods Limited 1532, 1534 & 1538 County Road 34 E & 1611 Road 4 E Part of Lot 10, Concession 3 ED Pt. 3, 12R 24285, Pt. 1, 12R 3049,** 157

R. Brown, Manager of Planning Services

Recommended Action

That Council approves site plan application SPA/20/19 for the construction of a new 9,267 sq. m (99,750 sq. ft.) warehouse and loading area subject to the conditions outlined in the Site Plan Amendment and authorizes the Mayor and Clerk to sign the Site Plan Agreement and register said Agreement on title.

L. BUSINESS/CORRESPONDENCE-ACTION REQUIRED

1. **Essex Region Conservation Authority--Correspondence dated September 18, 2019 RE: Source Protection Committee - Municipal Representation** 170

Recommended Action

That Council endorses the following individuals' appointment to the Essex Region Source Protection Committee: Thom Hunt, City of Windsor; Antonietta Giofu, Town of Amherstburg; Kevin Girard, Town of Lakeshore; Paul Drca, City of Windsor; and Nelson Santos, Union Water Supply System.

2. **Gosfield North Sportsmen Association--Request of S. Gevaert, Treasurer, dated October 8, 2019 RE: 2019 Pheasant Release Program** 172

Recommended Action

That the Town continues its partnership with the Gosfield North Sportsmen Association in its Pheasant Release Program by giving the fees collected from the sale of 2019 pheasant licences to the Association.

3. December 2019 Regular Meeting Schedule

Recommended Action

That Council confirms that the December 9, 2019 Meeting is the only Regular Meeting of Council to be held in December.

M. MINUTES OF THE PREVIOUS MEETINGS

1. Regular Meeting of Council--September 23, 2019 174

2. Regular "Closed Session" Meeting of Council--September 23, 2019

3. Special Meeting of Council--October 3, 2019 186

Recommended Action

That Council adopts Regular Meeting of Council Minutes dated September 23, 2019, Regular 'Closed Session' Meeting of Council Minutes dated September 23, 2019, and Special Meeting of Council Minutes dated October 3, 2019.

N. MINUTES OF COMMITTEES AND RECOMMENDATIONS

1. Planning Advisory Committee - May 21, 2019 188

Recommended Action

That Council receives Planning Advisory Committee Meeting Minutes dated May 21, 2019.

2. Union Water Supply System Joint Board of Management - July 31, 2019 194

Recommended Action

That Council receives Union Water Supply System Joint Board of Management Meeting Minutes dated July 31, 2019.

3. Committee of Adjustment - August 20, 2019 198

Recommended Action

That Council receives Committee of Adjustment Meeting Minutes dated August 20, 2019.

4. Police Services Board - August 28, 2019 202

Recommended Action

That Council receives Police Services Board Meeting Minutes dated August 28, 2019.

O. BUSINESS CORRESPONDENCE - INFORMATIONAL

- | | | |
|----|--|-----|
| 1. | Municipality of Mississippi Mills--Resolution No. 520-19 passed September 17, 2019 RE: Reducing Litter and Waste in our Communities | 206 |
| 2. | Township of North Glengarry--Resolution #7 passed September 23, 2019 RE: Pupil Accommodation Review Guideline (PARG) | 207 |
| 3. | Town of Penatanguishene--Correspondence dated October 2, 2019 RE: Resolution from the Town of Penatanguishene - Municipal Amalgamation | 208 |
| 4. | Local Planning Appeal Tribunal--Decision and Order of the Tribunal, issued October 9, 2019 RE: Case No. PL171238 (194 Division Road North/Municipality File No. ZBA/21/17) | 211 |
| 5. | Town of The Blue Mountains--Correspondence dated October 4, 2019 RE: Integrity Commission Matters | 222 |
| 6. | City of Hamilton Office of the Mayor--Correspondence dated September 30, 2019 Re: Single Use Wipes | 223 |

Recommended Action

That Council receives Business Correspondence-Informational items 1-6.

P. NOTICES OF MOTION

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

That Council approve a revision to the Council Committee Appointment By-law by removing Beth Riddiford as a Council appointee to the Highland Games Committee given that she resigned months ago as recognized in the minutes of that Committee.

2. **Councillor DeYong may move, or cause to have moved:**

WHEREAS public health care consistently ranks as the top priority in public opinion polls, and;

WHEREAS Public Health provides vital health promotion and prevention services based on the unique demographic and economic, social, and cultural needs of our communities; and;

WHEREAS the evidence from hospital amalgamation in Ontario and across Canada is that they have cost billions of dollars and have not yielded the promised administrative savings but have taken money away from frontline care, and;

WHEREAS there is no evidence to support the proposed closure of 25 out of 35 local Public Health Units, the closure of 12 of 22 local ambulance dispatch centres, and the closure of 49 out of 59 local ambulance services, and;

WHEREAS there is a deep consensus among virtually all stakeholders that increasing acuity in our long-term care homes requires additional staff and resources, not cancellation of the two special funds and real dollar cuts to per diem funding of our long-term care homes, and;

WHEREAS our local hospitals have been downsized for an entire generation and cannot meet population needs while sustaining real dollar cuts to hospital global budgets.

THEREFORE BE IT RESOLVED:

That The Corporation of the Town of Kingsville calls upon the Ontario government to halt the closures of, mergers of, and cuts to our local health care services including Public Health Units, land ambulance services, hospitals and long-term care homes and the Town of Kingsville forward this resolution to all municipalities in the Province of Ontario.

Q. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

R. BYLAWS

- | | |
|---|-----|
| 1. By-law 89-2019 | 225 |
| <p>Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (housekeeping amendment to make a number of updates and revisions to the regulations specific to greenhouse development)</p> <p>To be read a first, second and third and final time.</p> | |
| 2. By-law 90-2019 | 228 |
| <p>Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (1775 Road 4 East; (County Road 18), ZBA/15/19)</p> <p>To be read a first, second and third and final time.</p> | |
| 3. By-law 91-2019 | 231 |
| <p>Being a By-law to amend the Official Plan of the Town of Kingsville (Official Plan Amendment No. 11)</p> <p>To be read a first, second and third and final time.</p> | |
| 4. By-law 92-2019 | 232 |
| <p>Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (ZBA/14/19; 318 County Road 8)</p> <p>To be read a first, second and third and final time.</p> | |
| 5. By-law 93-2019 | 235 |

Being a By-law to amend By-law 2-2019, being a By-law to appoint certain members of Council and individuals to Boards and Committees

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

S. CONFIRMATORY BY-LAW

1. By-law 94-2019

236

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its October 15, 2019 Regular Meeting

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

T. ADJOURNMENT



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

NOTICE OF STATUTORY PUBLIC MEETING: HOUSEKEEPING ZONING BY-LAW AMENDMENT

PURPOSE OF AMENDMENT: The Town of Kingsville has initiated a Housekeeping Amendment to the Town's Comprehensive Zoning By-law (1-2014), as amended, to implement changes resulting from works undertaken by the Greenhouse Policy Review Committee during the last several months. The changes will include the following:

- i) revision of the current policies applicable to the development of greenhouses;
- ii) amendment to the existing agricultural zones to implement the proposed changes.

Council will also be presented with the Committee's proposed changes to policies in the Official Plan that apply to both development in general and greenhouses specifically. The intent is for Council to endorse (not approve) the Official Plan changes for inclusion in the 5 year Official Plan Review Process which will be presented later this year to the public and Council at a separate meeting.

Residents, property owners, business owners and all interested citizens are invited to attend this Public Meeting to learn how the proposed amendments affect them, to ask questions and express concerns to Council. The draft amending by-law will be available on the Town's website or at the Town office upon request for review. A location map is not provided with this notice, as the proposed amendment applies to all lands within the corporation limits of the Town of Kingsville.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: OCTOBER 15, 2019
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 by phone, email, or mail to the attention of: **Robert Brown, H. Ba., MCIP, RPP**, Manager of Planning Services, rbrown@kingsville.ca Town of Kingsville, 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.

ALL PERSONS RECEIVING NOTICE of this meeting, will receive a Notice of Passing of a By-law including appeal procedures. Any other person who wishes to receive a Notice of Passing in respect of the proposed zoning by-law amendment must make a written request to the Municipal Clerk at the address noted above.

IF A PERSON or public body does not make oral submissions at the public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal.

IF A PERSON or public body does not make oral submissions at the public meeting, or make written submission to Council before the 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 do so.

ADDITIONAL INFORMATION relating to this matter is available for review at the Kingsville Municipal Office during regular office hours.

**DATED AT
THE TOWN OF KINGSVILLE
On September 9, 2019**



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

Date: September 18, 2019

To: Mayor and Council

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

RE: Greenhouse Policy Review – Official Plan Policy Updates and
Zoning By-law Amendment Updating the Current Regulations for
Greenhouse Development

Report No.: PS 2019-042

AIM

To provide the Mayor and Council with information on the Greenhouse Policy Review Committee's (GPRC) activities, the proposed Official Plan policy updates for inclusion in the 5-Year Review and the recommended zoning by-law changes for future greenhouse development.

BACKGROUND

In 2018 ongoing greenhouse development and the significant interest in the establishment of medical marihuana production facilities raised a number of questions and concerns. Council was provided with two reports, the initial report regarding possible changes to the medical marihuana Official Plan policies. The direction in this report outlined that because of the pending changes to the federal regulations on cannabis that updates should wait for the adoption of the new regulations. The second report was regarding use of an interim control by-law limiting greenhouse development west of Division Rd N. That report lead to the establishment of the GPRC and the policies outlined in this report.

The GPRC first met in March of 2019 and held a total of seven meetings reviewing both the Official Plan policies and zoning regulations as they related to both development in general and greenhouses more specifically. The main outcome resulting from the initial meeting of the committee was the need to establish 'balance' between the needs of a growing industry and the existing rural residential and more traditional cash crop/livestock farming in Kingsville.

An open house was held in August to present the draft policies to the public. Activities of the committee and the outgoing policy drafts were posted to the Town website as the committee continued its work. At the final meeting of the Committee the policies outlined in the report were unanimously adopted for presentation to Council for consideration.

DISCUSSION

Provincial Policy Statement (PPS)

The policies proposed by the amendments are consistent with PPS and continue to support and strengthen the importance of agriculture in the Town.

County Official Plan

The Official Plan policies proposed (Appendix A) will be included as part of the 5 year review process and will conform with the Agricultural goals of the Plan and continue to reinforce the significance of the agricultural designated areas.

Town of Kingsville Official Plan

Both the proposed Official Plan amendment and the updated zoning regulations conform with the agricultural policies of the Official Plan. They help to provide strengthened and clear wording for all development proposed for the Town, not just exclusively greenhouses.

Policy Review

The policies advanced by the Committee were reviewed and developed in three parts:

- 1) General policy and goal update in the Official Plan related to all development;

Comment: This included an update to the wording in the Forecasted Agricultural Demand to be more reflective of the current and expected trends. The more significant change in this part of the review was based on the committee's suggestions that development in general needs a more robust review relative to site suitability. As such, the changes to Section 2.8 Site Suitability are applicable to all development for Kingsville. As this will be included as part of the 5 year Official Plan review there will be additional opportunity for public input on these particular items prior to final approval.

- 2) Enhancement and expansion of Official Plan policy specific to greenhouse development;

Comment: Since the committee was established with a specific goal in mind it was important that the limited policies specific to greenhouses be enhanced. During discussion with the committee it was understood that while greenhouse development was a permitted use in agricultural zones it was logical that areas with existing services be encouraged as the first choice.

On-site labour housing has become a significant item of consideration for all greenhouse operations and as such the policy requires that this issue be specifically addressed. In addition the character of the housing itself needs to be prioritized more.

With the increased amount of the on-site labour there also comes a need to provide safe transportation options for workers through some form of interconnections. The suggested direction was for development to provide linkages to the existing and future active transportation corridors including CWATS and the Greenway.

Medical Marihuana/Cannabis – although it was not the direction of the committee to provide input on this item it was suggested the Official Plan update should include updates to wording resulting from the legislation changes. In addition, it is suggested that the policies reconsider new build facilities over that of retrofits. This would result in a new build being the first consideration and more demonstration of suitability for retrofits.

- 3) Establishment and enhancement of expanded zoning regulations for greenhouse development;

Comment: The committee spent a good deal of time addressing the need for updated standards for greenhouse development based on the increased scale. The bulk of the consideration was linked with the updated site suitability in the Official Plan sections and the review of several past site plan approvals. The overarching direction of the new zoning standards, outlined in the attached amendment, is to address the increased scale, intensity of use, compatibility with abutting sensitive uses and generally establishing an increased standard of development.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There is no short-term financial impact to the proposed policy and regulation update.

CONSULTATIONS

Management staff, OMAFRA, public circulation and open house

RECOMMENDATION

It is recommended that:

Council approve zoning by-law amendment ZBA/17/19 to update the current zoning by-law standards for greenhouse development as established by the Greenhouse Policy Review Committee and adopt the implementing by-law, and

Council endorse the outlined Official Plan policies in Appendix A to the Report of R. Brown (Report dated September 18, 2019), established by the Greenhouse Policy Review Committee, for inclusion in the 5-year Official Plan review process and associated amendment.

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

Proposed Official Plan Amendments

Existing Policy

1.5.4 Forecasted Agricultural Demand

It is expected that agriculture will remain the primary economic activity of the Town. Agriculture in Kingsville is very diversified and includes the growing of field crops, market gardening, flower and vegetable greenhouse farming and mushroom farming. Although there is some livestock farming in Kingsville, it is quite limited. The recent rapid expansion in vegetable greenhouse farming is expected to slow as availability and costs associated with the needed gas, hydro and water fluctuate. The uncertainty with the market has also caused expansion to slow but continue.

Proposed Policy

1.5.4 Forecasted Agricultural Demand

Agriculture and related development will remain the primary economic activity of the Town. The main agricultural uses in Kingsville are field crops and greenhouse farming (primarily vegetable production and limited flower and plant greenhouses) Secondary agricultural uses include mushroom production, raising of livestock and the recent introduction of commercial cannabis for medical and recreational use.

Growth in the greenhouse sector remains consistent from year to year. Availability and cost of services will remain the key factors in future growth.

Existing Policy

2.8 SITE SUITABILITY

Prior to the approval of any development or amendments to this Plan and/or the Town's Zoning By-law, it shall be established to the satisfaction of Council that:

- a) soil and drainage conditions are suitable to permit the proper sitting of buildings;
- b) the necessary services are available to adequately accommodate the proposed development;
- c) no traffic hazards will result because of excess traffic generation or limited sight lines on curves or grades;
- d) the land fronts on a public road which is of a reasonable standard of construction;
- e) adequate measures will be taken to minimize adverse impacts that the

proposed use may possibly have upon any proposed or existing adjacent use.

Proposed Policy

2.8 SITE SUITABILITY

Prior to the approval of any development or amendments to this Plan and/or the Town's Zoning By-law, it shall be established to the satisfaction of Council that:

Development shall be located in areas of the Town with existing, future or planned service capacity for hydro, natural gas and municipal water.

Development with access to sanitary sewer service shall be required to connect and demonstrate adequate unreserved capacity in the service area. Development in close proximity to sanitary sewer service shall be encouraged to connect, where feasible, and where unreserved capacity is available.

Development shall demonstrate appropriate, safe access to the local and County road network capable of supporting the type and volume of vehicular traffic generated by the proposed development.

Development shall provide on-site storm water quantity and quality management and demonstrate no negative impact to approved drainage outlet(s).

Development shall be encouraged to incorporate best management practices and the utilization of low impact storm water management systems.

Development with limited lot frontage shall be required to demonstrate to the satisfaction of the Town how the subject site can be accessed without impact to abutting sensitive land uses. Minimum lot frontage requirements are more specifically outlined in the implementing Zoning By-law.

Development located to the rear of existing sensitive land uses shall be required to demonstrate a higher standard of separation and buffering through the site plan approval process.

Development shall be designed and oriented as to maximize buffering between it and sensitive lands uses to minimize or mitigate adverse impacts.

3.1 Agriculture

Goals - Existing

Item d) 'to ensure the conservation, preservation and enhancement of the rural character of the Town as a cultural resource;'

This item should be relocated to Section 2.1.1 Land Use Planning Principles as applicable to the Town as a whole versus specific to the Agriculture designation.

Existing Policy

- b) greenhouse farming including packing and shipping facilities and on-site housing are permitted in the "Agriculture" designation and the agricultural zones of the Zoning By-law and are subject to site plan control;

Proposed Policy

b) greenhouse farming and associated support facilities such as packing, shipping, co-generation and on-site labour housing are permitted in the 'Agriculture' designation subject to the following:

i) greenhouse development shall be subject to the Site Suitability criteria of Section 2.8 of the Plan;

ii) greenhouse development will be encouraged to locate in close proximity to existing greenhouse development more specifically south of Road 5 E and east of Division Rd N. Greenhouse development not located within this area shall be required to provide justification of compliance with Section 2.8;

iii) greenhouse development shall be subject to site plan control;

iv) greenhouse development shall demonstrate that it is providing sufficient on-site labour housing for the crop(s) being grown. Labour for a given greenhouse development should be provided wholly on the same property. Notwithstanding labour may be housed off-site subject to demonstration of safe and appropriate private transportation between locations;

v) on-site farm housing shall be required to maintain a rural residential character within the agricultural area. Consideration shall be given to the design, placement, landscaping, separation from the main permitted use(s) and shall encourage the provision of outdoor amenity space as defined in the Zoning By-law;

vi) the use of existing single detached dwellings for the housing of on-site labour is discouraged. Only legally converted dwellings, subject to Building, Fire and Health Unit inspection will be considered subject to item b) iii) and iv);

viii) greenhouse development shall be encouraged to provide linkages to existing and future active transportation corridors including the CWATS and ERCA Greenway.

ix) the internal recycling of fertigation water by greenhouse farms shall be encouraged in order to reduce primary water use, in accordance with the policies of this Plan, including Section 6.3.5;

The policies introduced in OPA #3 on medical marihuana are amended as follows:

MMPF is replaced with Cannabis Production Facility (CPF)

Marihuana for Medical Purposes Regulations is replaced with Cannabis Act

All references to Agricultural designation are replaced with Agriculture designation

Existing

1.q) i) that the proposed facility is replacing, or making retrofits to, an existing agricultural structure (excluding accessory structures), or a greenhouse structure;

Proposed

Item 1. q) i) is deleted and replaced with the following:

- i) new purpose built facilities will be encouraged as the first option, any retrofit or use of existing agricultural buildings or structures must demonstrate suitability.

Item 4. Is amended by deleting 'medical marihuana grow and production facilities' and replacing with 'cannabis production and processing facilities'

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 89-2019

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 a housekeeping amendment to the Kingsville Zoning By-law has been undertaken to make a number of updates and revisions to the regulations specific to greenhouse development;

AND WHEREAS there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 4.16 Greenhouse Facilities is deleted and replaced with the following:

4.16 Greenhouse Facility Regulations and Definitions

The following definitions apply to greenhouse facilities in the Corporation and are provided for clarification purposes during site plan approval:

Buffering and/or Separation may include the use of fencing, Provincial or Federal separation standards, berming or screening

Landscaped Open Space shall consist of a combination of grass, trees, shrubs, flowers and other features as illustrated in an approved site plan.

Outdoor Amenity Space is considered any green space capable of accommodating recreational space for items such as sports fields, walking paths or picnic areas.

Sensitive Land Use, notwithstanding Section 3.10.28 is any off-site residential dwelling, natural heritage feature, institutional use or parkland.

The following regulations apply to greenhouse facilities in the Corporation:

- a) Landscaping Buffer/Separation – 5 m, minimum wide abutting the lot line of a sensitive land use.
- b) Bicycle Racks shall be provided for all housed on-site workers and locate to the rear of the housing facility or appropriately screened from view.
- c) Main Driveway Access – 10 m, minimum from an abutting sensitive land use, secondary access locations shall be determined in consultation with the Town and County.

- d) Loading Area – 100 m, minimum from the nearest residential dwelling, subject to screening and noise and light abatement during site plan approval.
2. That Subsection 5.16 Loading Space Requirements is amended by adding item i) and j) as follows:
- i) Notwithstanding item 5.16 a), b), and c) the minimum loading space requirement for a greenhouse is 1 space per 4 ha of growing area.
 - j) Notwithstanding item h) the location of loading spaces will be as shown on an approved site plan.
3. That Subsection 5.17 Parking Requirements is amended by deleting Greenhouse from Table 5 and replacing with the following:

Greenhouse

1 parking space per 2 ha of growing area, plus
 1 parking space per 30 sq. m of office space, plus
 2 parking space per 30 sq. m of land and processing area, and
 1 parking space per loading dock

4. That Subsection 7.1 b) is amended by replacing 'Seasonal worker housing' with 'Seasonal worker housing/bunkhouse'.
5. That Subsection 7.1 d) i) a) to f) is deleted and replaced with the following:

Notwithstanding any other provisions of the By-law to the contrary, the following provisions shall also apply to a greenhouse facilities:

- a) Lot Frontage – 60 m, minimum or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive lands uses but at no time less than 30 m.
- b) Front Yard Setback – 20 m, minimum
- c) Interior Side Yard – 3 m or equal to the height of the sidewall of the greenhouse, whichever is greater; when abutting a sensitive land use 15 m, minimum
- d) Rear Yard – 5 m, minimum
- e) Lot Coverage – 80%, maximum
- f) Landscaped Open Space – 25%, minimum of the required front yard setback area

6. That Subsection 7.2 d) i) a) to f) is deleted and replaced with the following:

Notwithstanding any other provisions of the By-law to the contrary, the following provisions shall also apply to a greenhouse facilities:

- g) Lot Frontage – 60 m, minimum or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive lands uses but at no time less than 30 m.
- h) Front Yard Setback – 20 m, minimum
- i) Interior Side Yard – 3 m or equal to the height of the sidewall of the greenhouse, whichever is greater; when abutting a sensitive land use 15 m, minimum
- j) Rear Yard – 5 m, minimum
- k) Lot Coverage – 80%, maximum
- l) Landscaped Open Space – 25%, minimum of the required front yard setback area.

7. That Subsection 7.2 d) ii) is deleted and replaced with the following:

A single detached dwelling or secondary dwelling unit accessory to a permitted use is prohibited on lands zoned 'Agriculture – Restricted (A2)'

8. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

DRAFT



NOTICE OF PUBLIC MEETING TO CONSIDER AN APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

APPLICATIONS: **OFFICIAL PLAN AMENDMENT OPA/02/19**
(Section 22 of the Planning Act, R.S.O. 1990, C.P. 13)
ZONING BY-LAW AMENDMENT FILE ZBA/14/19
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

OWNERS/APPLICANT: **Charles and Shirley Chevalier (Owners)**
Chris Chevalier (Applicant)

LOCATION OF PROPERTY: **318 County Road 8**
Part of Lot 11, Concession 11
Town of Kingsville

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 8, east of Cameron Side Road. The subject property is designated 'Agricultural' and by the Official Plan and zoned 'Agriculture (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject property is a 20.23 ha (50 ac.) farm parcel with a single detached house and several outbuildings. The applicant is proposing to develop an internal growing operation (micro license) for the production of cannabis (Medical Marijuana Production Facility (MMPF)). Under Section 4.46 of the Kingsville Zoning By-law an amendment is required to permit an MMPF subject to the provisions of that section. The Kingsville Official Plan limits consideration of zoning amendments for an MMPF to replacement or retrofit of existing agricultural buildings or in a greenhouse-type structure. Since the proposed development is a new build an amendment of the Official Plan is required to site-specifically permit a MMPF. If the requested amendments are approved the next step would be submission and approval of a site plan for the proposed building and site improvements as per Section 4.46.

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

WHEN: **October 15, 2019**
WHERE: Town of Kingsville Municipal Building (Council Chambers)
TIME: **7:00 p.m.**

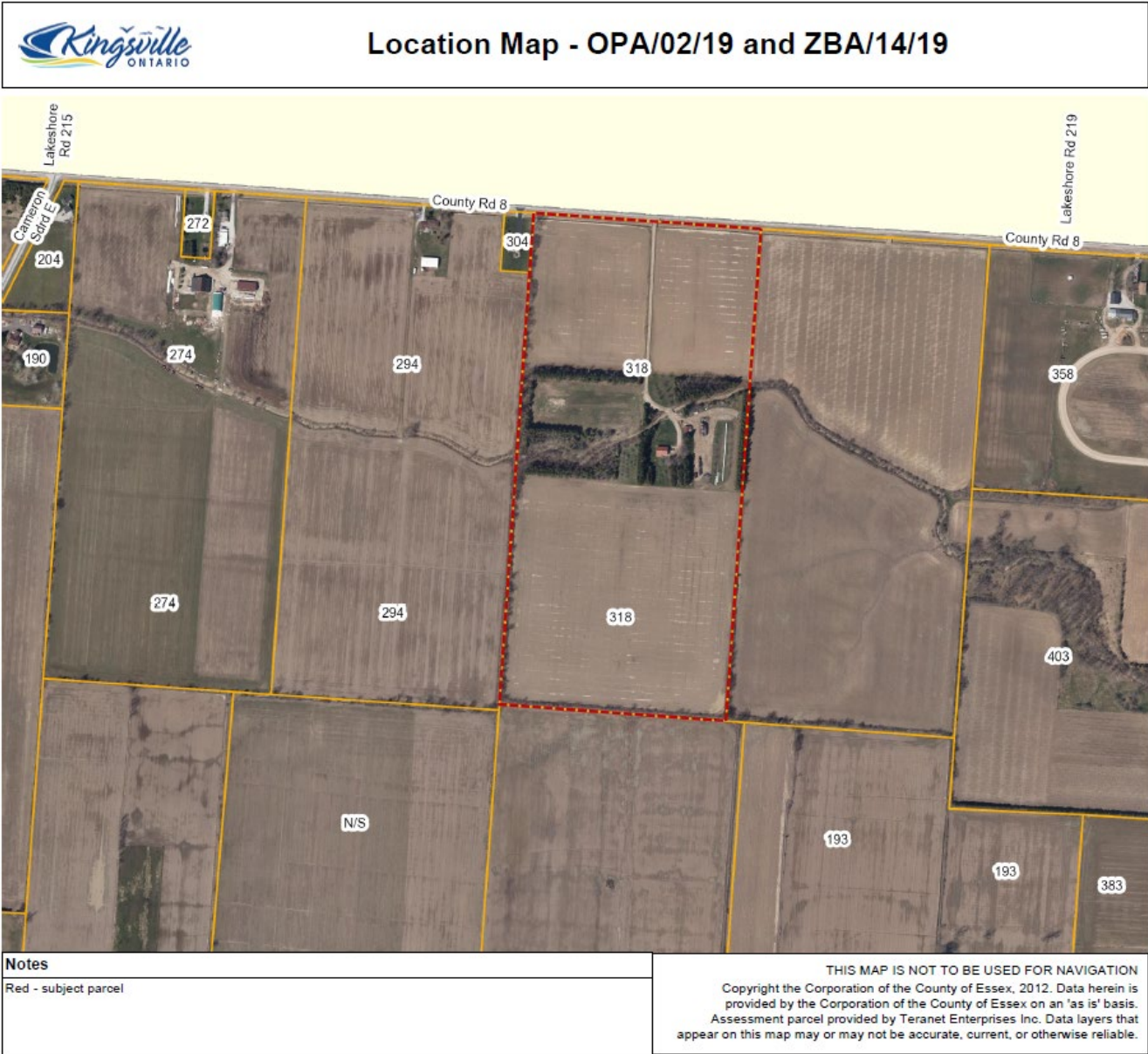
If you have comments on this application, they may be forwarded in writing by email rbrown@kingsville.ca or letter mail to the attention of: **Robert Brown, Manager, Planning Services**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9. Comments and opinions submitted on these matters, including 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 24TH DAY OF SEPTEMBER





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

Date: September 26, 2019

To: Mayor and Council

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

RE: Combined Applications for Official Plan Amendment OPA/2/19 &
Zoning By-law Amendment ZBA/14/19 by
Chris Chevalier (Applicant)
Charles and Shirley Chevalier (Owner)
318 County Road

Report No.: PS 2019-046

AIM

To provide the Mayor and Council with details regarding the combined application for Official Plan Amendment (OPA 11) and Zoning By-law Amendment on lands known as 318 County Road 8, in the Town of Kingsville.

BACKGROUND

The subject land totals 20.23 ha (50 ac.) and contains a single detached house and several outbuildings. The applicant is proposing to develop an internal growing operation for the production of cannabis (Cannabis Production Facility (CPF)). Under Section 4.46 of the Kingsville Zoning By-law an amendment would be required to permit a CPF subject to the provisions of that section. The Kingsville Official Plan limits consideration of zoning amendments for a CPF to replacement or retrofit of existing agricultural buildings or in a greenhouse-type structure. Since the proposed development is a new build an amendment of the Official Plan would be required to site-specifically permit a CPF.

If the requested amendments are approved the next step would be submission and approval of a site plan for the proposed building and site improvements as per Section 4.46.

DISCUSSION

1.0 Provincial Policy Statement

Both the Ministry of Municipal Affairs and Ontario Ministry of Agriculture, Food and Rural Affairs have recognized that cannabis production can be considered an agricultural use similar to a greenhouse or winery. As such the proposed Official Plan and zoning amendment would be consistent with Provincial Policy Section 2.3.

2.0 County of Essex Official Plan

The County of Essex is the final approval authority for all Official Plan amendments. Information has been circulated to the County Planner for review however since the proposed amendment is related to local policy the County has no comment.

3.0 Town of Kingsville Official Plan

The subject property is designated 'Agriculture'. CPF policies were developed through Official Plan Amendment #3. Since the proposed application is for a new cannabis growing building a site-specific Official Plan amendment is necessary.

Comment: The main item that must be addressed in the requested amendment is to permit a new purpose-built structure for use as a cannabis production facility. Specifically relief from Section 3.1 q) i). All other sections of Official Plan Amendment #3 would remain applicable to the development.

There are a number of advantages to a new build including:

- i) knowing that the use is for a CPF setbacks and buffering are designed specific to the use rather than being adapted to an existing location;
- ii) use of new construction and implementation of best technology and design to address the principle odour control issue;
- iii) ability to provided added buffering and setback to mitigate potential impact;
- iv) since this is an internal grow operation and not a greenhouse lighting control is limited to outdoor security lighting versus grow lighting;
- v) no passive ventilation as the internal environment is fully controlled;
- vi) scale of the operation in this case is limited to a grow area of not more than 200 sq. m (2,152 sq. ft.) as the applicant is seeking a micro license.

Comment: The type of operation being proposed in this case is both considerably different and smaller than what has been proposed or approved to-date. Indoor growing operations were the principle mainstay of the cannabis industry in the initial stages and still represent a significant portion of it at present. However, with the legalization and move toward greenhouse based growing new indoor growing operations are less common.

4.0 Comprehensive Zoning By-law- Town of Kingsville

The subject parcel is zoned 'Agriculture (A1)' by the Kingsville Zoning By-law. The specific zoning amendment required for the subject property is as follows:

- i) permit cannabis production as a permitted use in the agricultural zoning specific to the subject property;

Comment: The zoning amendment requested for the subject lands is necessary to address several items as follows:

- a) implement the requested Official Plan amendment to permit a new build cannabis production facility;
- b) amend the zoning to add a cannabis production facility as an additional site-specific use;
- c) grant relief or exemption from the following Sections of 4.46 (Cannabis Production Facilities - CPF):
 - i. item c) which prohibits residential uses on lots having medical marihuana production facilities;
 - ii. item d) which prohibits a medical marihuana production facility as a secondary/accessory use;

Comment: To prohibit a residential use on an agricultural lot is not standard practice save and exception the prohibition of dwellings on lands that have been the subject of a surplus dwelling severance. In similar fashion a residential use is not prohibited on a farm parcel with a livestock operation. The assumption in this case would be that the resident in the dwelling is either the farmer or farm help who are aware of the impacts of the use.

- ii. item d) which prohibits a CPF as a secondary /accessory use;

Comment: Anything of an agricultural nature, growing crops, raising livestock etc. is not considered an accessory use or even secondary it is part of a diversified agricultural operation. However, since the applicant may continue to utilize the vacant farmland on the rest of the parcel for continued agricultural production it is important to clarify this point.

- v. item i) require that the use of a CPF on a lot not co-exist with any other use on the lot.

Comment: This is a limiting provision in the context of the definition of a CPF. However, as with any business, particularly farming, restrictions, which limit production to a single crop, limit the owner's ability to diversify the business. The limitation also would appear to be inconsistent with Provincial Policy that notes in Section 2.3.3 Permitted Uses, 2.3.3.1 states that, 'In prime agricultural areas permitted use and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Section 2.3.3.2 also notes, 'In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.'

With the above items in mind the zoning on the property will be amended to permit a CPF on the subject lands. The amendment will also address each of the provisions in Section 4.46 which require relief or amendment as follows:

- i) item c) will be amended to permit residential uses accessory to or supportive of the agricultural uses on-site, including a CPF;
- ii) item d), e) and i) will not be applicable to the subject property

- d) include odour control provisions as a requirement of any CPF establishment on the site.

Comment: The specific provisions in the by-law will require the installation of an air treatment control system that will incorporate the use of a multi-stage carbon filtration, or similar technology. A qualified person must design the system and the owner must demonstrate that the system installed is operational as per the design specification prior to the start of any growing operations. As part of the design process for the odour control the owner will also be required to provide a maintenance schedule for the system to insure that it remains operationally efficient.

- e) setback of proposed facility

The proposed location can be located a minimum of 180 m (623 ft.) from the nearest residential dwelling and is fully screened from view by an existing large mature tree row. The zoning specific to CPFs requires a minimum of 100 m (328 ft.).

It is important to understand that the zoning approval on the property does not automatically permit a CPF to start operations. Item a) of Section 4.46 requires the applicant to have a current valid Part 1 license issued by Health Canada prior to starting production. The applicant is aware of this and would need to proceed with the licensing process if the requested amendment is approved.

A requirement of the motion of approval from PAC was to provide Council with an outline as to how or if Council's directions to not approve further CPF zonings was intended to apply and how the proposed facility would differ from those approved to-date. In 2018 Council indicated that it would not support further zoning amendments to permit medical marihuana production facilities until such time as it had been demonstrated by one or more of the already approved facilities that odour and lighting were going to be controlled as per the zoning regulations and site plan provisions.

Staff believes that the facility in this case was not one that was anticipated at that time due to the fact that there have been changes to the legislation, in the form of the Cannabis Act, and the inclusion of different license classifications beyond Part 1 and Part 2. Much of the hesitation from Council to continue granting approvals was the untested nature of greenhouse cannabis growing. There are considerable differences between indoor grow operations and greenhouse grow operations that should be considered outside of Council's current direction.

The most basic difference is lighting. With the proposed facility the growing pods are totally enclosed (no glass or polycarbonate) and within a 100% enclosed building meaning that lighting control is achieved as per Council's direction.

Indoor cannabis growing actually has a more proven track record over greenhouse growing and has not been the central concern of odour issues unlike greenhouse growing has. For example indoor growing operations do not have the option of passive ventilation

or utilizing nature light. This operation is self-contained growing units within a main building. Each of these units within the main building has a fully controlled growing environment. The main building also has a controlled environment so you actually have layers of control. In addition this is a micro license limited to 200 sq. m (2,150 sq. ft.) of growing area. This further enables the ability to control all air movement out of the facility and as such closely monitor odour. Although the potential for odour is still present the likelihood is considerably reduced and more likely to be in compliance with Council's direction on demonstration of control.

5.0 Site Plan Approval

Section 4.46 b) of the Kingsville Zoning By-law requires site plan approval of the proposed development. A conceptual layout has been provided. (See Appendix A). If the initial zoning and official plan amendment are approved the applicant would then be in a position to finalize the site layout and plans.

Although the odour control aspect of CPFs will be specifically addressed and enforced through the provisions of the zoning the required design reports will be a required appendices to the site plan agreement. Since the applicant is proposing growing cannabis in an enclosed building, the light mitigation concerns are addressed. The site plan approval will still outline requirements for all exterior lighting control.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Building permit fees will be applicable. There will be an increase in assessment once the development is complete.

CONSULTATIONS

Public Consultations

Property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. The notice was also posted again to the Town website.

A Planning Advisory Committee meeting was held on September 17, 2019 with the following motion:

PAC Motion 11-2019:

- i) Moved by Deputy Mayor Gord Queen, seconded by Lorrie Mensch, that the Planning Advisory Committee approve the application for Official Plan Amendment OPA/02/19 and ZBA/14/19 subject to highlighting the difference between indoor and greenhouse growing operations and if Council's directions on prohibiting further CPF approvals would apply to the proposed facility.

Agency & Administrative Consultations

Municipal Staff and outside agencies have been provided with information on the proposal and their comment is outlined as follows:

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"> • No concerns or objections. • See Appendix B.
Town of Kingsville Management Team	<ul style="list-style-type: none"> • Site Plan Agreement required for new building. • Lot grading plan will be required. • New construction will have to comply with Ontario Building Code. • No municipal water available.
County of Essex	<ul style="list-style-type: none"> • Engineering comments regarding setback from County Road 8. • After follow-up consultation with the County they have requested that the applicant provide a memo outlining the anticipated traffic/impact. • See Appendix C.

RECOMMENDATION

It is recommended that Council:

Adopt Official Plan Amendment No. 11 (OPA 11) to establish a site-specific policy area to permit a new build structure for the establishment of a micro licensed cannabis production facility on the property known as 318 County Road 8, Part of Lot 11, Concession 11, in the Town of Kingsville and direct administration to forward the policies to the County of Essex for final approval.

Approve Zoning By-law amendment application ZBA/14/19 to: implement OPA 11 once final approval is granted by the County of Essex; permit a cannabis production facility and establish site-specific regulations for said cannabis production facility; and adopt the implementing by-law.

Robert Brown

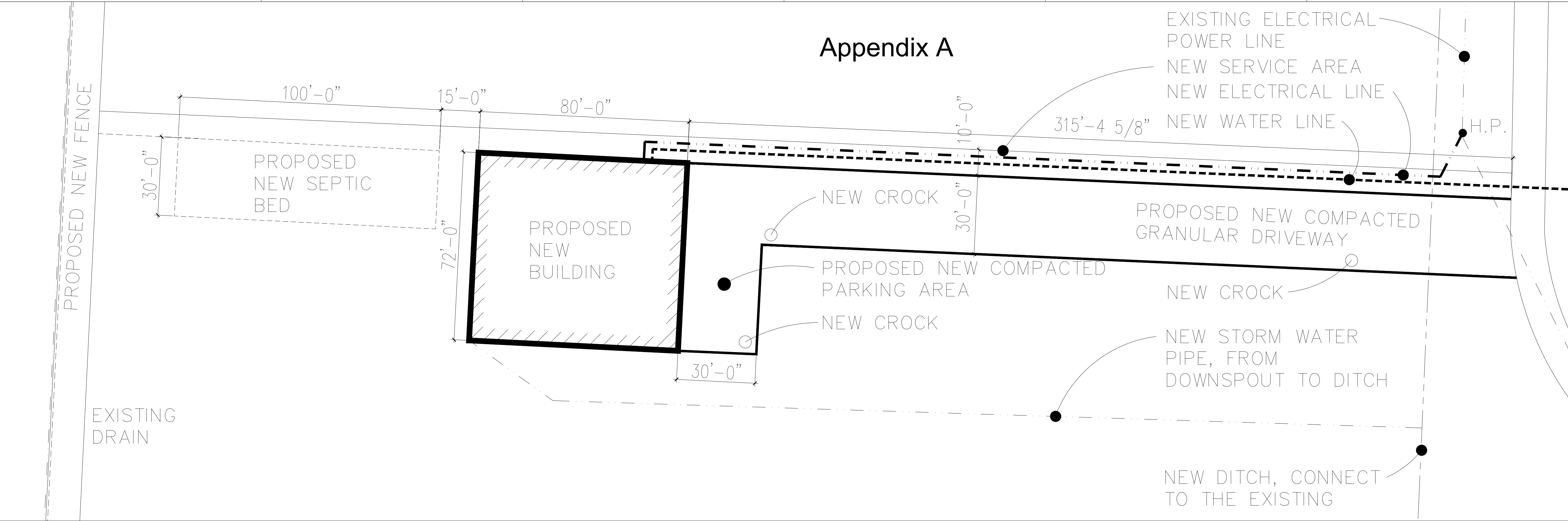
Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

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

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Appendix A



KEY PLAN	
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO roger m. sarrazin BEFORE PROCEEDING WITH THE WORK.	
ALL DRAWINGS ARE THE PROPERTY OF roger m. sarrazin AND MUST BE RETURNED AT THE COMPLETION OF WORK.	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY roger m. sarrazin	
DATE	REVISION
2019-XX-XX	REASON FOR REVISION HERE
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

PROGRESS SET
2019-08-06

2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-08-06	FOR ZONING REVIEW
2019-08-03	FOR ZONING REVIEW
2019-08-01	FOR ZONING REVIEW
2019-07-29	FOR ZONING REVIEW
DATE:	ISSUE:
SEAL:	SEAL:

roger m. sarrazin

CLIENT NAME:
CHRIS CHEVALIER
318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N0R 1V0
CELL: 1-519-990-7897
chevaliermusing@hotmail.com

PROJECT NAME:
CHEVALIER BUILDING
318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N0R 1V0

DRAWING TITLE:
SITE PLAN

PROJECT NORTH:

TRUE NORTH:

SCALE: AS NOTED

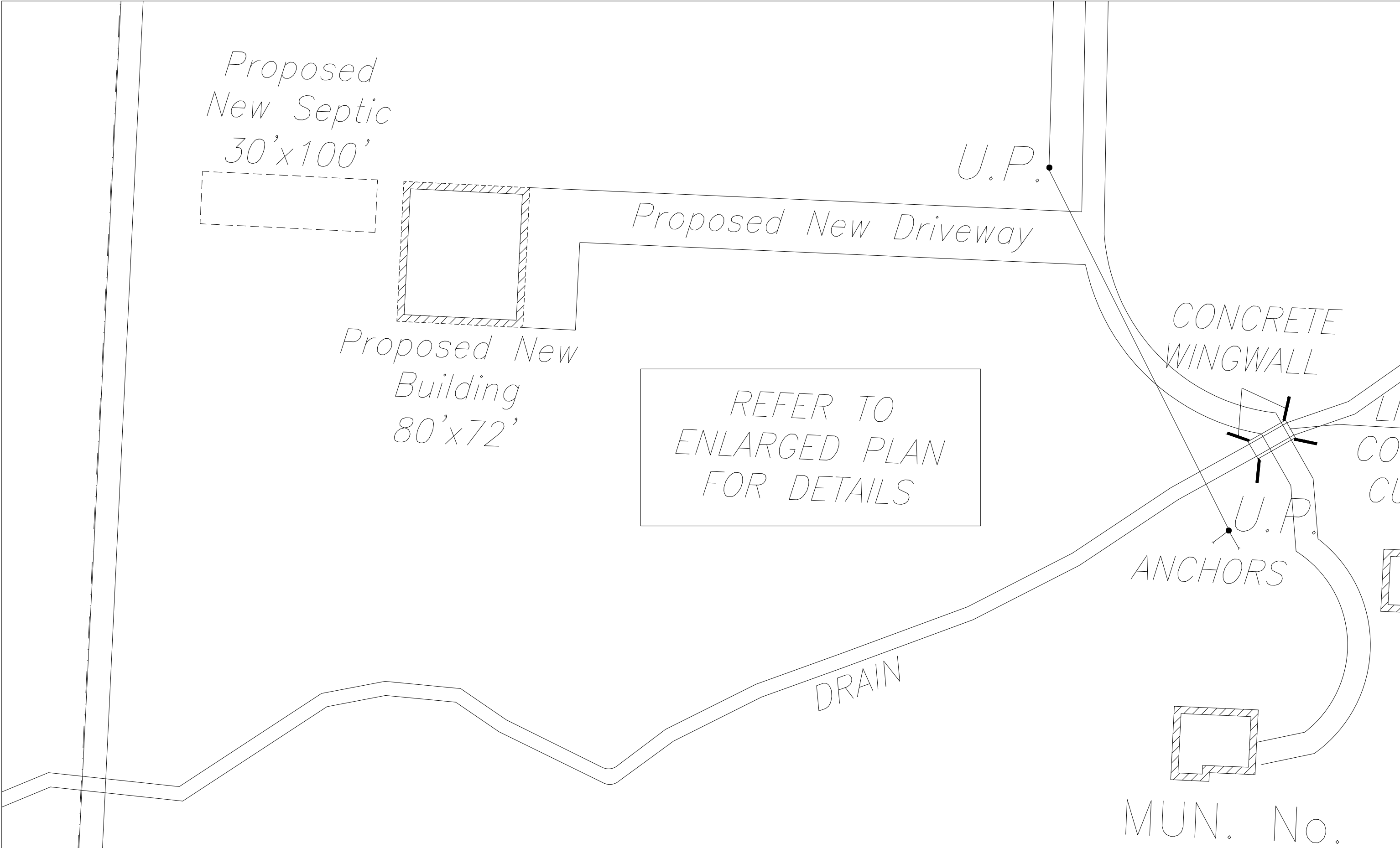
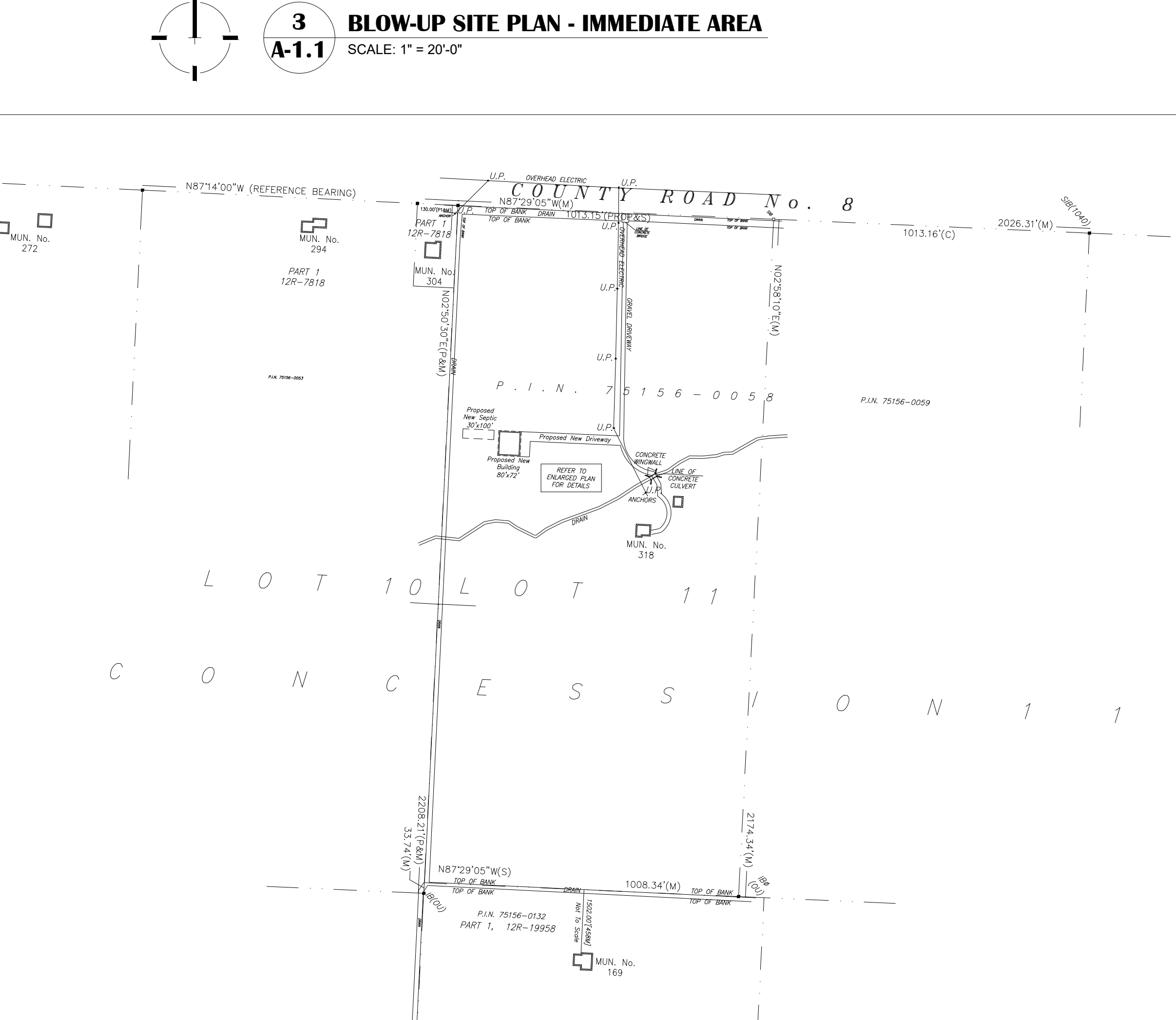
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DATE: JULY 20, 2019

DRAWN: R.M.S.

CHECKED: G.M.

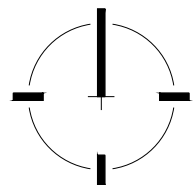
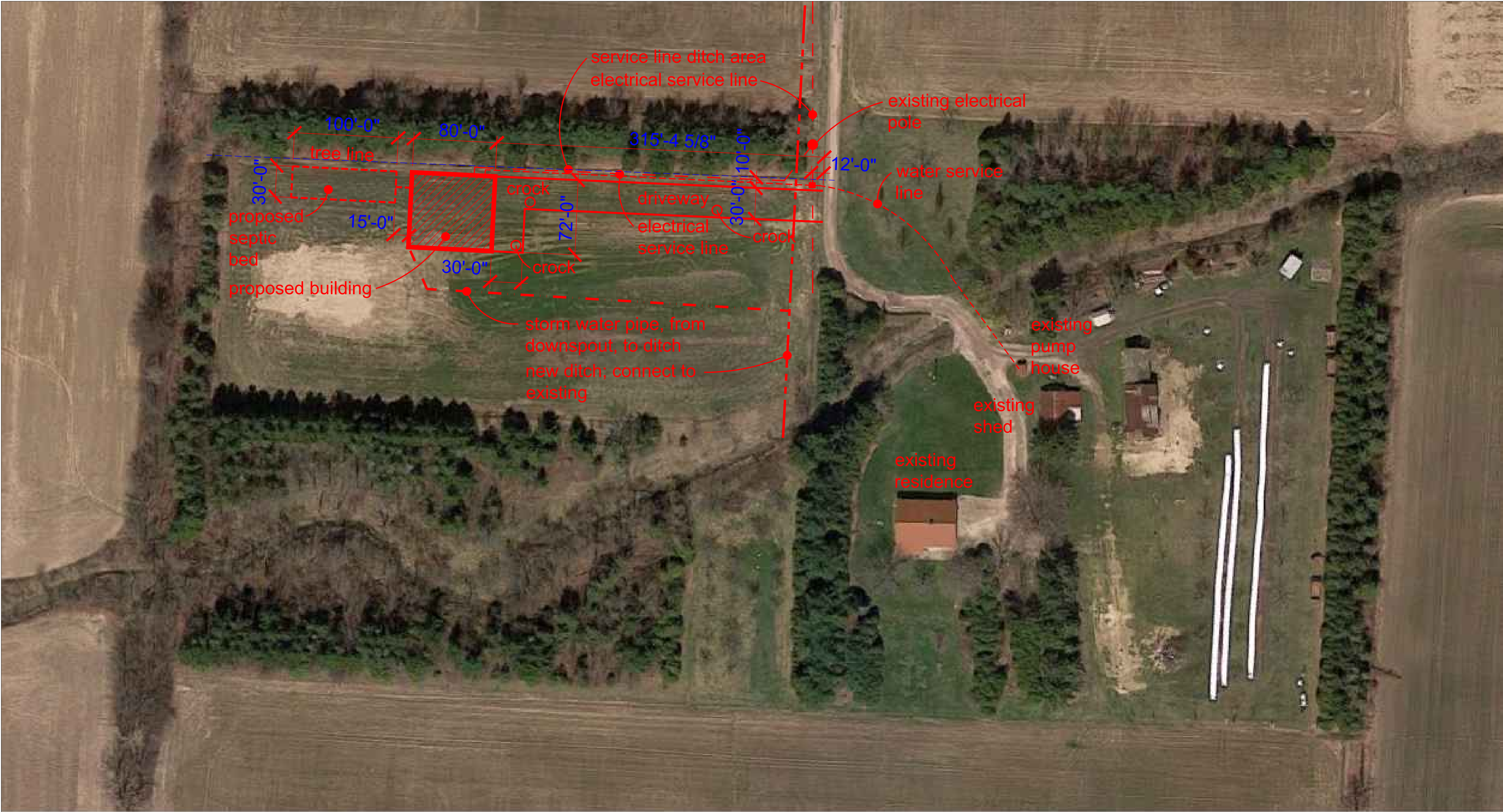
REVISION NO.:
DRAWING NO.:
ZR A1.1



1 OVERALL SITE PLAN
SCALE: 1" = 300'-0"

2 BLOW-UP SITE PLAN - OVERALL AREA
SCALE: 1" = 50'-0"

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1
A-1.2

SATELLITE OVERALL SITE PLAN
SCALE: 1" = 50'-0"

KEY PLAN:	
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO roger m. sarrazin BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE THE PROPERTY OF roger m. sarrazin AND MUST BE RETURNED AT THE COMPLETION OF WORK.	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY roger m. sarrazin	
DATE:	REVISION:
2019-XX-XX	REASON FOR REVISION HERE
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2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

PROGRESS SET
2019-08-06

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2019-08-06	FOR ZONING REVIEW
2019-08-03	FOR ZONING REVIEW
2019-08-01	FOR ZONING REVIEW
2019-07-29	FOR ZONING REVIEW
DATE:	ISSUE:
SEAL:	SEAL:

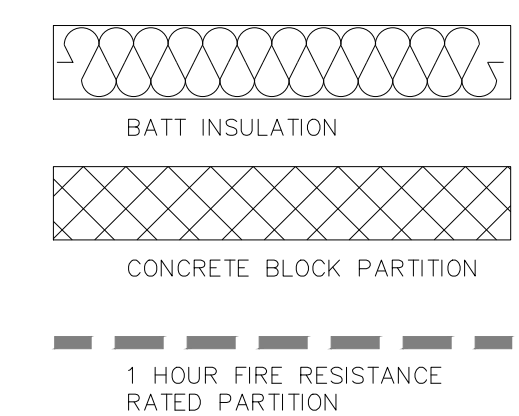
roger m. sarrazin

CLIENT NAME: CHRIS CHEVALIER 318 CITY ROAD 8 WOODSLEE, COTTAM ONTARIO CANADA N0R 1V0 CELL: 1.519.990.7897 chevaliercristian@hotmail.com	
PROJECT NAME: CHEVALIER BUILDING	
318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N0R 1V0	
DRAWING TITLE: SATELLITE OVERALL SITE PLAN	
PROJECT NORTH: 	TRUE NORTH:
SCALE: AS NOTED	REVISION NO:
PROJECT NO.: 2019 - 001	DRAWING NO: ZR A1.2
DATE: JULY 20, 2019	
DRAWN: R.M.S.	
CHECKED: G.M.	

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LEGEND



WALL/PARTITION SCHEDULE

W01 WALL TYPE W01 (NO FIRE RESISTANCE RATING)

PRE-FINISHED VERTICAL METAL SIDING (REFER TO THE SHOP DRAWINGS)
PRE-ENGINEERED "Z" GIRTS (REFER TO THE SHOP DRAWINGS)
FIBERGLASS FACED BATT INSULATION R20/RS 3.52
PRE-ENGINEERED STEEL STRUCTURE (REFER TO THE SHOP DRAWINGS)

P01 PARTITION TYPE P01 (NO FIRE RESISTANCE RATING)

8" (7 5/8") CONCRETE BLOCK (REFER TO THE STRUCTURAL DRAWINGS)

P02 PARTITION TYPE P02 (ULC SB3-B1)

8" (7 5/8") CONCRETE BLOCK (REFER TO THE STRUCTURAL DRAWINGS)
FIRESTOPPING SEALANT (TOP AND BOTTOM CONNECTION)

DOOR SCHEDULE

A 3'-0" x 7'-0" INSULATED METAL DOOR C/W INSULATED PRESSED STEEL FRAME, GASKET, CLOSURE, PANIC HARDWARE, KEYPED ENTRANCE, NO HARDWARE ON EXTERIOR SIDE OF DOOR (NO FIRE RATING)

B 20'-0" x 16'-0" INSULATED METAL OVERHEAD DOOR C/W GASKET, ROLL-UP ELECTRICAL MOTOR SYSTEM, KEYPED ENTRANCE (NO FIRE RATING)

C 8'-0" x 8'-0" INSULATED METAL OVERHEAD DOOR C/W GASKET, ROLL-UP ELECTRICAL MOTOR SYSTEM, KEYPED ENTRANCE (NO FIRE RATING)

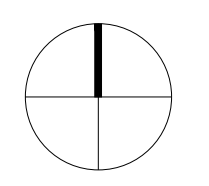
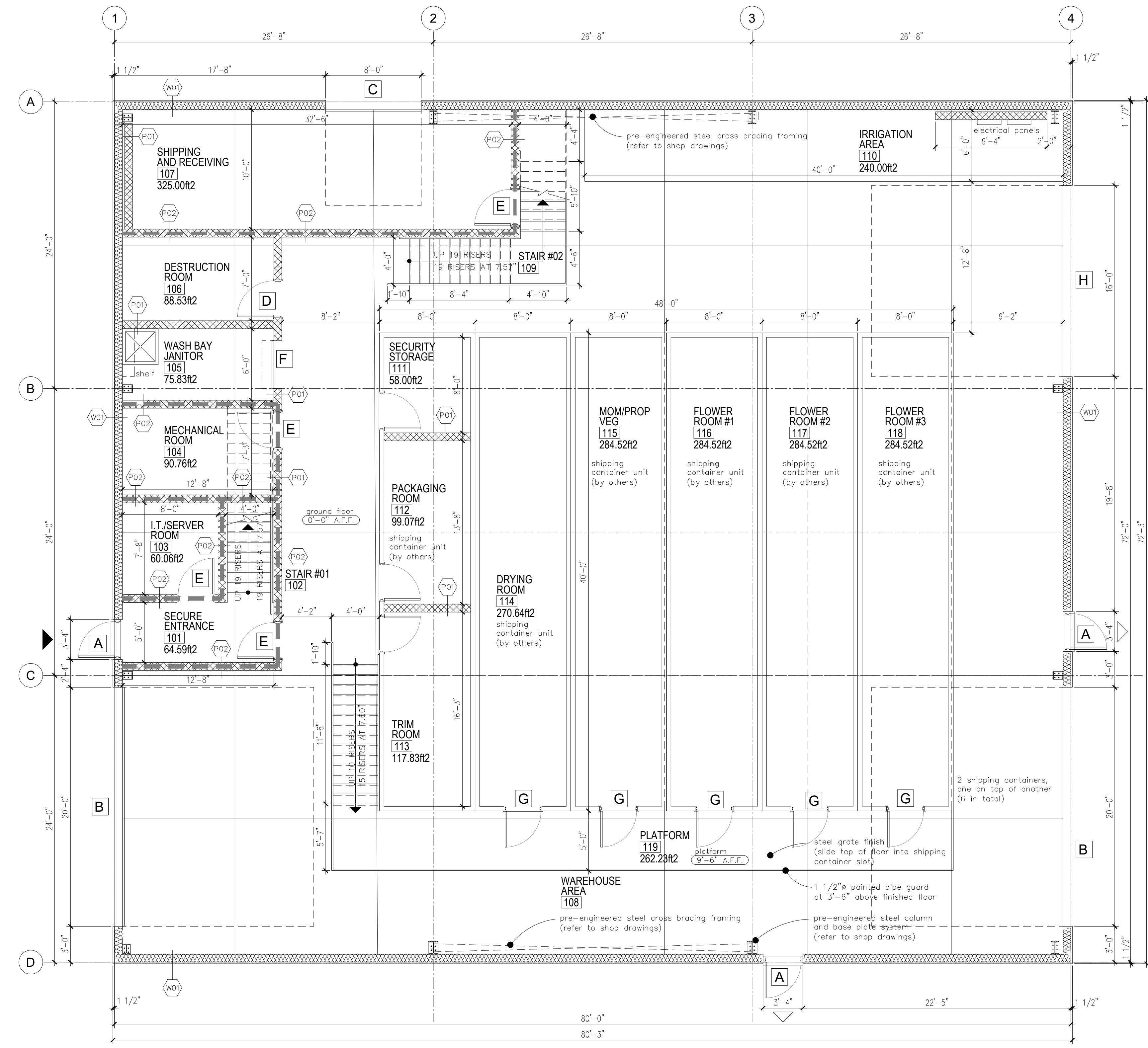
D 3'-0" x 7'-0" METAL DOOR C/W PRESSED STEEL FRAME, KEYPED ENTRANCE (NO FIRE RATING)

E 3'-0" x 7'-0" METAL DOOR C/W PRESSED STEEL FRAME, CLOSURE, KEYPED ENTRANCE (3/4 HOUR ULC RATED AND LABELED)

F 4'-0" METAL ROLL-UP DOOR C/W GASKET, ROLL-UP ELECTRICAL MOTOR SYSTEM, KEYPED ENTRANCE (NO FIRE RATING)

G BY SHIPPING CONTAINER COMPANY

H 16'-0" x 16'-0" INSULATED METAL OVERHEAD DOOR C/W GASKET, ROLL-UP ELECTRICAL MOTOR SYSTEM, KEYPED ENTRANCE (NO FIRE RATING)



1
A2.1
PROPOSED GROUND FLOOR PLAN - 5,798.06ft²; 538.65m²
3/16" = 1'-0"

KEY PLAN:	
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO roger m. sarrazin BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE THE PROPERTY OF roger m. sarrazin AND MUST BE RETURNED AT THE COMPLETION OF WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY roger m. sarrazin	
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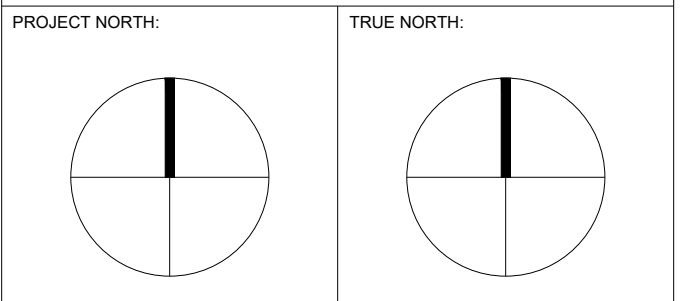
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2019-08-06	FOR ZONING REVIEW
2019-08-03	FOR ZONING REVIEW
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2019-07-29	FOR ZONING REVIEW
DATE:	ISSUE:
SEAL:	SEAL:

roger m. sarrazin

CLIENT NAME:
CHRIS CHEVALIER
318 CITY ROAD 8 WOODSLEE, COTTAM ONTARIO CANADA N1R 1V0
CELL: 1-519-990-7897
chevaliermusing@hotmail.com

PROJECT NAME:
CHEVALIER BUILDING
318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N1R 1V0

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN
CONSTRUCTION TYPES

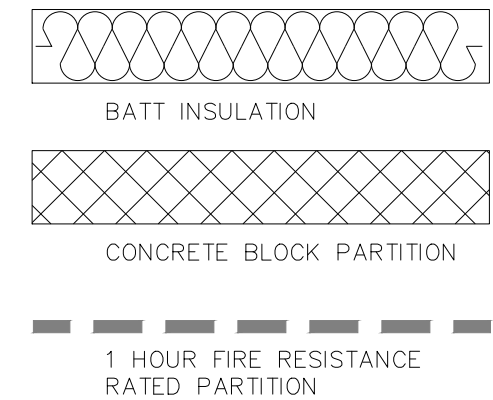


SCALE	AS NOTED	REVISION NO.
PROJECT NO.	2019 - 001	
DATE	JULY 20, 2019	DRAWING NO.
DRAWN	R.M.S.	ZR A2.1
CHECKED	G.M.	

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

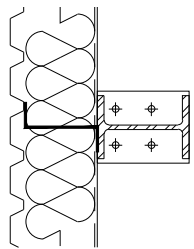
LEGEND



WALL/PARTITION SCHEDULE

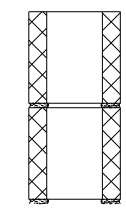
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(REFER TO THE SHOP DRAWINGS)
PRE-ENGINEERED "Z" GIRTS
(REFER TO THE SHOP DRAWINGS)
FIBERGLASS FACED BATT INSULATION
R20/RSI 3.52
PRE-ENGINEERED STEEL STRUCTURE
(REFER TO THE SHOP DRAWINGS)



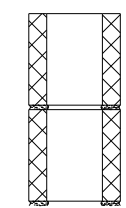
(P01) PARTITION TYPE P01
(NO FIRE RESISTANCE RATING)

8" (7 5/8") CONCRETE BLOCK
(REFER TO THE STRUCTURAL
DRAWINGS)



(P02) PARTITION TYPE P02
(ULC SB3-B1)

8" (7 5/8") CONCRETE BLOCK
(REFER TO THE STRUCTURAL DRAWINGS)
FIRESTOPPING SEALANT
(TOP AND BOTTOM CONNECTION)



DOOR SCHEDULE

A 3'-0" x 7'-0" INSULATED METAL
DOOR C/W INSULATED PRESSED
STEEL FRAME, GASKET, CLOSURE,
PANIC HARDWARE, KEYED ENTRANCE
(NO FIRE RATING)

B 20'-0" x 16'-0" INSULATED METAL
OVERHEAD DOOR C/W GASKET,
ROLL-UP ELECTRICAL MOTOR SYSTEM,
KEYED ENTRANCE
(NO FIRE RATING)

C 8'-0" x 8'-0" INSULATED METAL
OVERHEAD DOOR C/W GASKET,
ROLL-UP ELECTRICAL MOTOR SYSTEM,
KEYED ENTRANCE
(NO FIRE RATING)

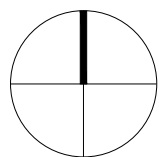
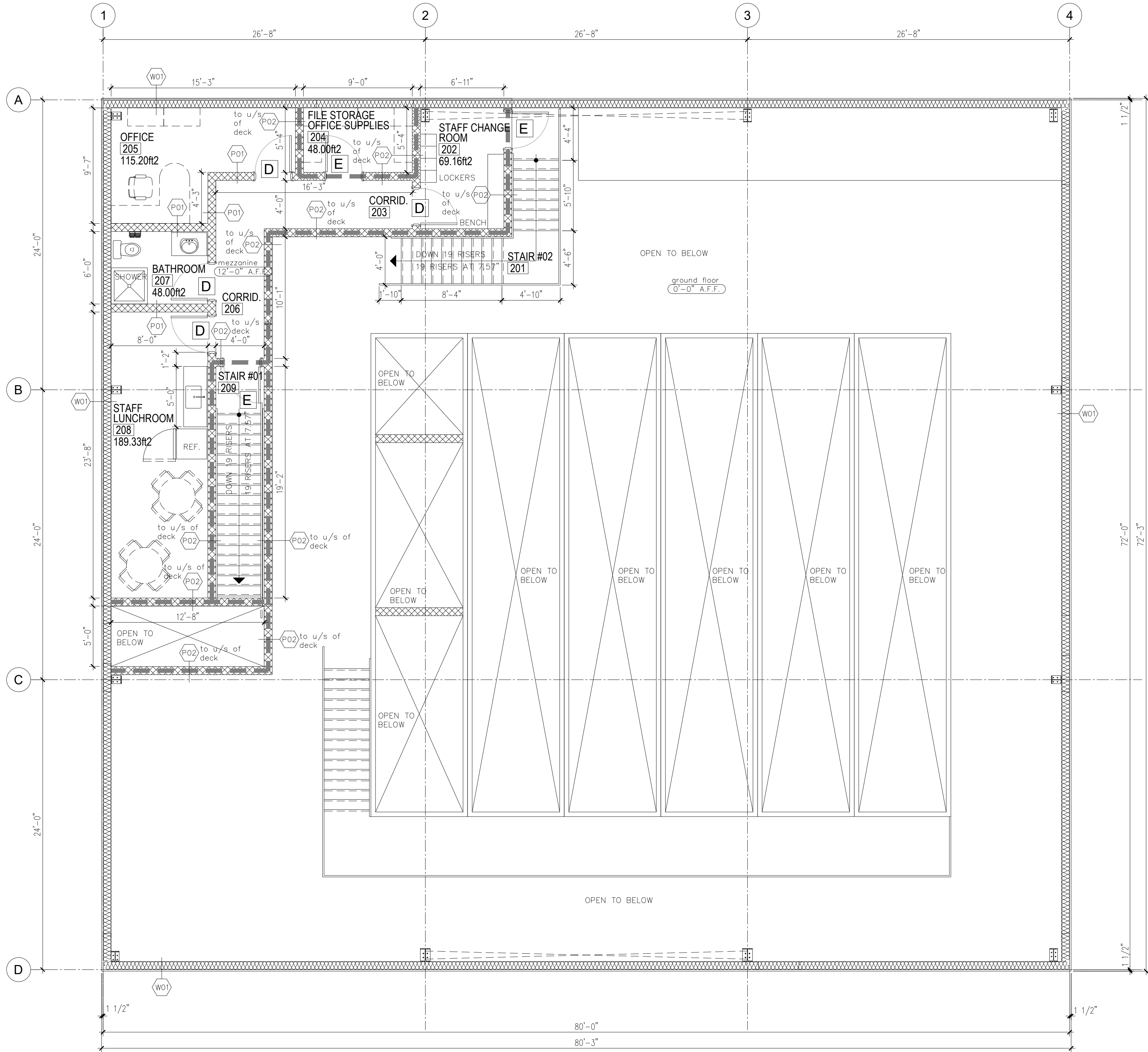
D 3'-0" x 7'-0" METAL DOOR C/W
PRESSED STEEL FRAME, KEYED ENTRANCE
(NO FIRE RATING)

E 3'-0" x 7'-0" METAL DOOR C/W PRESSED
STEEL FRAME, CLOSURE, KEYED ENTRANCE
(3/4 HOUR ULC RATED AND LABELED)

F 4'-0" METAL ROLL-UP DOOR C/W
GASKET, ROLL-UP ELECTRICAL MOTOR
SYSTEM, KEYED ENTRANCE
(NO FIRE RATING)

G BY SHIPPING CONTAINER COMPANY

H 16'-0" x 16'-0" INSULATED METAL
OVERHEAD DOOR C/W GASKET,
ROLL-UP ELECTRICAL MOTOR SYSTEM,
KEYED ENTRANCE
(NO FIRE RATING)



1
A2.2

PROPOSED SECOND FLOOR PLAN - 820.86 ft2; 76.26m2

3/16" = 1'-0"

KEY PLAN:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO roger m. sarrazin BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS ARE THE PROPERTY OF roger m. sarrazin AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY roger m. sarrazin

DATE	REVISION:
2019-XX-XX	REASON FOR REVISION HERE
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

PROGRESS SET
2019-08-06

2019-XX-XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2019-08-06	FOR ZONING REVIEW
2019-08-03	FOR ZONING REVIEW
2019-08-01	FOR ZONING REVIEW
2019-07-29	FOR ZONING REVIEW

DATE:	ISSUE:
SEAL:	SEAL:

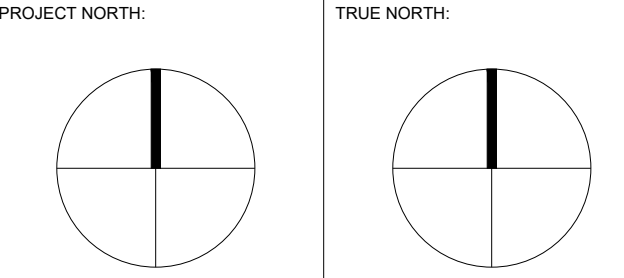
roger m. sarrazin

CLIENT NAME:
CHRIS CHEVALIER
318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N1R 1V0
CELL: 1-519-990-7897
chevaliermusing@hotmail.com

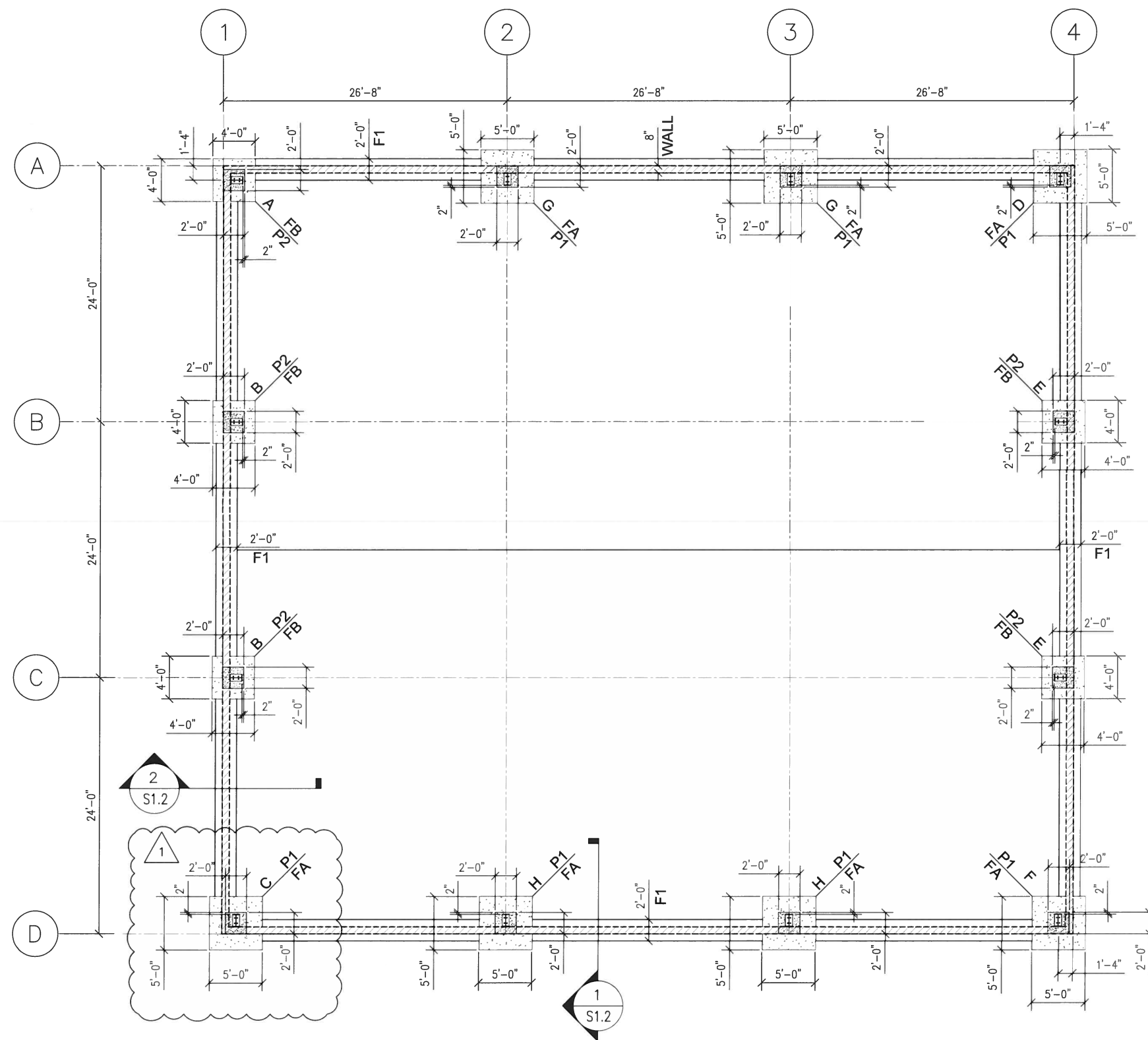
PROJECT NAME:
CHEVALIER BUILDING

318 CITY ROAD 8 WOODSLEE, COTTAM, ONTARIO CANADA N1R 1V0

DRAWING TITLE:
**PROPOSED SECOND FLOOR PLAN
CONSTRUCTION TYPES**



SCALE	AS NOTED	REVISION NO.
PROJECT NO.	2019 - 001	
DATE	JULY 20, 2019	DRAWING NO.
DRAWN	R.M.S.	ZR A2.2
CHECKED	G.M.	



PLAN VIEW
SCALE: $\frac{3}{16}"=1'-0"$

ANCHOR BOLTS SET BY CONTRACTOR

FOOTING SCHEDULE

FOUNDATION	WIDTH	THICKNESS	REINFORCEMENT
F1	2'-0"	12"	BOTTOM 15M EVERY 12"
FA	5'-0" x 5'-0"	18"	BOTTOM (5) 15M BOTH WAYS
FB	4'-0" x 4'-0"	12"	BOTTOM (4) 15M BOTH WAYS

PIER SCHEDULE

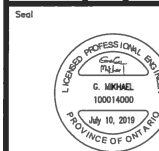
NO.	SIZE	VERTICAL	HORIZONTAL
P1	24"x24"	8-15M	10M EVERY 12"
P2	24"x24"	8-15M	10M EVERY 12"

GEORGE MIKHAEL, P.ENG.

2872 Parent Avenue
Windsor, Ontario N8X 4K9
Ph: 519-566-2060
Email: georgemikhael77@gmail.com

• Consulting • Project Management
• Residential • Commercial • Structural Design • Estimation
• Agricultural • Inspection

7/31/2019	1	Rev Col Orient.
7/10/2019	0	Issue For Permit
Date	Rev	Description



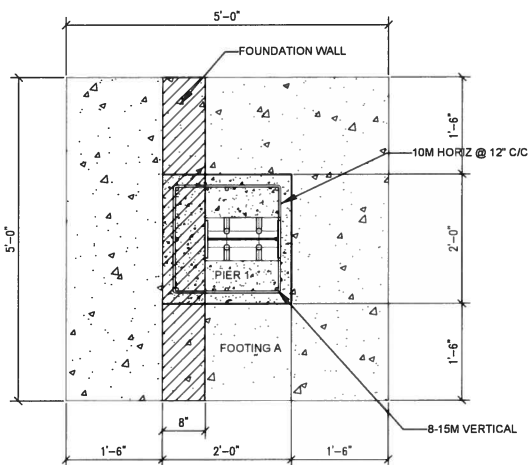
Project Title
**CHEVALIER 72x80
LEAMINGTON, ON**

Job Number

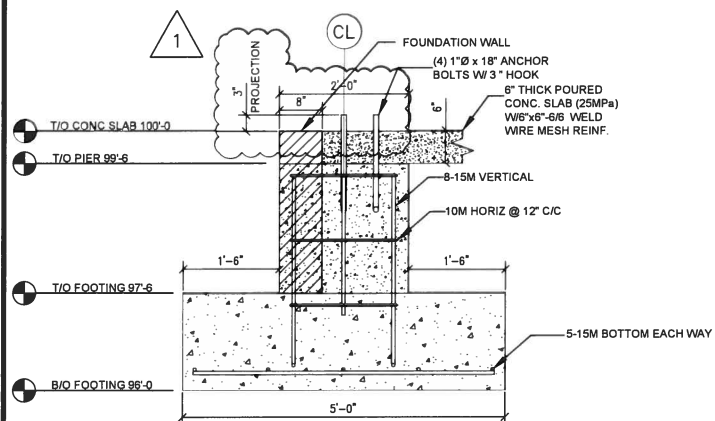
Sheet Number

Date July 8, 2019

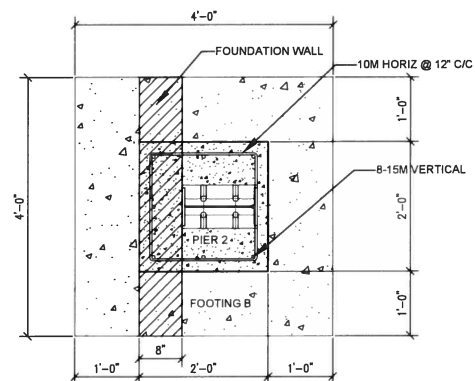
Sheet Title
FOUNDATION PLAN



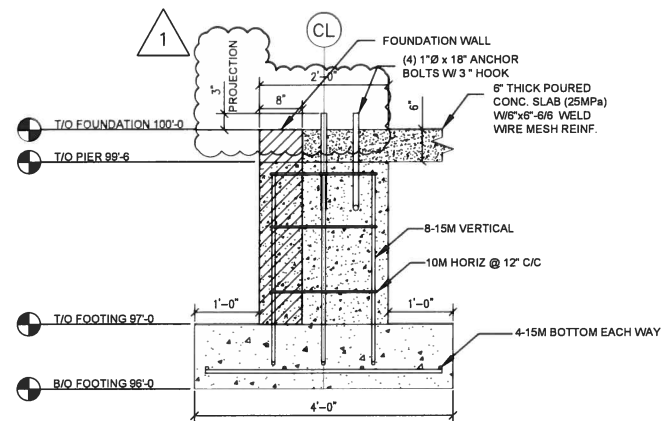
TYPICAL PLAN VIEW
SCALE: $\frac{3}{4}"=1'-0"$



1 TYPICAL SECTION
SCALE: $\frac{3}{4}"=1'-0"$

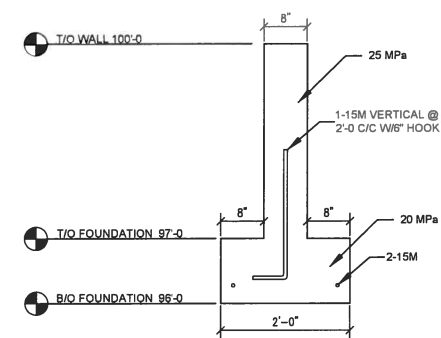


TYPICAL PLAN VIEW
SCALE: $\frac{3}{4}"=1'-0"$



2 TYPICAL SECTION
SCALE: $\frac{3}{4}"=1'-0"$

ANCHOR BOLTS SET BY CONTRACTOR



FOUNDATION F1
SCALE: $\frac{3}{4}"=1'-0"$

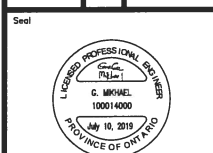
GEORGE MIKHAEL, PENG.

2872 Plover Avenue
Windsor, Ontario N6X 4K9
Ph: 519-566-2060
Email: georgemikhael77@gmail.com

• Residential • Consulting • Project Management
• Commercial • Structural Design • Estimation
• Agricultural • Inspection



7/31/2019	1	Rev. Bolt Projection
7/10/2019	0	Issue For Permit
Date	Rev	Description



Project Title
**CHEVALIER 72x80
LEAMINGTON, ON**

Job Number

Sheet Number

Date July 8, 2019

Sheet Title
SECTION DETAILS



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 16, 2019

Mr. George Robinson, Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario, N9Y 2Y9

Dear Mr. Robinson:

RE: Zoning By-Law Amendment and Official Plan Amendment ZBA-14-19
& OPA-02-19, 318 COUNTY RD 8
ARN 371167000002800; PIN: 751560058
Applicant: Chris chevalier, Owner: Charles and Shirley Chevalier

The following is provided as a result of our review of Zoning By-Law Amendment and Official Plan Amendment ZBA-14-19 & OPA-02-19. The applicant is proposing to develop a warehouse building for a medical marihuana production facility. A Zoning By-law and Official Plan amendment is required because this proposal is for a new build and not for an existing greenhouse complex. This proposal would amend this site for this site-specific use.

DELEGATED RESPONSIBILITY TO REPRESENT PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the Planning Act as well as our regulatory role as defined by Section 28 of the Conservation Authorities Act.

We have reviewed this application with regards to the natural hazard policies of the PPS and have no objections.

We note that a portion of the above lands is subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). This portion falls within the regulated area of the Billings Drain and North Townline Drain West of Belle River. According to the site plan provided, the location of the proposed structure appears to be on an area of the subject site that is not regulated. The owner will need to submit an application for clearance to our office for review. If works are intended within the vicinity of the regulated Billings Drain, such as the installation of a drainage outlet or culvert, then a permit approval may be necessary.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY



Mr. Robinson
August 16, 2019

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2014)

Our office has reviewed the proposal and has no concerns relating to stormwater management.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

FINAL RECOMMENDATION

We have no objections to this application for Zoning By-law and Official Plan Amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson
Resource Planner
/cor





August 21, 2019

Mr. George Robinson
Town of Kingsville
2021 Division Road North
Kingsville, Ontario
N9Y 2Y9

Dear Mr. Robinson:

Re: COA Submission, OPA-02-19 & ZBA-14-19 Chris Chevalier

Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 8. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 110 feet from the centre of the original ROW of County Road No.8 due to the presence of the North Townline Drain. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures. If it is determined during the review of the ultimate/final design that additional permits and or approvals are required these shall be obtained at The County of Essex.

The County of Essex is requesting a Traffic Impact Study (TIS) to review the impact of this proposed medical marihuana production facility adjacent to County Right of Way. The terms of reference for the required TIS will be defined by County Infrastructure Services as details about the phasing and full build-out of the project are provided.

The County of Essex reserves the right to revisit the situation should the operation of the site advance in such a way where more traffic and /or conflicts are generated then outlined. Should these conditions develop, the County of Essex will review the mitigation measures and any required mitigation shall be undertaken at the proponent's expense.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Should you require further information, please contact the undersigned by email at kbalallo@countyofessex.ca or by phone at extension 1564.

Regards,



Kristoffer Balallo
Engineering Technician

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 91-2019

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 Section 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. 11 (OPA 11); 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 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 92-2019

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. 11 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 7.1 e) AGRICULTURE ZONE 1 A1 EXCEPTIONS is amended with the addition of the following new subsection:

7.1.79 'AGRICULTURE ZONE 1 EXCEPTION 79 (A1-79)'

- a) For lands shown as A1-79 on Map 23 Schedule "A" of this By-law.
- b) **Permitted Uses**
 - i) Those uses permitted under Section 7.1;
 - ii) A cannabis production facility (CPF)
- c) **Permitted Buildings and Structures**
 - i) Those buildings and structures permitted under Section 7.1 in the (A1) zone;
 - ii) Buildings and structures accessory to the permitted uses.
- d) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with Section 7.1 of this By-law.

Notwithstanding any other provision of By-law 1-2014, as amended, to the contrary, for lands zoned A1-79 a cannabis production facility shall require the installation and maintenance of an Air Treatment Control (ATC) system designed by a qualified person. Prior to the beginning of any growing operations of the licensed CPF the owner/operator must demonstrate to the satisfaction of the Town, including the submission of a maintenance schedule that the ATC is installed and operational as per the design specifications to maintain no perceptible cannabis odour or transmission of odour control agents beyond the property line.

Odour control agents used as part of an Air Treatment Control system must be approved for use by Health Canada or demonstrate no negative impact to the satisfaction of the Town.

Notwithstanding Section 4.46 of the by-law to the contrary the

following shall apply:

- i) Item c) is deleted and replaced as follows: An existing residential use accessory to or supportive of the agricultural uses on-site, including a CPF, is permitted
- ii) Items d), e) and i) are not applicable to lands zoned A1-79;
- iii) Item g) is deleted and replaced as follows:
 - a. item g) shall not be applicable to an on-site bunkhouse.

All other items listed under Section 4.46 remain applicable to lands zoned A1-79.

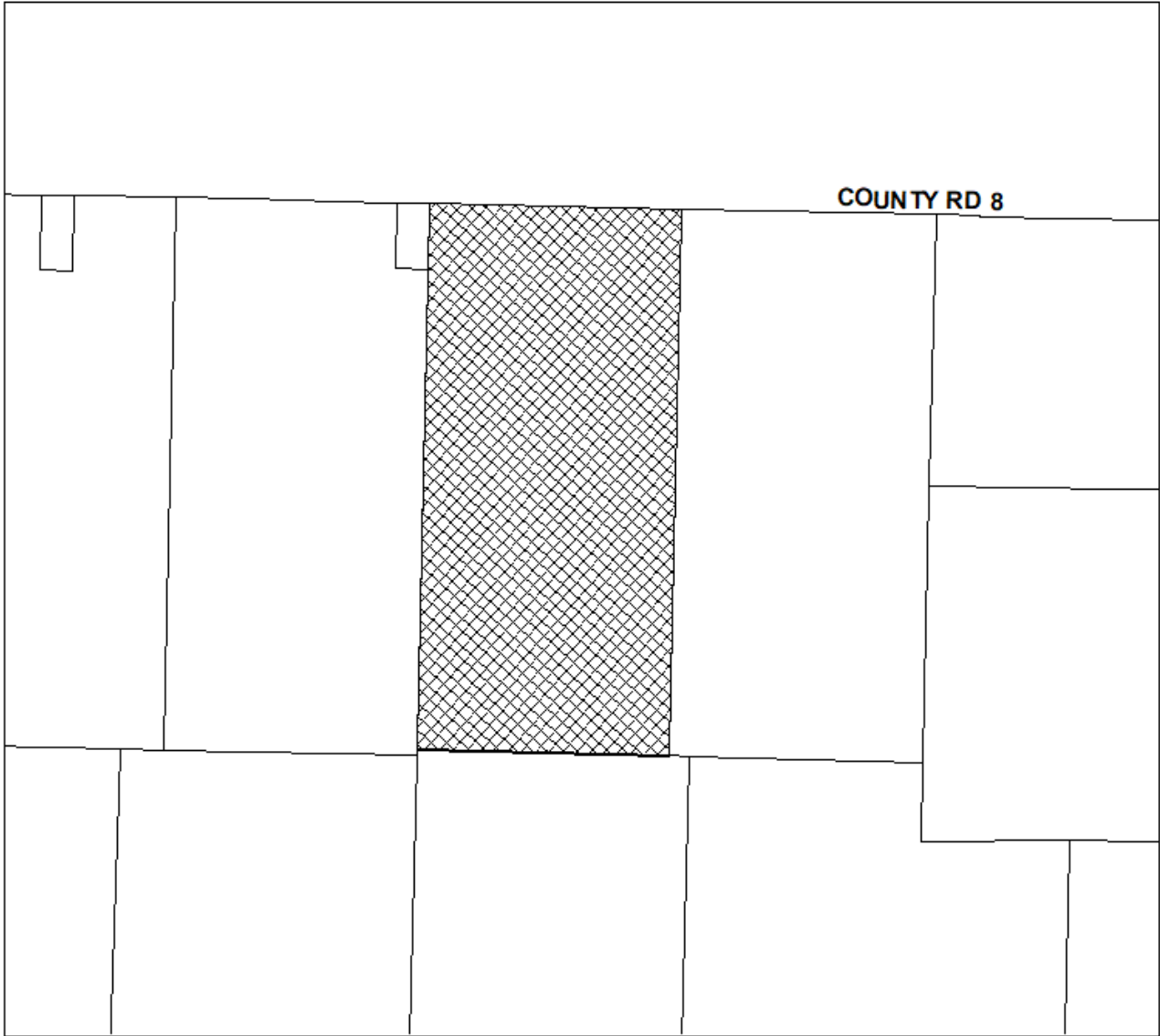
- 2. Schedule "A", Map 23 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 11, Concession 11, and locally known as County Road 8 as shown on Schedule 'A' cross-hatched attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 79 (A1-79)'.
- 3. This by-law shall come into force upon third reading and being finally passed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

Schedule 'A'



Part of Lot 11 Concession 11
318 County Road 8
Zoning By-law Amendment ZBA/14/19



 Schedule "A", Map 23 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 79 (A1-79)'



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

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL

APPLICATION: **ZONING BY-LAW AMENDMENT – ZBA / 15 / 19**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

SITE PLAN APPROVAL – SPA / 19 / 19
(Section 41 of the Planning Act, R.S.O. 1990, C.P. 13)

APPLICANT: **M & M Farms Ltd.**

LOCATION OF PROPERTY: **1775 Road 4 E (County Rd 18), Part of Lot 11, Concession 3 ED, Part 1, RP 12R 8331**

PURPOSE OF APPLICATIONS: The subject land is a 0.356 ha (0.88 ac.) rural residential parcel. The applicant is proposing to remove the existing dwelling and outbuilding from the property to construct a new bunkhouse to supplement their worker housing needs on the abutting lot. While the lot is in the A1 zone its size limits the uses, not permitting a bunkhouse. In addition bunkhouses are supposed to be located on the same lot as the parcel they are servicing. The proposed amendment would permit a bunkhouse accessory to the abutting greenhouse complex. Site plan approval would be required to bring the subject lands under the blanket of the same agreement as the abutting parcel.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **October 15th, 2019**

WHERE: **Town of Kingsville Municipal Building – Council Chambers**

TIME: **7:00 p.m.**

If you have comment on these applications, they may be forwarded in writing via email rbrown@kingsville.ca or 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.

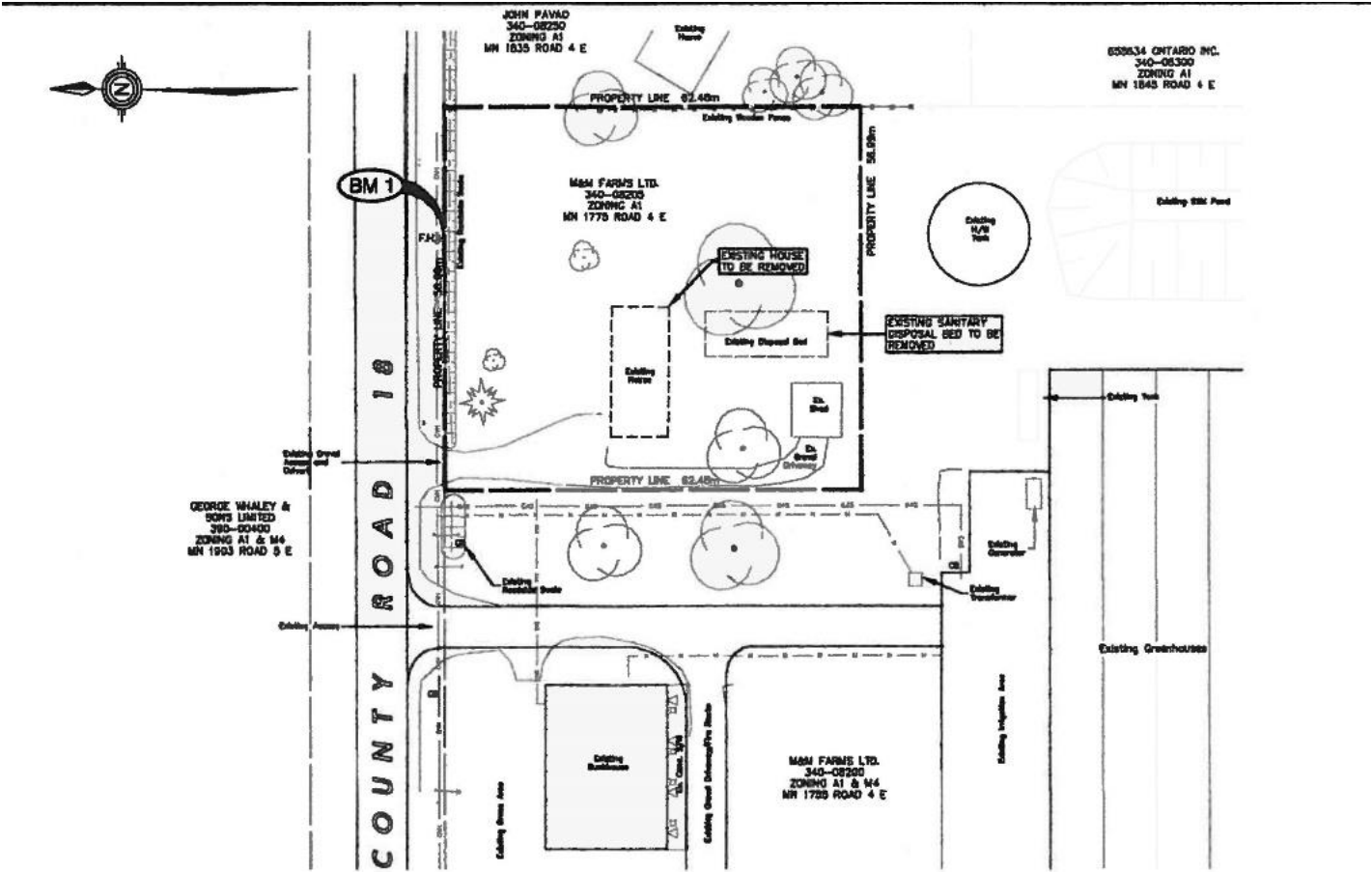
IF A PERSON or public body does not make oral submissions at the public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal.

IF A PERSON or public body does not make oral submissions at the public meeting, or make written submission to Council before the 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 do so.

ADDITIONAL INFORMATION relating to this matter is available for review at the Kingsville Municipal Office during regular office hours.

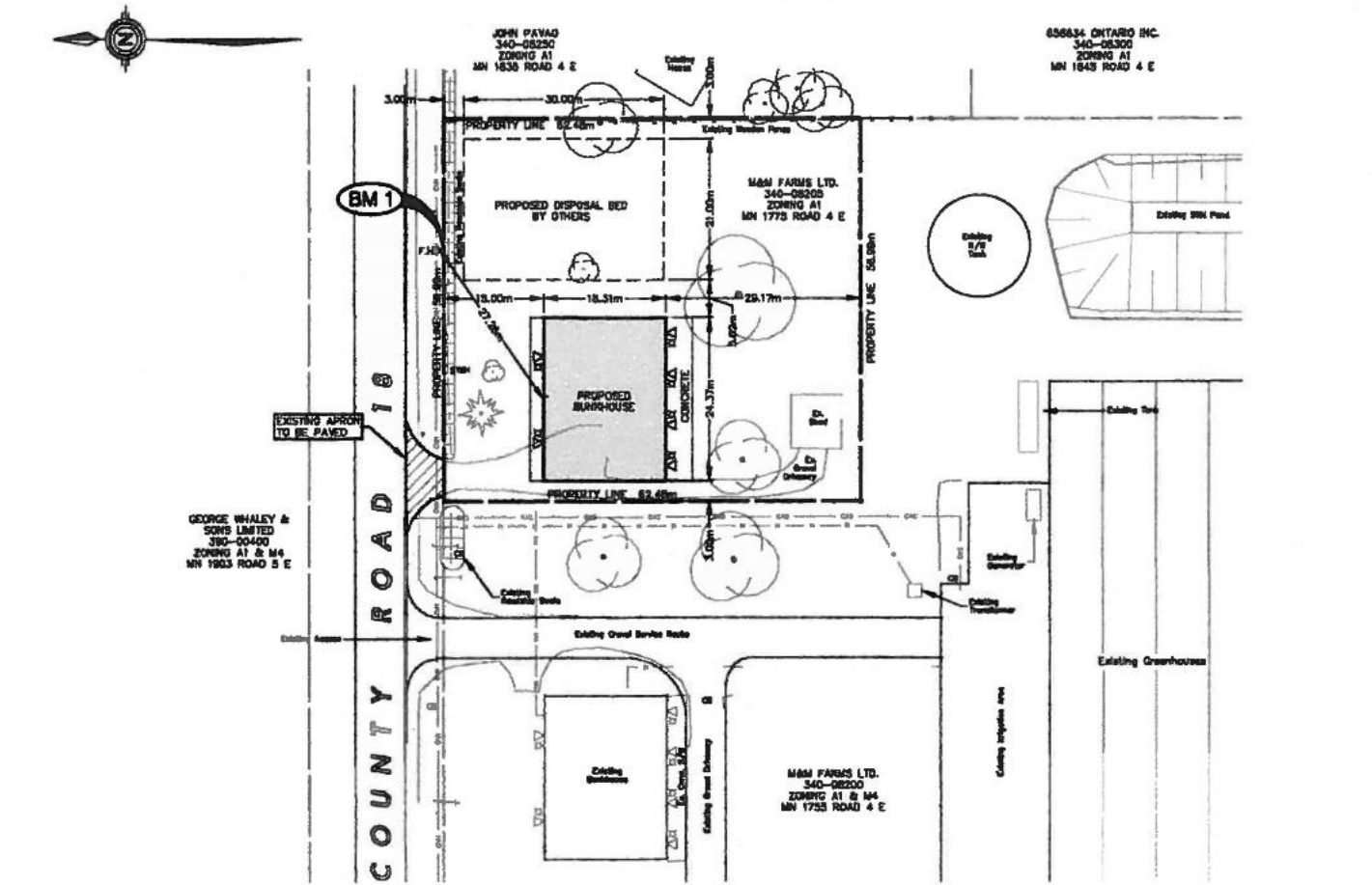
DATED AT THE TOWN OF KINGSVILLE THIS 24TH DAY OF SEPTEMBER, 2019

SITE PLAN – ZBA / 15 /19 & SPA / 16 / 19



EXISTING SITE PLAN

Scale = 1:500



SITE PLAN

Scale = 1:500



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

Date: September 23, 2019

To: Mayor and Council

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

RE: Combined Application for Zoning By-law Amendment &
Site Plan Approval by M & M Farms Ltd.
1775 Road 4 E (County Road 18)
Pt. Lot 11, Concession 3 ED, Part 1, RP 12R 8831

Report No.: PS 2019-043

AIM

To provide the Town of Kingsville Council with information regarding the requested Zoning By-law Amendment and Site Plan Approval request for lands known as 1775 Road 4 E (County Road 18).

BACKGROUND

The subject land is a 0.356 ha (0.88 ac.) rural residential parcel. The applicant is proposing to remove the existing dwelling and outbuilding from the property to construct a new bunkhouse to supplement the worker housing needs on their abutting greenhouse operation. While the lot is in the A1 zone its size limits the uses, not permitting a stand-alone bunkhouse. In addition bunkhouses are supposed to be located on the same lot as the parcel they are servicing. The proposed amendment would permit a bunkhouse accessory to the abutting greenhouse complex. Site plan approval would be required to bring the subject lands under the blanket of the same agreement as the abutting parcel.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

Section 2.3.1 states that, 'Prime agricultural areas shall be protected for long-term use for agriculture.

Comment: Greenhouse operations are an agricultural use and permitted in prime agricultural areas. Providing housing for these same greenhouses has been an ongoing challenge particularly in terms of sanitary servicing. Keeping the housing close to the operations is important but each property has limitations on how much private sanitary servicing it will support. Utilizing existing housing or existing lots in agricultural areas helps to reduce pressure on limited urban rental housing and reduce transportation costs to get labour where it is needed.

2) County of Essex Official Plan

The County OP is very similar to that of PPS in terms of applicable policies. The proposed development would be consistent with the County Official Plan.

3) Town of Kingsville 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. With approval of the recommended zoning amendment the proposed site plan and associated agreement to establish will conform to the Official Plan by helping to support an abutting agricultural use.

4) 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 full compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014 upon approval of the requested zoning amendment to rezone the lands to an appropriate site-specific Agriculture (A1)' classification to permit a stand-alone bunkhouse accessory to the greenhouse operation at 1755 Road 4 E.

5) Site Plan

The proposed development on the site is a new purpose built bunkhouse similar to the one immediately west on the applicant's abutting parcel. (Appendix A) It will be located approximately 30 m (98.4 ft.) from the existing residential use to the east to provide a buffer. There is also existing fencing and the recent addition of trees along the easterly boundary to act as screening. There will be a separate site plan agreement applicable to the property however it will be associated with the existing agreement and site plan on the abutting lands to the west.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Building permit fees will be acquired at the time for construction of the bunkhouse. There will be a marginal change in assessment.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'B';• No objection to the proposed development
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• The site has existing municipal water• Storm water management would be similar to that of a typical rural residential property
County of Essex	<ul style="list-style-type: none">• No new access is required, any changes would require a permit.• It has been requested that the entrance apron be hard surfaced

RECOMMENDATION

It is recommended that:

Council approve zoning amendment application ZBA/15/19 to rezone the subject property located at 1775 Road 4 E (County Road 18) from 'Agriculture Zone 1 (A1)' to a site-specific 'Agriculture Zone 1 Exception 78, (A1-78)' to permit a stand-alone bunkhouse accessory to a greenhouse at 1755 Road 4 E (County Road 18) and adopt the implementing by-law.

Council approve site plan application SPA/19/19 for the construction of a 446.2 sq. m (4,803 sq. ft.) bunkhouse, subject to the conditions outlined in the site plan agreement 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



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 28, 2019

Mr. Robert Brown, Manager of Planning Services
Planning & Development Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville Ontario, N9Y 2Y9

Dear Mr. Brown:

RE: Zoning By-Law Amendment & Site Plan Control ZBA-15-19 & SPA-19-19
1755 Road 4-(identified as the rural residential property 0.356 ha in size)
ARN 371134000008205; PIN: 751470068
Applicant: M & M FARMS LTD

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-15-19, and Site Plan Control SPA-19-19. The applicant is proposing to remove the existing dwelling and outbuilding from the subject property to construct a new bunkhouse to supplement their worker housing needs for the abutting greenhouse complex. We understand that the proposed amendment would permit a bunkhouse accessory to the abutting greenhouse, and that Site Plan Approval would be required to bring the subject lands under the blanket of the same agreement as the abutting parcel.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2014)



Mr. Brown
August 28, 2019

Our office has reviewed this proposal (which would permit the installation of a bunkhouse at the above noted lands), and has no concerns relating to stormwater management.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

FINAL RECOMMENDATION

We have no objections to these applications for Site Plan Control Amendment or Zoning By-law Amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson
Resource Planner
/cor



THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 90 - 2019

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 there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 7.1 e) AGRICULTURE ZONE 1 A1 EXCEPTIONS is amended with the addition of the following new subsection:

7.1.78 'AGRICULTURE ZONE 1 EXCEPTION 78 (A1-78)'

- a) For lands shown as A1-78 on Map 49 Schedule "A" of this By-law.

b) Permitted Uses

- i) Those uses permitted under Section 7.1 (Rural Residential);
- ii) A bunkhouse accessory to a greenhouse located at 1755 Road 4 E (County Road 18)

c) Permitted Buildings and Structures

- i) Those buildings and structures permitted under Section 7.1 (Rural Residential) in the (A1) zone;
- ii) A bunkhouse
- iii) Buildings and structures accessory to the permitted uses.

d) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with Section 7.1 of this By-law with the exception of the following special provisions;

- i) The minimum required easterly side yard setback shall be 25 m;

2. Schedule "A", Map 49 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.356 ha (0.88 ac.) property, known municipally as 1775 Road 4 East (County Road 18) in Part of Lot 11, Concession 3, ED, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1, (A1)' to 'Agriculture Zone 1 Exception 78, (A1-78)'.

3. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
15th DAY OF OCTOBER, 2019.**


MAYOR, Nelson Santos

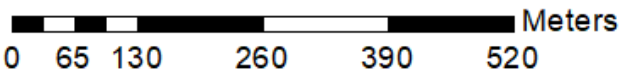
CLERK, Jennifer Astrologo

Schedule A



1775 ROAD 4 E (County Road 18)
PT OF LOT 11, CON 3 ED, PT 1, RP 12R 8331
ZBA/15/19

 Schedule "A", Map 49 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 78 (A1-78)'.





**Town of Kingsville
Council Summary Report
2019**

Cheque Distributions for the Month of: SEPTEMBER

Department Summary:

Dept. No.	Department Name	Amount
	Credit Card Transactions	\$ 9,688.72
000	Default - Clearing	\$ 98,079.97
110	Council	\$ 2,200.17
112	General Administration	\$ 107,034.25
114	Information Technology	\$ 6,714.38
120	Animal Control	\$ 2,944.49
121	Fire	\$ 26,387.46
122	OPP	\$ 268,561.55
124	Building	\$ 7,767.84
130	Transportation - Public Works	\$ 270,809.76
131	Sanitation	\$ 120,140.40
151	Cemetery	\$ 12,705.09
170	Arena	\$ 46,498.27
171	Parks	\$ 160,005.75
172	Fantasy of Lights	\$ -
173	Marina	\$ 7,907.26
174	Migration Festival	\$ 10,955.00
175	Recreation Programs	\$ 43,049.25
176	Communities in Bloom	\$ 8.15
177	Highland Games	\$ 32.07
178	Facilities	\$ 99,724.22
180	Planning	\$ 11,483.39
181	BIA	\$ 2,518.70
184	Accessibility Committee	\$ 172.99
185	Tourism & Economic Development Committee	\$ 17,385.98
186	Heritage Committee	\$ 2,365.77
201	Environmental - Water	\$ 59,710.61
242	Kingsville/Lakeshore West Wastewater	\$ 344,447.22
243	Cottam Wastewater	\$ 17,133.68

Total of Current Expenditures: \$ 1,756,432.39

**Note HST Rebate details are omitted, but are included in the totals*

Total Number of Current Cheques Issued: 316

Comparison Data: SEPTEMBER 2018

Total of Approved Expenditures: \$ 1,372,304.04

Total Number of Cheques Issued: 260

** denotes monies to be recouped, billed to third party*

**Council Summary Report
Credit Card Transactions
September 2019**

Cheque Number	Cheque Date	Vendor Name	Description	Account	Amount
70625	9/19/2019	TD Canada Trust - RM Visa	COFFEE URN	01-112-099-60358	\$ 174.53
70625	9/19/2019	TD Canada Trust - RM Visa	BUCKLE	01-121-099-60316	\$ 27.20
70625	9/19/2019	TD Canada Trust - RM Visa	WWC LEVEL 1/2 - T DELGRECO	01-130-098-60254	\$ 1,160.06
70625	9/19/2019	TD Canada Trust - RM Visa	PUCK BOARDS	01-170-099-60315	\$ 1,024.32
70625	9/19/2019	TD Canada Trust - RM Visa	103 PARK ST - JUNE/JULY	01-171-135-60314	\$ 359.68
70625	9/19/2019	TD Canada Trust - RM Visa	FOL - Lights	01-172-099-60315	\$ 1,215.60
70625	9/19/2019	TD Canada Trust - RM Visa	TALLSHIPS - TALLY COUNTER	01-175-099-60627	\$ 165.09
70625	9/19/2019	TD Canada Trust - RM Visa	TALLSHIPS - CAPTAINS HOTEL	01-175-150-60768	\$ 1,881.00
70625	9/19/2019	TD Canada Trust - RM Visa	TALLSHIPS - MERCHANDISE	01-175-150-60776	\$ 467.15
70625	9/19/2019	TD Canada Trust - RM Visa	OPPI CONFERENCE - R BROWN	01-180-099-60305	\$ 900.57
70625	9/19/2019	TD Canada Trust - RM Visa	WOWWC DELEGATES - A PLANKE	02-201-098-60254	\$ 150.00
70625	9/19/2019	TD Canada Trust - RM Visa	CELL NODES FOR METERS	02-201-099-63015	\$ 283.19
70625	9/19/2019	TD Canada Trust - RM Visa	CELL NODES FOR METERS	02-201-099-63015	\$ 283.19
70625	9/19/2019	TD Canada Trust - RM Visa	SERVICE FOR METERS	02-201-099-63017	\$ 283.19
<hr/>					
70624	9/19/2019	TD Canada Trust - PVMW	AMO - PVMW & LUCIER MEAL	01-112-098-60254	\$ 46.80
70624	9/19/2019	TD Canada Trust - PVMW	AMO - MEALS	01-112-098-60254	\$ 30.00
70624	9/19/2019	TD Canada Trust - PVMW	AMO - COFFEE	01-112-098-60254	\$ 9.97
70624	9/19/2019	TD Canada Trust - PVMW	AMO -PVMW HOTEL	01-112-098-60254	\$ 175.99
70624	9/19/2019	TD Canada Trust - PVMW	ADJ AUG STMT VIA RAIL CR	01-112-098-60254	\$ 0.10
70624	9/19/2019	TD Canada Trust - PVMW	GOLF TOURNAMENT-X4	01-112-099-60317	\$ 700.00
70624	9/19/2019	TD Canada Trust - PVMW	ADJ PVMW PERSONAL PYMT	01-112-099-60346	\$ (0.41)
70624	9/19/2019	TD Canada Trust - PVMW	EDC PROMO - PRIZE WHEEL	01-185-099-63103	\$ 108.99
<hr/>					
70623	9/19/2019	TD Canada Trust - NS Visa	TS - TICKETS	01-110-099-60300	\$ 242.51
<hr/>					
Total Credit Card Transactions					\$ 9,688.72

Town of Kingsville
Council Summary Report

Ranges:	From:	To:
Vendor ID:	First	Last
Vendor Name:	First	Last
Cheque Date:	9/1/2019	9/30/2019
Sorted By:	Cheque Number	

Distribution Types Included: **PURCH**

Cheque Number	Cheque Date	Vendor Name	Description	Amount
-				
Total For Department				\$0.00
000	-			
0070420 *	9/12/2019	HYDRO ONE	STREETLIGHTS - DIMAR 01-000-006-13199	\$30.73
0070436 *	9/18/2019	Baird AE Inc	ENG SERVICES - UNION AVE DRAIN 01-000-023-14080	\$5,868.80
0070456 *	9/18/2019	Chris King & Sons Construction	DEP RFND - 21 ROBIN CRT 01-000-000-21410	\$1,000.00
0070456 *	9/18/2019	Chris King & Sons Construction	RFND DEP - 23 ROBIN CRT 01-000-000-21410	\$932.50
0070459 *	9/18/2019	Mary Jane Clifford	DEP RFND - 1738 SEACLIFF DR 01-000-000-21410	\$1,000.00
0070466 *	9/18/2019	Robert Cressman	DEP RFND - 106 WOODYCREST 01-000-000-21410	\$1,000.00
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$203.52
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$356.16
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$76.32
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$76.32
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$101.76
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$356.16
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$203.52
0070490 *	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-000-006-12062	\$203.52
0070501 *	9/18/2019	Great Northern Hydroponics	DEP RFND - 1270 ROAD 3 E 01-000-000-21410	\$1,000.00
0070508 *	9/18/2019	Carl Husbands	DEP RFND - 17 PEACHWOOD DR 01-000-000-21410	\$1,000.00
0070511 *	9/18/2019	I.B.E.W. #636	REMITTANCE AUG 25 - SEPT 7/19 01-000-000-21006	\$1,442.78
0070524 *	9/18/2019	Marcovecchio Construction	DEP RFND - 1928 ROAD 3 E 01-000-000-21410	\$1,000.00
0070525 *	9/18/2019	Eric MacDonald	DEP RFND - 106 LAIRD AVE 01-000-000-21410	\$1,000.00
0070549 *	9/18/2019	Randy Poisson	DEP RFND - 21 CAMERON DR 01-000-000-21413	\$150.00

Town of Kingsville
Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070561*	9/18/2019	Johan Quiring	DEP RFND - 3145 OLINDA SDRD 01-000-000-21413	\$150.00
0070562*	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - MORLEY/WIGLE DR 01-000-023-14080	\$137.38
0070562*	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - SMITH/NEWMAN DR 01-000-023-14080	\$9,491.66
0070562 *	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - SMITH/NEWMAN DR 01-000-023-14080	\$3,579.41
0070562*	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - MORLEY/WIGLE DR 01-000-023-14080	\$1,770.62
0070562*	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - MORLEY/WIGLE 01-000-023-14080	\$6,998.54
0070562 *	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - SMITH/NEWMAN 01-000-023-14080	\$7,542.96
0070565*	9/18/2019	Thomas Robson	DEP RFND - 19 CAMERON 01-000-000-21413	\$150.00
0070577*	9/18/2019	Shilson Excavation & Trucking I	DRAIN MAINT - WEST FRONT RD 01-000-023-14080	\$8,401.15
0070577*	9/18/2019	Shilson Excavation & Trucking I	OBSTRUCTION-RUSCOM RIVER 01-000-023-14080	\$1,256.73
0070577*	9/18/2019	Shilson Excavation & Trucking I	OBSTRUCTION-FERRY DRAIN 01-000-023-14080	\$1,053.21
0070577*	9/18/2019	Shilson Excavation & Trucking I	ROADSIDE DRAIN - MCCAIN SDRD 01-000-006-13199	\$3,500.00
0070577*	9/18/2019	Shilson Excavation & Trucking I	REPLACE CULVERT-958 RD E 01-000-006-13199	\$4,577.20
0070591*	9/18/2019	Sunparlour Machine Maintenance	PHRAGMITES 2019 01-000-023-14080	\$16,342.65
0070594*	9/18/2019	Robert & Julie Tanquay	DEP RFND - 75 CONSERVATION 01-000-000-21410	\$1,000.00
0070606*	9/18/2019	Pedro & Sara Vogt	RFND AUGUST PAP WITHDRAWAL 01-000-031-21418	\$271.74
0070616*	9/18/2019	Wolseley Canada Inc	TRANSMISSION REINFORCEMENT 01-000-006-13199	\$4,539.38
0070622*	9/19/2019	Dale Newby	RFND DEP - 1944 HERITAGE RD 01-000-000-21410	\$1,000.00
0070630*	9/26/2019	Ministry of Finance (Tile Loan)	TITLE DEBENTURE 84-2011 01-000-052-60441	\$2,384.22
0070630*	9/26/2019	Ministry of Finance (Tile Loan)	TITLE DEBENTURE 84-2011 01-000-052-60442	\$455.42
0070642*	9/27/2019	Caduceon Enterprises Inc.	WTRMN COMMISSIONING CTY RD 27 01-000-006-13199	\$39.00
0070642*	9/27/2019	Caduceon Enterprises Inc.	WTRMN COMMISSIONING CTY RD 27 01-000-006-13199	\$39.00
0070657 *	9/27/2019	Green Guardian Lawn & Landsc	GRASS CUTTING-263 DIEPPE CRES 01-000-006-13199	\$210.00
0070670 *	9/27/2019	Kingsville Gosfield Heritage	3 SETS OF BOOKS 01-000-030-21376	\$105.00
0070676*	9/27/2019	Minister of Finance (Fynbo)	CLAIM NO SC-17-58242 01-000-000-21016	\$41.48
0070688*	9/27/2019	Reg Clark Trucking Ltd.	REMOVE DEBRIS-W FRONT RD DRAIN 01-000-023-14080	\$382.62
0070693*	9/27/2019	Glen Sellon	REVERSE AUG 30 PAP - PROP SOLD 01-000-031-21418	\$378.51
0070701 *	9/27/2019	South Western Property Mainte	WEEDS - 259 SERENA DR 01-000-006-13199	\$200.00
0070701 *	9/27/2019	South Western Property Mainte	WEEDS - 24 WILLIAM ST 01-000-006-13199	\$80.00

Town of Kingsville Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070715 *	9/30/2019	Creative Homescapes	RFND DEP - 150 FOX ST 01-000-000-21410	\$1,000.00
0070720 *	9/30/2019	Johan Hildebrand	RFND DEP - 1818 SEACLIFF DR 01-000-000-21410	\$1,000.00
0070722 *	9/30/2019	Paul Johnson	RFND DEP - 1311 BRIARWOOD CRES 01-000-000-21410	\$1,000.00
0070725 *	9/30/2019	Donna Mastronardi	RFND DEP - 1651 SEACLIFF DR 01-000-000-21410	\$1,000.00
0070730 *	9/30/2019	Don Walker	RFND DEP - 1328 TORQUAY 01-000-000-21410	\$1,000.00

Total For Department 000 \$98,079.97

110

0070523	9/18/2019	Laura Lucier	AMO - REGISTRATION LUCIER 01-110-102-60253	\$1,165.15
0070559	9/18/2019	Gord Queen	MILEAGE - AUG 23 - SEPT 15/19 01-110-101-60253	\$83.57
0070569	9/18/2019	Rural Ontario Municipal Association	2020 CONF REG. - NSA, PVMW 01-110-099-60300	\$574.94
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-110-099-60327	\$45.79
0070638	9/27/2019	Association of Municipalities of Ontario	2019 CONF REG - G QUEEN 01-110-101-60253	\$330.72

Total For Department 110 \$2,200.17

112

0070419	9/12/2019	Greg Monforton and Partners "In	INSURANCE CLAIM - 01-112-099-60313	\$21,222.80
0070420	9/12/2019	HYDRO ONE	2021 Division Admin #J027150 01-112-099-60314	\$2,767.05
0070431	9/18/2019	AMCTO	ACCESS & PRIVACY - JAS & SKI 01-112-098-60254	\$783.55
0070435	9/18/2019	Roberta Baines	PMPC REG - 1/2 REIMBURSEMENT 01-112-098-60254	\$142.46
0070439	9/18/2019	Bell Canada	2021 DIVISION RD N (PIPE) 01-112-099-60327	\$559.68
0070439	9/18/2019	Bell Canada	2021 Division Rd N 01-112-099-60327	\$701.47
0070441	9/18/2019	Boghosian + Allen LLP	INSURANCE - 01-112-099-60313	\$4,001.21
0070445	9/18/2019	Canada Post Corporation	TAX REMINDER NOTICES 01-112-099-60303	\$691.43
0070450	9/18/2019	Cannabis Compliance Inc	COMPLIANCE CUSTOM TRAINING 01-112-098-60254	\$15,263.99
0070452 *	9/18/2019	Isabel Carreira	SATURDAY AUGUST 24, 2019 01-112-072-60129	\$275.00
0070452 *	9/18/2019	Isabel Carreira	SATURDAY AUGUST 24, 2019 01-112-072-60129	\$18.59
0070452 *	9/18/2019	Isabel Carreira	AUGUST 31, 2019 01-112-072-60129	\$275.00

Town of Kingsville
Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070452*	9/18/2019	Isabel Carreira	AUGUST 31, 2019 01-112-072-60129	\$3.56
0070457	9/18/2019	Cintas Canada Limited	TOWN HALL - MATS 01-112-099-60315	\$90.25
0070457	9/18/2019	Cintas Canada Limited	TOWN HALL - MATS 01-112-099-60315	\$90.25
0070462	9/18/2019	Compugen Inc.	CAO COPIES 01-112-099-60311	\$0.18
0070462	9/18/2019	Compugen Inc.	TREASURY COPIES 01-112-099-60311	\$953.67
0070463	9/18/2019	Compugen Finance Inc.	TOWN HALL COPIER LEASE 01-112-099-60311	\$768.94
0070467	9/18/2019	Culligan Water	WATER COOLER - TOWN HALL 01-112-099-60311	\$28.44
0070483	9/18/2019	Enbridge Gas Inc.	2021 Division Rd N - Town Hall 01-112-099-60314	\$132.48
0070486	9/18/2019	Essex Free Press	AD - TAX NOTICES 01-112-099-60306	\$292.34
0070510	9/18/2019	Tony Iacobelli	HEADSET - ARENA 01-112-099-60358	\$291.00
0070515	9/18/2019	Todd Kerr	POLICE RECORDS CHECK 01-112-099-60317	\$41.00
0070520	9/18/2019	Leamington & Area Family Heal	QUARTERLY PAYMENT - OCT 2019 01-112-099-60378	\$14,781.25
0070526	9/18/2019	McTague Law Firm	PROFESSIONAL SERVICES 01-112-099-60319	\$643.12
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - TOWN HALL 01-112-099-60315	\$325.85
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-112-099-60358	\$253.38
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-112-099-60301	\$468.32
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-112-099-60317	\$19.15
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-112-099-60301	\$72.83
0070567	9/18/2019	Rotary Club of Cottam	ROTARY HORSESHOW BOOK AD 01-112-099-60306	\$80.00
0070568	9/18/2019	Royal Benefits Inc	BENEFITS CLAIM - AUGUST 01-112-072-60222	\$716.24
0070569	9/18/2019	Rural Ontario Municipal Associa	2020 CONF REG. - NSA, PVMW 01-112-098-60254	\$574.94
0070573	9/18/2019	Vicky Sawatzky	TRAVEL - OMTRA CONFERENCE 01-112-098-60254	\$802.50
0070578	9/18/2019	Shred-It International ULC	RECORDS ARCHIVE DESTRUCTION 01-112-099-60317	\$102.23
0070580	9/18/2019	Sims Publications Incorporated	AD - TAX NOTICES 01-112-099-60306	\$121.17
0070580	9/18/2019	Sims Publications Incorporated	BUSINESS CARDS-D FRENCH/K VEGH 01-112-099-60301	\$172.99
0070580	9/18/2019	Sims Publications Incorporated	AD - FOLK FEST EXTRA 01-112-099-60306	\$55.97
0070580	9/18/2019	Sims Publications Incorporated	AD - FOLK FESTIVAL 01-112-099-60306	\$141.45
0070592	9/18/2019	James Sundin	POLICE CLEARANCE 01-112-099-60317	\$41.00
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-112-099-60327	\$183.17

**Town of Kingsville
 Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070600	9/18/2019	Tri-County Copiers Plus	ARENA/ADMIN COPIES 01-112-099-60311	\$98.66
0070620	9/18/2019	Zone 1 AMCTO	FALL ZONE MEETING - OCT 16/19 01-112-098-60254	\$65.00
0070624	9/19/2019	TD Canada Trust - PVMW	ADJ AUG STMT VIA RAIL CR 01-112-098-60254	\$0.10
0070639	9/27/2019	Roberta Baines	MILEAGE - MAY 2 - SEP 18/19 01-112-099-60400	\$51.07
0070640	9/27/2019	Boghossian + Allen LLP	INSURANCE CLAIM - 01-112-099-60313	\$18,466.40
0070643 *	9/27/2019	Isabel Carreira	SATURDAY SEPTEMBER 21, 2019 01-112-072-60129	\$280.92
0070651	9/27/2019	eSCRIBE Software Ltd	ESCRIBE - CNCL MTG OCT-SEPT 01-112-360-71960	\$18,011.51
0070652	9/27/2019	Essex Free Press	AD - FALL FESTIVAL 01-112-099-60306	\$168.90
0070686	9/27/2019	Purolator Courier Service	COURIER - FOI PKG 18-008 01-112-099-60305	\$22.23
0070694	9/27/2019	Sims Publications Incorporated	AD - HUNTING LICENSE 01-112-099-60306	\$153.86
0070694	9/27/2019	Sims Publications Incorporated	AD - FALL FESTIVAL 01-112-099-60306	\$268.65
0070700	9/27/2019	Southpoint Publishing Inc	AD - TS, TX, HERITAGE MTG 01-112-099-60306	\$186.22
0070700	9/27/2019	Southpoint Publishing Inc	AD - TS, TX, HERITAGE MTG 01-112-099-60306	\$186.22
0070704	9/27/2019	Thomson Reuters Canada	WESTLAW SUBSCRIPTON - AUG 2019 01-112-099-60320	\$124.61

Total For Department 112 \$107,034.25

114 -

0070433	9/18/2019	Applied Computer Solutions Inc	BACKUP STRATEGY UPDATE 01-114-099-60470	\$1,813.00
0070433	9/18/2019	Applied Computer Solutions Inc	SERVICE WORK - AUGUST 01-114-099-60310	\$890.40
0070444	9/18/2019	Kyle Campbell	MILEAGE - JUNE - AUG 2019 01-114-099-60400	\$48.57
0070475	9/18/2019	Diamond Software Inc.	PROJ MGMT FEE-REPORT CREATION 01-114-099-60310	\$54.70
0070475	9/18/2019	Diamond Software Inc.	HRISMYWAY IMPLEMENTATION 01-114-360-71908	\$1,337.13
0070510	9/18/2019	Tony Iacobelli	TRAVEL - SMART CITIES SEMINAR 01-114-099-60400	\$48.98
0070560	9/18/2019	Quest Software Canada Inc	KACE MAINTENANCE RENEWAL 01-114-099-60309	\$2,391.36
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-114-099-60327	\$91.58
0070661	9/27/2019	Tony Iacobelli	REPLACEMENT PHONE CASE 01-114-099-60327	\$38.66

Total For Department 114 \$6,714.38

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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
120	-			
0070533	9/18/2019	Municipality of Leamington	ANIMAL CTRL - TRAPPING JUL/19 01-120-280-60124	\$1,994.49
0070609	9/18/2019	Windsor Essex County Humane	CAT VOUCHER PROGRAM-AUG 01-120-280-60377	\$100.00
0070609	9/18/2019	Windsor Essex County Humane	STRAY CAT PROGRAM - JULY 2019 01-120-280-60125	\$575.00
0070609	9/18/2019	Windsor Essex County Humane	STRAY CAT PROGRAM - AUG 2019 01-120-280-60125	\$275.00
Total For Department			120	\$2,944.49
121	-			
0070415	9/12/2019	Allstream Business Inc	Fire Emergency Calls 01-121-099-60327	\$43.25
0070417	9/12/2019	E.L.K. Energy Inc	120 Fox St 01-121-099-60314	\$387.60
0070426	9/18/2019	Advanced Rescue by DIMERSA	ROPSE - GARANT, VOAKES 01-121-072-60118	\$2,432.06
0070428	9/18/2019	A.J. Stone Company Ltd.	MULTI GAS DETECTOR 01-121-099-60358	\$1,479.31
0070430	9/18/2019	Al's Auto Repair	CAR 1 - REPAIRS 01-121-099-60316	\$1,057.22
0070447	9/18/2019	Canadian Safety Equipment Inc	SMOKE MACHINE 01-121-099-60358	\$1,011.39
0070457	9/18/2019	Cintas Canada Limited	FIRE - MATS 01-121-099-60315	\$45.53
0070457	9/18/2019	Cintas Canada Limited	FIRE - MATS 01-121-099-60315	\$76.29
0070457	9/18/2019	Cintas Canada Limited	FIRE - MATS 01-121-099-60315	\$45.53
0070457	9/18/2019	Cintas Canada Limited	FIRE - MATS 01-121-099-60315	\$76.29
0070470	9/18/2019	Darch Fire	122 - MONITOR NOZZLE 01-121-099-60316	\$38.55
0070472	9/18/2019	Jeff Dean	HOTEL - GARANT/VOAKES 9/23-27 01-121-072-60118	\$676.27
0070473	9/18/2019	DeLage Landen	FIRE - COPIER LEASE 01-121-099-60311	\$137.83
0070483	9/18/2019	Enbridge Gas Inc.	120 Fox St 01-121-099-60314	\$27.06
0070495	9/18/2019	Fireservice Management Ltd.	EQUIPMENT REPAIR 01-121-099-60316	\$131.58
0070496	9/18/2019	Fire Marshal's Public Fire Safety	2019 PUB ED SUPPLIES 01-121-100-60710	\$801.67
0070499	9/18/2019	Jeromy Garant	FOG & EDITING SOFTWARE 01-121-100-60710	\$84.00
0070499	9/18/2019	Jeromy Garant	FOG & EDITING SOFTWARE 01-121-100-60710	\$82.42
0070516	9/18/2019	Kingsville Home Hardware	FUEL 01-121-099-60340	\$121.99
0070516	9/18/2019	Kingsville Home Hardware	EQUIP REPAIR / FUEL 01-121-099-60316	\$12.15

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070516	9/18/2019	Kingsville Home Hardware	EQUIP REPAIR / FUEL 01-121-099-60340	\$57.94
0070516	9/18/2019	Kingsville Home Hardware	FUEL 01-121-099-60340	\$231.77
0070516	9/18/2019	Kingsville Home Hardware	CDN FLAG 01-121-099-60315	\$36.62
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - FIRE 01-121-099-60315	\$111.63
0070530	9/18/2019	M&L Supply	HELMET - HALSEY 01-121-099-60701	\$378.17
0070530	9/18/2019	M&L Supply	PORTA HUSKY TANK LINER 01-121-099-60316	\$655.97
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-121-099-60301	\$75.79
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-121-099-60317	\$16.39
0070538	9/18/2019	Ontario Municipal Management	CMM MEMBERSHIP - C PARSONS 01-121-099-60320	\$145.00
0070557	9/18/2019	Purolator Courier Service	COURIER SERVICES 01-121-099-60305	\$7.02
0070570	9/18/2019	Safedesign Apparel Ltd.	BUNKER GEAR 01-121-099-60701	\$10,060.39
0070586	9/18/2019	Southwest Diesel Service Inc	EXHAUST FLUID 01-121-099-60316	\$51.06
0070586	9/18/2019	Southwest Diesel Service Inc	216 - RETORQUE 01-121-099-60316	\$48.54
0070586	9/18/2019	Southwest Diesel Service Inc	218 - LIGHT REPAIR 01-121-099-60316	\$125.32
0070593	9/18/2019	Talbot Marketing Inc.	UNIFORMS - T-SHIRTS 01-121-072-60216	\$1,232.26
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-121-099-60327	\$157.73
0070604	9/18/2019	Universal Design & Repair	123-CARGO NETS 01-121-099-60316	\$91.58
0070608	9/18/2019	Warkentin Plumbing	HVAC MAIN'T 01-121-099-60315	\$168.65
0070610	9/18/2019	Windsor Factory Supply	RESPIRATOR MASK 01-121-100-60705	\$123.64
0070610	9/18/2019	Windsor Factory Supply	SAFETY GLASSES 01-121-100-60705	\$88.38
0070610	9/18/2019	Windsor Factory Supply	FACILITY EYE WASH STATION 01-121-099-60315	\$122.92
0070618	9/18/2019	Xerox Canada Ltd.	XEROX JULY 26 - AUG 26/19 01-121-099-60311	\$19.93
0070627	9/26/2019	Enbridge Gas Inc.	1720 Division Rd N 01-121-099-60314	\$65.14
0070631	9/26/2019	HYDRO ONE	1720 Division Rd N 01-121-099-60314	\$907.73
0070636	9/27/2019	A.J. Stone Company Ltd.	COURIER CHARGE 01-121-099-60305	\$21.87
0070665	9/27/2019	Jim's Division Auto Ltd	CAR 1 - BALL JOINT 01-121-099-60316	\$576.11
0070665	9/27/2019	Jim's Division Auto Ltd	CAR 1 - BREAKS 01-121-099-60316	\$885.29
0070699	9/27/2019	Southwest Diesel Service Inc	SPECIAL OPS TRAILER 01-121-099-60316	\$291.24
0070699	9/27/2019	Southwest Diesel Service Inc	SAFETY TRAILER 01-121-099-60316	\$637.17

**Town of Kingsville
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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070710	9/27/2019	Windsor Factory Supply	VULCAN BATTERY 01-121-099-60316	\$101.76
0070719	9/30/2019	Gosfield North Communications	Cottam Fire Hall 01-121-099-60327	\$126.46
Total For Department 121				\$26,387.46
<u>122</u>	-			
0070417	9/12/2019	E.L.K. Energy Inc	41 Division St S 01-122-099-60314	\$1,059.59
0070457	9/18/2019	Cintas Canada Limited	OPP - MATS 01-122-099-60315	\$89.63
0070457	9/18/2019	Cintas Canada Limited	OPP - MATS 01-122-099-60315	\$89.63
0070513	9/18/2019	John and Michelle Ivanisko	COTTAM OPP LEASE - OCT 2019 01-122-260-60342	\$540.31
0070516	9/18/2019	Kingsville Home Hardware	BALLAST & BATTERIES 01-122-099-60315	\$50.86
0070516	9/18/2019	Kingsville Home Hardware	TOILET REPAIR 01-122-099-60315	\$12.71
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - OPP 01-122-099-60315	\$44.93
0070564	9/18/2019	Ricoh Canada	COPIER LEASE - OPP 01-122-099-60311	\$327.62
0070599	9/18/2019	Town of Kingsville (water)	41 Division St S 01-122-099-60314	\$334.37
0070627	9/26/2019	Enbridge Gas Inc.	41 Division St S 01-122-099-60314	\$61.29
0070628	9/26/2019	Minister of Finance (OPP)	OPP CONTRACT - SEPT 2019 01-122-072-60120	\$265,709.00
0070632	9/26/2019	Reliance Home Comfort	41 Division St S 01-122-099-60314	\$37.61
0070703	9/27/2019	Sunparlour Locksmiths	KEYS - OPP 01-122-099-60315	\$82.12
0070719	9/30/2019	Gosfield North Communications	OPP - Talbot St Cottam 01-122-099-60327	\$121.88
Total For Department 122				\$268,561.55
<u>124</u>	-			
0070485	9/18/2019	ESRI Canada Limited	CONTRACT SERVICE - BLDG 01-124-072-60120	\$3,541.25
0070485	9/18/2019	ESRI Canada Limited	CONTRACT SERVICE - BLDG 01-124-072-60120	\$295.10
0070485	9/18/2019	ESRI Canada Limited	PROJECT CLOSING - PLL MODULE 01-124-360-71823	\$875.13
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-124-099-60301	\$37.22
0070542	9/18/2019	Albert J Peach	CONTRACT SERV - AUG 19-SEP 4 01-124-072-60120	\$2,780.00
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 95 -124-099-60327	\$239.14

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
Total For Department			124	\$7,767.84
130	-			
0070417	9/12/2019	E.L.K. Energy Inc	390 Main St E Traffic Lights 01-130-110-60402	\$71.98
0070417	9/12/2019	E.L.K. Energy Inc	Wigle Traffic Lights 01-130-110-60402	\$54.08
0070417	9/12/2019	E.L.K. Energy Inc	Jasperson Traffic Lights 01-130-110-60402	\$213.56
0070417	9/12/2019	E.L.K. Energy Inc	Street Lights - Kingsville 01-130-114-60412	\$7,332.44
0070417	9/12/2019	E.L.K. Energy Inc	Division Traffic Lights 01-130-110-60402	\$165.67
0070417	9/12/2019	E.L.K. Energy Inc	Spruce Traffic Lights 01-130-110-60402	\$213.56
0070417	9/12/2019	E.L.K. Energy Inc	Santos & Main Traffic Lights 01-130-110-60402	\$32.34
0070417	9/12/2019	E.L.K. Energy Inc	Street Lights - Cottam 01-130-114-60412	\$1,464.08
0070420	9/12/2019	HYDRO ONE	Streetlights - Mucci Dr 01-130-114-60412	\$23.40
0070420	9/12/2019	HYDRO ONE	Streetlights - Regent St 01-130-114-60412	\$30.27
0070420	9/12/2019	HYDRO ONE	Streetlights - Woodland 01-130-114-60412	\$63.45
0070420	9/12/2019	HYDRO ONE	Streetlights - Sunvalley 01-130-114-60412	\$37.24
0070420	9/12/2019	HYDRO ONE	Streetlights - Road 3E 01-130-114-60412	\$2.69
0070429	9/18/2019	Erica Allen	REPLACEMENT CLOTHING 01-130-072-60216	\$89.16
0070434	9/18/2019	Art Engineering Inc.	CEDAR ISLAND BRIDGE REHAB 01-130-360-71923	\$3,754.96
0070449	9/18/2019	Canada Heavy Equipment Colle	HEAVY EQUIP ASSESSMENT 01-130-098-60254	\$2,094.00
0070454	9/18/2019	Cedar Creek Landscaping	GRASS CUTTING - AUG 2019 01-130-141-60429	\$524.06
0070455	9/18/2019	Chapman Signs	STREET SIGN - HERRINGTON 01-130-132-60428	\$99.58
0070465	9/18/2019	County Wide Tree Service	TREE REMOVAL - CHELSEA CRES 01-130-099-60426	\$1,402.66
0070474	9/18/2019	Tim Del Greco	TRAVEL - TRINING AUG 27-30/19 01-130-098-60254	\$593.88
0070476	9/18/2019	Dillon Consulting	BRIDGE#503-CULVERT REPLACEMENT 01-130-360-71828	\$296.73
0070476	9/18/2019	Dillon Consulting	BRIDGE#46-S TALBOT CULVERT 01-130-360-71827	\$1,982.88
0070476	9/18/2019	Dillon Consulting	BRIDGE#18-REHABILITATION 01-130-360-71825	\$1,230.89
0070478	9/18/2019	Economy Rental Centre	WELDING RODS 01-130-099-60335	\$86.44
0070480	9/18/2019	ELK Solutions Inc.	STREETLIGHT MAINTENANCE - JULY 01-130-114-60413	\$517.96

Town of Kingsville
Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070483	9/18/2019	Enbridge Gas Inc.	2021 Division Rd N - PW Garage 01-130-099-60314	\$22.39
0070483	9/18/2019	Enbridge Gas Inc.	2021 Division - Garage 01-130-099-60314	\$30.19
0070488	9/18/2019	Essex County Mun. Supervisors	2019 MEMBERSHIP 01-130-098-60254	\$250.00
0070490	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-130-118-60416	\$101.76
0070490	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-130-118-60416	\$101.76
0070490	9/18/2019	Evergreen Lawns	WEED CTRL - VARIOUS LOTS 01-130-118-60416	\$203.52
0070500	9/18/2019	Green Stream Lawn & Vegetation	2019 ROADSIDE SPRAYING 01-130-118-60416	\$21,164.80
0070506	9/18/2019	Herc Rentals	PLANER FOR SIDEWALK GRINDING 01-130-099-60318	\$2,242.57
0070507	9/18/2019	Holly Transportation Services	PTO REBATE CONSULTING SERVICES 01-130-066-41270	\$1,110.02
0070516	9/18/2019	Kingsville Home Hardware	GLOVES 01-130-072-60216	\$2.32
0070516	9/18/2019	Kingsville Home Hardware	KEYS FOR SHOP 01-130-099-60315	\$4.46
0070516	9/18/2019	Kingsville Home Hardware	3/8" SOCKET FOR SIGNS 01-130-099-60357	\$13.40
0070516	9/18/2019	Kingsville Home Hardware	BOX'S FOR BACK OF TRUCK 01-130-099-60357	\$12.21
0070516	9/18/2019	Kingsville Home Hardware	INSECTICIDE 01-130-099-60335	\$19.31
0070519	9/18/2019	Lawson Products Ltd.	HAND CLEANER FOR SHOP 01-130-099-60335	\$63.22
0070522	9/18/2019	Lucier Glove & Safety Products	SAFETY GLASS CLEANER 01-130-099-60347	\$20.33
0070540	9/18/2019	Orkin Canada Corporation	PEST CONTROL 01-130-099-60315	\$183.17
0070546	9/18/2019	Phasor Industrial	STREETLIGHT - ROAD 2/GRHM SDRD 01-130-114-60413	\$335.81
0070550	9/18/2019	Pollar Distribution Inc.	DUST CONTROL - GRAVEL ROADS 01-130-138-60436	\$5,970.35
0070551	9/18/2019	Praxair Canada Inc.	CYLINDER LEASE RENEWAL 01-130-099-60335	\$222.43
0070553	9/18/2019	Princess Auto	SCALER - SHOP 01-130-099-60357	\$55.96
0070558	9/18/2019	Queens Auto Supply	10-01 - REFRIGERANT 01-130-099-60316	\$8.13
0070558	9/18/2019	Queens Auto Supply	SOCKETS - SIGN INSTALLS 01-130-099-60357	\$6.09
0070558	9/18/2019	Queens Auto Supply	YELLOW PAINT FOR EQUIPMENT 01-130-099-60316	\$8.53
0070558	9/18/2019	Queens Auto Supply	O'RINGS FOR PRESSURE WASHER 01-130-099-60316	\$4.27
0070562	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - ESSLETINE DRAIN 01-130-360-71547	\$10,731.86
0070562	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - ESS;ETINE DRAIN 01-130-360-71547	\$3,743.75
0070562	9/18/2019	RC Spencer Associates Inc.	ENG SERVICES - ESSLETINE DRAIN 01-130-360-71547	\$3,647.08
0070563	9/18/2019	Rene Blain Trucking Ltd	BULK COLD PATCH 01-130-110-60418	\$2,657.30

Town of Kingsville
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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070577	9/18/2019	Shilson Excavation & Trucking I	INSTALL ACCESS BRIDGE - ROAD 6 01-130-141-60414	\$4,986.24
0070577	9/18/2019	Shilson Excavation & Trucking I	REPLACE CATCH BASIN-STECKLE 01-130-141-60439	\$4,655.52
0070577	9/18/2019	Shilson Excavation & Trucking I	REPLACE CULVERT-958 RD E 01-130-141-60414	\$4,657.76
0070577	9/18/2019	Shilson Excavation & Trucking I	OBSTRUCTION - RD 8/GRHM SDRD 01-130-141-60429	\$610.56
0070577	9/18/2019	Shilson Excavation & Trucking I	EMERG CULVERT REPAIR-RD 2 E 01-130-141-60414	\$9,718.07
0070583	9/18/2019	SkyMobile	FLEET TRACKING AVL 01-130-099-60460	\$407.04
0070584	9/18/2019	Southwestern Sales Corp. Ltd.	SANDBAG PROGRAM 01-130-360-71961	\$506.44
0070586	9/18/2019	Southwest Diesel Service Inc	DIAGNOSE ABS SYTEM FAILURE 01-130-099-60316	\$1,106.99
0070588	9/18/2019	Stantec Consulting Ltd.	PARK ST - CONS SERVICES 01-130-360-71744	\$1,579.82
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-130-099-60327	\$45.79
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-130-099-60327	\$495.47
0070598	9/18/2019	Top It Asphalt Maintenance Inc	2019 LINE PAINTING 01-130-110-60401	\$10,084.56
0070602	9/18/2019	TSC Stores L.P.	BATTERY 20V DEWALT 01-130-099-60357	\$172.98
0070605	9/18/2019	United Rentals of Canada Inc	ROLLER - GRAVEL RD MAIN'T 01-130-099-60316	\$1,980.19
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-130-099-60340	\$845.75
0070607	9/18/2019	Waddick Fuels	CLEAR ULS 01-130-099-60340	\$909.16
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-130-099-60340	\$1,711.52
0070607	9/18/2019	Waddick Fuels	CLEAR ULS 01-130-099-60340	\$996.32
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-130-099-60340	\$1,390.24
0070610	9/18/2019	Windsor Factory Supply	6" VICE 01-130-099-60357	\$184.31
0070612	9/18/2019	Windsor-Essex County Health L	WEST NILE VIRUS 01-130-099-60399	\$496.44
0070617	9/18/2019	Work Authority	BOOTS - MARTINHO 01-130-072-60216	\$223.86
0070629	9/26/2019	Minister of Finance (MTO)	REG & LIC RENEWAL- T DELGRECO 01-130-099-60345	\$250.00
0070631	9/26/2019	HYDRO ONE	Combination All Street Lights 01-130-114-60412	\$1,821.53
0070631	9/26/2019	HYDRO ONE	PW Garage 01-130-099-60314	\$487.73
0070644	9/27/2019	Chapman Signs	STREET SIGN - MCCAIN SDRD 01-130-132-60428	\$99.58
0070649	9/27/2019	Erie Sand & Gravel Limited	SAND - SANDBAG PROGRAM 01-130-360-71961	\$79.75
0070650	9/27/2019	E.R.(Bill) Vollans Ltd.	KIOTI/SALTER STICKERS 01-130-122-60421	\$42.08
0070655	9/27/2019	Giorgi Bros. Inc.	REPLACE RAMPS ON PALMER DR 01-130-144-60438	\$3,052.80

Town of Kingsville
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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070655	9/27/2019	Giorgi Bros. Inc.	SIDEWALK REPAIRS - VARIOUS 01-130-144-60438	\$18,491.82
0070655	9/27/2019	Giorgi Bros. Inc.	SIDEWALK - ELM ST 01-130-360-71929	\$51,559.12
0070656	9/27/2019	Golder Associates	SERVICES-SPRUCE/DIV ST S/PARK 01-130-360-71956	\$2,098.87
0070659	9/27/2019	Herc Rentals	GRINDER RENTAL - SIDEWALKS 01-130-099-60318	\$258.40
0070663	9/27/2019	JBR Construction	ADJ OF COMMUNICATOR BOX 01-130-360-71958	\$3,052.80
0070666	9/27/2019	Jireh Tools	DRILL GRINDER 01-130-099-60357	\$760.15
0070667	9/27/2019	Kelcom (Eugenie)	REPLACEMENT PHONE CASE 01-130-099-60327	\$34.33
0070668	9/27/2019	Kelcom Radio Division	AVL AND RADIOS FOR FLEET 01-130-099-60460	\$1,500.96
0070672	9/27/2019	Lawson Products Ltd.	SMALL HARDWARE - SHOP 01-130-099-60335	\$370.32
0070673	9/27/2019	Leamington Int. Trucks	15-01 - SAFETY & SERVICE 01-130-099-60316	\$3,167.45
0070677	9/27/2019	NASCI Construction Services Li	CRACK SEALING PROGRAM - 2019 01-130-110-60418	\$23,150.39
0070681	9/27/2019	Orkin Canada Corporation	PEST CONTROL 01-130-099-60315	\$91.58
0070683	9/27/2019	Phasor Industrial	SERVICE - ST LIGHT ON ELM ST 01-130-114-60413	\$324.61
0070683	9/27/2019	Phasor Industrial	RELOCATE LIGHT - GRHM/SEACLIFF 01-130-114-60413	\$473.18
0070683	9/27/2019	Phasor Industrial	INSTALL & WIRE NEW PXO'S 01-130-360-71931	\$4,857.80
0070684	9/27/2019	Playpower Lt Canada Inc.	BENCHES & GARBAGE RECEPTACLES 01-130-360-71955	\$21,534.32
0070687	9/27/2019	Queens Auto Supply	BLK SHAMPOO - PWR WASHER 01-130-099-60335	\$143.50
0070687	9/27/2019	Queens Auto Supply	MACHINE GREASE 01-130-099-60316	\$35.51
0070687	9/27/2019	Queens Auto Supply	DEEP SOCKETS 01-130-099-60357	\$9.14
0070687	9/27/2019	Queens Auto Supply	GEAR RATCHT 01-130-099-60357	\$38.56
0070692	9/27/2019	Security One Alarm Systems	WILO'S PUMP STATION-MONITOR 01-130-099-60327	\$56.45
0070694	9/27/2019	Sims Publications Incorporated	AD - TRAFFIC BY LAW AMENDMENTS 01-130-099-60306	\$300.03
0070695	9/27/2019	Simpson's Fence (Chatham) Ltc	PARK ST FENCE REPAIR 01-130-099-60455	\$1,649.61
0070697	9/27/2019	SkyMobile	GEOTAB INSTALLS 01-130-099-60316	\$1,012.51
0070698	9/27/2019	Southwestern Sales Corp. Ltd.	WATERVIEW SHOULDER 01-130-138-60432	\$245.11
0070702	9/27/2019	Strongco Limited Partnership	AIR RIDE ON BACKHOE 01-130-099-60316	\$2,285.13
0070705	9/27/2019	Top It Asphalt Maintenance Inc	VARIOUS LINE PAINTING 01-130-110-60401	\$493.54
0070707	9/27/2019	Waddick Fuels	UNLD GAS 01-130-099-60340	\$851.32
0070707	9/27/2019	Waddick Fuels	CLEAR ULS 01-130-099-60340	\$868.33

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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070707	9/27/2019	Waddick Fuels	UNLD GAS 01-130-099-60340	\$1,451.04
0070707	9/27/2019	Waddick Fuels	CLEAR ULS 01-130-099-60340	\$730.43

Total For Department 130 \$270,809.76

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0070611	9/18/2019	Windsor Disposal Services Ltd.	FRONT END SERVICE - ARENA 01-131-400-60380	\$30.53
0070611	9/18/2019	Windsor Disposal Services Ltd.	YARD WSTE COLLECTION - AUG/19 01-131-400-60382	\$4,898.57
0070653	9/27/2019	Essex-Windsor Solid Waste	YARD WASTE - AUG 2019 01-131-400-60370	\$2,596.62
0070653	9/27/2019	Essex-Windsor Solid Waste	PREPETUAL CARE - SEP - OCT 01-131-400-60404	\$10,770.00
0070653	9/27/2019	Essex-Windsor Solid Waste	FIXED COSTS - AUG 2019 01-131-400-60370	\$37,266.00
0070653	9/27/2019	Essex-Windsor Solid Waste	WASTE DISPOSAL - AUG 2019 01-131-400-60370	\$19,450.99
0070711	9/27/2019	Windsor Disposal Services Ltd.	WASTE COLLECTION - CRYSTAL APT 01-131-400-60380	\$237.87
0070711	9/27/2019	Windsor Disposal Services Ltd.	WASTE COLLECTION - COTTAM 01-131-400-60380	\$239.00
0070711	9/27/2019	Windsor Disposal Services Ltd.	WASTE COLLECTION - OCT 2019 01-131-400-60380	\$44,650.82

Total For Department 131 \$120,140.40

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0070417	9/12/2019	E.L.K. Energy Inc	Greenhill Cemetery 01-151-099-60314	\$21.17
0070509	9/18/2019	Hutchins Monuments	GRACELAND - OPENING 01-151-072-60121	\$1,300.00
0070518	9/18/2019	KnM Yard Care	CEMETARY GRASS CUT - AUG 2019 01-151-072-60120	\$7,576.00
0070566	9/18/2019	William Robson	GREENHILL - PLOTS 115 & 117 01-151-066-41802	\$2,000.00
0070599	9/18/2019	Town of Kingsville (water)	Greenhill Cemetery 01-151-099-60314	\$90.43
0070601	9/18/2019	Truax Lumber	CEMETARY MAINTENANCE 01-151-099-60337	\$151.96
0070627	9/26/2019	Enbridge Gas Inc.	Mill St Cemetery 01-151-099-60314	\$25.53
0070645	9/27/2019	County Wide Tree Service	TREE CLEANUP - GRACELAND 01-151-128-60426	\$1,140.00
0070660	9/27/2019	Hutchins Monuments	GRACELAND - OPENING 01-151-072-60121	\$400.00

**Town of Kingsville
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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
Total For Department			151	\$12,705.09
170	-			
0070415	9/12/2019	Allstream Business Inc	Arena - Fax/Debit 01-170-099-60327	\$82.02
0070415	9/12/2019	Allstream Business Inc	Arena/Carnegie Elevator 01-170-099-60327	\$41.00
0070418*	9/12/2019	Norm Henderson	RFND OVR PYMT - ICE 01-170-006-12063	\$189.40
0070424*	9/18/2019	2nd Kingsville Scouts	P2P FORM 95, 96, 97 01-170-000-15000	\$702.00
0070425	9/18/2019	A & A Flooring	CANTEEN FLOOR REPAIR 01-170-099-60315	\$1,293.80
0070427	9/18/2019	AGO Industries Inc.	ARENA CLOTHING 01-170-072-60216	\$109.66
0070440	9/18/2019	Black & McDonald Limited	PART OF FILTRATION SYSTEM 01-170-360-71933	\$3,525.00
0070440	9/18/2019	Black & McDonald Limited	BRINE FILTRATION SYSTEM 01-170-360-71933	\$3,847.00
0070440	9/18/2019	Black & McDonald Limited	COMPRESSOR MAINTENANCE 01-170-099-60316	\$1,263.00
0070440	9/18/2019	Black & McDonald Limited	COMPRESSOR MAINTENANCE 01-170-099-60316	\$537.70
0070440	9/18/2019	Black & McDonald Limited	COMPRESSOR MAINTENANCE 01-170-099-60316	\$5,315.00
0070443	9/18/2019	BSM Technologies Ltd (formerly	P&R - FLEET TRACKING 01-170-099-60327	\$47.50
0070457	9/18/2019	Cintas Canada Limited	ARENA - MATS 01-170-099-60315	\$55.24
0070461	9/18/2019	Cogeco	1741 Jasperson 01-170-099-60327	\$110.44
0070467	9/18/2019	Culligan Water	WATER COOLER - ARENA 01-170-099-60315	\$27.95
0070471	9/18/2019	Darem Hardware Limited	DOOR HARDWARE 01-170-099-60315	\$2,598.00
0070479	9/18/2019	Electrical Wholesale Supp.	12V BATTERY 01-170-099-60315	\$570.60
0070484	9/18/2019	Erie North Shore Minor Hockey	P2P FORM 92 & 80 01-170-000-15000	\$1,287.00
0070505	9/18/2019	Harris Time Inc	SCOREBOARD PANELS 01-170-099-60315	\$515.00
0070512	9/18/2019	Icemaster Arena Products & Se	PAINTING OF ICE RINK 01-170-099-60315	\$875.00
0070516	9/18/2019	Kingsville Home Hardware	PAINT SUPPLIES 01-170-099-60315	\$20.44
0070516	9/18/2019	Kingsville Home Hardware	PARTS 01-170-099-60315	\$30.66
0070516	9/18/2019	Kingsville Home Hardware	DRILL BIT 01-170-099-60315	\$21.99
0070516	9/18/2019	Kingsville Home Hardware	DRILL BIT 01-170-099-60315	\$14.53
0070516	9/18/2019	Kingsville Home Hardware	PARTS (ICE MAINTENANCE) 01-170-099-60315	\$16.06

Town of Kingsville
Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070516	9/18/2019	Kingsville Home Hardware	EQUIPMENT 01-170-099-60315	\$39.98
0070516	9/18/2019	Kingsville Home Hardware	PAINT 01-170-099-60315	\$32.96
0070516	9/18/2019	Kingsville Home Hardware	DRILL BITS 01-170-099-60315	\$12.74
0070516	9/18/2019	Kingsville Home Hardware	PAINT 01-170-099-60315	\$8.99
0070516	9/18/2019	Kingsville Home Hardware	BURNER FOIL 01-170-099-60315	\$9.76
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - ARENA 01-170-099-60335	\$738.39
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - ARENA 01-170-099-60315	\$229.25
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - ARENA 01-170-099-60337	\$1,366.71
0070529	9/18/2019	Messer Canada Inc.,	PROPANE 01-170-099-60340	\$72.63
0070529	9/18/2019	Messer Canada Inc.,	PROPANE 01-170-099-60340	\$412.30
0070529	9/18/2019	Messer Canada Inc.,	CYLINDER RENTAL 01-170-099-60318	\$20.00
0070529	9/18/2019	Messer Canada Inc.,	PROPANE 01-170-099-60340	\$78.70
0070529	9/18/2019	Messer Canada Inc.,	ACETYLENE 01-170-099-60318	\$108.90
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-170-099-60301	\$74.92
0070540	9/18/2019	Orkin Canada Corporation	PEST CONTROL 01-170-099-60315	\$94.50
0070541	9/18/2019	Otis Canada, Inc.	ELEVATOR - 09/01/19 - 11/30/19 01-170-099-60315	\$1,181.46
0070546	9/18/2019	Phasor Industrial	INSTALL YARD LIGHT 01-170-099-60315	\$734.93
0070575 *	9/18/2019	Seng's Martial Arts	P2P FORM 89 01-170-000-15000	\$671.22
0070582 *	9/18/2019	Skate Kingsville	P2P FORMS 94,79,78 01-170-000-15000	\$1,489.00
0070590 *	9/18/2019	Devan Street	RFND - PAVILION DEPOSIT 01-170-006-12063	\$700.00
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01-170-099-60327	\$457.92
0070600	9/18/2019	Tri-County Copiers Plus	ARENA/ADMIN COPIES 01-170-099-60301	\$151.55
0070601	9/18/2019	Truax Lumber	ANCHORS 01-170-099-60315	\$5.20
0070601	9/18/2019	Truax Lumber	DRILL BITS 01-170-099-60315	\$91.92
0070601	9/18/2019	Truax Lumber	PARTS 01-170-099-60315	\$6.79
0070601	9/18/2019	Truax Lumber	WASHER PARTS 01-170-099-60315	\$2.99
0070602	9/18/2019	TSC Stores L.P.	BATTERIES 01-170-099-60315	\$169.99
0070602	9/18/2019	TSC Stores L.P.	20V BATTERY 01-170-099-60315	\$339.98
0070608	9/18/2019	Warkentin Plumbing	PLUMBING MAIN'T 01-170-099-60315	\$20.02

Town of Kingsville Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070608	9/18/2019	Warkentin Plumbing	HVAC MAIN'T - ARENA 01-170-099-60315	\$190.00
0070621	9/19/2019	Enbridge Gas Inc.	1741 Jasperson Lane 01-170-099-60314	\$632.90
0070631	9/26/2019	HYDRO ONE	Arena Complex 01-170-099-60314	\$12,666.04
0070674	9/27/2019	Merchant Paper Company	SUPPLIES - ARENA 01-170-099-60315	\$44.59
0070675	9/27/2019	Messer Canada Inc.,	PROPANE 01-170-099-60340	\$104.06
0070696 *	9/27/2019	Skate Kingsville	P2P FORMS 101 01-170-000-15000	\$405.00
0070706	9/27/2019	Truax Lumber	BROOM 01-170-099-60315	\$35.99

Total For Department 170 \$46,498.27

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0070415	9/12/2019	Allstream Business Inc	Park Pavilion 01-171-155-60327	\$44.30
0070415	9/12/2019	Allstream Business Inc	Lions Hall 01-171-159-60327	\$41.00
0070415	9/12/2019	Allstream Business Inc	Arena/Carnegie Elevator 01-171-171-60327	\$47.98
0070417	9/12/2019	E.L.K. Energy Inc	Queen St - NE Corner 01-171-099-60314	\$16.86
0070417	9/12/2019	E.L.K. Energy Inc	Queen St - NW Corner 01-171-099-60314	\$16.87
0070417	9/12/2019	E.L.K. Energy Inc	21 Mill St - Lions Hall 01-171-159-60314	\$17.42
0070417	9/12/2019	E.L.K. Energy Inc	28 Division St S 01-171-171-60314	\$477.40
0070417	9/12/2019	E.L.K. Energy Inc	315 Queen St - Meter Cab 01-171-099-60314	\$29.86
0070417	9/12/2019	E.L.K. Energy Inc	315 Queen St - Pavilion 01-171-155-60314	\$584.59
0070417	9/12/2019	E.L.K. Energy Inc	21 Mill St - Lions Hall 01-171-159-60314	\$909.27
0070417	9/12/2019	E.L.K. Energy Inc	37 Beech St (42 Main) 01-171-172-60314	\$319.67
0070417	9/12/2019	E.L.K. Energy Inc	103 Park St 01-171-135-60314	\$50.01
0070417	9/12/2019	E.L.K. Energy Inc	103 Park St 01-171-135-60314	\$541.69
0070417	9/12/2019	E.L.K. Energy Inc	124 Fox - Ridgeview Park 01-171-176-60314	\$446.04
0070417	9/12/2019	E.L.K. Energy Inc	122 Fox St 01-171-173-60314	\$531.68
0070417	9/12/2019	E.L.K. Energy Inc	169 Cty Rd 34W (Cottam Rotary) 01-171-099-60314	\$59.21
0070421	9/12/2019	Reliance Home Comfort	24 Mill St - Lions Hall 01-171-159-60314	\$24.82
0070423	9/18/2019	1845040 Ontario Inc.	TENNIS COURT REPAIR 01-171-099-60315	\$6,830.52

**Town of Kingsville
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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070423	9/18/2019	1845040 Ontario Inc.	TENNIS COURT REPAIR 01-171-060-40610	\$2,836.67
0070432	9/18/2019	Anna's Flowers	FLOWERS - WELCOME SIGN 01-171-150-60344	\$34.55
0070432	9/18/2019	Anna's Flowers	HORT SOCIETY 01-171-150-60344	\$49.35
0070432	9/18/2019	Anna's Flowers	HORT SOCIETY 01-171-150-60344	\$24.42
0070432	9/18/2019	Anna's Flowers	HORT SOCIETY 01-171-150-60344	\$142.38
0070432	9/18/2019	Anna's Flowers	HORT SOCIETY 01-171-150-60344	\$32.91
0070451	9/18/2019	Capogna Flowers Inc.	HORT SOCIETY 01-171-150-60344	\$12.21
0070451	9/18/2019	Capogna Flowers Inc.	HORT SOCIETY 01-171-150-60344	\$861.30
0070451	9/18/2019	Capogna Flowers Inc.	HORT SOCIETY 01-171-150-60344	\$1,624.65
0070454	9/18/2019	Cedar Creek Landscaping	GRASS CUTTING CONTRACT 01-171-072-60120	\$13,649.06
0070457	9/18/2019	Cintas Canada Limited	BIA - MATS 01-171-171-60315	\$68.64
0070461	9/18/2019	Cogeco	103 Park St 01-171-135-60327	\$119.90
0070465	9/18/2019	County Wide Tree Service	TREE MAIN'T - CEDAR ISLAND - 01-171-099-60339	\$101.76
0070469	9/18/2019	Daniher Top Soil Ltd	TOP SOIL - 124 FOX ST 01-171-176-60337	\$811.00
0070477	9/18/2019	Gail Donais	RFND - COTTAM HALL DEPOSIT 01-171-176-60315	\$88.50
0070483	9/18/2019	Enbridge Gas Inc.	122 Fox St 01-171-173-60314	\$22.39
0070483	9/18/2019	Enbridge Gas Inc.	124 Fox St 01-171-176-60314	\$22.00
0070489	9/18/2019	Essex County Library	SHARED COSTS - Q2 2019 01-171-175-60314	\$437.81
0070493	9/18/2019	Fastenal Canada	LADDER 01-171-135-60315	\$417.13
0070494	9/18/2019	FastSigns	SIGNAGE- RIDGEVIEW PARK 01-171-099-60315	\$1,985.23
0070516	9/18/2019	Kingsville Home Hardware	GLOVES 01-171-099-60335	\$20.33
0070516	9/18/2019	Kingsville Home Hardware	SUPPLIES 01-171-176-60315	\$14.16
0070516	9/18/2019	Kingsville Home Hardware	SUPPLIES 01-171-155-60315	\$6.36
0070516	9/18/2019	Kingsville Home Hardware	PAINT 01-171-177-60315	\$6.27
0070516	9/18/2019	Kingsville Home Hardware	OIL - FLEET 01-171-099-60316	\$6.10
0070516	9/18/2019	Kingsville Home Hardware	GLUE 01-171-171-60315	\$8.84
0070516	9/18/2019	Kingsville Home Hardware	BATTERIES 01-171-155-60315	\$11.99
0070516	9/18/2019	Kingsville Home Hardware	TOILET HANDLE 01-171-175-60315	\$12.49
0070516	9/18/2019	Kingsville Home Hardware	GLOVES 01-171-099-60315	\$10.17

System: 10/1/2019 11:25:00 AM User ID: dbroda	Town of Kingsville Council Summary Report			Page: 18
Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070516	9/18/2019	Kingsville Home Hardware	SPONGES 01-171-155-60315	\$3.99
0070516	9/18/2019	Kingsville Home Hardware	REACHING AID 01-171-099-60315	\$29.99
0070516	9/18/2019	Kingsville Home Hardware	LEAF BAGS 01-171-099-60335	\$3.04
0070516	9/18/2019	Kingsville Home Hardware	TOILET HANDLE 01-171-172-60315	\$5.99
0070516	9/18/2019	Kingsville Home Hardware	TOILET HANDLE 01-171-172-60315	\$1.70
0070516	9/18/2019	Kingsville Home Hardware	LINE FOR WEEDING 01-171-099-60335	\$9.66
0070521	9/18/2019	LED Roadway Lighting LTD	RIDGEVIEW PARK LIGHTING 01-171-360-71935	\$3,535.67
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - GROVEDALE 01-171-135-60315	\$977.58
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - GROVEDALE 01-171-135-60315	\$104.80
0070531	9/18/2019	Modular Service Group Inc	STORAGE RENTAL 01-171-099-60318	\$76.32
0070531	9/18/2019	Modular Service Group Inc	STORAGE RENTAL 01-171-099-60318	\$76.32
0070534	9/18/2019	Myron Smarter Business Gifts	MAYORS GOLF - TOTES 01-171-179-40527	\$436.04
0070534	9/18/2019	Myron Smarter Business Gifts	MAYORS GOLF - TEES 01-171-179-40527	\$725.04
0070536	9/18/2019	New World Park Solutions Inc.	APPLEWOOD PARK PLAYGROUND 01-171-360-71937	\$58,428.93
0070547	9/18/2019	Plant Products	GRASS SEED 01-171-099-60337	\$427.39
0070554	9/18/2019	Pro Bid Contractors Ltd.	COTTAM TRAIL COMPLETION 01-171-360-71935	\$24,444.79
0070555	9/18/2019	Proud House Wash Ltd.	WEEDS SPRAYING 01-171-099-60337	\$636.00
0070555	9/18/2019	Proud House Wash Ltd.	WEEDS SPRAYING 01-171-099-60337	\$508.80
0070558	9/18/2019	Queens Auto Supply	17-02 - FUSE & WIRE 01-171-099-60316	\$71.55
0070558	9/18/2019	Queens Auto Supply	17-02 - HYDR OIL 01-171-099-60316	\$50.46
0070558	9/18/2019	Queens Auto Supply	OIL 01-171-099-60316	\$119.42
0070574	9/18/2019	Security One Alarm Systems	GROVEDALE - 8/14/19-7/31/20 01-171-135-60315	\$968.36
0070574	9/18/2019	Security One Alarm Systems	GROVEDALE - SECURITY 01-171-135-60315	\$1,872.88
0070581	9/18/2019	Simplistic Lines Inc.	LINE PAINT 01-171-177-60337	\$1,718.73
0070584	9/18/2019	Southwestern Sales Corp. Ltd.	GRAVEL STONE 01-171-099-60337	\$9,604.27
0070597	9/18/2019	Tire Tyme	14-03 - TIRE REPAIR 01-171-099-60316	\$40.70
0070599	9/18/2019	Town of Kingsville (water)	103 Park St 01-171-135-60314	\$2,755.26
0070599	9/18/2019	Town of Kingsville (water)	21 Mill St - Lions Hall 01-171-159-60314	\$269.68
0070599	9/18/2019	Town of Kingsville (water)	28 Division St S 01-171-171-60314	\$68.89

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Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070599	9/18/2019	Town of Kingsville (water)	Lakeside Park Washrooms 01-171-099-60314	\$276.37
0070599	9/18/2019	Town of Kingsville (water)	Lakeside Park Pavilion 01-171-155-60314	\$858.66
0070599	9/18/2019	Town of Kingsville (water)	37 Beech St 01-171-172-60314	\$80.04
0070601	9/18/2019	Truax Lumber	WIRE MESH 01-171-177-60315	\$114.20
0070601	9/18/2019	Truax Lumber	ANCHORS 01-171-177-60315	\$92.90
0070601	9/18/2019	Truax Lumber	WOOD 01-171-177-60315	\$24.49
0070601	9/18/2019	Truax Lumber	PARTS - PLAYERS BENCHES 01-171-177-60315	\$61.71
0070601	9/18/2019	Truax Lumber	WIRE MESH - DIAMOND 6 01-171-177-60315	\$67.92
0070601	9/18/2019	Truax Lumber	PARTS 01-171-099-60315	\$3.44
0070608	9/18/2019	Warkentin Plumbing	PLUMBING MAIN'T - BALL DIAMOND 01-171-177-60315	\$239.85
0070615	9/18/2019	Kelly Wolters	PC - RIDGEVIEW SUPPLIES 01-171-099-60335	\$1.71
0070621	9/19/2019	Enbridge Gas Inc.	37 Beech St 01-171-172-60314	\$25.83
0070626	9/26/2019	Cogeco	37 Beech Street 01-171-172-60327	\$54.95
0070627	9/26/2019	Enbridge Gas Inc.	21 Mill St - Lions Hall 01-171-159-60314	\$25.83
0070627	9/26/2019	Enbridge Gas Inc.	28 Division St S 01-171-171-60314	\$22.39
0070627	9/26/2019	Enbridge Gas Inc.	103 Park St 01-171-135-60314	\$39.92
0070627	9/26/2019	Enbridge Gas Inc.	315 Queen St 01-171-155-60314	\$27.36
0070631	9/26/2019	HYDRO ONE	ERCA - Ticket Booth 01-171-099-60314	\$37.58
0070631	9/26/2019	HYDRO ONE	1741 Jasperson Lane 01-171-177-60314	\$213.49
0070655	9/27/2019	Giorgi Bros. Inc.	SIDEWALK REPAIRS - VARIOUS 01-171-099-60315	\$2,238.72
0070655	9/27/2019	Giorgi Bros. Inc.	SIDEWALK - REMARK & PARK ST 01-171-099-60315	\$7,835.51
0070662	9/27/2019	Jardine Lloyd Thompson Canac	GROVEDALE INSURANCE 01-171-099-60312	\$3,029.40
0070669	9/27/2019	Kelcom Telemessaging	EMERGENCY ELEVATOR LINE 01-171-171-60315	\$47.85
0070674	9/27/2019	Merchant Paper Company	SUPPLIES - FACILITIES 01-171-099-60315	\$384.25
0070683	9/27/2019	Phasor Industrial	SERVICE - LAKESIDE PARK BOX 01-171-155-60315	\$195.00
0070687	9/27/2019	Queens Auto Supply	FLUIDS - BOBCAT 01-171-099-60316	\$26.22
0070689	9/27/2019	Rona Inc	SCREW EYE - WHITE FENCING 01-171-099-60315	\$34.07
0070690	9/27/2019	Sam's Service Facility	FLEET MAINTENANCE 01-171-099-60316	\$1,488.44
0070706	9/27/2019	Truax Lumber	SCREW EYE - WHITE FENCING 01-171-099-60315	\$8.30

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Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070709	9/27/2019	Warkentin Plumbing	TOLIET SEATS 01-171-099-60315	\$49.34
Total For Department 171				\$160,005.75
<u>173</u>	-			
0070415	9/12/2019	Allstream Business Inc	Boat Ramp - 599 Cedar Dr 01-173-099-60327	\$44.30
0070487	9/18/2019	Essex Region Conservation Au	ERCA PERMIT - STEEL PIZING 01-173-360-71938	\$500.00
0070545	9/18/2019	Petroleum Equipment Inc	SERVICE - FUEL PUMP 01-173-099-60315	\$313.20
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-173-099-60383	\$1,404.44
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-173-099-60383	\$1,226.83
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-173-099-60383	\$1,373.70
0070607	9/18/2019	Waddick Fuels	UNLD GAS 01-173-099-60383	\$604.47
0070619	9/18/2019	XPlornet Communications Inc	MARINA COMMUNICATIONS 01-173-099-60327	\$54.99
0070631	9/26/2019	HYDRO ONE	Boat Ramp Booth - 599 Cedar Dr 01-173-099-60314	\$37.03
0070631	9/26/2019	HYDRO ONE	Cedar Island Boat Slips 01-173-099-60314	\$351.11
0070631	9/26/2019	HYDRO ONE	Cedar Island Washrooms 01-173-099-60314	\$67.76
0070634	9/26/2019	XPlornet Communications Inc	MARINA COMMUNICATIONS 01-173-099-60327	\$54.99
0070683	9/27/2019	Phasor Industrial	SERVICE CALL - BOAT RAMP 01-173-099-60315	\$195.00
0070683	9/27/2019	Phasor Industrial	SERVICE - DISCONNECTED DOCKS 01-173-099-60315	\$275.00
0070707	9/27/2019	Waddick Fuels	FUEL - BOAT RAMP 01-173-099-60383	\$1,404.44
Total For Department 173				\$7,907.26
<u>174</u>	-			
0070416	9/12/2019	Dynamic Displays	MIGRATION FEST - CAKE/BANNER 01-174-099-60608	\$686.88
0070453	9/18/2019	Carmen's Catering Service Inc.	MIG FEST - APPETIZERS 01-174-099-60820	\$580.03
0070635	9/27/2019	Kelly Wolters	FLOAT - MIG FEST 01-174-099-60820	\$150.00
0070648	9/27/2019	Maggie Durocher	RAFFLE TICKETS & FRAMES 01-174-099-60307	\$55.33
0070713	9/30/2019	Border Cities Caledonian Pipe E	MIG FEST PARADE 01-174-099-60608	\$1,000.00
0070714	9/30/2019	Thomas Clarke	MIG FEST- 9 HOLE MINI PUTT 01-174-099-60821	\$650.00

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070716	9/30/2019	Diane-Marie Swiderski	GOLDEN EGG HUNT 01-174-099-60821	\$50.12
0070717	9/30/2019	EZE Riders	MIG FEST PARADE 01-174-099-60608	\$350.00
0070721	9/30/2019	Jangles the Magic Clown	MIG FEST - PERFORMANCE 01-174-099-60821	\$600.00
0070723	9/30/2019	Kingsport Environmental	MIG FEST KID'S ACTIVITIES 01-174-099-60821	\$646.18
0070726	9/30/2019	Mystic Drumz	MIG FEST - PERFORMANCE 01-174-099-60821	\$1,577.28
0070727	9/30/2019	Sarah Parks Horsemanship	MIG FEST PARADE 01-174-099-60608	\$500.00
0070727	9/30/2019	Sarah Parks Horsemanship	MIG FEST ACTIVITIES 01-174-099-60821	\$1,109.18
0070728	9/30/2019	SunParlor Pipes & Drums	MIG FEST PARADE 01-174-099-60608	\$800.00
0070729	9/30/2019	The Diplomats	MIG FEST PARADE 01-174-099-60608	\$1,250.00
0070731	9/30/2019	Windsor Optimist Youth Band	MIG FEST PARADE 01-174-099-60608	\$900.00
0070732	9/30/2019	Windsor Essex Disc Golf	MIG FEST - KID'S ACTIVITIES 01-174-099-60821	\$50.00

Total For Department 174 \$10,955.00

175 -

0070422	9/12/2019	Vernon's Tap & Grill	TALL SHIPS - DINNER 01-175-150-60773	\$1,000.00
0070437	9/18/2019	Banded Goose Brewing Co.	TS - BEER SALES 01-175-150-60773	\$1,200.00
0070455	9/18/2019	Chapman Signs	SIGNS - TALL SHIPS PARKING 01-175-150-60771	\$460.80
0070458	9/18/2019	Thomas Clarke	FINAL - 9 HOLE MINI PUTT 01-175-099-60628	\$325.00
0070486	9/18/2019	Essex Free Press	AD - TALLSHIPS 01-175-150-60774	\$295.58
0070498 *	9/18/2019	Rudy Fluit	TS TICKET PURCHASE IN ERROR 01-175-150-40702	\$142.64
0070504	9/18/2019	The Harrow News & County Prii	AD - TALL SHIPS 01-175-150-60774	\$386.69
0070514	9/18/2019	Amanda Keller	TS - FRAMES VOLUNTEER RECEPTIO 01-175-150-60773	\$38.51
0070517	9/18/2019	Kingsville Brewing	TS - BEER SALES 01-175-150-60773	\$900.00
0070528	9/18/2019	Merchant Paper Company	SUPPLIES - TALLSHIPS 01-175-150-60773	\$504.87
0070543	9/18/2019	Pelee Island Winery	TS - WINE PURCHASE 01-175-150-60773	\$3,053.76
0070544 *	9/18/2019	Victor Persaud	REFUND - TALL SHIP TICKETS 01-175-150-60767	\$29.96
0070546	9/18/2019	Phasor Industrial	EMERG ELEC SERV - CANADA DAY 01-175-099-60628	\$10,202.87
0070580	9/18/2019	Sims Publications Incorporated	TALLSHIP PASSPORTS 01-175-150-60774	\$6,996.00

Town of Kingsville Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070585	9/18/2019	South Essex Community Counc	TALL SHIPS SHUTTLES 01-175-150-60771	\$3,060.00
0070596	9/18/2019	The Grove Brewery	TALLSHIP - BEER 01-175-150-60773	\$2,708.82
0070601	9/18/2019	Truax Lumber	TALL SHIPS - DISPLAY PARTS 01-175-150-60771	\$4.67
0070601	9/18/2019	Truax Lumber	TALL SHIPS - PARTS 01-175-150-60770	\$54.86
0070601	9/18/2019	Truax Lumber	TALL SHIP S - PARTS 01-175-150-60776	\$24.38
0070603	9/18/2019	T-Shirt Monkey	TALL SHIPS T-SHIRTS 01-175-150-60776	\$476.00
0070605	9/18/2019	United Rentals of Canada Inc	TS - GENERATOR 01-175-150-60770	\$942.32
0070605	9/18/2019	United Rentals of Canada Inc	TS - GENERATORS 01-175-150-60770	\$2,159.00
0070613	9/18/2019	Windsor Symphony Orchestra	TALL SHIPS/METTAWAS 01-175-150-60765	\$500.00
0070613	9/18/2019	Windsor Symphony Orchestra	TALL SHIPS/METTAWAS 01-175-099-60628	\$508.80
0070614	9/18/2019	Windsor Digital Productions Inc.	AD - TALL SHIPS 01-175-150-60775	\$2,541.00
0070615	9/18/2019	Kelly Wolters	PC - CANADA DAY DECORATIONS 01-175-099-60628	\$5.36
0070615	9/18/2019	Kelly Wolters	PC - STORAGE BINS 01-175-099-60301	\$16.30
0070615	9/18/2019	Kelly Wolters	PC - MOVIES ON THE BEACH 01-175-099-60628	\$10.13
0070615	9/18/2019	Kelly Wolters	PC - MOVIES ON THE BEACH 01-175-099-60628	\$7.65
0070615	9/18/2019	Kelly Wolters	TALLSHIPS - SUPPLIES 01-175-150-60773	\$35.00
0070615	9/18/2019	Kelly Wolters	TALLSHIPS - SUPPLIES 01-175-150-60773	\$8.01
0070615	9/18/2019	Kelly Wolters	TALLSHIPS - SUPPLIES 01-175-150-60773	\$27.25
0070648	9/27/2019	Maggie Durocher	RAFFLE TICKETS & FRAMES 01-175-099-60301	\$34.00
0070671	9/27/2019	Kings Landing Catering	TS - VOLUNTEER RECOGNITIION 01-175-150-60773	\$1,679.04
0070682	9/27/2019	Pelee Island Winery	TS - VOLUNTEER APPRECIATION 01-175-150-60761	\$172.90
0070694	9/27/2019	Sims Publications Incorporated	AD - TALL SHIPS THANK YOU 01-175-150-60774	\$1,419.45
0070698	9/27/2019	Southwestern Sales Corp. Ltd.	TS - POTHOLES EAST DOCK 01-175-150-60771	\$109.50
0070700	9/27/2019	Southpoint Publishing Inc	AD - TS, TX, HERITAGE MTG 01-175-150-60774	\$345.98
0070700	9/27/2019	Southpoint Publishing Inc	AD - TS, TX, HERITAGE MTG 01-175-150-60774	\$345.98
0070711	9/27/2019	Windsor Disposal Services Ltd.	TALLSHIPS COLLECTION 01-175-150-60771	\$50.88
0070711	9/27/2019	Windsor Disposal Services Ltd.	WASTE COLLECTION - TALLSHIPS 01-175-150-60771	\$265.29

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
Total For Department 175				\$43,049.25
<u>176</u>	-			
0070615	9/18/2019	Kelly Wolters	CIB SUPPLIES 01-176-099-60652	\$8.15
Total For Department 176				\$8.15
<u>177</u>	-			
0070548	9/18/2019	Douglas J. Plumb	HG - PLAQUES 01-177-099-60789	\$24.42
0070615	9/18/2019	Kelly Wolters	PC - HIGHLAND GAMES BEER TIXS 01-177-099-60301	\$7.65
Total For Department 177				\$32.07
<u>178</u>	-			
0070446	9/18/2019	Canada Chair Company	TABLES & CHAIRS 01-178-360-71630	\$22,726.50
0070460	9/18/2019	CNC Electric Inc.	RECEPTECALE - SECURITY MONITOR 01-178-360-71630	\$372.50
0070481	9/18/2019	Elmara Construction Co. Limite	GROVEDALE HOUSE 01-178-360-71630	\$12,921.60
0070481	9/18/2019	Elmara Construction Co. Limite	GROVEDALE HOUSE 01-178-360-71630	\$3,208.95
0070482	9/18/2019	Empire Communications	LINE TO FIRE SYSTEM 01-178-360-71630	\$280.10
0070482	9/18/2019	Empire Communications	GROVEDALE - IP CAMERA 01-178-360-71630	\$1,135.27
0070528	9/18/2019	Merchant Paper Company	CLEANING MACHINE - GROVEDALE 01-178-360-71630	\$5,508.00
0070654	9/27/2019	Garlatti Landscaping Inc.	REPLACE PLANTS 01-178-360-71630	\$650.00
0070655	9/27/2019	Giorgi Bros. Inc.	SIDEWALK - REMARK & PARK ST 01-178-360-71630	\$2,921.30
0070678	9/27/2019	Nevan Construction Inc	GROVEDALE - PARKING LOT 01-178-360-71630	\$50,000.00
Total For Department 178				\$99,724.22
<u>180</u>	-			
0070532	9/18/2019	Monarch Office Supply	OFFICE SUPPLIES - AUG 2019 01-180-099-60358	\$640.99
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 01 -180-099-60327	\$45.79

Town of Kingsville Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070633	9/26/2019	Storey Samways Ltd	MAT LEAVE COVERAGE 01-180-072-60120	\$3,404.48
0070652	9/27/2019	Essex Free Press	AD - GPRC NOTICE OF PUBLIC MTG 01-180-099-60306	\$292.34
0070664	9/27/2019	Jeffrey J. Hewitt, Lawyer	OMB PREP & HEARING 01-180-099-60326	\$6,767.04
0070694	9/27/2019	Sims Publications Incorporated	AD - GPRC NOTICE OF PUBLIC MTG 01-180-099-60306	\$332.75

Total For Department 180

\$11,483.39

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0070438	9/18/2019	Christina Bedal	OFFICE SUPPLIES 01-181-099-60301	\$17.81
0070438	9/18/2019	Christina Bedal	SUPPLIES - BRD MEETING 01-181-099-60317	\$24.43
0070439	9/18/2019	Bell Canada	BIA Phone 01-181-099-60327	\$113.21
0070439	9/18/2019	Bell Canada	BIA Internet 01-181-099-60327	\$36.63
0070491	9/18/2019	Amanda Everaert	FACELIFT GRANT 01-181-099-60833	\$100.00
0070492	9/18/2019	Rene Everaert	FACE LIFT GRANT 2019 01-181-099-60833	\$100.00
0070497	9/18/2019	Flower Fashions	FLOWERS 01-181-099-60317	\$49.34
0070535	9/18/2019	New Designs Flowers & Gifts	FLOWERS - I MUZZIN 01-181-099-60317	\$50.88
0070572	9/18/2019	Al Sauve	FACELIFT GRANT 01-181-099-60833	\$500.00
0070700	9/27/2019	Southpoint Publishing Inc	AD - FALL/WINTER LIVING MAG 01-181-099-60306	\$1,526.40

Total For Department 181

\$2,518.70

184 -

0070503	9/18/2019	Hall Telecommunications Suppl	TEXTNET SERVICE 01-184-099-63300	\$172.99
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Total For Department 184

\$172.99

185 -

0070439	9/18/2019	Bell Canada	BIA Toll Free 01-185-099-60327	\$12.30
0070527	9/18/2019	MDB Insight Inc	BUSINESS RETENTION & EXPANSION 01-185-099-63114	\$16,373.68
0070556	9/18/2019	Peter & Elizabeth Pucovsky	2018 & 2019 SIGN LEASE 01-185-099-63101	\$1,000.00

Town of Kingsville Council Summary Report

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
Total For Department			185	\$17,385.98
<u>186</u>	-			
0070442	9/18/2019	Veronica Brown	RESEARCH ASSISTANT - JULY 01-186-099-63200	\$420.00
0070442	9/18/2019	Veronica Brown	RESEARCH ASSISTANT-SUP &AUG 01-186-099-63200	\$416.83
0070576	9/18/2019	Settingington Cemetery Services	HERITAGE PLAQUES 01-186-099-63201	\$1,223.66
0070700	9/27/2019	Southpoint Publishing Inc	AD - TS, TX, HERITAGE MTG 01-186-099-60306	\$305.28
Total For Department			186	\$2,365.77
<u>201</u>	-			
0070445	9/18/2019	Canada Post Corporation	WATER - KING & G/N ARREARS 02-201-099-60303	\$2,817.95
0070448	9/18/2019	Cansel Survey Equipment Inc	NEW LOCATOR 02-201-099-60357	\$4,341.08
0070454	9/18/2019	Cedar Creek Landscaping	GRASS CUTTING - AUG 2019 02-201-099-60315	\$366.34
0070464	9/18/2019	comPeters inc.	LOCATE SOFTWARE - SEPT FEE 02-201-099-63020	\$381.60
0070487	9/18/2019	Essex Region Conservation Au	RISKMGMT SERVICES JAN-JUL 2019 02-201-360-71651	\$11,358.89
0070516	9/18/2019	Kingsville Home Hardware	CURB STOP REPAIRS 02-201-180-60403	\$9.11
0070516	9/18/2019	Kingsville Home Hardware	CURB BOX EXTENSION 02-201-180-60403	\$3.85
0070516	9/18/2019	Kingsville Home Hardware	BOTTLES FOR SAMPLING 02-201-099-60335	\$4.06
0070516	9/18/2019	Kingsville Home Hardware	FACILITY SUPPLIES 02-201-099-60335	\$14.20
0070516	9/18/2019	Kingsville Home Hardware	BATTERIES FOR LOCATOR 02-201-099-60335	\$33.45
0070539	9/18/2019	Ontario One Call	NOTIFICATIONS - AUG 02-201-099-63020	\$272.01
0070552	9/18/2019	Preview Inspections and Consu	BACKFLOW PREVENTION - AUG 02-201-180-60405	\$1,933.44
0070554	9/18/2019	Pro Bid Contractors Ltd.	WATER SERVICE - 46 ROAD 7 02-201-099-63025	\$4,767.86
0070558	9/18/2019	Queens Auto Supply	HOSE NOZZLE 02-201-099-60335	\$89.22
0070562	9/18/2019	RC Spencer Associates Inc.	WATERMAIN EXT - SW SERV AREA 02-201-360-71952	\$5,918.61
0070568	9/18/2019	Royal Benefits Inc	BENEFITS CLAIM - AUGUST 02-201-072-60222	\$481.50
0070571	9/18/2019	Sam's Service Facility	18-06 - SERVICE 02-201-099-60316	\$92.84
0070571	9/18/2019	Sam's Service Facility	17-03 - SERVICE 02-201-099-60316	\$91.57

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070571	9/18/2019	Sam's Service Facility	06-01 - REPAIR TIRE 02-201-099-60316	\$73.27
0070580	9/18/2019	Sims Publications Incorporated	AD - WASTE WTR MSTR PLAN 02-201-099-60306	\$257.72
0070595	9/18/2019	Telus Mobility	CELL PHONE - AUG 28 - SEPT 27 02-201-099-60327	\$320.54
0070616	9/18/2019	Wolseley Canada Inc	2" METER SETTER 02-201-099-63025	\$1,681.58
0070616	9/18/2019	Wolseley Canada Inc	WATER SERVICE MATERIAL 02-201-099-63025	\$993.15
0070616	9/18/2019	Wolseley Canada Inc	FLAGS FOR LOCATES 02-201-099-63020	\$61.06
0070616	9/18/2019	Wolseley Canada Inc	PAINT FOR LOCATES 02-201-099-63020	\$649.23
0070641	9/27/2019	Steve Branch	MILEAGE - MUELLER 02-201-098-60254	\$37.61
0070647	9/27/2019	DiMenna Excavating	CURB STOP REPAIRS 02-201-180-60403	\$3,154.56
0070655	9/27/2019	Giorgi Bros. Inc.	DRIVEWAY RESTORE-67 AUGUSTINE 02-201-099-60418	\$8,649.59
0070658	9/27/2019	Heaton Sanitation	CURB BOX & SERVICE REPAIRS 02-201-180-60403	\$1,628.16
0070658	9/27/2019	Heaton Sanitation	INVESTIGATE HYDRANT - RD 11 02-201-099-63045	\$1,913.09
0070679	9/27/2019	N.J. Peralta Engineering Ltd.	ENG SERVICE-SUMAC DR WTRMAIN 02-201-360-71953	\$4,099.91
0070685	9/27/2019	Preview Inspections and Consu	BACKFLOW PREVENTION - JUL 2019 02-201-180-60405	\$1,933.44
0070690	9/27/2019	Sam's Service Facility	08-01 - OIL CHANGE 02-201-099-60316	\$83.93
0070691	9/27/2019	Kevin Scratch	MILEAGE - MUELLER 02-201-098-60254	\$31.34
0070708	9/27/2019	Walkerton Clean Water Centre	WATER TRAIN'G - OCT 29, 2019 02-201-098-60254	\$345.98
0070710	9/27/2019	Windsor Factory Supply	CURB BOX REPAIRS 02-201-180-60403	\$11.16
0070712	9/27/2019	Wolseley Canada Inc	WATER DEPARTMENT TOOLS 02-201-099-60357	\$474.63
0070712	9/27/2019	Wolseley Canada Inc	RED HYDRANT MARKERS 02-201-099-63045	\$185.41
0070718 *	9/30/2019	Jacqueline Gauthier	WTR RFND - 539 SEACLIFF DR 02-201-006-12067	\$54.92
0070724 *	9/30/2019	Hans Koscielny	RFND WTR - 92 LANSLOWNE 02-201-006-12067	\$92.75

Total For Department 201

\$59,710.61

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0070417	9/12/2019	E.L.K. Energy Inc	98 McCallum Dr 02-242-099-60314	\$57.57
0070417	9/12/2019	E.L.K. Energy Inc	Bernath Pump Station 02-242-099-60314	\$25.65
0070417	9/12/2019	E.L.K. Energy Inc	67 Heritage Sewage 2 02-242-099-60314	\$2,881.90

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
0070417	9/12/2019	E.L.K. Energy Inc	250 Queen St 02-242-099-60314	\$636.37
0070454	9/18/2019	Cedar Creek Landscaping	GRASS CUTTING - AUG 2019 02-242-099-60315	\$1,562.01
0070468	9/18/2019	Ivan & Rose Cutic	BASEMENT FLOODING SUBSIDY 02-242-099-64370	\$457.65
0070476	9/18/2019	Dillon Consulting	K'VILLE SAN. SYS - MASTER PLAN 02-242-360-71357	\$2,933.87
0070476	9/18/2019	Dillon Consulting	LAKESIDE PARK-TRUNK SAN. S 02-242-360-71864	\$1,160.83
0070537	9/18/2019	Ontario Clean Water Agency	CWWF PROGRAM - AUGUST 2019 02-242-360-71865	\$4,505.58
0070537	9/18/2019	Ontario Clean Water Agency	CWWF PROGRAM - AUGUST 2019 02-242-360-71866	\$444.49
0070537	9/18/2019	Ontario Clean Water Agency	OPERATIONS & MAINT - SEPT 2019 02-242-320-64360	\$83,241.07
0070554	9/18/2019	Pro Bid Contractors Ltd.	INSTALL SANITARY-126 DIV RD N 02-242-099-64368	\$9,361.91
0070554	9/18/2019	Pro Bid Contractors Ltd.	INSTALL SANITARY - 132 DIV RD 02-242-099-64368	\$9,361.91
0070571	9/18/2019	Sam's Service Facility	14-06 - REPAIR AIR LINE 02-242-099-60316	\$192.15
0070579	9/18/2019	Signs by Nommel	14-06 - DECALS 02-242-099-60316	\$178.08
0070587	9/18/2019	Southpoint Equipment	BLADES & GREASE - LAWNMOWER 02-242-099-60316	\$97.85
0070631	9/26/2019	HYDRO ONE	Normandy Pump Station 02-242-099-60314	\$69.24
0070631	9/26/2019	HYDRO ONE	1562 Heritage Rd Pump 4 02-242-099-60314	\$70.55
0070631	9/26/2019	HYDRO ONE	1902 Heritage Rd Pump 5 02-242-099-60314	\$50.80
0070631	9/26/2019	HYDRO ONE	Pump Station Cedar Island 02-242-099-60314	\$219.79
0070631	9/26/2019	HYDRO ONE	Forcemain over Bridge 02-242-099-60314	\$33.16
0070631	9/26/2019	HYDRO ONE	1053 Cedar Dr 02-242-099-60314	\$171.94
0070631	9/26/2019	HYDRO ONE	690 Heritage Rd 02-242-099-60314	\$13,021.35
0070631	9/26/2019	HYDRO ONE	1460 Road 2 East Pump 02-242-099-60314	\$737.78
0070637	9/27/2019	Alift	FORK LIFT - SERVICE 02-242-099-60316	\$217.69
0070637	9/27/2019	Alift	DAEWOO - SERVICE 02-242-099-60316	\$1,069.70
0070673	9/27/2019	Leamington Int. Trucks	14-06 - REPAIR BRAKES 02-242-099-60316	\$1,596.41
0070680	9/27/2019	Ontario Clean Water Agency	CWWF PROGRAM - SEPT 2019 02-242-360-71865	\$159,195.13
0070680	9/27/2019	Ontario Clean Water Agency	CWWF PROGRAM - SEPT 2019 02-242-360-71866	\$50,765.05
0070690	9/27/2019	Sam's Service Facility	14-06 - SERVICE CALL 02-242-099-60316	\$129.74

**Town of Kingsville
Council Summary Report**

Cheque Number	Cheque Date	Vendor Name	Description	Cheque Amount
Total For Department 242				\$344,447.22
243	-			
0070417	9/12/2019	E.L.K. Energy Inc	168 Cty Rd 27 N 02-243-099-60314	\$243.26
0070417	9/12/2019	E.L.K. Energy Inc	Rear 17 Lyle 02-243-099-60314	\$42.46
0070417	9/12/2019	E.L.K. Energy Inc	16 whitewood (Behind) 02-243-328-64365	\$16.93
0070417	9/12/2019	E.L.K. Energy Inc	168 Cty Rd 27 N - Lagoon 02-243-099-60314	\$123.75
0070476	9/18/2019	Dillon Consulting	COTTAM SAN. SEWAGE UPGRADE 02-243-360-71950	\$5,485.42
0070537	9/18/2019	Ontario Clean Water Agency	CWWF PROGRAM - AUGUST 2019 02-243-360-71867	\$522.93
0070537	9/18/2019	Ontario Clean Water Agency	OPERATIONS & MAINT - SEPT 2019 02-243-320-64360	\$6,084.16
0070646	9/27/2019	Dillon Consulting	COTTAM SAN. SEWAGE UPGRADE 02-243-360-71950	\$1,865.56
0070680	9/27/2019	Ontario Clean Water Agency	CWWF PROGRAM - SEPT 2019 02-243-360-71867	\$2,701.06
0070719	9/30/2019	Gosfield North Communications	Pump House Alarm 02-243-099-60327	\$48.15
Total For Department 243				\$17,133.68

* Note GST Rebate details are omitted, but are included in the totals

\$1,746,743.67



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

Date: October 2, 2019
To: Mayor and Council
Author: Tim Del Greco, Manager of Municipal Services
RE: 2019 Biennial Bridge and Culvert Conditions Assessment
Report No.: MS 2019 – 43

AIM

To provide Council with the results of 2019 bridge and culvert inspections within the Town of Kingsville.

BACKGROUND

Biennial inspection of bridges and culverts with a span equal to or exceeding 3.0 meters in length is mandated by the Public Transportation and Highway Improvement Act. In 2019, AUE Structural Incorporated was procured to facilitate such inspection within the Town of Kingsville. Following inspection, a report was generated for each bridge and culvert indicating current condition ratings, recommendations for rehabilitation or replacement, and an estimation of costs for any recommended works. A Capital Management Plan was also created based on the field inspection reports.

DISCUSSION

Attached in Appendix A of this report is a copy of the 2019 Bridge and Culvert Capital Management Plan. The corresponding field inspection reports are not included in Appendix A as they are over 1400 pages in length. The field inspections can be accessed by visiting the Municipal Services Office.

With regards to the Capital Management Plan, there are several sections worth highlighting.

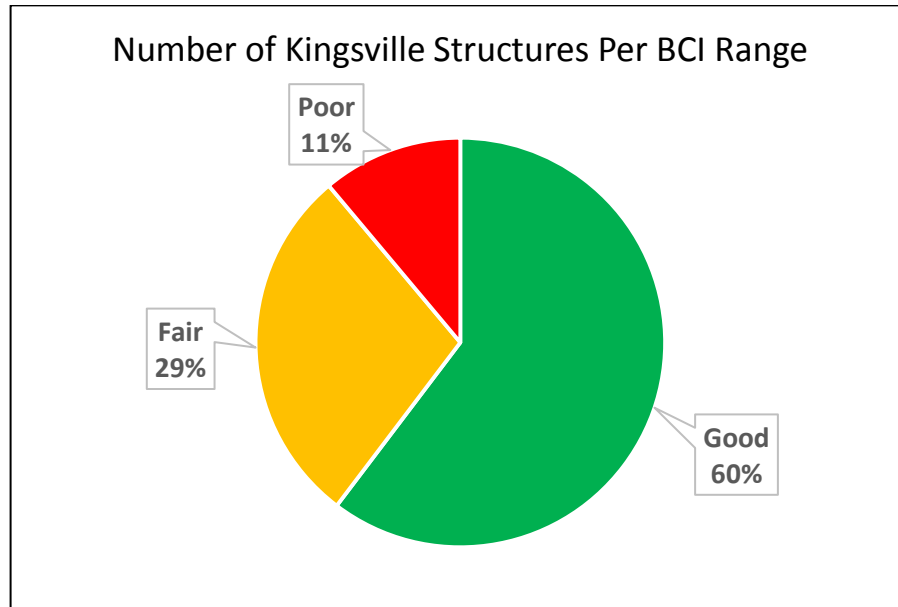
The Town has 48 bridges and 15 culverts (exceeding 3.0 meters in length) with an estimated replacement value of \$38,682,100.

Following recent inspection of each structure, a Bridge Condition Index (BCI) ranging from 0 to 100 was determined. This BCI value is a measure of the structure's physical condition and indicates the following:

BCI Range	Condition	Capital Works
70 – 100	Good	Not usually required within next 5 years
60 – 70	Fair	Usually scheduled within next 5 years
< 60	Poor	Usually scheduled within the next year

Kingsville's 63 structures currently fall into the following BCI ranges:

BCI Range	Condition	Number of Kingsville Structures Within this Range
70 – 100	Good	38
60 – 70	Fair	18
< 60	Poor	7



A capital works priority list was generated based on the BCI values and field inspections. This list details a plan of recommended capital repairs over the next ten years at a value of \$4,955,200. It is also recommended within this list that six structures be replaced prior to 2022. Funding to accommodate these six structure replacements will be requested to Council during annual capital budget deliberations.

Road 11 Culvert over the Irwin Drain (Culvert 500)

Culvert 500, with a BCI value of 21, is identified as the top priority for structure replacement. Corrosion, cracking and infiltration are the main deficiencies noted in the inspection report. As a result, replacement should be scheduled within a year of the inspection date. In order to expedite the process, a request for quotation was circulated to three local engineering firms to provide the necessary engineering, design, and contract administration. Dillon Consulting responded with the lowest cost proposal in the amount of \$55,000.

LINK TO STRATEGIC PLAN

To become a leader in sustainable infrastructure renewal and development.

FINANCIAL CONSIDERATIONS

In 2018, the Town established a Bridge and Culvert Lifecycle Reserve with an initial contribution of \$150,000. Each year this annual contribution will increase by \$150,000 as identified in the table below.

Year	Lifecycle Contribution Amount
2018	\$150,000
2019	\$300,000
2020	\$450,000
2021	\$600,000
2022	\$750,000
2023	\$900,000

Based on an average annual capital cost requirement of \$900,000, the Town should satisfy its Bridge and Culvert Lifecycle Contribution Requirements by 2023. Prior to 2023, Administration will utilize the Federal Gas Tax and/or other sources of revenue to offset any financial shortfalls.

Road 11 Culvert over the Irwin Drain (Culvert 500)

The cost of engineering per Dillon's proposal is \$55,000. An additional \$15,000 to \$25,000 may be required for miscellaneous field investigations (geotechnical, utilities, hydraulic assessments, etc.). Should Council approve of engineering, the cost of construction will be proposed in the 2020 Capital Budget. Recent construction costs of comparable projects range from \$300,000 to \$450,000. Dillon will provide a more accurate construction estimate near the end of the engineering phase.

CONSULTATIONS

Municipal Services
AUE Structural Incorporated
Dillon Consulting

RECOMMENDATION

That Council receive this information as it relates to the 2019 Biennial Bridge and Culvert Conditions Assessment in the Town of Kingsville;

And that Council authorize the use of \$80,000 from Account # 03-000-032-39180 (Reserve Fund – Gas Tax) for the procurement of engineering services from Dillon Consulting in order to facilitate subsequent replacement of the Road 11 Culvert over Irwin Drain.

Tim Del Greco

Tim Del Greco, P.Eng
Manager of Municipal Services

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



TOWN OF KINGSVILLE CAPITAL MANAGEMENT PLAN (2019)



September 23, 2019

AUE Structural Inc.

15 Fitzgerald Road
Ottawa, Ontario
K2H 9G1



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Appendix A: Structure Inventory

Appendix B: Capital Works Needs

Appendix C: Maintenance Needs

Appendix D: Additional Investigations

Appendix E: OSIM Reports

1.0 INTRODUCTION

The Town of Kingsville has retained AUE Structural Inc. to complete the OSIM Inspections and to develop an Capital Management Plan for sixty three (63) structures owned and maintained by the Town.

Each structure was visually inspected in accordance with the guidelines of the Ministry of Transportation's (MTO) Ontario Structure Inspection Manual (OSIM) in the spring of 2019. The inspection findings for each structure are included in the OSIM inspection reports (attached in Appendix E).

Each inspection report details the:

- observations from the visual site inspection,
- results from the tactile inspection,
- performance deficiencies identified,
- recommendation for rehabilitation / repair,
- maintenance needs,
- additional investigations required,
- timeline for additional investigations, rehabilitation and maintenance, and
- benchmark costs for capital works planning and budgeting.

The following report provides an overview of the Town's structure inventory, highlights the observations and recommendations of the inspection forms and provides a structure priority list for the Town's capital works and maintenance planning and budgeting.

2.0 STRUCTURE INSPECTIONS

2.1 Inspection Methodology and Forms

During an OSIM inspection, elements of a bridge or culvert are inspected for visual signs of deterioration. Additionally, tactile inspections of accessible concrete elements, such as concrete sounding, are undertaken during an inspection. The tactile inspection uncovers deterioration that is not visually noticeable.

The inspection manual provides guidelines for the calculation of the overall quantity of an element. Element quantities are based on the element type and are in units for area (m²), linear distance (m), units (each), etc.

Deterioration noted during the visual and tactile inspection provides the basis for rating an element. The deterioration is quantified and the element quantity is proportioned based on its severity. The severity of deterioration determines the quantities in each of the following condition states: excellent, good, fair and poor. Comments rationalizing the ratings for each element are provided in the inspection reports.

The inspection report notes element-specific performance deficiencies, provides recommendations for rehabilitation and repair with associated benchmark costs, maintenance needs and additional investigations. Photographs obtained during the inspections are also included in the inspection report.

2.2 Bridge Condition Index (BCI)

The Bridge Condition Index (BCI) is a single value that provides an overview of the overall condition of each structure. It is calculated as per the Ministry of Transportation's (MTO) methodology based on the remaining economic worth of the structure by considering the current and replacement values of the elements.

MTO assigns a unit replacement cost for each element which is utilized in the computation. The current element value is the depreciated value based on the quantity proportioned during the inspection to the four (4) condition states of excellent, good, fair and poor. The replacement element value is based on the total quantity (i.e. new condition). The following table provides the weight factor used for the condition states:

Condition State	Weight Factor
Excellent	1.00
Good	0.75
Fair	0.40
Poor	0.00

The Bridge Condition Index originates at 100 when the structure has been newly constructed and gradually declines as the elements deteriorate due to the severity of their exposure. Typically, the structure with the lowest BCI will require short-term rehabilitation as the BCI for the other structures in the inventory decline. Rehabilitation of a structure provides a boost to the BCI and moves it back down the priority list. The following table provides the structure's condition rating and capital works needs based on different BCI ranges:

BCI Range	Rating	Capital Works
70 - 100	Good	Not usually required within the next five (5) years
60 - 70	Fair	Usually scheduled within the next five (5) years
< 60	Poor	Usually scheduled within the next one (1) year

The BCI is used to plan repairs and maintenance and does not indicate the safety of a structure.

2.3 Capital Works

Rehabilitation, repair or replacement recommendations are provided in the inspection reports. For each element, a scope of work, based on the severity of deterioration at the time of inspection, and a benchmark cost are indicated. Additionally, one of the following standard priorities for the work is identified: less than one (1) year, one (1) to five (5) years and six (6) to ten (10) years.

The estimated capital works costs are computed based on the benchmark unit cost and element quantity in poor condition. Benchmark unit costs are estimated from AUE Structural's recent experience with construction projects of similar scope and are expected to vary based on market forces at the time of rehabilitation.

Rehabilitation where major structural repairs are necessary (i.e. deck replacement) will cause road closures and necessitate detour and traffic control at the structure location. The cost estimates are included in the Associated Works section in the inspection report.

Rationale for the benchmark costs and associated costs are included in Section 3.0 of this report. It should be noted that the cost estimates do not include costs associated with engineering design, property acquisition, utility relocation, site inspection or construction administration services. Typically this value is 20% of the construction costs.

2.4 Routine Maintenance

Routine maintenance is a low-cost way to increase the service life of a structure. During the inspections, various maintenance needs were identified in the inspection reports. Overall routine maintenance needs will vary depending on the type of structure, size of structure, location, winter maintenance program (i.e. salt vs. sand), traffic volumes and previous rehabilitation and maintenance.

A program of routine maintenance should be implemented and adhered to for all the structures. The routine maintenance program will assist in minimizing the potential for premature structural deterioration and, when combined with a bridge rehabilitation program, will assist in maximizing the useful service life of the structure inventory.

The following are routine maintenance operations that are applicable for the structures:

- **Asphalt Surface Repair / Rout and seal:** This annual operation would be carried out after winter operations have concluded and it would include cold patch asphalt repairs of potholes as well as rout and seal of medium and wide asphalt cracks.
- **Bridge Cleaning:** This annual operation would be carried out after winter operations have concluded. Structure components exposed to roadway traffic would be power-washed to eliminate adverse remnants of the winter operations and to remove debris at expansion joints, abutment wall bearing seats, etc. In some cases, an increase in the frequency of cleaning may be required.
- **Bridge Deck Drainage:** This annual operation would be carried out after winter operations have concluded to ensure that deck drains are un-clogged and free of debris.
- **Concrete Spot Repairs:** This maintenance operation would be carried out on a as-needed basis to complete localized patches of light concrete spalls and delaminations in order to prevent the accelerated ingress of chlorides at the deteriorated areas.
- **Erosion Control:** This maintenance operation would be carried out on a as-needed basis to re-instate embankments and place rip rap for slope protection.
- **Flow Obstruction Removal:** This annual operation would be carried out after the spring run-off period to clear flow obstructions in the vicinity of the structure.
- **Re-grade Approaches (Gravel):** This annual or bi-annual operation would be carried out depending on the overall volume and type of traffic utilizing the road to place and grade granular material.

- **Vegetation / Debris Removal:** This maintenance operation would be carried out to remove vegetation and debris located in front of the approach guiderail. It is mainly a safety measure to ensure the proper performance of the guiderail and to prolong its service life (i.e. limits, timber post rot).

2.5 Additional Investigations

Following the guidelines of the OSIM manual, recommendations for additional investigations are provided in the inspection reports. A benchmark cost is indicated for each additional investigation and one of the following standard priorities for the work is identified: none, normal and urgent. The rationale for the benchmark costs is included in Section 3.0 of this report.

A rehabilitation / replacement study is typically recommended when replacement or substantial repairs are identified during the inspection. The study provides a detailed assessment of the existing structure and considers various replacement or rehabilitation alternatives to provide a cost-efficient structural rehabilitation strategy and an increase to the service life.

For structures where the inspectors deemed the roadside safety measures to be substandard, a rehabilitation / replacement study for roadside safety has been recommended. Section 2.6 of this report discusses the roadside safety aspect of the OSIM inspection.

The most commonly recommended additional investigations include:

- detailed deck condition survey,
- rehabilitation / replacement study,
- structure evaluation,
- underwater investigation, and
- monitoring of deformations, settlements and movements.

2.6 Roadside Safety

Roadside safety is based on the MTO's Roadside Safety Manual guidelines. The road class, traffic data, posted speed and truck percentages are primary factors in determining the adequacy of roadside safety systems. A roadside safety review / calculations are outside the scope of work for an OSIM inspection. During an inspection, the adequacy of the existing roadside safety system is considered based on familiarity with approved standards and previous experience with similar structures. When deemed inconclusive, a comment indicating that the adequacy of the existing barrier should be considered is included in the inspection report. MTO recognizes that a railing system constructed to relevant standards at that time can remain in service for as long as that system is maintained in good serviceable condition until a major rehabilitation is undertaken.

When the existing roadside safety system is deemed inadequate, a rehabilitation / replacement study for roadside safety is recommended, along with benchmark replacement costs. The substandard system could be a result of the approach guiderail end treatment, inadequate guiderail height, approach guiderail length of need, connection of approach guiderail to barrier over structure and/or existing barrier over structure. The rehabilitation / replacement study will identify the hazards at the structure and provide recommendations as to the length of need for approach guiderail, end treatments and barrier type over the structure.

3.0 DETERMINATION OF COSTS

Benchmark costs were developed for repair, rehabilitation and replacement of the structures. Due to the superficial nature of an OSIM inspection, it is not possible to develop a detailed cost estimate for each structure. The benchmark costs, while not necessarily accurate for individual repairs or replacements, have proven to provide sufficient accuracy for budgeting purposes when dealing with a large number of structures.

Benchmark costs for the repair, rehabilitation and replacement are based on maintaining the existing structure dimensions (length and overall width) and geometry (alignment). Precise cost for each structure can be provided once further engineering investigations and design for repair, rehabilitation or replacement have been undertaken.

3.1 Structure Replacement Costs

The structure replacement costs are typically based on the deck surface area (m^2) for a roadway bridge. The following table provides the unit deck surface area cost that was used to determine the structure replacement cost based on the length (m) and overall width (m) of a structure:

Length (m)	Width (m)	Unit Cost (/m ²)
3 - 10	< 10	\$ 7,000.00
	≥ 10	\$ 6,500.00
10 - 20	< 10	\$ 6,500.00
	≥ 10	\$ 5,500.00
20 - 30	< 10	\$ 5,500.00
	≥ 10	\$ 4,500.00
> 30	< 10	\$ 4,500.00
	≥ 10	\$ 4,000.00

For a culvert, the deck surface area is based on the addition of one (1) meter to each of the length and overall width. The structure replacement cost for a culvert is generally less than the replacement cost for a bridge. Generally, the life span of a culvert is approximately half of that of a bridge. From a life cycle cost basis, it is valid to use the costs in the table above to determine the replacement cost of a culvert.

3.2 Capital Works Costs

The capital works costs for the recommended rehabilitation / repairs are computed based on the benchmark unit cost and element quantity in poor condition. Benchmark unit costs are estimated from AUE Structural's recent experience with construction projects of similar scope and are expected to vary based on market forces at the time of rehabilitation. The following table provides the benchmark cost for common repairs:

Capital Work	Cost
Approach Guiderail (New)	\$ 250.00 / m
Barrier over Structure (Replace)	\$ 1,500.00 / m
Bearing Replacement	\$ 1,000.00 / ea
Concrete Repairs - Top of Structure	\$ 1,000.00 / m ²
Concrete Repairs - Sides of Structure	\$ 1,500.00 / m ²
Concrete Repairs - Underside of Structure	\$ 2,000.00 / m ²
End Treatment (New)	\$ 4,000.00 / ea
Re-Coat Structural Steel	\$ 300.00 / m ²

For budgeting purposes, cost for structure rehabilitation are typically expressed as a percentage of the total replacement cost. The following table provides the rehabilitation costs categories:

Category	% of Replacement Cost
Minor Item Repair	< 5
Major Item Repair	5 - 25
Minor Bridge Rehabilitation	25 - 50
Major Bridge Rehabilitation	50 - 60

For corrugated steel culverts, replacement is usually recommended when significant deterioration has occurred or when a performance deficiency is noted. However, the installation of a culvert liner is a possibility subject to hydraulic considerations and is estimated to be less than 50% of the replacement cost of the culvert.

3.3 Associated Works Costs

The following items provide an overview and benchmark costs for the most common Associated Works recommended as part of the OSIM inspection reports.

Approaches

For the benchmark costs, approaches are considered to be thirty (30) meters at each end of a structure for a total of sixty (60) meters. The following table provides the benchmark cost for approach road work:

Capital Works	Cost
Crack Sealing	\$ 5,000.00
Minor Repairs (Cracks & Surface Sealing, Guiderail)	\$ 15,000.00
Major Repairs (Partial / Complete Paving, Guiderail)	\$ 30,000.00

Detours

Flow of traffic during construction work can be achieved by:

- staging the construction to allow for traffic use of the structure,
- closure of the structure and providing a detour route around the structure, or
- construction of a detour structure adjacent to the existing structure.

Closure of the structure and providing a detour route is the least expensive option; however, that solution is not always practical due to lengthy detour routes and / or inconvenience to residents adjacent to the structure. Construction of a detour structure adjacent to the existing structure is the most costly and least desirable option.

Staging the construction to allow for traffic use of the structure is the most frequently used option. The following table provides the benchmarks cost for a detour based on the scope of work:

Capital Works	Cost
Minor Rehabilitation / Culvert Replacement	\$ 15,000.00
Major Rehabilitation / Bridge Replacement	\$ 50,000.00

Traffic Control

The safety of traffic utilizing the structure during construction must also be ensured. The following table provides the benchmark cost for traffic control during staged construction:

Capital Works	Cost
Minor Rehabilitation	\$ 15,000.00
Major Rehabilitation	\$ 30,000.00

Environmental Study

A typical structure replacement / rehabilitation does not involve a change of waterway alignment or a reduction in clearance, and as such, are expected to fall under Schedule A or A+ of the Environmental Assessment (EA). These assessments do not require detailed environmental and mitigation plans; however, they require that approvals be obtained from the stakeholder government agencies (Fisheries and Oceans Canada, Ministry of Natural Resources, Ministry of the Environment and Climate Change, local conservation authority, etc.).

Based on the requirements for a Schedule A or A+ Environmental Assessment, the benchmark cost for the environmental study is \$ 7,000.00.

3.4 Additional Investigations Costs

The inspection reports for some structures recommend the need for additional engineering investigations. The following table provides the benchmark costs for the most commonly recommended additional investigations:

Investigation	Structure Type	Cost
Detailed Deck Condition Survey	Exposed Deck	\$ 8,000.00
	Asphalt Paved	\$ 10,000.00
	Culvert (Fill Height < 0.5m)	\$ 8,000.00
Rehabilitation / Replacement Study	Roadside Safety	\$ 2,500.00
	Truss Bridge	\$ 20,000.00
	Other Structures	\$ 15,000.00
Monitoring of Deformations, Settlements and Movements	All Structures	\$ 2,500.00
Structure Evaluation	Truss Bridge	\$ 15,000.00
	Other Structures	\$ 10,000.00
Underwater Investigation	All Structures	\$ 10,000.00

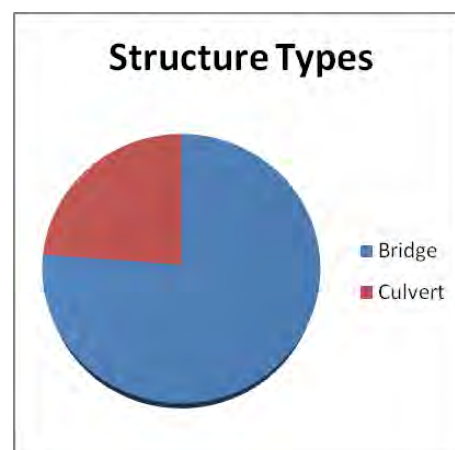
When undertaken simultaneously with a rehabilitation / replacement study, the benchmark costs for a detailed deck condition survey or a structure evaluation are reduced by 50% of the costs listed in the table above.

Additional engineering investigations that are not listed in the table above could be recommended by the inspecting engineer. Benchmark cost for those investigations are provided on a site-specific basis.

4.0 STRUCTURE INVENTORY OVERVIEW

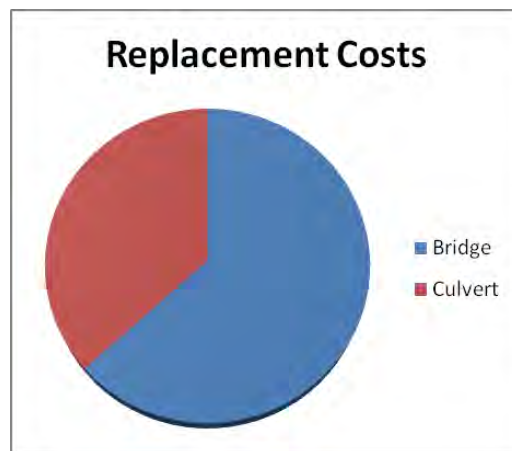
AUE Structural completed the OSIM inspections for sixty three (63) bridge and culvert structures owned and maintained by the Town in spring 2019. The structures are split between forty eight (48) bridge and fifteen (15) culvert structures as shown below:

Structure Type	Number	Percentage
Bridge	48	76.19 %
Culvert	15	23.81 %
Total	63	100.00 %



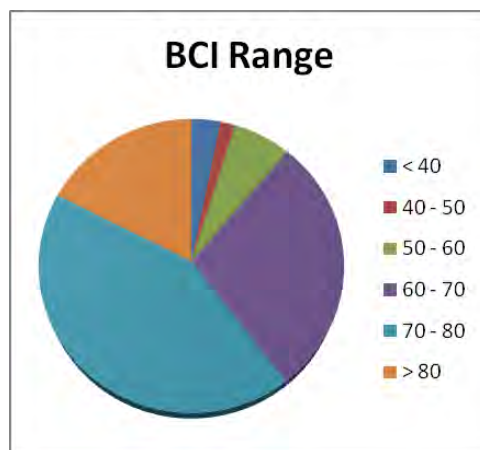
Structure replacement costs were computed as per the guidelines in Section 3.1 of this report. The replacement cost of the bridge and culvert structure inventory is included in Appendix A. The total replacement cost is approximately thirty eight million and six-hundred eighty two thousand dollars (\$38,682,100) broken down as follows:

Structure Type	Cost	Percentage
Bridge	\$ 24,461,900.00	63.24 %
Culvert	\$ 14,220,200.00	36.76 %
Total	\$ 38,682,100.00	100.00 %



In order to determine the overall condition of the structures in the transportation system, the number of bridges in each Bridge Condition Index (BCI) range was determined. This measure is more preferable than computing the average BCI value of all structure, which can be highly affected by the very new or very poor structure ratings. Based on the OSIM inspections, the following table provides a breakdown of the BCI values in each range:

BCI Range	Number	Percentage
< 40	2	3.17 %
40 - 50	1	1.59 %
50 - 60	4	6.35 %
60 - 70	18	28.57 %
70 - 80	27	42.86 %
> 80	11	17.46 %
Total	63	100.00 %

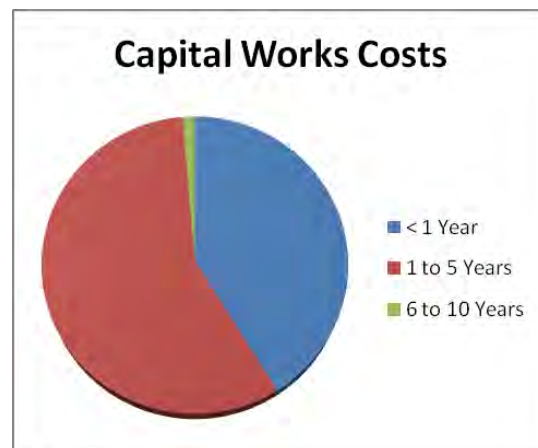


Of the sixty three (63) structures in the inventory, thirty-eight (38) structures have a BCI rating equal to or higher than 70. These structures, 60.32% of the Town's inventory, are considered to be in the 'Good' range as per the MTO guidelines outlined in Section 2.2 of the report.

The remaining twenty-five (25) structures, 39.68% of the Town's inventory, are considered to be in the 'Fair' to 'Poor' range. Structures in these ranges usually schedule capital works within the next five (5) years.

The total capital works costs of the bridge and culvert structure inventory is approximately four million and nine hundred fifty-five thousand dollars (\$4,955,200) broken down into the repairs within one (1) year, repairs in the next one (1) to five (5) years and repairs in the next six (6) to ten (10) years. The following table provides the capital works costs:

Timeframe	Cost	Percentage
< 1 Year	\$ 2,043,600.00	41.24 %
1 to 5 Years	\$ 2,845,000.00	57.41 %
6 to 10 Years	\$ 66,600.00	1.34 %
Total	\$ 4,955,200.00	100.00 %

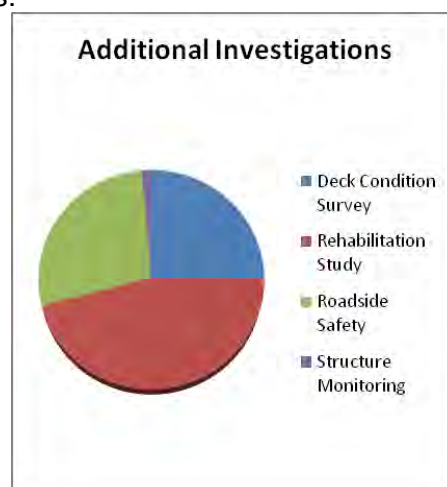


Capital works associated costs are a result of detours, traffic control and environmental study that are in addition to the costs associated with completing the structural repairs to a bridge or culvert. These costs have been included in their respective capital works timeframes in the table above.

Capital works costs and associated costs for each structure are included in Appendix B, while maintenance needs are included in Appendix C.

During the inspections, the engineers identified the need for additional engineering investigations due to age of a structure, severity of deterioration and/or inability to have full visual access to all elements. The additional investigations recommended, mostly in the "Normal" priority and some in the "Urgent" priority, have a total cost of approximately three hundred sixty thousand dollars (\$360,000). A list of additional investigations is included in Appendix D and the following table provides a breakdown of the costs:

Investigation	Cost	Percentage
Deck Condition Survey	\$ 90,000.00	25.00 %
Rehabilitation Study	\$ 165,000.00	45.83 %
Roadside Safety	\$ 100,000.00	27.78 %
Structure Monitoring	\$ 5,000.00	1.39 %
Total	\$ 360,000.00	100.00 %



OSIM reports for bridge and culvert structures are included in Appendix E.

5.0 CAPITAL WORKS PRIORITY LIST

A priority list for capital works has been developed based on the inventory overview provided in Section 4.0. The priority list has considered various factors that include: location, age, structural integrity, BCI values, rehabilitation history, and urgency of capital works based on observed deterioration.

The following tables highlight the structures on the priority list:

1	Number	500	Detailed Design	2019
	Name	Road 11 Irwin Drain Culvert	Capital Works	2019
	Type	Ellipse Corrugated Steel Plate	Capital Works Cost	\$ 926,000.00
	Scope	Replace Structure		
2	Number	046	Detailed Design	2019
	Name	South Talbot Road Old No. 5 Drain Bridge	Capital Works	2019
	Type	Frame, Vertical Legs	Capital Works Cost	\$ 215,000.00
	Scope	Replace Structure		
3	Number	051	Detailed Design	2019
	Name	Frank Remark Trail Pedestrian Culvert	Capital Works	2020
	Type	Circular Corrugated Steel Plate	Capital Works Cost	\$ 453,500.00
	Scope	Replace Structure		
4	Number	018	Detailed Design	2020
	Name	Road 11 Ruscom River Bridge	Capital Works	2021
	Type	Prestressed Solid Slab on Box Beams	Capital Works Cost	\$ 787,600.00
	Scope	Replace Structure		

5	Number	502	Detailed Design	2020
	Name	Mill Creek Division Road Culvert	Capital Works	2021
	Type	Ellipse Corrugated Steel Plate	Capital Works Cost	\$ 865,200.00
	Scope	Replace Structure		

6	Number	050	Detailed Design	2021
	Name	Mill Creek Bridge	Capital Works	2022
	Type	Timber Deck on Steel Beams	Capital Works Cost	\$ 207,500.00
	Scope	Replace Structure		

7	Number	052	Detailed Design	2021
	Name	Jasperson Lane Bridge	Capital Works	2022
	Type	Frame, Vertical Legs	Capital Works Cost	\$ 211,800.00
	Scope	Replace existing Barriers with Code Compliant Barriers Repave Wearing Surfaces Concrete Repairs Replace Southwest Wingwall		

8	Number	013	Detailed Design	2021
	Name	Centre Avenue Bridge	Capital Works	2022
	Type	Slab on Concrete Rectangular Girders	Capital Works Cost	\$ 173,200.00
	Scope	Replace existing Barriers with Code Compliant Barriers Concrete Repairs Jack Structure and Replace Abutment Bearings		

9	Number	019	Detailed Design	2021
	Name	Road 11 Patterson Drain Bridge	Capital Works	2022
	Type	Rigid Frame	Capital Works Cost	\$ 150,100.00
	Scope	Install Code Compliant Barriers over Structure and Approaches Concrete Repairs		

10	Number	025	Detailed Design	2021
	Name	Road 3 West Centre Branch 47 Drain Bridge	Capital Works	2022
	Type	Rigid Frame	Capital Works Cost	\$ 152,900.00
	Scope	Install Code Compliant Barriers over Structure and Approaches Wearing Surfaces Repair Concrete Repairs		

Other structures requiring minor rehabilitation in the Town's inventory mostly require concrete repairs. The Town is more likely to obtain cost savings by bundling those projects together and having one contractor complete the capital works.

Additionally, a number of structures require roadside safety upgrades and it is recommended that the work be undertaken within the next one (1) year.

6.0 CLOSURE

We trust that this report meets your requirements. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,



.....
Marek Stütz, P.Eng.
Principal

.....
Mohamed El-Sarji, P.Eng.
Structural Engineer



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www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: September 11, 2019
To: Mayor and Council
Author: Shaun Martinho, Manager of Public Works
RE: Update to Tree Removal Policy
Report No.: MS 2019- 42

AIM

To provide Council with information regarding tree removal in the Town of Kingsville and outline strategies for improving our current policies and procedures.

BACKGROUND

At the August 12 Regular Meeting of Council the following motion was made:

428-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Kimberly DeYong

That Administration be directed to provide a review and update Report with respect to Town of Kingsville By-law 71-2014, being a by-law to prohibit the injury or destruction of trees on public property, with a view to including a provision that the removal of trees as a result of any Public Works project be identified and brought to Council for approval.

DISCUSSION

The Municipal Services Department recognizes that trees are a valuable asset in the community. However, on occasion, trees need to be removed to facilitate development, maintain public safety, and preserve the aesthetics of the Town. Administration takes a proactive approach to ensure that the tree canopy in Kingsville is not significantly altered. This includes:

- A robust tree-planting program with more than two trees planted for every tree removed.

- Retaining an ISA certified arborist to assess the risk of failure of large, old, landmark trees before they are removed.
- Utilizing an On-Call Tree Service Contractor that has over 25 years of experience working in the community and considers tree protection and preservation before all removals.

During the capital planning process every effort is made to identify potential impacts to natural vegetation and landscapes. However, due to the dynamic nature of capital projects, change is very common and can occur at any stage during construction. This can lead to the unanticipated removal of trees during the construction process. If change orders are not addressed in a timely fashion they can result in increases in schedules, materials, labor, and overtime. Municipal Services needs the flexibility to make decisions so we do not incur additional costs due to project delay.

The purpose of *By-law 71-2014 A by-law to prohibit the injury or destruction of trees on public property* is to provide administration with a means of enforcement should an individual cause damage or remove a tree located on Town property (See Appendix A). In addition to this by-law, the Town of Kingsville has a Tree Removal Policy that was last amended on July 28, 2014 (See Appendix B). The Municipal Services Department intends to update this policy to include the following:

- A communication process for the removal of trees due to capital works.
- Tree Protection Plans for construction projects and developments.
- Compensatory works and tree plantings.
- A list of approved tree species.
- Tree assessment and removal procedures.

It would be our intention to bring this policy forward for approval before the 2020 capital season.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

FINANCIAL CONSIDERATIONS

No financial considerations

CONSULTATIONS

Municipal Services Department

RECOMMENDATION

The Council receive information regarding the Towns current Tree Removal Policy and that the policy be amended to include a communication procedure for the removal of trees as a result of municipal projects.

Respectfully Submitted,

Shaun Martinho

Shaun Martinho, H.B.Sc., C.E.T.
Public Works Manager

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

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 71 - 2014

A by-law to prohibit the injury or destruction of trees on public property

WHEREAS section 135 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the "Act"), provides that the Council of a local municipality may pass by-laws to prohibit or regulate the destruction or injury of trees.

AND WHEREAS section 427(1) of the Act provides that if a municipality has authority by bylaw or otherwise to direct or require that a matter or thing be done, the municipality may, in the same or another by-law direct that, in default of it being done by the person directed or required to do it, such matter or thing shall be done at the person's expense.

AND WHEREAS section 427(3) of the Act provides that the municipality may recover the costs of doing a thing or matter under section 427(1) from the person directed or required to do it and the municipality may recover the costs by action or by adding the costs to the tax roll and collecting them in the same manner as taxes.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

Definitions

1. In this By-law,
 - a) "Injure or Destroy" means the removal, cutting, girdling of a Tree or its roots; negatively interfering with its water supply or applying chemicals to a Tree; compaction and regrading within the drip line of Tree; irreversible injury which may result from neglect, accident or design; the tacking, pasting or attaching of any object or thing to a Tree; or the removal of the stake, post, guard or other object supporting or protecting a Tree and "Injured or Destroyed" has a similar meaning;
 - b) "Officer" means an individual who is appointed by Council for the administration and enforcement of municipal by-laws; or is an officer, employee or agent of a municipality whose responsibilities include the enforcement of a by-law while in the discharge of his or her duties;
 - c) "Person" means an individual, firm, corporation, association or partnership;
 - d) "Town" means The Corporation of the Town of Kingsville;
 - e) "Town Property" means property owned by or under the jurisdiction of the Town; and
 - f) "Tree" means any species of woody plant which has reached or can reach a height of at least 4.5 metres (14.8 feet) at physiological maturity.

Application of By-law

2. No Person shall Injure or Destroy a Tree placed, planted or growing on Town Property.

Enforcement of By-law

3. Where a Person has Injured or Destroyed a Tree in contravention of this By-law, an Officer may make an Order against such Person which Order shall state:

- a) that the Person has Injured or Destroyed a Tree and contravened this By-law; and
 - b) how the Person may correct such contravention, which may include replacing a Tree with a Tree similar in size and/or age to the Injured or Destroyed Tree, and the date upon which the contravention must be corrected.
4. Service of such Order shall be by way of regular or registered mail and shall be effective 2 days following the date of mailing.
 5. Where a Person has failed to correct such contravention to the satisfaction of an Officer within the time specified in an Order issued pursuant to this By-law, the Town may, in addition to all other remedies it may have, take all necessary steps to correct the contravention of this By-law, including but not limited to replacing a Tree with a Tree similar in size and/or age to the Injured or Destroyed Tree, and recover such costs of correcting the contravention from any Person against whom an Order was issued by adding the costs to the tax roll and collecting them in the same manner as property taxes.

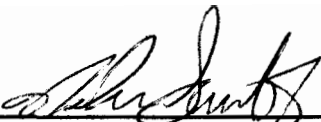
Offence and Penalty

6. Every person who contravenes any provision of this By-law is guilty of an offence and shall, upon conviction thereof, be liable to a fine pursuant to the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended.

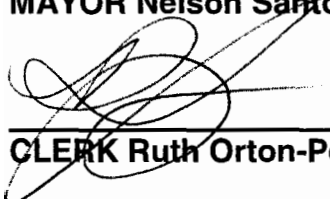
Severability

7. In the event that any provision or part of this By-law is found to be invalid or unenforceable for any reason whatsoever, then the particular provision or part thereof shall be deemed to be severed from the remainder of the By-law and all other provisions or parts thereof shall remain in full force and shall be valid and enforceable to the fullest extent permitted by law.

READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 28th day of July, 2014.



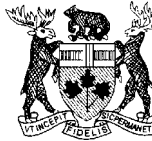
MAYOR Nelson Santos



CLERK Ruth Orton-Pert

OFFICE OF THE REGIONAL SENIOR JUSTICE
ONTARIO COURT OF JUSTICE
WEST REGION

80 DUNDAS STREET, 10th FLOOR, UNIT L
LONDON, ONTARIO N6A 6A8

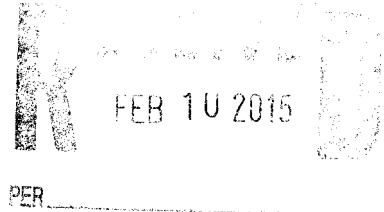


CABINET DU JUGE PRINCIPAL RÉGIONAL
COUR DE JUSTICE DE L'ONTARIO
RÉGION DE L'OUEST

80, RUE DUNDAS, 10^e ÉTAGE, UNITÉ L
LONDON (ONTARIO) N6A 6A8

TELEPHONE/TÉLÉPHONE (519) 660-2292
FAX/TÉLÉCOPIEUR (519) 660-3138

February 2, 2015



Ms. Sandra Kitchen
Deputy Clerk/Council Services
Corporate Services Department
2021 Division Road North
Kingsville, Ontario N9Y 2Y9

Dear Ms. Kitchen:

Re: Set Fines - Provincial Offences Act - Part I
By-law Number 71-2014, of the Town of Kingsville

Enclosed herewith is the Order, and the schedule of set fines for the above referenced By-Law, the By-law indicated in the schedule.

The setting of the fines does not constitute my approval of the short form of wording used to describe the offences.

I have forwarded copies of the Order and the schedule of set fines to the Provincial Offences Court in Windsor, together with certified copy of the By-law.

Yours truly,

Stephen J. Fuerth
Regional Senior Justice
West Region

Enclosures
/es

ONTARIO COURT OF JUSTICE

PROVINCIAL OFFENCES ACT

PART I

IT IS ORDERED pursuant to the provisions of the Provincial Offences Act and the rules for the Ontario Court of Justice that the amount set opposite each of the offences in the schedule of offences under the Provincial Statutes and Regulations thereunder and Municipal By-law No. 71-2014, of the Town of Kingsville, attached hereto are the set fines for those offences. This Order is to take effect February 2, 2015.

Dated at London this 2nd day of February 2015.

A handwritten signature in black ink, appearing to read 'S. Fuerth', is positioned above the printed name.

Stephen J. Fuerth
Regional Senior Justice
West Region

PART 1 – PROVINCIAL OFFENCES ACT
TOWN OF KINGSVILLE BY-LAW #71-2014

BEING A BY-LAW TO PROHIBIT THE INJURY OR DESTRUCTION OF TREES ON PUBLIC PROPERTY

ITEM	COLUMN 1 SHORT FORM WORDING	COLUMN 2 PROVISION CREATING OR DEFINING OFFENCE	COLUMN 3 SET FINE
1	Remove, cut or girdle a tree or its roots	Section 2	\$500
2	Negatively interfere with a tree's water supply	Section 2	\$500
3	Apply chemicals to a tree	Section 2	\$500
4	Compact and re-grade within the drip line of a tree	Section 2	\$500
5	Irreversible injury resulting from neglect, accident or design	Section 2	\$500
6	Tack, paste or attach any object or thing to a tree	Section 2	\$500
7	Remove a stake, post, guard or other object supporting or protecting a tree	Section 2	\$500

NOTE: The general penalty provision for the offences listed above is section 6 of By-law 71-2014, a certified copy of which has been filed.

PART 1 – PROVINCIAL OFFENCES ACT
TOWN OF KINGSVILLE BY-LAW #71-2014

BEING A BY-LAW TO PROHIBIT THE INJURY OR DESTRUCTION OF TREES ON PUBLIC PROPERTY

ITEM	COLUMN 1 SHORT FORM WORDING	COLUMN 2 PROVISION CREATING OR DEFINING OFFENCE	COLUMN 3 SET FINE
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NOTE: The general penalty provision for the offences listed above is section 6 of By-law 71-2014, a certified copy of which has been filed.

TREE REMOVAL POLICY

PURPOSE OF POLICY

The purpose of this policy is to set out guidelines for and to regulate the removal of trees on property of the Town of Kingsville.

SCOPE

All healthy trees with the exception of dangerous trees will not be considered for removal. Any tree more than 50% dead will be monitored.

The determination of the health of a tree and if the tree is considered dangerous may be by a qualified arbourist.

All tree removal work to be done is to be approved by the Manager of Public Works. Tree complaints will be recorded and investigated and acted upon as urgency requires. A contractor will be called to perform required work.

PARTICULARS

All work will be completed as follows:

- Tree removal will include removal of all branches, trunk and stump using good arbour-cultural practice.
- A replacement tree is to be planted per the tree planting policy if removal is for a dangerous tree.
- Cost for removal of a dangerous tree and replacement planting, if any are to be borne by the Town of Kingsville.



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

Date: September 17, 2019
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Allocation of Remaining Main St. Revitalization Funds
Report No.: MS 2019 – 41

AIM

To provide Council with an update with respect to the allocation of the remaining Main St. revitalization funds.

BACKGROUND

457-2019

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That the Municipal Services Department be directed to provide Council with a Report at the next available Regular Meeting with details on the allocation of the remaining Main Street Revitalization funds, being the quantity and location of new benches, garbage pails, bike racks, etc.

DISCUSSION

In 2018, the Town of Kingsville received \$56,719 from the Main St. Revitalization Program.

In September 2018, Council authorized \$20,000 (motion 549-2018) from this grant funding to offset new LED displays and electrical services for Cottam Rotary Park.
\$16,058.02 has been spent to date.

The balance of the grant funds (\$40,660.98) must be spent before March 30, 2020.

In 2019 a total of \$33,815.55 has been spent on 50 banner bracket arm sets, 10 benches, 10 garbage receptacles, 2 recycling receptacles, and 5 bicycle racks leaving a remaining balance of \$6,845.43. Placement of the new benches, garbage receptacles, recycling receptacles, bicycle racks, and replacement of existing benches and garbage receptacles is ongoing with most of the new product being installed during the remainder of this year.

Correspondence to the BIA was forwarded requesting possible / requested locations for new installations of benches and garbage receptacles in July of 2019. To date only 1 additional bench location was requested and due to potential conflicts the installation has been delayed until a resolution can be found.

Municipal Services continues to requests for new garbage receptacles to either replace older existing ones or to augment the distribution to reduce litter complaints in underserved areas.

The current demand for banner installation requests prompted the Public Works Department to perform an inventory of all suitable poles that can accommodate banner installation. In total there were 90 poles identified in all three urban areas of Kingsville. The Town currently has 50 sets of banner bracket arms available however the demand for banner placement far exceeds our current ability to accommodate. The Salute to Veterans Banner Project as well as other potential users have requested more than 100 banner locations to date.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

FINANCIAL CONSIDERATIONS

There is \$6,845.43 remaining within the Main St Revitalization Fund as of Sept 17, 2019. The cost to purchase an additional 40 banner bracket arm sets is \$5,963.97. The remaining \$881.46 could be utilized to offset the purchase of 2 additional garbage receptacles

CONSULTATIONS

Financial Services
BIA
User Groups / Salute to Veterans Banner Project etc.
Municipal Services

RECOMMENDATION

That Council approves the remainder of the Main St. Revitalization Funds to be used to purchase an additional 40 banner brackets arm sets and garbage receptacles.

G.A. Plancke
G.A. Plancke
Director of Municipal Services

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



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
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www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: October 8, 2019

To: Mayor and Council

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

RE: Noise Assessment for 281 Main St. E

Report No.: PS 2019-036

AIM

To provide the Mayor and Council with the results of the noise assessment on the carwash located at 281 Main St. E.

BACKGROUND

In February of 2019 a report was presented to Council outlining the compliance timelines related to ongoing noise complaints from the new carwash located 281 Main St. E. In a follow-up report in March Council was provided with a report, prepared by the applicants engineer outlining that sound levels from the carwash were in compliance with the requirements of the site plan agreement. Staff pointed out several flaws in the engineers report and recommended that a separate report from Dillon Consulting be prepared at the property owners' expense. Council did not support this recommendation and directed administration to under the report at the Town's expense.

DISCUSSION

Dillon Consulting was retained by the Town to complete a noise assessment of the carwash at 281 Main St. E. The purpose of the assessment was to determine if the carwash was in compliance with the 60 dBs sound level at the nearest residential property line required by the site plan agreement. The complete assessment is attached as Appendix A. The consultant will be in attendance to outline the details of the report and provide answers to any questions.

The overall conclusion of the assessment is the property is not in compliance meaning that corrective actions are required immediately.

For Council information the 60 dBs limit was based on:

- real time sound levels in the area prior to development;
- what other municipal standards exist for similar locations and circumstances not just in Canada but other countries;
- what the Provincial noise guidelines are for sensitive land uses, and
- what was a realistic expectation for the residential uses to the west of the subject property specific to this area.

The site plan agreement that was prepared and provided to the property owner is a legal document that binds both the Town and the property owner to implement and maintain the subject parcel as per the agreement and approved plan. Maintaining compliance with any given site plan agreement is essential as it provides both the Town and the residents assurance that a standard of development has been set. Failure to comply with the agreement or failure to enforce the agreement erodes that assurance and compromises the integrity of future approvals and agreements in the eyes of the rate payers affected by those developments. It further impacts the Town's ability to enforce terms of an agreement in the eyes of the development community as enforcement actions are then not taken seriously.

The development on the subject site was under construction for several months once site plan approval was granted. At no time during the construction process did the owners approach Planning staff with concerns or questions about the noise provision. It was also clear, once the carwash began operation, that no sound mitigation measures had been considered in the design or construction. Construction projects often face unforeseen circumstances that result in changes or adjustments. Planning staff have always maintained open communication during developments and have often accommodated adjustments that maintain the intent of the original approval.

Administration, in consultation with the consultant, continues to be of the opinion that compliance with the set limit is achievable with proper review and design within the existing structure. It is also acknowledged by the carwash industry itself in numerous publications on the importance of controlling noise generation.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The cost estimate for the noise assessment was \$6,500. That did not include the consultant's presentation of their findings to Council. Given the perceived complexity of the issue at hand administration felt that it was important to have the consultant on hand to provide an outline their work and answer any questions that Council may have. Dillon has indicated an upset limit of \$2,500 to cover that additional presentation request from administration.

CONSULTATIONS

CAO

RECOMMENDATION

It is recommended that:

Council receive the report regarding the noise assessment update for 281 Main St. E for information purposes.

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



THE TOWN OF KINGSVILLE
Stationary Noise Assessment
281 Main Street East, Kingsville, Ontario

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Figure 4: Noise Level Contours and Predicted Receptor Noise Levels (dBA) – Night-time Operations

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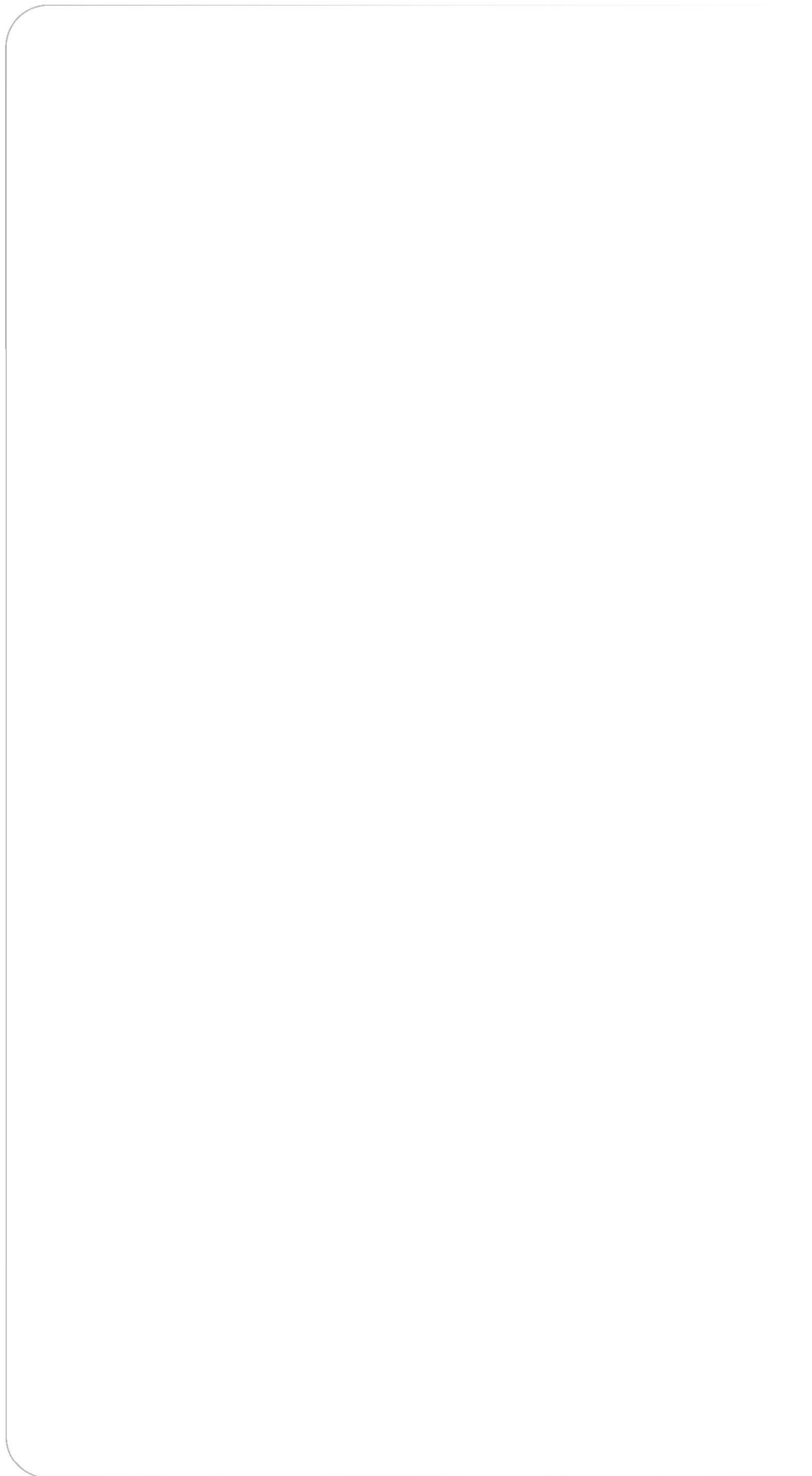
Table 2: Noise Prediction Summary Table..... 9

Appendices

Appendix A Car Wash Site Plan

Appendix B Calibration Certificate

Appendix C Noise Source Data



1.0 Introduction

1.1 Purpose and Objectives

Dillon Consulting Limited (Dillon) was retained by the Town of Kingsville (the Town) to complete a noise assessment of a car wash located at 281 Main Street East, in Town of Kingsville, Ontario. This study has been completed for the Town in response to ongoing noise complaints that has been received by the Town from the surrounding residential dwellings. As requested, this noise assessment only includes sources associated with the automatic car wash.

The noise assessment presented herein is prepared in accordance with the requirements of the Town's Site Plan Agreement prepared specifically for the said car wash, and that of the Ontario Ministry of Environment, Conservation and Parks (MECP) noise publication NPC-300. The assessment focuses on existing noise impact from the car wash on the surrounding sensitive receptors.

1.2 Subject Lands and Surrounding Area

The car wash is located in the east end of the Town, at the southeast corner of Main Street East and Wigle Avenue. Immediately surrounding the car wash is a mix of residential and commercial lands, with single detached homes located directly to the west of the car wash, across Wigle Avenue. The subject site and surrounding area is shown in **Figure 1**.

The automatic car wash is an on-demand customer operated service, and has the ability to operate 24/7. The site plan of the car wash is provided in **Appendix A**.

2.0 Stationary Noise Assessment

As part of this study, a review has been completed of the car wash operations, as well as the locations of the nearest sensitive receptors. This assessment investigates the existing noise impacts at the nearest and most impacted receptor (i.e., 259 Main St. East). It is noted that if the car wash can demonstrate compliance at this receptor location (i.e., subject receptor), compliance at all other neighbouring receptor locations would be a given.

2.1 Stationary Noise Criteria

2.1.1 Site Plan Agreement

The Site Plan Agreement (SPA) between The Corporation of the Town of Kingsville (the Town) and 2569299 Ontario Incorporated (Owner) specifies noise limits under *General Provisions 22 v*) as follows:

“Noise Generation – noise levels generated by the carwash dryer and vacuum systems located on the property shall maintain an upper limit of 60 dBA maximum measured to the closest existing residential property line.”

Based on our follow-up discussions with the Town, it is our understanding that the 60 dBA implies sound pressure level of 60 dBA. Furthermore, the closest existing residential property line would be that of the subject receptor, located at 259 Main St. East.

2.1.2 MECP NPC-300 Noise Criteria and Area Classification

MECP Publication NPC-300 outlines applicable noise criteria for sensitive receptors associated with surrounding industrial and commercial stationary noise sources. The noise criteria are defined using area classifications, which are based on the receptor’s existing acoustical environment. NPC-300 classification are as follows:

- Class 1 – Urban Area
- Class 2 – Suburban / Semi-Rural
- Class 3 – Rural Area
- Class 4 – Areas of Redevelopment and Infill

The guideline requires assessment at:

- Outdoor points of reception (i.e., backyards); and
- Façade points of reception – plane of window to sensitive spaces (i.e., living rooms, dens, eat-in kitchens, dining rooms, and bedrooms)

Different noise guideline limits apply to each area classification, as shown in **Table 1**.

Table 1: Stationary Noise Exclusionary Limits

Assessment Location	Time Period	Exclusionary Sound Level Limit - L_{eq} 1hr			
		Class 1	Class 2	Class 3	Class 4
Plane of window for living area or sleeping quarters	Daytime (07:00 - 19:00)	50 dBA	50 dBA	45 dBA	60 dBA
	Evening (19:00 - 23:00)	50 dBA	50 dBA	40 dBA	60 dBA
	Night-time (23:00 - 07:00)	45 dBA	45 dBA	40 dBA	55 dBA
Outdoor points of reception	Daytime (07:00 - 19:00)	50 dBA	50 dBA	45 dBA	55 dBA
	Evening (19:00 - 23:00)	50 dBA	45 dBA	40 dBA	55 dBA

The NPC-300 exclusionary limits are based on a 1 hour L_{eq} . The A-weighted sound level of a steady sound carrying the same total energy in a 1-hour time period as the observed fluctuating sound.

Based on the nature of the acoustic environment, the Class 2 area Suburban / Semi-Rural sound level limits apply at the surrounding sensitive receptors.

2.2 Car Wash Operation and Site Visit

The automatic car wash is an on-demand customer operated service, and has the ability to operate 24/7. A site visit was completed on June 19, 2019 to conduct sound level measurements at source and at the nearest residential property line.

The dominant on-site noise source was identified to be the drying blowers located at the west end of the car wash building and directly across from the subject receptor (i.e., dwelling at 259 Main St. East). It was noticed that the car wash exit bay door opens while the blowers (i.e., dryer system for the car wash) are in operation, resulting in blower noise dominating the noise environment in the vicinity of the car wash, including at the subject receptor.

Noise measurements were conducted while all the blowers at the car wash were operating. It is believed that the blowers have a singular operating mode (i.e., on or off) and there is no use of Variable Frequency Control to reduce or limit the blowers' air output and hence the noise. As such, the measured noise levels reflect the worst-case noise emission associated with the car wash under normal operating mode. The noise measurements were taken with a Norsonic N-140 Type I integrated sound level analyzer, equipped with 1/1 octave and 1/3 octave band filters (Serial No. 1403048). The laboratory Certificate of Calibration for the noise meter and field calibrator is provided in **Appendix B**.

The on-site noise source measurement program was carried out in accordance with the MECP publication NPC-103 *Noise Measurement Procedures*. Sound level measurements were completed by Dillon personnel on June 19th, 2019. The weather conditions consisted of no cloud cover, temperature ranging between 24°C and 27°C, low winds (< 5km/h), and a relative humidity of 60%. The sound level analyzer was calibrated in the field using a field calibrator before and after the measurements.

2.2.1 Predicted and Measured Sound Levels

The noise propagation analysis was completed using CADNA/A, an outdoor noise propagation model, based on ISO Standard 9613, Part 1: Calculation of the absorption of sound by the atmosphere, 1993 and Part 2: General method of calculation (ISO-9613-2:1996). The model is capable of incorporating various site specific features, such as elevation, berms, absorptive grounds (range between 0 and 1), and barriers to accurately predict noise levels at specific receptors, pertaining to noise emissions from a particular source / sources. The ISO based model accounts for reduction in sound level due to increased distance and geometrical spreading, air absorption, ground attenuation, and acoustical shielding by intervening structures and topography. The model is considered conservative since as it represents atmospheric conditions that promote propagation of sound from the source to the receiver.

The measured source specific noise data (i.e., data associated with the operation of car wash blowers) was input into the CADNA/A software to model the noise impacts at the subject receptor. The dominant noise source was modelled as a point source at the car wash exit with hemispherical spreading. The following assumptions were used in the modelling:

Reflections

Conservatively, the noise source was modelled assuming a second order reflection. A building absorption coefficient of 0.37 was assumed to be representative of the brick façades present for the surrounding buildings, including the receptor buildings (i.e., the dwelling and the garage).

Ground Absorption & Topography

A ground absorption coefficient of 0 was used to represent the mostly reflective (i.e., paved) surfaces that exist between the car wash and the receptor location. The area surrounding the car wash and the nearby receptors is characterized by generally flat. As such, topography was not incorporated in the noise modelling.

Sound Quality

No tonal or annoyance characteristics were observed off-site surrounding the car wash.

The noise measurement data gathered on June 19, 2019 and the corresponding sound power level data (calculated from on-site noise measurements) used in this assessment are presented in **Appendix C**.

Site Plan Agreement

Sound levels were modelled and measured at closest existing residential property line, as per the noise requirement under the Site Plan Agreement. Sound level measurements were taken to exclude vehicle pass-bys along Wigle Avenue, to ensure the measured sound levels were representative of the car wash operation. The predicted sound level from the operating car wash at the nearest property line of the subject residential receptor was found to be approximately **73 dBA** (excluding duty cycle for the blowers). This is in line with the value that was measured at said location during the June 19 site visit, which validates the modelling prediction. The measured sound pressure level and prediction modelling receptor location is provided in **Figure 2**.

The predicted and measured sound levels at the closest residential property line exceed the upper limit of 60 dBA outlined in the Site Plan Agreement.

NPC-300

The acoustic model was developed based information obtained during the site visit, including the dominant onsite noise source and the location, sound power levels, building geometries, operation times, and duty cycle.

The blowers (primary source of noise) operate on a 90 second cycle, every 150 seconds. When assessed based on NPC-300 exclusionary limits, this equates to an hourly duty-cycle of 22.5 minutes during the worst-case hour, corresponding to a maximum of 15 cars per hour. As such, for modelling purposes, the daytime and evening operations (07:00-23:00) was determined to consist of 15 cars, or 22.5 minutes of blower operation, over the worst-case hour. For the night-time operations (23:00-7:00) 3 cars per worst-case hour (4.5 minutes of operation) was assumed for the purposes of this assessment.

The 1-hour Leq (dBA) noise levels were predicted at the subject receptor, which is a two-storey residential home located at 259 Main street East. Receptor sound levels associated with the operation

of the car wash were predicted during the daytime / evening and night-time periods at the closest plane of second-storey window and the backyard outdoor living area of the subject receptor.

Table 2 summarizes the predicted sound levels at the subject receptor's building façades and OLAs associated with the car wash operations.

Table 2: Noise Prediction Summary Table

Assessment Location	Predicted Noise Impacts - L_{eq} 1hr (dBA)			Meets Class 2 Limits? (Yes/No)
	Plane of Window ^[1]		Outdoor POR	
	Daytime / Evening	Night-time	Daytime Evening	
259 Main Street East	65	58	64	No

Note: [1] L_{eq} represents maximum predicted impacts along façade.

Noise level contours for the car wash operations are presented graphically in **Figure 3** and **Figure 4**, for daytime / evening and night-time operations, respectively.

As shown above in **Table 2**, and in **Figure 3 and 4**, the MECP Class 2 exclusionary limits are exceeded at the plane of window and the outdoor living area (i.e., the backyard) at 259 Main Street East.

2.2.2 Noise Control Measures

Measured sound levels at the nearest residential property line (259 Main Street East) from the car wash exceed the upper limit specified in the SPA. Additionally, as predicted noise levels at the plane of window and the backyard outdoor living area of 259 Main Street East exceed the NPC-300 Class 2 exclusionary limits, noise mitigation is warranted. As such, noise mitigation measures are required in order for the car wash to operate in accordance with applicable noise limits.

3.0 Conclusions

Dillon Consulting Limited (Dillon) was retained by the Town of Kingsville to complete a noise assessment of the car wash located at 281 Main Street East. This study has been completed in response to ongoing noise complaints from the surrounding residential dwellings.

The noise assessment presented herein is prepared in accordance with the requirements of the Town of Kingsville, the Site Plan Agreement, and that of the Ontario Ministry of Environment, Conservation and Parks (MECP) noise publication NPC-300. The assessment focuses on determining the existing noise impacts from the operations at the car wash on the nearest noise-sensitive residential dwelling located at 259 Main St. East.

This assessment confirms through noise propagation modelling and spot noise measurements that the operation of the car wash is resulting in exceedances of applicable daytime/evening and nighttime noise criteria set in MECP's noise publication NPC-300 as well as the Town's site-specific Site Plan Agreement.

To achieve compliance with the SPA and/or NPC-300, noise mitigation measures will be required. It is anticipated that source-based mitigation measures would be required to achieve compliance.

Closure

This Noise Study has been prepared based on the information provided and/or approved by the Town of Kingsville. This report is intended to provide a reasonable review of available information within an agreed work scope, schedule, and budget. This report was prepared by Dillon for the sole benefit of the Town of Kingsville. The material in the report reflects Dillon's judgement in light of the information available to Dillon at the time of this report preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Dillon accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that the report is to your satisfaction. Please do not hesitate to contact the undersigned if you have any further questions on this report.

Respectfully Submitted:

DILLON CONSULTING LIMITED



Lucas Arnold, P.Eng.
Associate

A handwritten signature in black ink, appearing to read "Amir A. Iravani".

Amir A. Iravani, Ph.D., P.Eng.
Associate

Figures



Figure 1: Site and Surrounding Area

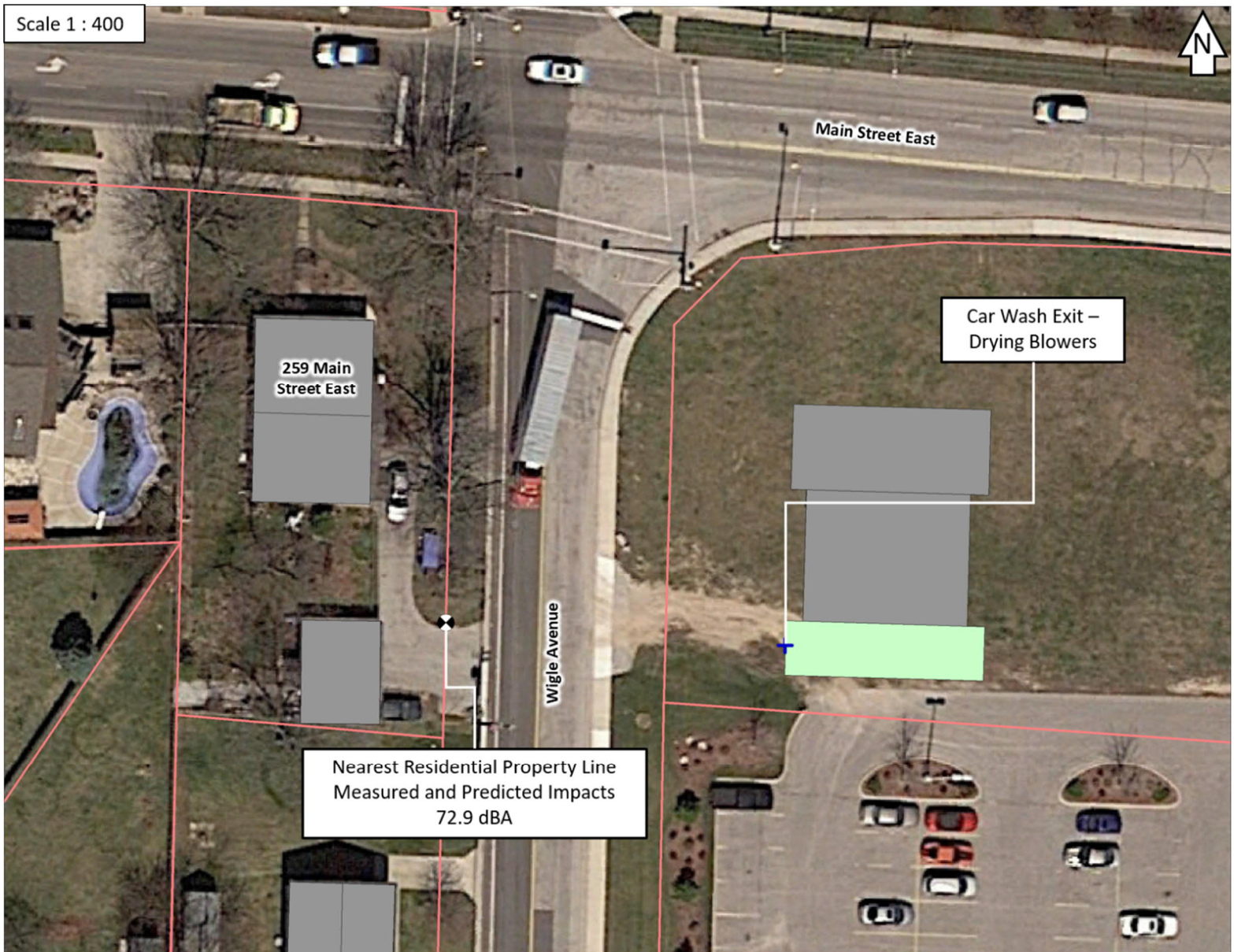


Figure 2: Property Line Sound Pressure Level Measurement Location

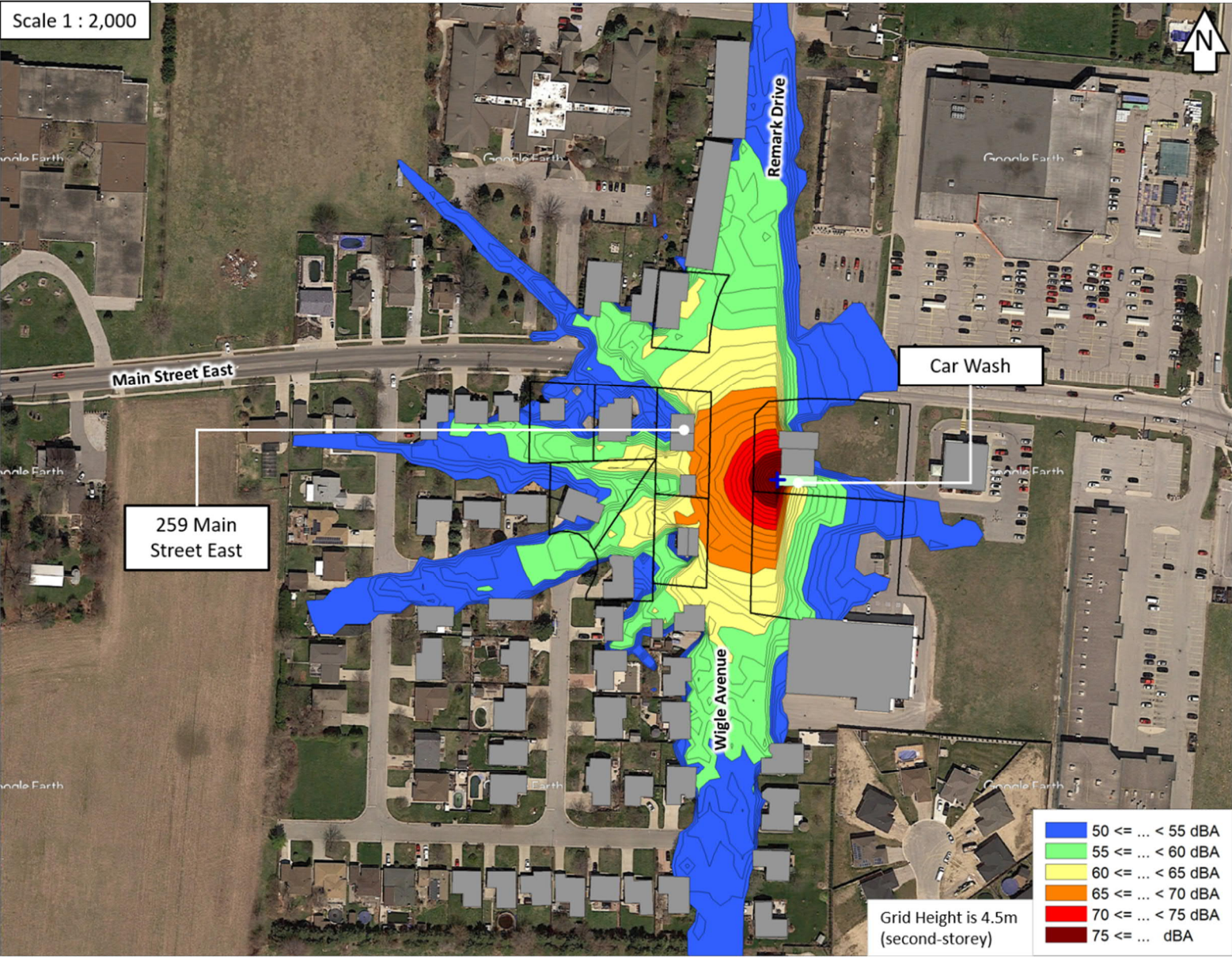


Figure 3: Noise Level Contours and Predicted Receptor Noise Levels (dBA) – Daytime / Evening Operations

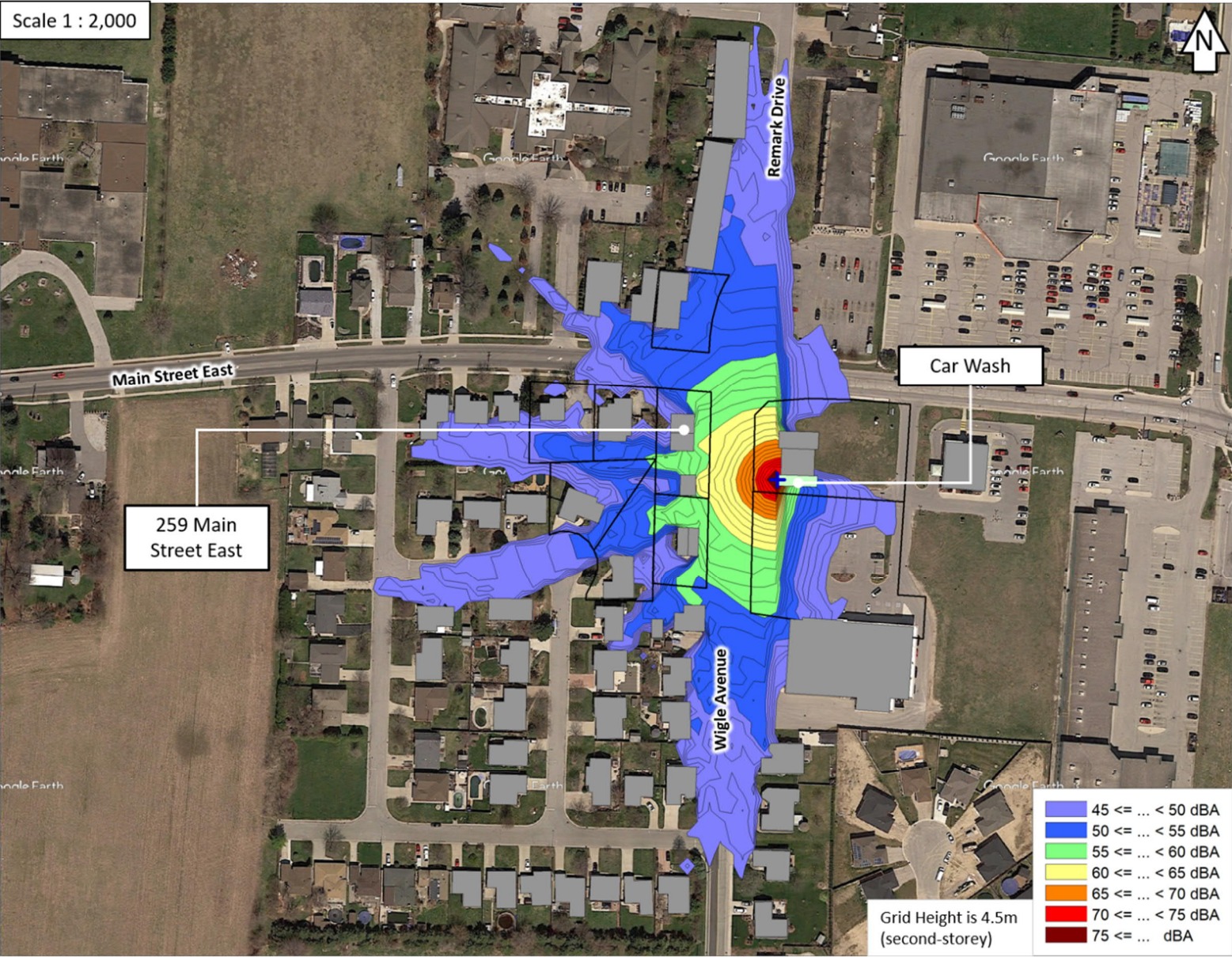
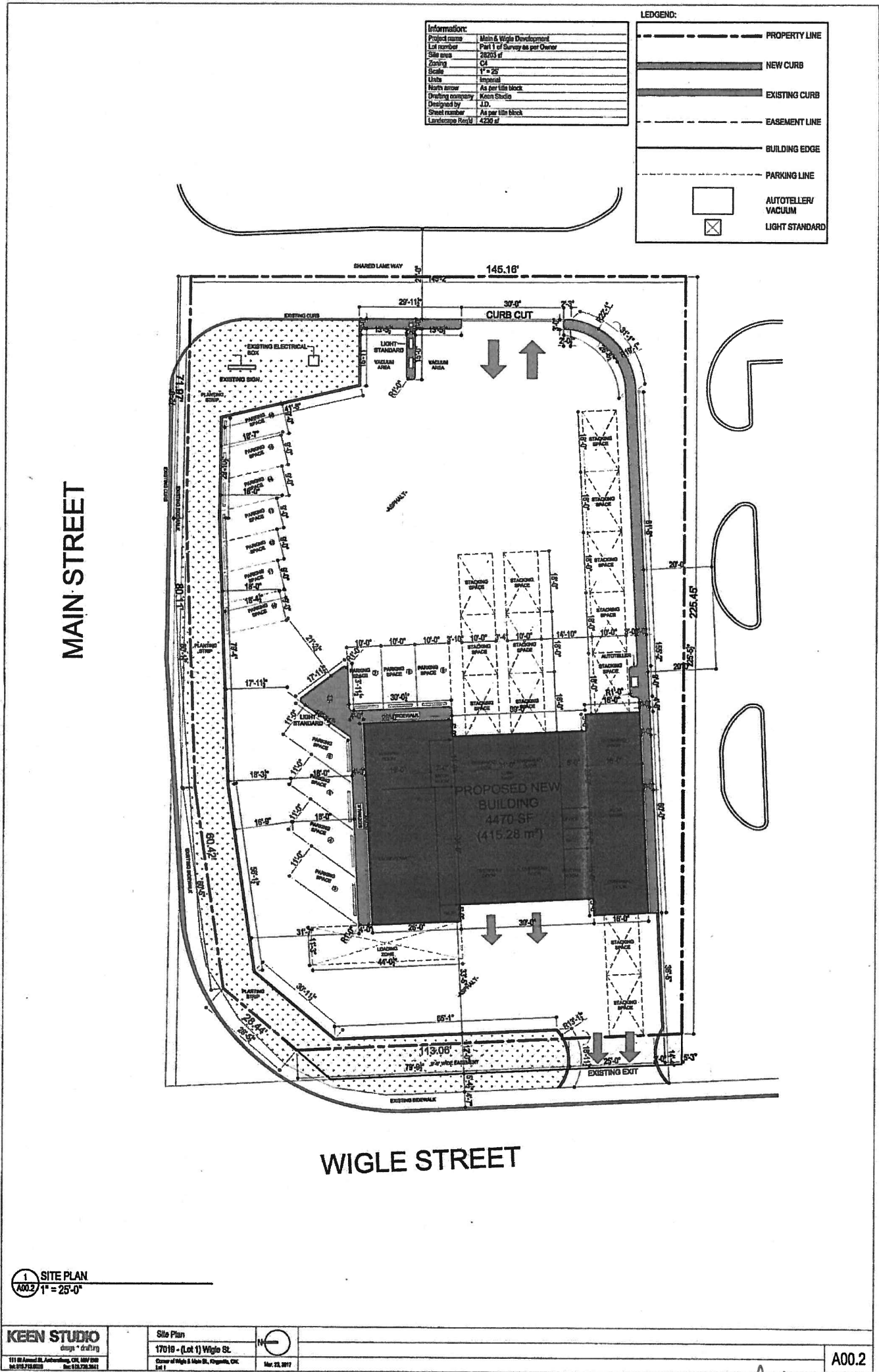


Figure 4: Noise Level Contours and Predicted Receptor Noise Levels (dBA) – Night-time Operations

Appendix A

Car Wash Site Plan

SCHEDULE "A-2017"
Site Plan



Appendix B

Calibration Certificate

CERTIFICATE of CALIBRATION

Make : Norsonic

Reference # : 156546

Model : NOR140

Customer : Dillon Consulting Limited
Oakville, ON

Descr. : Sound Level Meter Type 1

Serial # : 1403048

P. Order :

Asset # : NAN

Cal. status : Received in spec's, no adjustment made.

Navair Technologies certifies that the above listed instrument was calibrated on date noted and was released from this laboratory performing in accordance with the specifications set forth by the manufacturer.

Unless otherwise noted in the calibration report a 4:1 accuracy ratio was maintained for this calibration.

Our calibration system complies with the requirements of ISO-17025 standard, working standards used for calibration are certified by or traceable to the National Research Council of Canada or the National Institute of Standards and Technology.

Calibrated : Apr 08, 2019

By :



T. Beilin

Cal. Due : Apr 08, 2020

Temperature : 23 °C ± 2 °C Relative Humidity : 30% to 70%

Standards used : J-216 J-303 J-512

Navair Technologies

REPAIR AND CALIBRATION TRACEABLE TO NRC AND NIST

6375 Dixie Rd. Mississauga, ON, L5T 2E7
Phone : 905 565 1584

Fax: 905 565 8325

<http://www.navair.com>
e-Mail: service@navair.com

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CERTIFICATE of CALIBRATION

Make : Norsonic

Reference # : 156547

Model : 1251

Customer : Dillon Consulting Limited
Oakville, ON

Descr. : Sound cal 114dB 1KHz

Serial # : 31746

P. Order :

Asset # : NAN

Cal. status : Received in spec's, no adjustment made.

Navair Technologies certifies that the above listed instrument was calibrated on date noted and was released from this laboratory performing in accordance with the specifications set forth by the manufacturer.

Unless otherwise noted in the calibration report a 4:1 accuracy ratio was maintained for this calibration.

Our calibration system complies with the requirements of ISO-17025 standard, working standards used for calibration are certified by or traceable to the National Research Council of Canada or the National Institute of Standards and Technology.

Calibrated : Apr 12, 2019

By :



J. Raposo

Cal. Due : Apr 12, 2020

Temperature : 23 °C ± 2 °C Relative Humidity : 30% to 70%

Standards used : J-163 J-261 J-282 J-508

Navair Technologies

REPAIR AND CALIBRATION TRACEABLE TO NRC AND NIST

6375 Dixie Rd. Mississauga, ON, L5T 2E7

Phone : 800-668-7440

Fax: 905 565 8325

<http://www.navair.com>

e-Mail: service@navair.com

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Appendix C

Noise Source Data

Source Description	Sound Power Level									Overall dBA
	Octave Spectrum dB									
	31.5	63	125	250	500	1000	2000	4000	8000	
Car Wash Exit (Drying Blowers)	106.5	108.9	103.8	103.6	104.2	101.5	99.3	94.7	89.8	106.7

Measurement Location	Sound Pressure Level									Overall dBA
	Octave Spectrum dB									
	31.5	63	125	250	500	1000	2000	4000	8000	
Nearest Residential Property Line (Figure 2)	74.5	69.2	69.0	70.2	71.9	66.0	65.6	60.4	54.2	72.9

References

International Organization for Standardization, ISO 9613-2: Acoustics – Attenuation of Sound During Propagation Outdoors Part 2: General Method of Calculation, Geneva, Switzerland, 1996.

Ministry of Environment Publication NPC-300, Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, October 2013.

Ontario Ministry of the Environment, Publication NPC-103, Procedures

Ontario Ministry of the Environment, Publication NPC-104, Sound Level Adjustments



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

Date: September 26, 2019

To: Mayor and Council

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

RE: Application for Site Plan Approval by
2647983 Ontario Inc. (Estate of Health)
101 Mill St. E.
Part of Lot 2, Concession 1 WD
Town of Kingsville

Report No.: PS 2019-045

AIM

To provide the Mayor and Council with information on the redevelopment plans and requested site plan approval for 101 Mill St. E.

BACKGROUND

The parcel is a 1.12 ha (2.77 ac.) residential lot with a large unique single detached dwelling, a detached garage/carriage house and an extensive outdoor area all surrounded by a unique field stone fence. In November of 2018 Council approved a zoning by-law amendment to the subject property to permit its use as a holistic wellness centre subject to approval of an acceptable site plan. The owners have prepared a comprehensive layout for the property and submitted application for site plan approval.

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 'Residential' and subject to the policies under Section 3.6 of the Official Plan for the Town of Kingsville. The proposed site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Residential Zone 1 Urban Exception 20 (R1.1-20)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all provisions of the Town of Kingsville Zoning By-law 1-2014 the site-specific regulations outlined by under the R1.1-20 Zone.

4.0 Site Plan

With the introduction of any form of commercial use in a residential neighbourhood it is important to consider the impact of certain support facilities the use needs along with the scale while maintaining the residential character. During the zoning approval process one of the key feedback points centered on parking including location, access and quantity.

The main entrance location to the dwelling on the property is located on Laurel St. and will continue to be used for the proposed use. The parking area has been moved to the north to accommodate enough on-site parking. A 4 m (13 ft.) landscaped area along the shared lot line with 74 Laurel St. is included. The location also takes advantage of a larger open area on the lot impacting less on existing tree cover. Use of the existing access also will not require establishing a new access off Mill St. W that would require additional removal of the existing stone wall. The access itself will need to be widened to accommodate both two-way traffic movement and appropriate emergency access. Hard surfacing on the property is being kept to a minimum to provide lower impact storm water management. Extensive landscaping work along with a number of small support buildings are included to round out the redevelopment of the site. The full site plan drawing package is attached as Appendix A.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The change in use in combination with the improvements proposed will result in an increase to assessment on the property.

CONSULTATIONS

Property owners that received the Notice of Public Meeting for the original zoning approval were also circulated with information on the proposed site plan approval by mail. In addition information of the proposed development including the full site plan drawing package was posted to the Town website.

Comment: There has been some feedback from the residents in the area. The main concerns still remains as increased traffic and parking. There has been additional parking added since the original concept was presented to Council. There is no question that some additional traffic flow will result from the operation of the business but it is not anticipated that it will be to a level that cannot be supported by the local street.

Agency & Administrative Consultations

Town Administration was circulated for comment on the proposed site plan approval.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Comment is attached as Appendix B• The Authority expressed no objection to the proposed site plan approval
Town of Kingsville Management Team	<ul style="list-style-type: none">• The Management Team has reviewed the requested site plan• Building Dept. notes that all applicable Building Code issues will need to be addressed as part of the proposed conversion• Storm water management is required and has been submitted

RECOMMENDATION

It is recommended that Council approve site plan application SPA/18/19 for the redevelopment of 101 Mill St. W for a holistic wellness centre subject to the conditions outlined in the site plan agreement and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

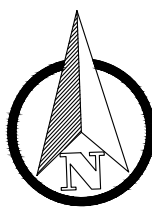
Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

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

101 MILL STREET

(TOWN OF KINGSVILLE, ONTARIO)

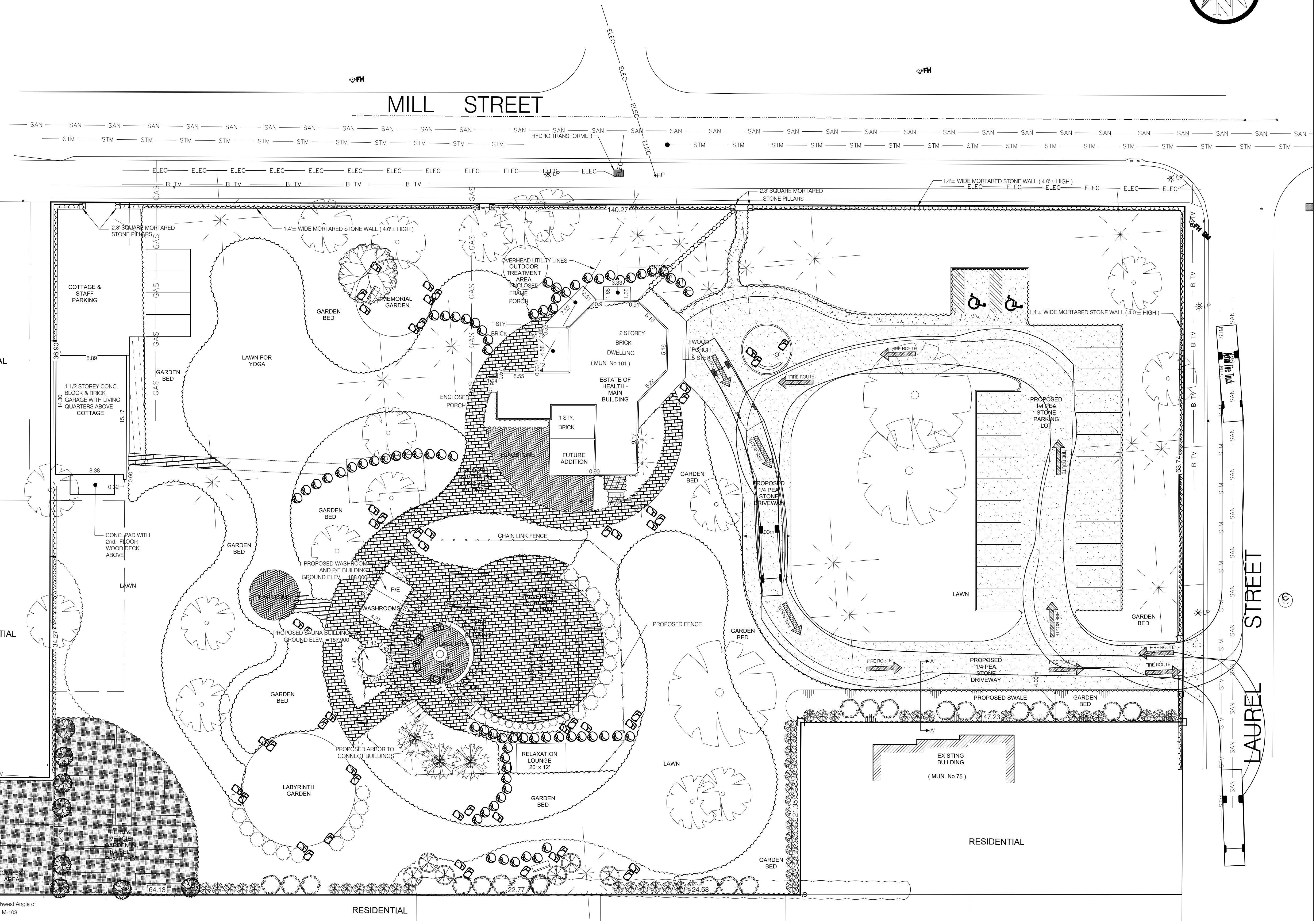
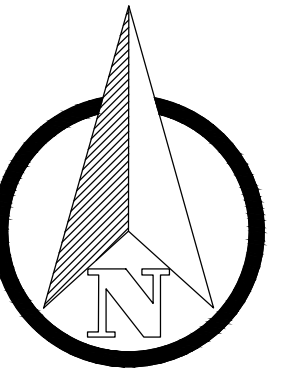
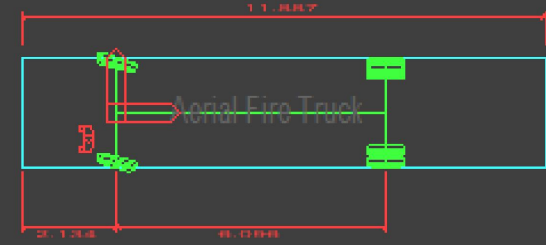


SHEET INDEX	
Sheet Number	Sheet Title
--	TITLE PAGE
1	SITE PLAN
2	FIRE ROUTE PLAN
3	GRADING PLAN
4	SERVICING PLAN
5	REMOVAL PLAN

KEY PLAN

ATTENTION
CONTRACTOR IS RESPONSIBLE FOR CONFIRMING
THE EXACT LOCATION AND PROTECTION OF
EXISTING UTILITIES DURING CONSTRUCTION

1. VEHICLE TRACKING FOR FIRE TRUCK IS SHOWN ENTERING AND EXITING THE SITE



MB

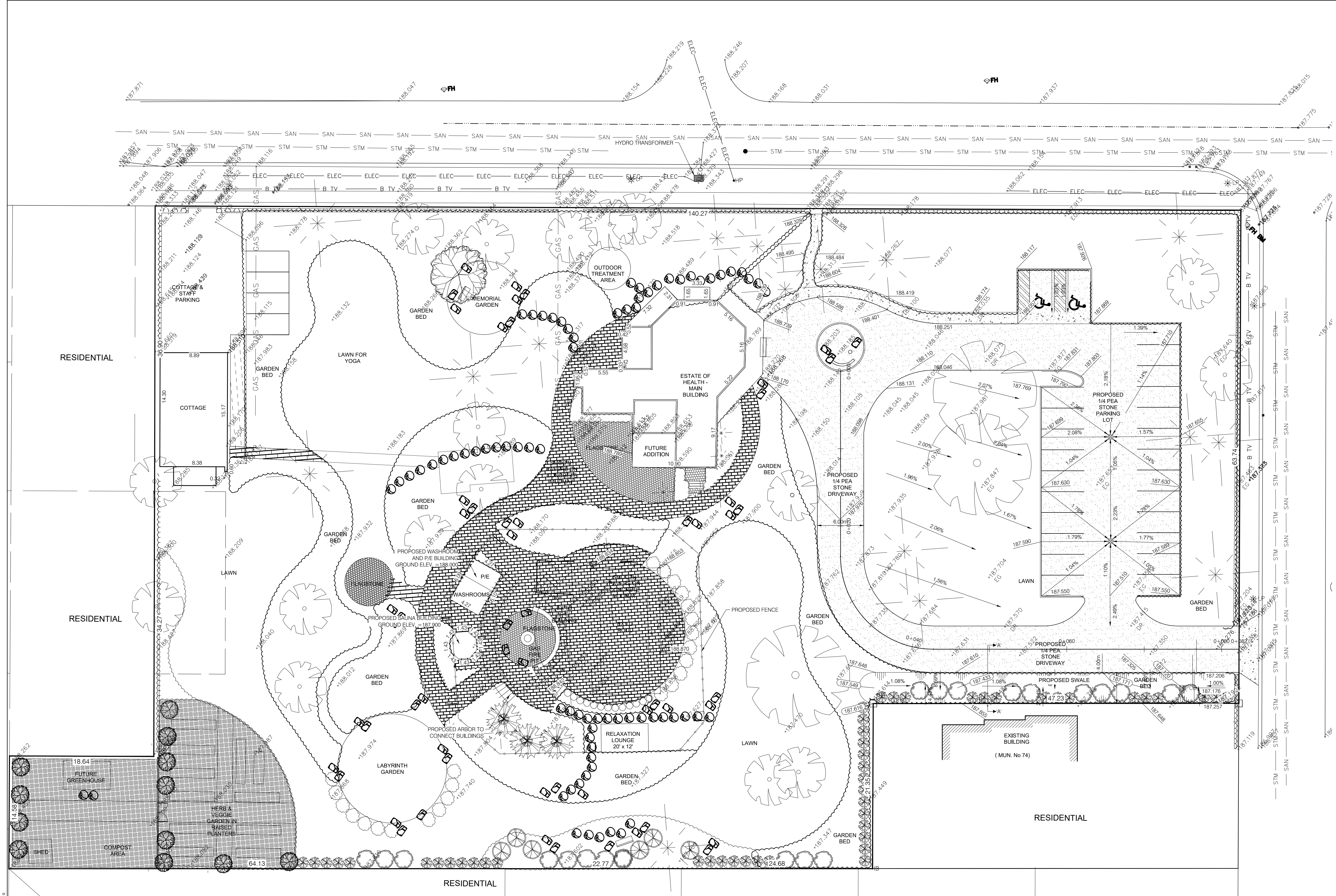
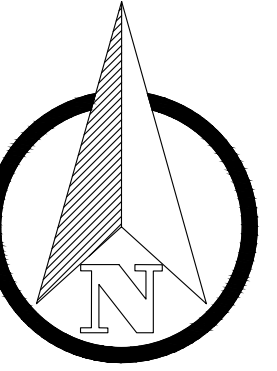
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PROJECT TITLE:	ESTATE OF HEALTH
	101 MILL St. W, KINGSVILLE, ONTARIO
SHEET TITLE:	FIRE ROUTE PLAN

DATE: AUGUST 27, 2019
SCALE: 1:250
DRAWN BY: P.S.
CHECKED BY: M.J.B.

PROJECT NO:
19-018

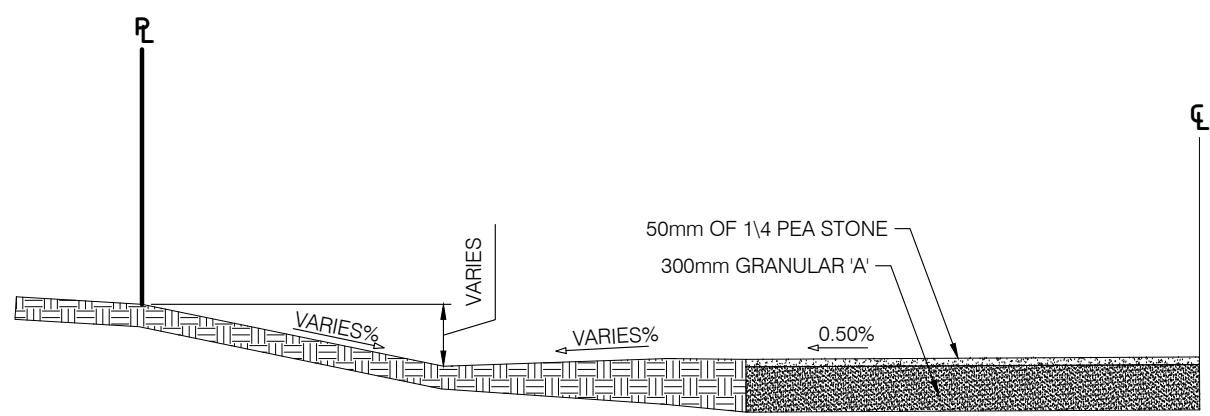
SHEET NO:
2



- GENERAL NOTES:
1. PROPOSED PARKING LOT WILL BE A GRANULAR PERMEABLE PAVEMENT
 2. EXISTING GRADES WILL REMAIN THE SAME FOR AREAS NEAR EXISTING POOL WITH A PROPOSED PERMEABLE PAVEMENT CONNECTING THE PROPOSED BUILDING ADDITION AND EXISTING POOL.

GRADING NOTES

	SLOPE TO CB
	PROPOSED ELEVATION
	TOP OF CURB
	EXISTING ELEVATIONS



SWALE CROSS SECTION 'A' - 'A'

SCALE: 1:50

August 27, 2019



DATE: AUGUST 27, 2019.

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JULY 26, 2019	SUBMITTED TO THE TOWN OF KINGSVILLE FOR PRELIMINARY REVIEW
AUGUST 27, 2019	REVISED SITE PLAN ACCORDING TO TOWN OF KINGSVILLE COMMENTS DATED AUGUST 16, 2019
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architecture + engineering

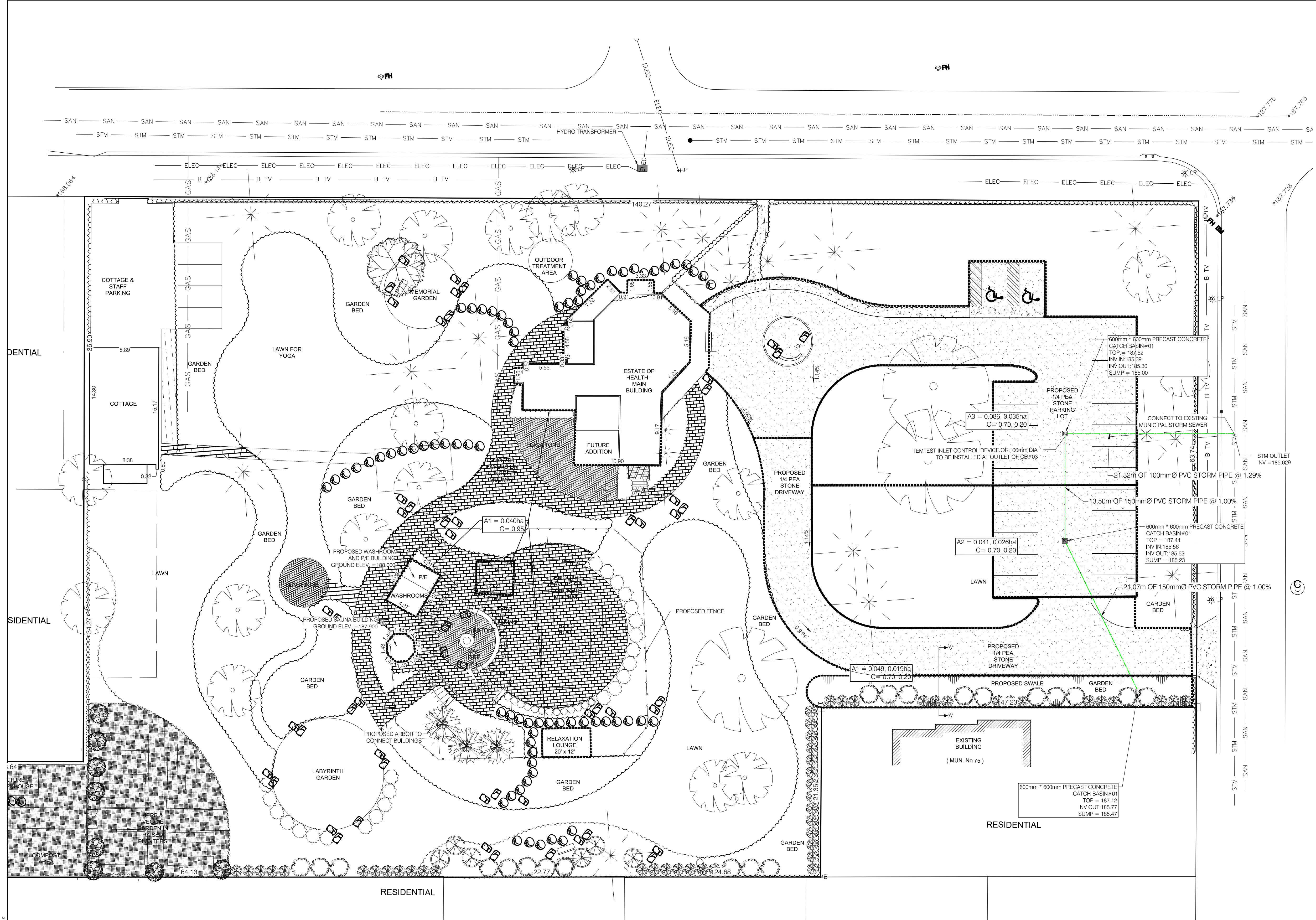
27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8














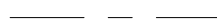





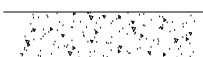


1000 - 267 PLUSIER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
ESTATE OF HEALTH
101 MILL ST. W, KINGSVILLE, ONTARIO

SHEET TITLE:
GRADING PLAN


DATE: AUGUST 27, 2019	PROJECT NO: 19-018
SCALE: 1:250	
DRAWN BY: P.S.	SHEET NO: 3
CHECKED BY: M.J.B.	



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
WATERMAIN		
WATER CURB STOP	 	 
WATER VALVE		
FIRE HYDRANT		
WATERMAIN 'TEES' & 'BENDS'		 
SANITARY SEWER		
SANITARY MANHOLE		 SANMH1
STORM SEWER		
STORM MANHOLE		 STMH1
STORM MANHOLE WITH CB LID		 STMH1
CATCH BASIN		 CB1
SIDEWALK		
LIGHT POLE		
PROPERTY LINE		

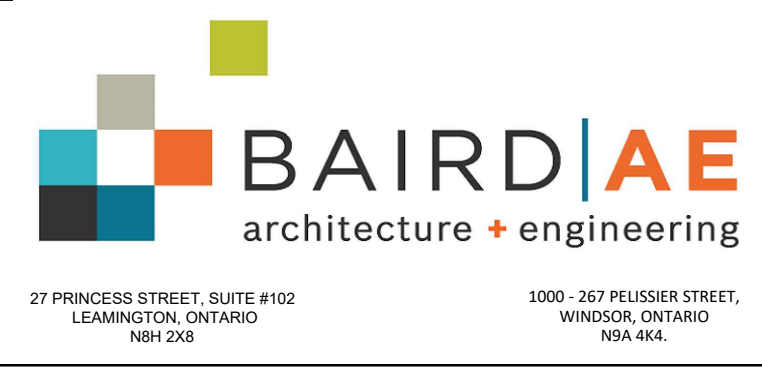
[illegible]

DATE: AUGUST 27, 2019



MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JULY 26, 2019	SUBMITTED TO THE TOWN OF KINGSVILLE FOR PRELIMINARY REVIEW
AUGUST 27, 2019	REVISED SITE PLAN ACCORDING TO TOWN OF KINGSVILLE COMMENTS DATED AUGUST 16, 2019
-----	-----
-----	-----
-----	-----
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PROJECT TITLE:
ESTATE OF HEALTH
101 MILL St. W, KINGSVILLE, ONTARIO
SHEET TITLE:
SERVICING PLAN

DATE: AUGUST 27, 2019	PROJECT NO: 19-018
SCALE: 1:250	
DRAWN BY: P.S.	SHEET NO: 4
CHECKED BY: M.J.B.	



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 23, 2019

Mr. Robert Brown, Manager of Planning Services
Planning & Development Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville Ontario, N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-18-19 101 MILL ST W
ARN 371109000002300; PIN: 751830371
Applicant: DICK ROBERT PETER

The following is provided as a result of our review of Application for Site Plan Control SPA-18-19. The purpose of the application is to convert the existing dwelling into a holistic wellness centre.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2014)

We recommend that the municipality ensure that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual,



Mr. Brown
August 23, 2019

prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Windsor-Essex Region Stormwater Management Standards Manual). The stormwater management analysis be completed to the satisfaction of the Municipality. We do not require further consultation on this file with respect to stormwater management.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

It is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the location of the subject property is physically separated from the natural heritage feature by existing development or infrastructure. Therefore, we can advise the Municipality that this application is consistent with the natural heritage policies of the PPS 2014.

FINAL RECOMMENDATION

Our office has no objection to the application for site plan control.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Michael Nelson, BSc, MSc (Planning)
Watershed Planner
/mn



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

Date: September 24, 2019

To: Mayor and Council

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

RE: Application for Site Plan Approval by
1659437 Ontario Limited o/a DC Farms
1555-1557 County Road 34 E
Part of Lot 9, Concession 3 ED

Report No.: PS 2019-04

AIM

To provide Council with details on the proposed development of a building for use as a micro license cannabis facility and additions to the existing vegetable greenhouse on lands located at 1555 and 1557 County Road 34 E, in the Town of Kingsville.

BACKGROUND

The subject land is an 8.5 ha (21 ac.) greenhouse operation containing approximately 2.7 ha (6.6 ac.) of greenhouse along with support facilities, a bunkhouse a single detached dwelling and a large road side stand. The applicant was granted approval via a zoning amendment in 2018 permitting the growing of medical marihuana on the property.

The facility has an existing site plan approval from 2011 for a total of 3 additional phases (Appendix A). Only Phase 2 was constructed. The applicant has submitted a revised site plan (Appendix B) that shows a revised development plan as follows:

- i) Construction of a new building 1,419 sq. m (15, 273 sq. ft.) for an indoor micro license cannabis production facility;
- ii) Phase 4, 5 and 6 for added greenhouse space (vegetable), and
- iii) A 949 sq. m (10,211 sq. ft. addition to the existing greenhouse storage building.

As required by the medical marihuana policies the next step in the approval process is site plan approval to address items such as light abatement, odour control and security specific to the cannabis 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 site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Agricultural Zone Exception 64 (A1-64)'. The attached site plan (Appendix B) has been reviewed and the proposed new development will be in compliance with all provisions of the Town of Kingsville Zoning By-law 1-2014 the site-specific regulations outlined by under the A1-64 Zone.

More specifically the zoning implements the odour control requirements for a medical marihuana production facility. This involves the installation of the required 'air treatment control' system. The system must be designed by a qualified person and result in no perceptible odour at the property line of the subject parcel. The applicant must also provide a maintenance schedule for the system and demonstrate that the system is operational prior to beginning operations.

The odour control provisions are implemented and regulated through the zoning by-law. Non-compliance will result in a zoning order to comply with fines and provincial prosecution possible should corrective actions not be taken. The odour control plan itself will be attached as an Appendix to the site plan agreement for ease of tracking and reference in the future.

The specific odour control that is being utilized in the operation is carbon filtration. The draft layout is detailed in Appendix C including the internal layout of the building and the associated mechanical supporting the odour control system.

4.0 Site Plan

The existing site plan approval on the property will be replaced by a new agreement which addresses the specifics related to the cannabis production and will update the requirements for the existing and future phase of vegetable greenhouse.

A concern during the zoning process was the addition of fencing to cannabis producing properties to satisfy Health Canada security requirements. Because the

operation is small in scale and an indoor grow versus greenhouse fencing is not required.

Lighting details for the cannabis facility would be similar to a commercial/industrial building, full-cut-off and dark sky complaint for any exterior security lighting. Lighting related to the greenhouses would be updated to the current standard that requires the use of vertical and horizontal screening in grow lights are to be used. Security camera positioning is not criteria in this particular location but the Town would ask that the layout be provided as a requirement of the final site plan sign-off.

Sanitary and water servicing to the site will remain unchanged. Any additional water allocation to the property would require approval by Union Water. Storm water management is a requirement of approval. There is an existing pond on the subject site. This will be expanded and the applicant has provided a complete storm water management report which addresses the needs of the entire site and full build out.

Site Plan Security Deposit

The principle concern with the establishment of MMPFs in the Town of Kingsville has been the uncertainty of odour control and grow light issues. Collection of a 50% deposit based on the cost of lighting and odour control has been the accepted, recommended standard to date. For this development the deposit would be solely based on odour control. Lighting control for grow lights is not a concern as this is an indoor grow versus a greenhouse.

As this does represent a significant amount to the developer the site plan agreement is structured in such a way that securities can be released as requirements are reviewed to the satisfaction of the Town.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Both indoor and greenhouse grow facility represent a considerable investment for applicants. There will be an increase in assessment resulting from the proposal once it is completed. Building permit fees and development charges will be collected at the time of permit.

CONSULTATIONS

As the property was subject to a recent zoning approval to permit a medical marijuana production facility it is also subject to site plan approval and neighbours are to be circulated as part of this final step. All landowners within 120 m of the property were provided with notice.

Agency & Administrative Consultations

Applicable agencies and Town Administration were circulated for comment by email.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'D';• ERCA has indicated no objection to the proposed amendment
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• Any proposed changes to the greenhouse and construction of the new building will need to comply with the requirements of the OBC.
County of Essex	<ul style="list-style-type: none">• Any new buildings must comply with the required County Rd. setbacks• A traffic memo should be prepared by the consultant to speak to traffic movements and volume for the new development

RECOMMENDATION

That Council approve the requested site plan approval for additional phases of development on the subject property including: i) three greenhouse structures for vegetable production; ii) development of a 1,419 sq. m (15,273 sq. ft.) building for indoor medical marihuana production, and iii) a 949 sq. m (10, 211 sq. ft.) storage building addition, all as detailed in the attached site plan (Appendix B) and subject to the conditions outlined in the site plan agreement;

And That Council require a security deposit equal to 50% of the total cost of the odour control system to be deposited with the Town prior to the release of any building permits; and That Council authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

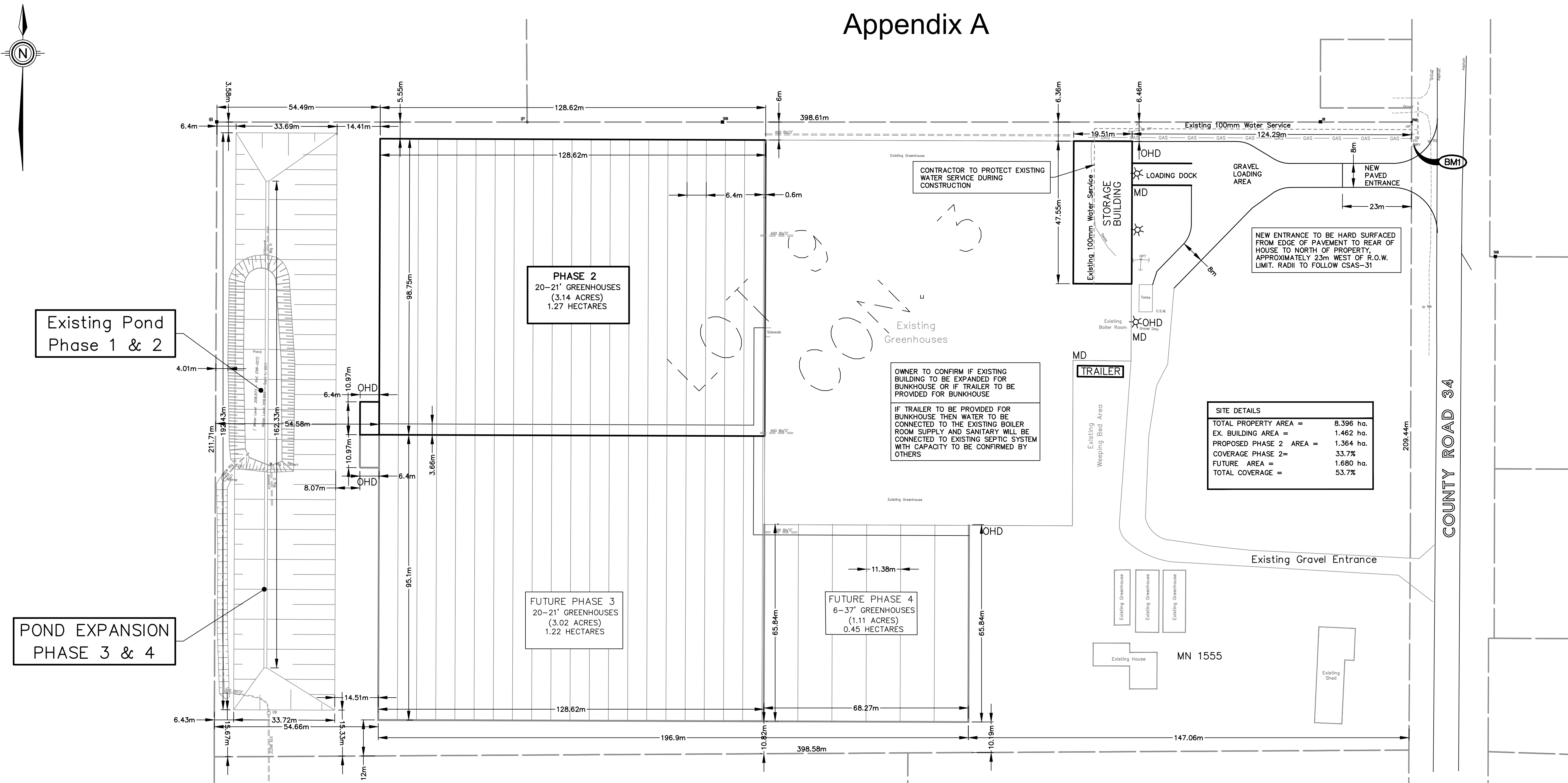
Robert Brown

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



Existing Pond
Phase 1 & 2

POND EXPANSION
PHASE 3 & 4

PHASE 2
20-21' GREENHOUSES
(3.14 ACRES)
1.27 HECTARES

FUTURE PHASE 3
20-21' GREENHOUSES
(3.02 ACRES)
1.22 HECTARES

FUTURE PHASE 4
6-37' GREENHOUSES
(1.11 ACRES)
0.45 HECTARES

CONTRACTOR TO PROTECT EXISTING
WATER SERVICE DURING
CONSTRUCTION

OWNER TO CONFIRM IF EXISTING
BUILDING TO BE EXPANDED FOR
BUNKHOUSE OR IF TRAILER TO BE
PROVIDED FOR BUNKHOUSE

IF TRAILER TO BE PROVIDED FOR
BUNKHOUSE THEN WATER TO BE
CONNECTED TO THE EXISTING BOILER
ROOM SUPPLY AND SANITARY WILL BE
CONNECTED TO EXISTING SEPTIC SYSTEM
WITH CAPACITY TO BE CONFIRMED BY
OTHERS

SITE DETAILS	
TOTAL PROPERTY AREA =	8.396 ha.
EX. BUILDING AREA =	1.462 ha.
PROPOSED PHASE 2 AREA =	1.364 ha.
COVERAGE PHASE 2 =	33.7%
FUTURE AREA =	1.680 ha.
TOTAL COVERAGE =	53.7%

- 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. DENOTES EXISTING SITE ELEVATIONS.
 4. (191.405) APPROXIMATE PROPOSED TOP ELEVATION.
 5. (190.205) DENOTES PROPOSED INVERTS.
 6. (191.405) APPROXIMATE PROPOSED SITE GRADE.
 7. APPROXIMATE PROPOSED SWALE GRADES.
 8. ALL ROAD SIDES/OPES NO STEEPER THAN 4:1 TO 10:1.
 9. PLACE TOPSOIL ON ALL SLOPES AND DISTURBED AREAS AND SEED TO GRASS.
 10. ALL NEW COVERED DRAINAGE AND SURFACE SWALES TO HAVE OUTLET EROSION PROTECTION.
 11. EROSION PROTECTION TO COMPRISE OF 300MM THICK GUARDED LIMESTONE RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 2.0M WIDE.
 12. PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
 13. TOP ELEVATION OF PHASE 1 DETENTION POND BANK IS TO BE NO LESS THAN 208.500M.
 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. RESPONSIBILITY OF THE OWNER.
 16. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT REVISED JANUARY 4th, 2012.
 17. OWNER/CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. FOR DETAILS SEE OPSS 577.
 18. DETAILS FOR SEDIMENT CONTROL MEASURES ARE AVAILABLE IN APPENDIX B OF THE STORMWATER MANAGEMENT REPORT.
 19. CATCHBASINS TO BE PRECAST CONCRETE WITH CAST IRON OR HEAVY DUTY STEEL GRATE OR EQUIVALENT.

BENCHMARK:
TOP NUT OF FIRE HYDRANT ON WEST SIDE OF
COUNTY ROAD 34
ELEV. 213.974

ISSUED FOR: BY: DATE:

REVISIONS

**N. J. Peralta
Engineering Ltd.**
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



**DC FARMS
GREENHOUSE
EXPANSION**

**MUNICIPALITY OF
KINGSVILLE
ONTARIO**

SHEET TITLE:

SITE LAYOUT

DESIGNED BY: N.G.M. DATE: JAN. 4, 2012

DRAWN BY: N.G.M. SCALE: 1:750

SHEET No.: 1 OF 5

PROJECT No.: E11-036



KEY PLAN
Scale = NTS

PLAN
Scale = 1:750





1. SITE COVERAGE:	EXISTING GREENHOUSES & BUILDINGS	=	2.80 Ha
	PROPOSED EXPANSIONS	=	2.60 Ha
	PARKING, LOADING & DRIVEWAYS	=	<u>+ 0.68 Ha</u>
			6.08 Ha

2. VEHICLE PARKING: AREA OF GROWING SPACE = 5.04 Ha
NO. OF PARKING SPACES REQUIRED ON-SITE = 25

[illegible][illegible]

TOP OF NUT ON FIRE HYDRANT
LOCATED AT NORTH EAST CORNER
OF 1557 COUNTY ROAD 34.

LEGEND:

-  GREENHOUSE EXPANSION
-  STORAGE EXPANSION
-  CANNABIS GROWING AREA
-  OFFICE EXPANSION

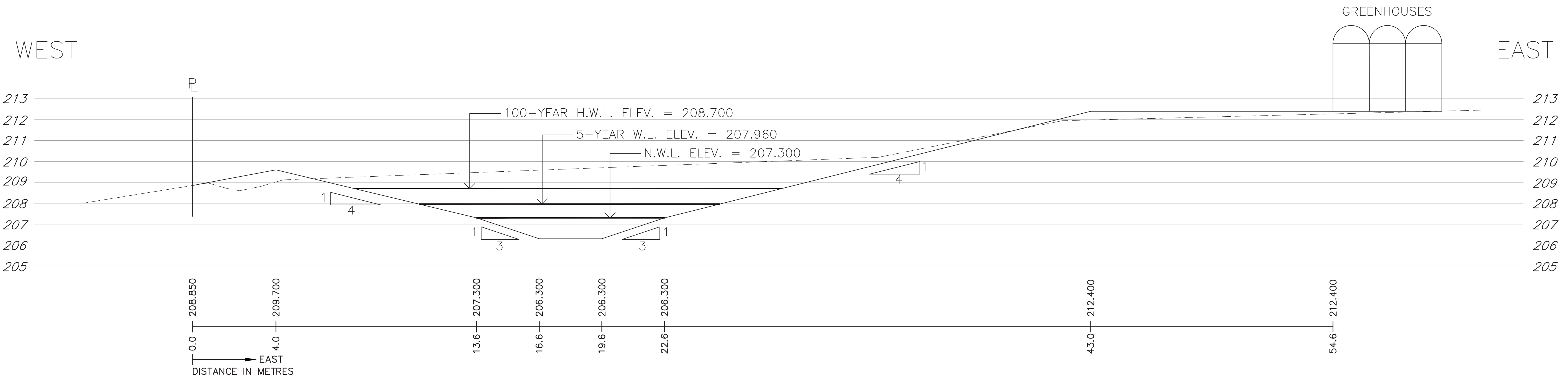
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PROJECT NO.

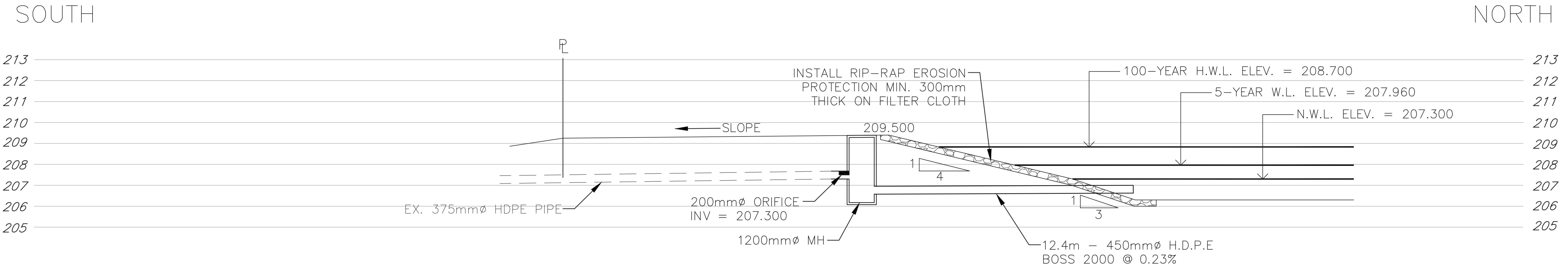
SHEET NO.

1 |

OF 3



SWM POND CROSS-SECTION
SECTION A-A
SCALE = 1:100



SWM POND OUTLET DETAIL
SECTION B-B
SCALE = 1:100



RC SPENCER ASSOCIATES INC.

Consulting Engineers

Windsor: 800 University Ave. W., Windsor, ON N9A 5R9
Leamington: 18 Talbot St. W., Leamington, ON N8H 1M4
Charlton-MacLeod: 49 Raleigh St., Charlton, ON N7M 2M6



Professional Engineers
Ontario

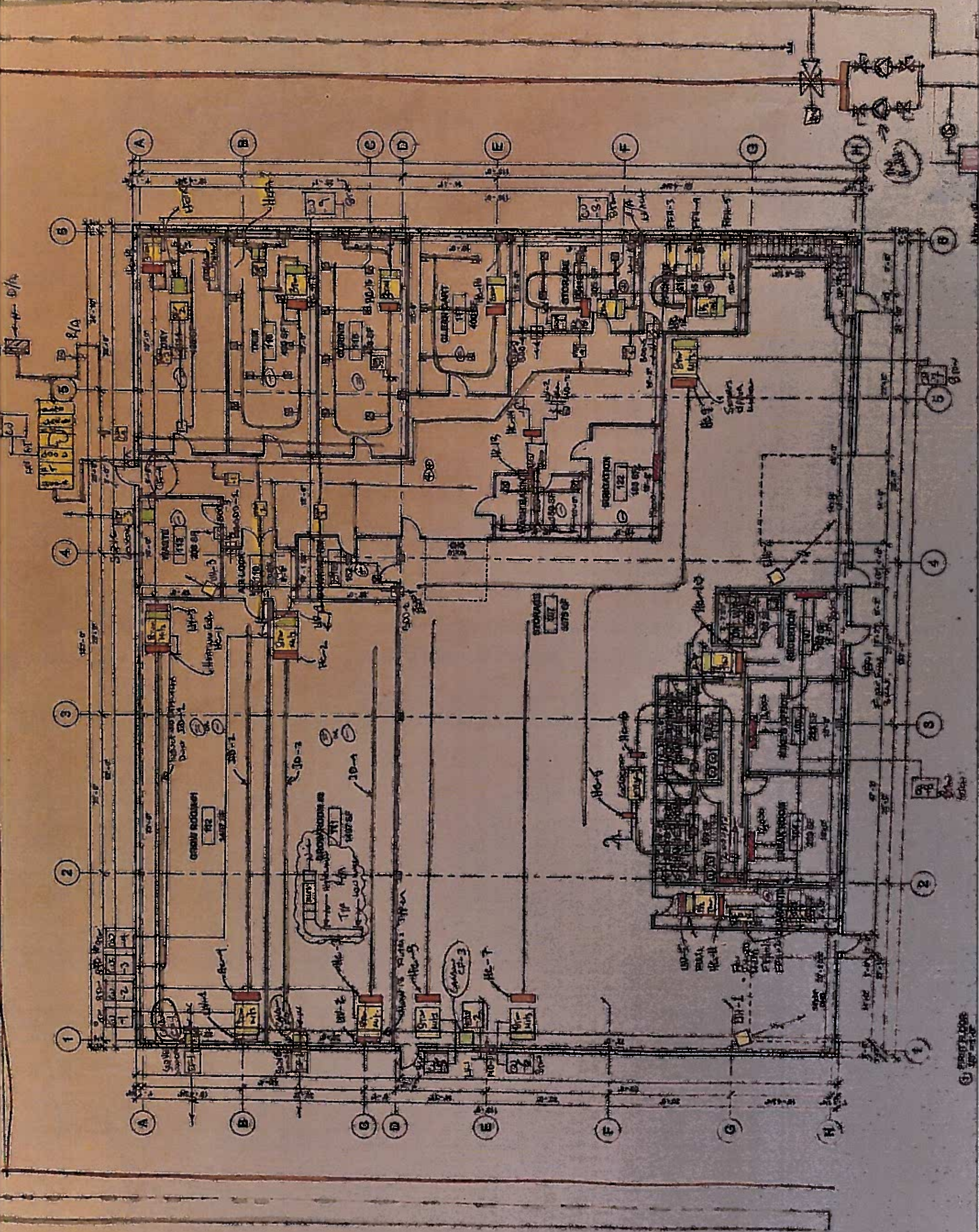
NO.	REVISION	DATE	BY	APP.

NO.	REVISION	DATE	BY	APP.
3.	REVISED AS PER TOWN COMMENTS	30 SEP 2019	M.M.H.	R.C.S.
2.	REVISED AS PER TOWN COMMENTS	28 AUG 2019	M.M.H.	R.C.S.
1.	SUBMIT TO TOWN OF KINGSVILLE	10 JULY 2019	M.M.H.	R.C.S.

DESIGN	M.M.H.
CHECKED	R.C.S.
DRAWN	J.B.
CHECKED	R.C.S.
DATE	10 JULY 2019
SCALE	1:100

DC FARMS EXPANSION RUTHVEN	PROJECT NO. 17-604
	SHEET NO. 3
POND CROSS-SECTIONS & DETAILS	OF 3

Appendix C





planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

July 23, 2019

Mr. Robert Brown, Manager of Planning Services
Planning & Development Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville Ontario, N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-16-19
1555-1557 COUNTY ROAD 34
ARN 371134000004700; PIN: 751450149
Applicant: DC FARMS

The following is provided as a result of our review of Application for Site Plan Control SPA-16-19. We understand that the purpose for this Site Plan Control application is to address the following items of light abatement, odour control and security due to the new granted use of medical cannabis production. It is our understanding that this Site Plan Control application also includes future expansions to this greenhouse complex, and stormwater management facilities.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 PPS, 2014 - Stormwater Management



Mr. Brown
July 23, 2019

We recommend that the municipality ensure that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Windsor-Essex Region Stormwater Management Standards Manual).

We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality. We do not require further consultation on this file with respect to stormwater management.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

FINAL RECOMMENDATION

We have no objections to this application for Site Plan Control.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson
Resource Planner
/cor





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

Date: October 7, 2019

To: Mayor and Council

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

RE: Application for Site Plan Approval by
Sun Brite Foods Inc. & Sun Brite Foods Limited
1532, 1534 & 1538 County Road 34 E & 1611 Road 4 E
Part of Lot 10, Concession 3 ED
Pt. 3, 12R 24285, Pt. 1, 12R 3049,

Report No.: PS 2019-047

AIM

To provide the Mayor and Council with information on the proposed addition of a new warehouse and requested site plan approval for 1532, 1534, 1538 County Road 34 E and 1611 Road 4 E

BACKGROUND

The subject parcel is made up of four lots totaling 10.7 ha (26.5 ac.) and contains several buildings and support facilities for Sun-Brite Foods Limited which processes a number of different vegetables particularly field tomatoes. The company is proposing to construct a new 9,267 sq. m (99,750 sq. ft.) warehouse and loading area on the site. (See Appendix A) There is currently no site plan approval in place on the lot as much of the development pre-dates the requirement for site plan approval. The addition of the new warehouse helps the company to centralize its operations on one parcel and reduce the need to transfer product off-site.

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 'Industrial' and subject to the policies under Section 3.3 of the Official Plan for the Town of Kingsville. The proposed site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Heavy Industrial Zone 3 (M3)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all provisions of the Town of Kingsville Zoning By-law 1-2014. However it will be a requirement in the site plan agreement that the property be consolidated with the adjacent holdings to the north as both access to the property and storm water retention will be located on the existing main facility property.

4.0 Site Plan

The proposed build is located toward the front of the lot to afford opportunity for future expansion if necessary. The loading area is located at the rear of the northeast corner to provide buffering and screening for the dwelling on the agricultural lot to the south. Three sides of the building will have a dry swale for the collection and directing of water into the storm water management system. Access to the property will be via the main existing access to the Sun Brite site from County Road 34 E.

Traffic to the site is not anticipated to change significantly as the warehouse will actually provide on-site storage and reduce off-site transfer to another site. Off-site transfer will now be transport of finished product to its final destination resulting in a net decrease in volume.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The new construction will be subject to building permit fees and development charges at the time of permit.

CONSULTATIONS

Agency & Administrative Consultations

Town Administration and outside agencies were circulated for comment on the proposed site plan approval.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Comment is attached as Appendix B• The Authority expressed no objection to the proposed site plan approval
Town of Kingsville Management Team	<ul style="list-style-type: none">• The Management Team has reviewed the requested site plan• Building Dept. notes that all applicable Building Code issues will need to be addressed as part of the proposed development• Storm water management is required and has been submitted. MS noted that the system will need to incorporate the new regional storm water management guidelines
County of Essex	<ul style="list-style-type: none">• The new building will need to comply the required setback from County Road 34 E• A memo to the file will need to be provided regarding traffic volume changes to the site
MTO	<ul style="list-style-type: none">• Full comment is attached as Appendix 'C'• A permit will be required from MTO prior to release of Town permits• MTO has requested conformation from the local drainage superintendent identifying that the volume, velocity of quality of water out-letting into the Melville Bruner Drain at this location is in compliance with the Drainage Act

RECOMMENDATION

It is recommended that Council approve site plan application SPA/20/19 for the construction of a new 9,267 sq. m (99,750 sq. ft.) warehouse and loading area subject to the conditions outlined in the site plan amendment and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown,
Manager, Planning Services

Peggy Van Mierlo-West

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

SUNBRITE WAREHOUSE
EXPANSION

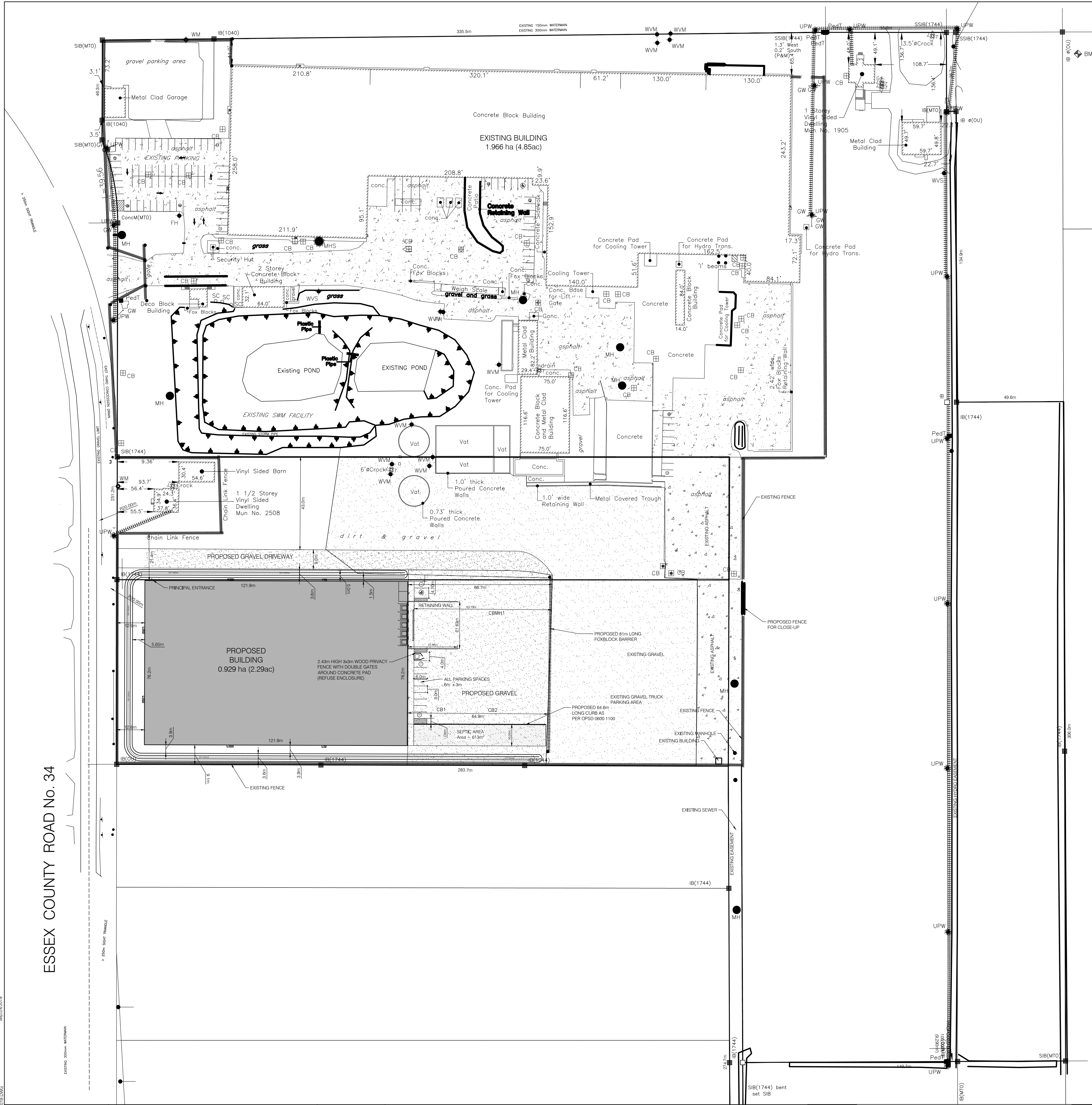
1532 COUNTY ROAD 34, TOWN OF KINGSVILLE



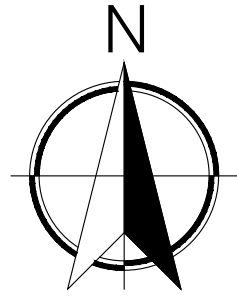
KEY MAP

SHEET INDEX	
Sheet Number	Sheet Title
--	TITLE PAGE
C1	SITE PLAN
C2	GRADING PLAN
C3	SERVICING PLAN

ATTENTION
CONTRACTOR IS RESPONSIBLE FOR CONFIRMING
THE EXACT LOCATION AND PROTECTION OF EXISTING
UTILITIES DURING CONSTRUCTION.

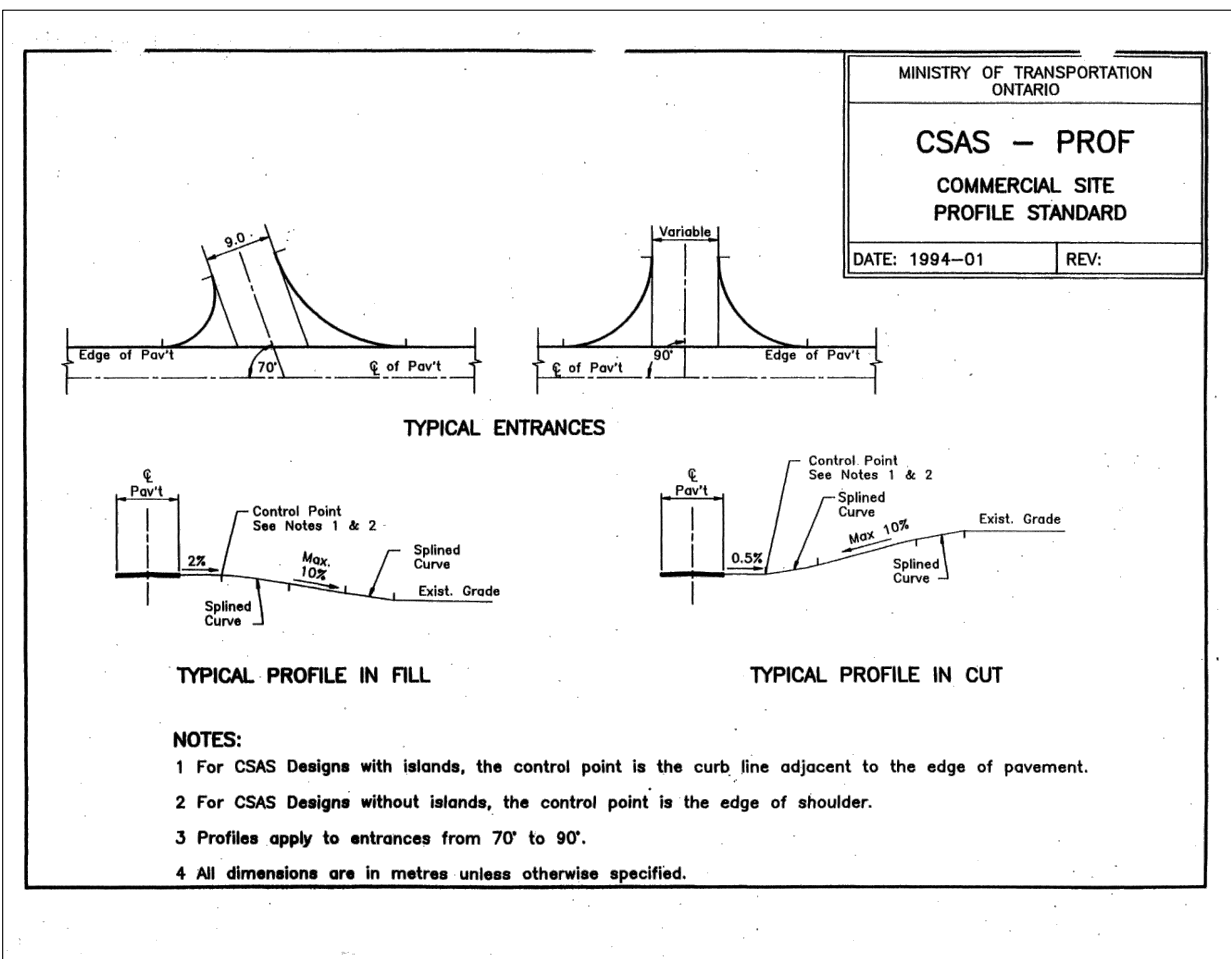
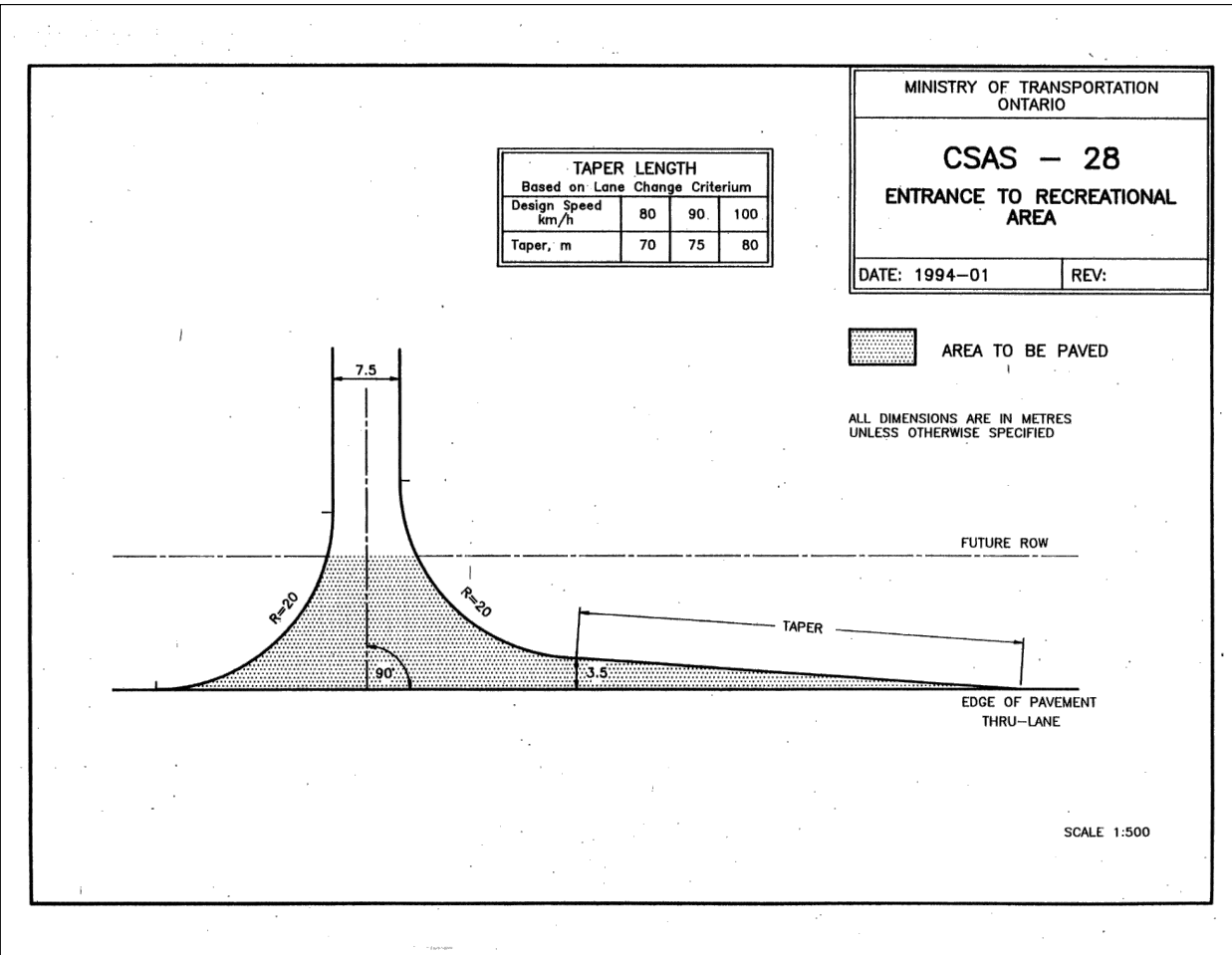


ESSEX COUNTY ROAD No. 34



Zoning Matrix			
ZONE CATEGORY	REQUIRED - M3	EXISTING	PROPOSED
LOT AREA	1400 sq.m (0.345 ACRES)	162754 sq.m (40.21 ACRES)	162754 sq.m (40.21 ACRES)
LOT FRONTAGE	30 METRES (100 FEET)	337 METRES	337 METRES
LOT DEPTH		391 METRES	391 METRES
FRONT YARD SETBACK	MINIMUM 7.5m (25.00 FEET)	51 METRES	17 METRES
REAR YARD SETBACK	MINIMUM 4.5m (25ft) or 15m (50ft) WHEN ABUTTING A RESIDENTIAL ZONE	20.68 METRES	20.68 METRES
SIDE YARD SETBACK	MINIMUM 6.0m (20 FEET)	42.28 METRES (EXTERIOR) & 15 METRES (INTERIOR)	42.28 METRES (EXTERIOR) & 15 METRES (INTERIOR)
BUILDING AREA		26.01 HECTARES (65.54 ACRES)	26.52 HECTARES (65.53 ACRES)
LOT COVERAGE	MAXIMUM 50%	67.5%	18.5%
PACKING AND SHIPPING FACILITIES SETBACK	MINIMUM 15m (49.21 FEET) FROM ALL LOT LINES	39.76 METRES OR GREATER	15.00 METRES OR GREATER
DRIVEWAY SETBACK	MINIMUM 4.5 METRES (14.76 FEET)	5 METRES OR GREATER	5 METRES OR GREATER
LOADING AREA SETBACKS	MINIMUM 15.00m (50.00 FEET) FROM ALL LOT LINES	41.66 METRES OR GREATER	15.24 METRES OR GREATER
PARKING AREA SETBACKS	MINIMUM 4.5m (14.76 FEET)	36.34 METRES OR GREATER	36.34 METRES OR GREATER
STORMWATER MANAGEMENT	MINIMUM 2 METRES (6.56 FEET) FROM ALL LOT LINES	20.26 METRES OR GREATER	20.26 METRES OR GREATER
PARKING			
INDUSTRIAL	ONE SPACE PER 10 EMPLOYEES	12	47
BARRIER FREE	1	2	2
LOADING SPACES		6	4
BICYCLE (BUNKHOUSE)		27	27

LEGEND	
	GRASS AREA
	PROPOSED BUILDING
	GRAVEL SURFACE
	PROPOSED SURFACE



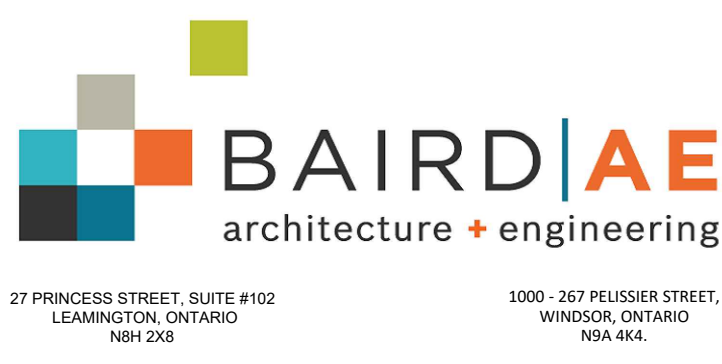
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SUBMITTED TO TOWN OF KINGSTOWN FOR THEIR REVIEW
REVISED BASED ON TOWN OF KINGSTOWN COMMENTS DATES SEPTEMBER 3, 2019



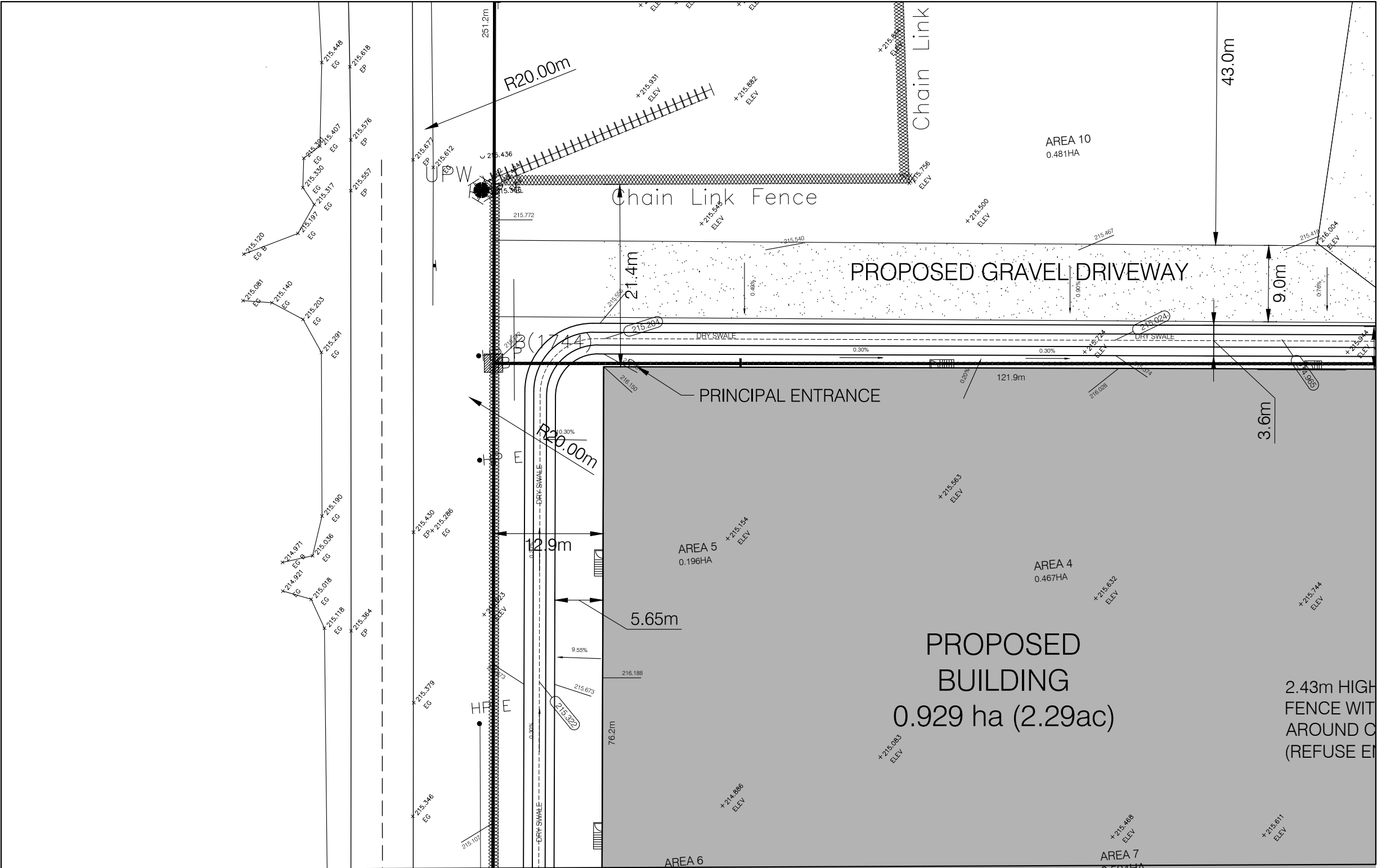
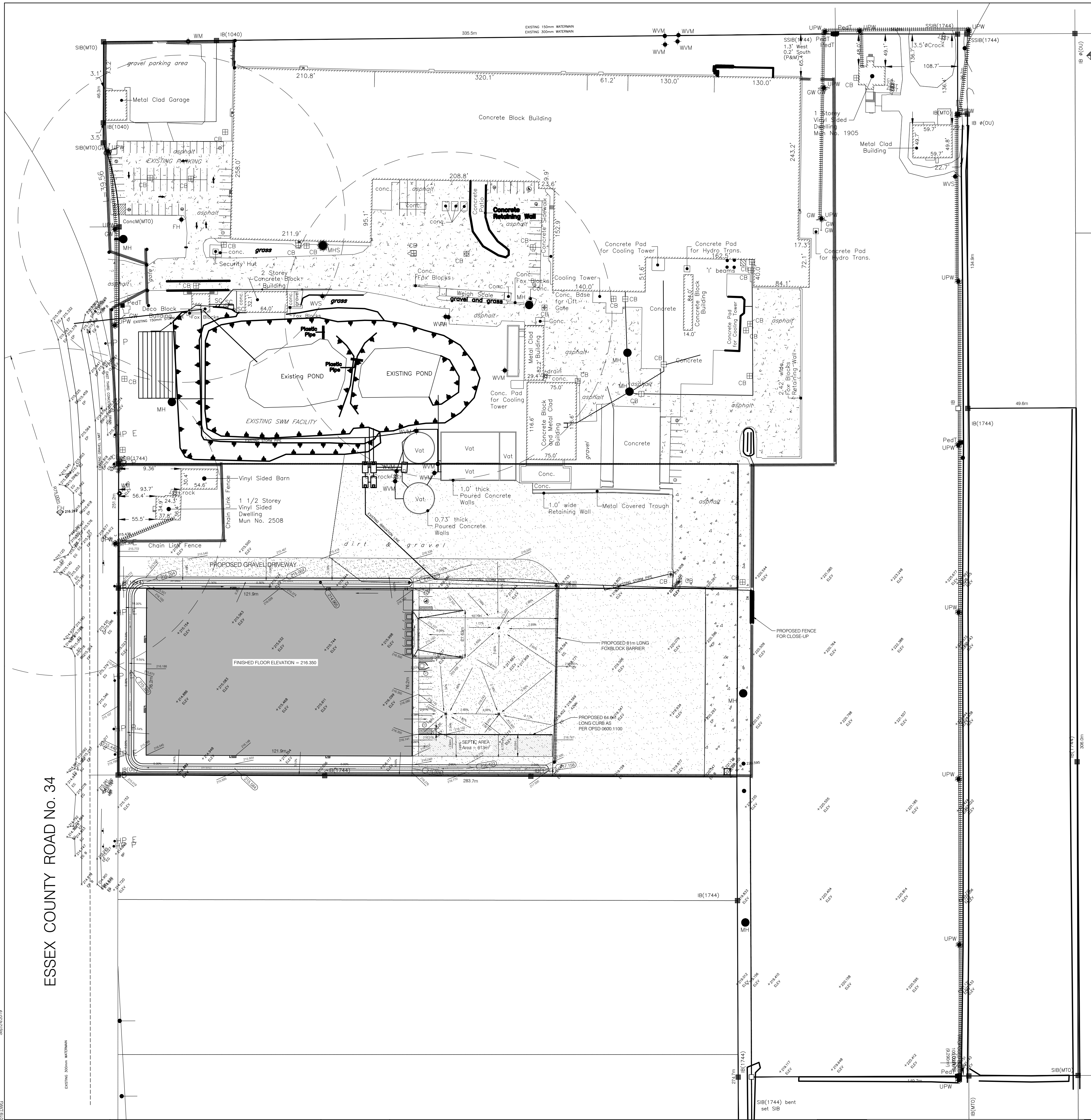
DATE: SEPT 24, 2019
SUBMITTED TO TOWN OF KINGSTOWN FOR THEIR REVIEW
REVISED BASED ON TOWN OF KINGSTOWN COMMENTS DATES SEPTEMBER 3, 2019

DATE: SEPT 24, 2019
SUBMITTED TO TOWN OF KINGSTOWN FOR THEIR REVIEW
REVISED BASED ON TOWN OF KINGSTOWN COMMENTS DATES SEPTEMBER 3, 2019

DATE	REVISIONS
AUGUST 19, 2019	SUBMITTED TO TOWN OF KINGSTOWN FOR THEIR REVIEW
SEPTEMBER 09, 2019	REVISED BASED ON TOWN OF KINGSTOWN COMMENTS DATES SEPTEMBER 3, 2019

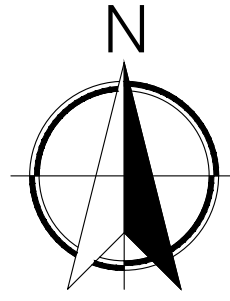


PROJECT TITLE: SUNBRITE WAREHOUSE EXPANSION 1532 COUNTY ROAD 34 (KINGSTOWN)	DATE: SEPT 24, 2019 SCALE: 1:1000	PROJECT NO: 19-062
SHEET TITLE: SITE PLAN	DRAWN BY: S.T. CHECKED BY: M.J.B.	SHEET NO: 1



COUNTY ROAD 34 BLOW UP
SCALE 1:500

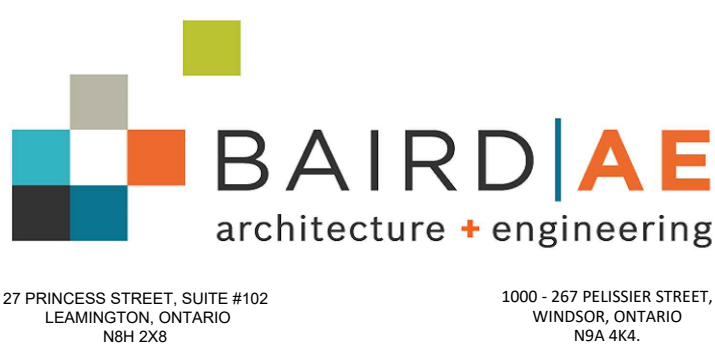
LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STORM SEWER	---	---
CATCH BASIN	⊠	⊠
BUILDINGS	▨	▨
SIDEWALK	▨	▨
SEMI-TRUCK		▨
EXISTING GROUND ELEVATION	187.000	
PROPOSED GROUND ELEVATION		180.000
PROPERTY LINE		---
TOP OF CURB ELEVATION		180.000
BOTTOM OF SWALE ELEVATION		180.000



DATE: SEPT 24, 2019

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
AUGUST 19, 2019	SUBMITTED TO TOWN OF KINGSTOWN FOR THEIR REVIEW
SEPTEMBER 09, 2019	REVISED BASED ON TOWN OF KINGSTOWN COMMENTS DATES SEPTEMBER 3, 2019
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PROJECT TITLE: SUNBRITE WAREHOUSE EXPANSION 1532 COUNTY ROAD 34 (KINGSTOWN)	DATE: SEPT 24, 2019 SCALE: 1:1000	PROJECT NO: 19-062
SHEET TITLE: GRADING PLAN	DRAWN BY: S.T. CHECKED BY: M.J.B.	SHEET NO: 2



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

September 05, 2019

Mr. Robert Brown, Manager of Planning Services
Planning & Development Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville Ontario, N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-20-19
1532, 1534, & 1538 COUNTY RD 34 E & 1611 ROAD 4 E
ARN 371134000007000 371134000006900 371134000007200,
371134000007205; PIN: 751470054, 751470056, 751470053
Applicant: Sun-Brite Canning Ltd.

The following is provided as a result of our review of Application for Site Plan Control SPA-20-19. We understand that the applicant is proposing to construct a new 9,267 square metre warehouse, new access and driveway, with a gravel loading/ parking area.

DELEGATED RESPONSIBILITY TO REPRESENT PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the Planning Act as well as our regulatory role as defined by Section 28 of the Conservation Authorities Act.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the 4th Concession Branch of the Extension to East 3rd Concession Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2014)



Mr. Brown
September 05, 2019

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, and that the stormwater management design be in compliance with the Windsor-Essex Stormwater Management Standards Manual, 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 obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

We would advise the owners to submit an Application for Permit to this office for review. Submission of the application should be directed to the attention of Ms. Lisa Pavan, Administrative Associate: Watershed Management Services (lpavan@erca.org) or by telephone at 519-776-5209 ext. 346. An Application for Permit and our current fee schedule is available on our website www.erca.org.

SECTION 2.2 Water (PPS, 2014)

The subject property is located within a significant groundwater recharge area (SGRA). Section 2.2.1 of the PPS 2014 states that: "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 Significant Groundwater Recharge Areas (SGRA) on Schedule C5. Section 2.5.2 b) of the County of Essex Official Plan states that: "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". 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 provides background information for any further water budget or hydrologic study requirements.



Mr. Brown
September 05, 2019

We recommend inclusion of the following condition of approval:

That the developer undertake a groundwater impact assessment to address the Significant Ground Water Recharge area associated with the proposed project to the satisfaction of the Municipality and the Essex Region Conservation Authority.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson
Resource Planner
/cor



Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4543
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4543
Télécopieur: (519) 873-4228



September 12, 2019

2021 Division Road North
Kingsville, Ontario N9Y 2Y9

Attention: Robert Brown

**RE: Application for Site Plan Approval (File SPA/20/19) – Sun-Brite Canning Limited
PIN 751470057 & 751470056
Part Lot 10, Con 3
Essex County, Town of Kingsville**

The Ministry of Transportation (MTO) has completed its review of the Application for Site Plan Approval regarding a new 9,267 m² warehouse with a new access, driveway and loading area on the subject property. The site has been considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA) and all related guidelines and policies. The following outlines our comments:

Highway 3 in the vicinity of the subject property is a **Principal Arterial Controlled Access Highway** with a posted speed of 80 km/hr.

MTO is supportive of the proposed expansion of the site; however, we offer the following comments:

Building and Land Use Permit

The subject property is within MTO's Permit Control Area (PCA), a Building & Land Use Permit will be required prior to any clearing, grading, construction, demolition or alteration to the site commences.

Note that, in accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.

Storm Water Management

MTO has ongoing concerns regarding excessive discharge from the Sun-Brite property into the Highway 3 ditch located approximately 300 m east of the intersection of Highway 3 and Essex Road 34.

As a condition of MTO permits and to ensure that stormwater runoff or any water discharge from this property does not adversely affect our highway drainage system or highway corridor, we require the owner to provide more details regarding the additional stormwater discharge as a result of this proposal. The owner must demonstrate that drainage impacts will not adversely affect the highway right-of-way and describe what is being discharged from the property.

MTO only accepts clear water, a drain or ditch carrying household or factory waste, sewage or pollutants is prohibited from connecting to the highway drainage system.

Please provide a copy of any environmental documentation (e.g. Environmental Compliance Approval) for the existing outlet.

Traffic Impact Study

At this time, MTO has determined that the current proposal will not require the submission of a Traffic Impact Study, however, MTO reserves the right to request one should circumstances arise that deem it necessary.

Sign Permit:

Any/all signage within 400 m of Highway 3 and visible from Highway 3 must conform to MTO policies and guidelines and will require an MTO Sign Permit.

MTO reserves the right to provide additional comments upon review of a revised development submission.

Should you have any questions, please contact our office.

Thank you,



Ryan Mentley
Corridor Management Planner (A)
Corridor Management Office
West Region

c. Jodie Lucente, Corridor Management Planner - MTO

18 September 2019

Sent to all Clerks of Member Municipalities

Re: Source Protection Committee – Municipal Representation

As required by the Clean Water Act, 2006, the Essex Region Source Protection Authority (ERSPA) has an established Source Protection Committee (SPC), which follows the guidance of Ontario Regulation 288/07 (O.Reg 288/07). The SPC is composed of 15 members, including five (5) representatives from the municipal sector. The remaining two-thirds of the SPC are representatives of key industries (e.g. agriculture, greenhouse operations, and fuel suppliers) and members of the public at large.

In 2007, the ERSPA striking committee proposed the following composition of municipal representation on the SPC.

- City of Windsor – 2 members
- Union Water Supply System – 1 member
- Town of Lakeshore – 1 member
- Town of Amherstburg – 1 member

The striking committee felt that those municipalities responsible for the Water Treatment Plants that provide the largest water supplies should have the opportunity to have representation on the SPC. A letter was sent to all Clerks of Member Municipalities on July 30, 2007 to this effect, and this distribution of representation was subsequently endorsed by all municipalities in 2007. Notices were sent to Clerks on September 14, 2007 and November 13, 2007 requesting that the above named municipalities submit names of persons to be appointed to the SPC, and that municipalities endorse these persons, respectively. These persons, and all replacement municipal members were supported by municipal endorsement between 2007 and 2014. Other municipal members have been replaced since 2014 due to retirement from the SPC, municipal council and/or municipal employment. However, due to staff changes at the ERSPA and updates made to O.Reg 288/07, the names of replace members were not circulated to municipal Clerks at the time of their appointment.

As of January 1, 2020, the term of appointment for two municipal members is expiring and they must either be replaced or reappointed. Both members have indicated their intention to remain on the SPC. Antonietta Giofu (Town of Amherstburg) has been on the SPC since 2009, and Thom Hunt (City of Windsor) has been on the SPC since its inception in 2007. We are grateful for their contribution and continued commitment to the protection of our sources of drinking water.

In the past, the ERSPA followed a procedure whereby municipal Councils were asked to jointly endorse all municipal candidates prior to their formal appointment by the Essex Region Source Protection Authority as a regular SPC member. In keeping with our previous practices, at this time we are asking that all member Municipalities endorse the following individuals' appointment to the Essex Region Source Protection Committee:

- **Thom Hunt, City of Windsor,**
to be reappointed December 12, 2019; expiration of appointment December 12, 2024
- **Antonietta Giofu, Town of Amherstburg,**
to be reappointed December 12, 2019; expiration of appointment December 12, 2024
- **Kevin Girard, Town of Lakeshore,**
appointment date: February 21, 2019; expiration of appointment February 21, 2024
- **Paul Drca, City of Windsor,**
appointment date: November 2, 2015; expiration of appointment November 2, 2020
- **Nelson Santos, Union Water Supply System,**
appointment date: November 2, 2015; expiration of appointment November 2, 2020

Responses in the form of Council Resolutions are kindly requested by **18 November, 2019**. The Essex Region Source Protection Authority is scheduled to address this matter at their meeting on December 12, 2019.

This letter is sent under separate cover to municipal staff who have been appointed by their municipality to assist with Source Water Protection.

Please contact me if you require any further information,

Sincerely,



Katie Stammmler, PhD
Source Water Protection Project Manager

Gosfield North Sportsmen Association



October 8, 2019

Town of Kingsville
2021 Division Road North
Kingsville, ON N9Y 2Y9

Attention: Mayor and Councilors

Re: 2019 Pheasant Release Program

Dear Sirs/Madams;

On behalf of the Gosfield North Sportsmen Association, please accept our deepest gratitude for your contribution of the hunting license fees collected for the 2018 season. These monies will help tremendously towards the continuation of our pheasant release program in 2019. Our club raised and released approximately 1200 pheasant chicks to mature birds for release into the new Town of Kingsville. We have received many compliments on the appearance and condition of our birds that we raise and release. We are rewarded in the fact that our pheasants are very healthy, beautiful and appreciated. Credit is due to the hard work of our members, the strict quality guidelines of our processes and the financial contributions by our "heritage friends", such as the Town of Kingsville.

We attempt to be as fair as possible in our release area in the distribution of birds. One very important consideration in selecting release property is that the birds have a good source of water, cover and feed sources. We have to give them the best opportunity to survive and to reproduce in nature as they were intended. We also have to be very careful not to offend the property owners who may not wish birds released on their property. The toughest task that a club has when establishing release locations is developing a relationship with property owners. We would very much appreciate any feedback, negative or positive, that you may have received to assist us in improving our release program.

Our 2019 program is well under way. We would like to thank you again very much for your support to our program in the past and do hope that the Town of Kingsville will consider its continuation of its partnership with the Gosfield North Sportsmen in our Pheasant Release Program by contributing the licenses fees collected for the 2019 hunting season. Your considerations would be greatly appreciated.

Yours sincerely;

Stan Gevaert
Treasurer

Gosfield North Sportsmen Association



October 8, 2019

Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9

ATT: Mayor and Council

Re: 2019 Pheasant Release Program

For your information, the following is a list of the areas of release for this hunting season:

1. Ruscom River: Concessions 8, 9, 10 and 11, Part of lots 19, 20, 21 and 22
2. Belle River: Concessions 9, 10 and 11, Part of lots 13, 14, 15, 16 and 17
3. Road 2 West: WD, Pt. Lot E, RP 12R15120 Parts 5 & 6 (Roll 380-00220)
4. Road 2 West: Concession 2, WD, Pt Lot F (Roll 380-00100)
5. Road 2 West: Concession 4, WD, S., Part Lot 8 & 9, RP 12R15120 Part 8 (Roll 330-05650)
6. Road 3 East: Concession 3 E. D., S. Pt Lot 1 (Roll 360-01500)
7. Road 3 West: Concession 2 W.D., Pt Lot 1 (Roll 370-04900)
8. Heritage Road: Concession 1 W.D., Pt Lots 19-26 inclusive, RP 12R1789 Part 3 (Roll 280-28300)
9. Road 5 West, Concession 4 W.D., Pt Lot 8, RP 12R2672, Part 3 (Roll 430-02300)
10. North Talbot Road: Con. NTR, Pt. Lot 261 (Roll 420-01000)
11. Cottam Lagoons: Con. NTR, Pt. Lot 269, RP 12R1331, Parts 1 and 5 (Roll 590-06101)
12. North Talbot Road: Con. NTR, Pt. Lot 268 (Roll 590-06700)
13. North Talbot Road: Con. NTR, Pt. Lot 268 (Roll 590-06800)
14. South Talbot Road: Con. STR, Pt. Lot 267 (roll 560-00500)
15. South Talbot Road: Con. STR, Pt. Lot 267 (Roll 560-00700)
16. South Talbot Road: Con. STR, Pt. Lot 268 (Roll 560-00900)
17. Cottam Side Road S/S: Con. STR, Pt. Lot 269 (Roll 560-0100)
18. 8th Concession Rd. East: Con 7, Pt. Lot 21 (Roll 470-02600)
19. 8th Concession Rd. East: Con 7, Pt. Lot 22 (Roll 470-02700)



**REGULAR MEETING OF COUNCIL
MINUTES**

**Monday, September 23, 2019
7:00 PM
Council Chambers
2021 Division Road N
Kingsville, Ontario N9Y 2Y9**

Members of Council	Mayor Nelson Santos Deputy Mayor Gord Queen Councillor Tony Gaffan Councillor Thomas Neufeld Councillor Larry Patterson Councillor Kimberly DeYong Councillor Laura Lucier
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 K. Vegh, Drainage Superintendent P. Van Mierlo-West, CAO

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 and reflection to be followed by the playing of O'Canada.

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. PRESENTATIONS/DELEGATIONS

1. Presentation of Certificates of Recognition to Kingsville Knights 2019 Rookie Major "C" Ontario Baseball Association Champions

Mayor Santos, on behalf of Kingsville Council and staff, congratulated the 2019 OBA Championship team and presented a Certificate of Recognition to each of the following Coaches and players: Coaches Tyler Bradbury, Mark Dunford, Bob Flanagan, and Matt Snoei; and players Evan Baker, Mac Pucovsky, Colby Snoei, Beckham Hunter, Jasper Dunford, Cole Coristine, Reggie Bradbury, Beckett Jancevski, Ryan Flanagan, Vittorio Ruggirello, Dylan Toupin, and Keaton Morphet.

2. Christina Bedal, Kingsville B.I.A.Coordinator - Request dated August 14, 2019 RE: Powerpoint Presentation regarding the Flower Program

Christina Bedal, Kingsville BIA Coordinator presented the PowerPoint presentation. Jason Martin of Cindy's Gardens, was also in attendance.

482-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Thomas Neufeld

That Council authorizes Administration to negotiate a 50-50 cost-sharing agreement with the Business Improvement Association for the provision of flowers in the downtown core, known as the BIA Flower Program, which agreement shall include, but is not limited to, the following terms: i) a four-year (4) term, ii) the annual cost to the Town in 2020 shall not exceed \$20,000, iii) provision to account for annual inflation, and iv) any other provision Administration deems appropriate for inclusion;

And, That the negotiated Agreement be presented to Council for final approval.

CARRIED

3. **Steve Langlois of Monteith Brown Planning Consultants Ltd. will be in attendance in regard to Staff Report I-1, being Report of M. Durocher, Parks and Recreation Programs Manager RE: Parks and Recreation Master Plan**

Mr. Langlois presented the PowerPoint presentation of Monteith Brown Planning Consultants entitled 'Town of Kingsville Parks, Recreation, Arts & Culture Master Plan, Presentation to Council - September 23, 2019'.

Mayor Santos then brought forward the Staff Report of Parks and Recreation Programs Manager M. Durocher, being Agenda Item I-1 titled Recreation Master Plan.

I.1. Recreation Master Plan

M. Durocher, Parks and Recreation Program Manager

Ms. Durocher presented her Report with the accompanying Town of Kingsville Parks, Recreation, Arts and Culture Master Plan (August 2019) as prepared by Monteith Brown Planning Consultants Ltd.

483-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Larry Patterson

That Council receives the Report of M. Durocher, Parks and Recreation Programs Manager, titled Recreation Master Plan, And That Council adopts the Town of Kingsville Parks, Recreation, Arts and Culture Master Plan.

CARRIED

F. MATTERS SUBJECT TO NOTICE

1. **PUBLIC MEETING-Proposed Name Change of a Highway from Meghan Agosta Drive to York Boulevard--To be Deferred**

This item was deferred at the request of Administration in order that notice is circulated in accordance with the Town's Notice Policy.

484-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Tony Gaffan

That Council defers the consideration of By-law 77-2019, being a By-law to change the name of 'Meghan Agosta Drive' to 'York Boulevard' to the October

28, 2019 Regular Meeting of Council, pending circulation of Public Notice to affected residents in accordance with the Town's Notice Policy.

CARRIED

G. AMENDMENTS TO THE AGENDA

Deputy Mayor Queen added one Notice of Motion and one Update, and Councillor Patterson added two announcements.

H. ADOPTION OF ACCOUNTS

1. **Town of Kingsville Accounts for the monthly period ended August 31, 2019 being TD cheque numbers 70064 to 70414 for a grand total of \$2,303,287.84**

485-2019

Moved By Councillor Larry Patterson

Seconded By Councillor Tony Gaffan

That Council receives Town of Kingsville Accounts for the monthly period ended August 31, 2019 being TD cheque numbers 70064 to 70414 for a grand total of \$2,303,287.84.

CARRIED

I. STAFF REPORTS

1. **Recreation Master Plan**

This Agenda Item I-1 (Recreation Master Plan) was brought forward and discussed above (See: Delegation Item E-3).

2. **4th Concession Br. of the Lane Drain Improvements (Section 78 (1))**

K. Vegh, Drainage Superintendent

486-2019

Moved By Councillor Thomas Neufeld

Seconded By Councillor Tony Gaffan

That Council appoints Dillon Consulting Limited to design access entrances for the Red Sun Greenhouse development over the 4th Concession Br. of the Lane Drain.

CARRIED

3. Royal Oak at the Creek Phase 4 & 6 Final Acceptance

G. A. Plancke, Director of Municipal Services

487-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Kimberly DeYong

That Council grants “Final Acceptance” of the roadway and infrastructure for the Royal Oak at the Creek Phase 4 & 6 subdivision, And Further That the Clerk provide formal confirmation of the Final Acceptance designation to the Developer, Amico Properties.

CARRIED

4. Cottam Woods Phase 3A / Final Assumption

G. A. Plancke, Director of Municipal Services

488-2019

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That Council grants “Final Acceptance” of the roadway and infrastructure for the Cottam Woods Phase 3A (Joaney Lane) subdivision, and that all securities held in support of this Development be released, And Further That the Clerk provide formal confirmation of the Final Acceptance designation to the Developer, Cottam Solar Limited.

CARRIED

5. Lake Drive to Conservation Blvd Easement Agreement

G. A. Plancke, Director of Municipal Services

489-2019

Moved By Councillor Larry Patterson

Seconded By Councillor Tony Gaffan

That the Town enters into an Easement Agreement with 1646322 Ontario Limited for the purpose of constructing and maintaining an active transportation trail connection from Lake Drive to Conservation Boulevard, And Further That the Mayor and Clerk be authorized to execute the Easement Agreement on behalf of the Town.

CARRIED

6. Sidewalk Café – Standard Operation Procedure Update – Notice of Meeting

R. Brown, Manager of Planning Services

490-2019

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That:

Council receives the report on sidewalk café standard operating procedure public notification update for information purposes;

Council endorses the revised application and sample café agreement moving forward into 2020; and

Council adopts a two-tiered fee structure for sidewalk café applications for consideration in the 2020 budget deliberations.

CARRIED

7. Valente Subdivision Status Update

R. Brown, Manager of Planning Services

491-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Tony Gaffan

That Council receives the Report of R. Brown, Manager of Planning Services, dated September 4, 2019 on the status of the Valente Subdivision Development, and further That Council directs Administration to prepare a further update in six (6) months if there are any additional status changes to report.

CARRIED

J. MINUTES OF THE PREVIOUS MEETINGS

- 1. Regular Meeting of Council--September 9, 2019**
- 2. Regular 'Closed Session' Meeting of Council--September 9, 2019**

492-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Kimberly DeYong

That Council adopts Regular Meeting of Council Minutes, dated September 9, 2019, and Regular 'Closed Session' Meeting of Council Minutes, dated September 9, 2019.

CARRIED

K. MINUTES OF COMMITTEES AND RECOMMENDATIONS

- 1. Police Services Board - June 26, 2019**

493-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Tony Gaffan

That Council receives Police Services Board Meeting Minutes dated June 26, 2019

CARRIED

- 2. Parks, Recreation, Arts and Culture Committee - July 25, 2019**

494-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Tony Gaffan

That Council receives Parks, Recreation, Arts and Culture Committee Meeting Minutes dated July 25, 2019 together with Minutes of the following sub-committees: Fantasy of Lights dated May 28, 2019, Mettawas Park Fundraising dated June 5, 2019, and Migration Festival dated June 18, 2019

CARRIED

Councillor Lucier commented that the typographical error in the PRAC Minutes dated July 25, 2019 should be corrected to identify 'Mr.' Jules Kay (page 5).

3. Tourism and Economic Development Committee - August 8, 2019

495-2019

Moved By Councillor Larry Patterson

Seconded By Councillor Kimberly DeYong

That Council receives Tourism and Economic Development Committee Meeting Minutes dated August 8, 2019

CARRIED

4. Kingsville B.I.A. - August 13, 2019

496-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Kimberly DeYong

That Council receives Kingsville B.I.A. Meeting Minutes dated August 13, 2019

CARRIED

L. BUSINESS CORRESPONDENCE - INFORMATIONAL

1. City of Kitchener--Correspondence dated September 5, 2019 RE: Single-use wipes

2. **City of Kitchener--Correspondence dated September 6, 2019 RE: Producer Requirements for Packaging in Ontario**
3. **Township of Larder Lake--Resolution #17 dated August 27, 2019 RE: Request that the Ministers and the Premier offer electronic delegations to small and rural Municipalities.**
4. **Municipality of Chatham-Kent--Correspondence dated September 12, 2019 RE: Resolution regarding Provincial Funding Cuts to Legal Aid Ontario**

497-2019

Moved By Councillor Tony Gaffan

Seconded By Councillor Thomas Neufeld

That Council receives Business Correspondence-Informational items 1 through 4.

CARRIED

498-2019

Moved By Councillor Thomas Neufeld

Seconded By Councillor Tony Gaffan

That Council supports City of Kitchener Resolution passed August 26, 2019 lobbying the Federal Government to review regulations related to consumer packaging on single-use wipes to remove the word 'flushable'; and that this Resolution be forwarded to the Prime Minister of Canada, the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, AMO, the Local MP and MPP, the County of Essex and local municipalities.

CARRIED

M. NOTICES OF MOTION

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

499-2019

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That the composition of the Personnel Committee be amended to include all members of Council.

CARRIED

Deputy Mayor Queen introduced a Notice of Motion, indicating that at the next Regular Meeting he may move, or cause to have moved, that Council approve a revision to the Council Committee Appointment By-law by removing Beth Riddiford as a Council appointee to the Highland Games Committee given that she resigned months ago as recognized in the minutes of that Committee.

N. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

Councillor Patterson reminded of the annual Ruthven Apple Festival to be held at Colasanti's on Saturday, September 28th and Sunday, September 29th.

Councillor Patterson indicated that if residents see any vehicles passing school buses, they should telephone the police immediately upon seeing the incident and provide the police with the make and model of the car and plate number.

Deputy Mayor Queen advised that the Parks, Recreation Arts and Culture Committee met Thursday, September 19 and updated that, among other items and projects discussed, a grant application for improvements to the arena will be submitted back to the Committee prior to the application deadline.

O. BYLAWS

1. By-law 83-2019

500-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Kimberly DeYong

That Council reads By-law 83-2019, being a By-law authorizing the entering into of a Contract for Services Agreement with Pesce & Associates Human Resources Consultants respecting the completion of an Organizational Review, a first, second and third and final time.

CARRIED

2. By-law 84-2019

501-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Tony Gaffan

That Council reads By-law 84-2019, being a By-law authorizing the entering into of a Contract Agreement with MDB Insight Inc. respecting the Business Retention and Expansion Project in the Town of Kingsville, a first, second and third and final time.

CARRIED

3. By-law 85-2019

502-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Thomas Neufeld

That Council reads By-law 85-2019, being a By-law authorizing the entering into of an Easement Agreement between 1646322 Ontario Limited and The Corporation of the Town of Kingsville, a first, second and third and final time.

CARRIED

P. CLOSED SESSION

503-2019

Moved By Councillor Laura Lucier

Seconded By Councillor Tony Gaffan

That Council, pursuant to Section 239(2) of the Municipal Act, 2001, enter into Closed Session at 8:28 p.m. to address the following item:

1. Section 239(2)(b) being personal matters about an identifiable individual, including municipal or local board employees, being Report of J. Galea, Human Resources Manager dated September 18, 2019.

CARRIED

1. **Section 239(2)(b) being personal matters about an identifiable individual, including municipal or local board employees, being Report of J. Galea, Human Resources Manager, dated September 18, 2019**

Q. REPORT OUT OF CLOSED SESSION

Upon rising from Closed Session at 8:34 p.m., Mayor Santos reported that Members of Council were provided with an update report of Human Resources Manager J. Galea, and that Report was received by Council for information.

R. CONFIRMATORY BY-LAW

1. **By-law 86-2019**

504-2019

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Laura Lucier

That Council reads By-law 86-2019, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its September 23, 2019 Regular Meeting, a first, second and third and final time.

CARRIED

S. ADJOURNMENT

505-2019

Moved By Councillor Thomas Neufeld

Seconded By Councillor Tony Gaffan

That Council adjourns this Regular Meeting at 8:35 p.m.

CARRIED



**SPECIAL MEETING OF COUNCIL
MINUTES**

Thursday, October 3, 2019

7:00 PM

Council Chambers

2021 Division Road N

Kingsville, Ontario N9Y 2Y9

Members of Council	Mayor Nelson Santos Deputy Mayor Gord Queen Councillor Tony Gaffan Councillor Thomas Neufeld Councillor Larry Patterson Councillor Laura Lucier
Absent	Councillor Kimberly DeYong
Members of Administration	J. Astrologo, Director of Corporate Services P. Van Mierlo-West, CAO

A. CALL TO ORDER

Mayor Santos called the Special Meeting to order at 7:00 p.m. with the following members of Council in attendance: Mayor Santos, Deputy Mayor Queen, and Councillors Lucier, Neufeld, and Patterson. Councillor DeYong was absent on personal business.

B. 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.

C. PRESENTATION

1. Elizabeth Hill, of Pesce & Associates Human Resources

Ms. Hill facilitated a discussion with Council for the purposes of gathering information for the Organizational Review.

Councillor Gaffan arrived at 7:06 p.m.

D. CONFIRMATORY BY-LAW

1. By-law 87-2019

506-2019

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council reads By-law 87-2019, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its October 3, 2019 Special Meeting a first, second and third and final time.

CARRIED

E. ADJOURNMENT

507-2019

Moved by Councillor Tony Gaffan

Seconded by Councillor Larry Patterson

That Council adjourns this Special Meeting at 7:55 p.m.

CARRIED

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

TUESDAY MAY 21ST, 2019 AT 7:00 P.M.
CORPORATION OF THE TOWN OF KINGSVILLE
2021 DIVISION RD N, KINGSVILLE, ONTARIO

A. CALL TO ORDER

Chairperson John Lein called the meeting to order at 7:00 p.m. with the following Committee members in attendance:

Members of Planning Advisory Committee	Members of Administration
<ul style="list-style-type: none">• Deputy Mayor Gord Queen• John Lein• Lorrie Mensch• Wayne Latam• Councilor Laura Lucier	<ul style="list-style-type: none">• Manager of Planning & Development Services – Robert Brown• Town Planner – George Robinson• Administration – Stephanie Coussens

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson John Lein reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

No members disclosed any conflicts with the items being presented.

C. ADOPTION OF PLANNING ADVISORY COMMITTEE MEETING MINUTES DATED APRIL 16TH, 2019

PAC – 05 – 2019

Moved by Gord Queen, seconded by Lorrie Mensch that the Planning Advisory Committee Meeting Minutes dated April 16th, 2019 be adopted.

CARRIED

D. HEARINGS

1. OPA / 03 / 18 & ZBA / 27 / 18 – 1933892 Ontario Inc. – 700 County Road 20 East

Manager of Planning Services, Robert Brown presented his report dated May 14th, 2019 to the Town of Kingsville Planning Advisory Committee regarding a proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for lands owned by 1933892 Ontario Inc., located at 700 County Road 20, in the Town of Kingsville.

The subject land is a 1.82 ha (4.5 acre) parcel containing the former Kingsville Curling Club building. The lot was created by consent in 2016 with plans for some form of possible development. Initially there was an approval granted in 2010 for a 50-unit hotel. This plan was later abandoned in favour of a solely residential development in the form of semi-

detached dwellings in a condo style ownership in 2014 similar to the Crosswinds development to the immediate west. The new owner of the property is now proposing a new plan (Appendix A) that would consist of two, six storey, 48 unit condominium buildings and a separate 16 room, low-rise stay-and-play hotel.

In order to proceed with the development the following approvals would be required:

- i) An Official Plan amendment to revise the permitted uses on the subject lands.
- ii) A zoning amendment to:
 - a. permit the mix of residential (condo) and commercial development (stay-and-play hotel);
 - b. establish site-specific zoning regulations for the proposed uses.
- iii) Site Plan approval to be brought forward at a later date for approval however a conceptual layout including elevations is included for review.

The applicant, Dan Loop c/o 1933892 Ontario Inc. was in attendance, along with his representation, Cindy Prince of Amico Group.

Chairperson, John Lein asked if there were any comments from the committee, applicant or the public.

Nic Di Menna, 75 Crosswinds Blvd, introduced himself as the representative of the residents of Crosswinds Condominium. The residents of Crosswinds Blvd want to show their support, they are not here to protest. They would like to be considered in decision making. Mr. Di Menna reviewed his report that was submitted on Friday May 17th, 2019 to the Planning Department.

PAC - 06 - 2019

Moved by Wayne Latam, seconded by Gord Queen to accept the correspondence from Mr. Di Menna of Crosswinds Blvd..

CARRIED

Committee Member Wayne Latam asked how many people Mr. Di Menna was representing. Mr. Di Menna indicated the Crosswinds Condominium is made up of 4 Condo Boards, which includes 49 units / owners. Mr. Di Menna is representing all 4 Condo Boards. Mr. Di Menna met with each board and agreed upon a uniform presentation.

Committee Member Lorrie Mensch asked Mr. Di Menna who owns the fence that is currently dividing the Crosswinds Condominium and the current Curling Club property. Dan DiGiovanni, 112 Crosswinds Blvd, responded that the fence is on Crosswinds property. The Condo Boards / residents are requesting that the applicant construct a privacy fence on their property to give the Crosswinds residents privacy and sense of security.

Bob Tracey, 100 Crosswinds Blvd asked if there has been any discussion of an alternate access to the property, is there an alternative to Crosswinds Blvd being considered. Manager of Planning Services Robert Brown, explained that using the existing roadway was most beneficial. The County of Essex would probably not entertain a second entrance. Mr. Tracey asked what time line we are looking at from beginning to end of the construction. Mr. Brown explained that the wishes of the applicant could be as soon as possible. But the project start will be dependent on extension of additional municipal water capacity.

Carl Murphy, 95 Crosswinds Blvd realized the operations of the stay and play in the spring, summer and fall months; but what happens to the hotel during the winter months?

Cindy Prince, of Amico Group explained that the applicant is interested in working with the new neighbours. Ms. Prince explained that they have not made final decisions of the winter phase of the stay and play. They would like to sit down with the residents of Crosswinds once they get the zoning and official plan changed, to share ideas.

Fred Mitchell, 102 Crosswinds asked if the property is going to be zoned commercial. Mr. Mitchell asked what happens if we re-zone the property and then this development doesn't proceed, could Crosswinds end up being beside a totally different commercial use? Manager of Planning Services, R. Brown explained that the zoning will be residential allowing the hotel/motel as commercial. Mr. Brown also indicated that the zoning will not specify the Condo, or sellable vs rental units, it will be zoning a 48 unit multi-residential building.

Mr. Di Menna, mentioned the location of the greenway, is there a chance that the greenway will be removed, or relocated. Mr. R. Brown explained that during the circulation to the agencies ERCA noted that they are aware the greenway is located on private property in this location. There will need to be discussion with the private owner and ERCA on how to continue to incorporate it into the development. Ms. Prince, noted that the plans is to maintain the greenway, they feel that the greenway is a selling feature they would like to keep.

Ms. Prince addressed the Crosswinds residents to let them know that the developer is excited to work with each of them, and make this an enhancement to their properties. The developer is open to suggestions and will keep everyone's best interest in mind.

Dan DiGiovanni, 112 Crosswinds Blvd asked if it is possible to work on the site plan before it goes to council. Mr. R. Brown noted that if the applicant is open to bringing this forward as a package, it is an option. Ms. Prince responded regarding the difficulty to commit the funds before knowing if the Official Plan will be approved. The developer is willing to sit with Crosswinds and ensure that all of their concerns are heard.

Cheryl Smith, 655 County Rd 20 W lives across the street from the proposed development. Ms. Smith asked what the set back is for the development from County Road 20. Mr. R. Brown indicated that from the terrace and the Greenway is approximately 25 feet.

Bob Tracey, 100 Crosswinds Blvd, asked what the set back from the Crosswinds property line to the road. Mr. R. Brown explained that the easement is 6 feet wide for the water line. Approximately 7 feet.

Norma Manias, 115 Crosswinds Blvd wanted her concern to be noted that she has observed more play, than stay. She has seen many busloads of golfers that get a little out of control. Ms. Prince assured Ms. Manias that the owners of the condo's are the main concern, however they will make every effort to insure that the stay and play does not become an issue for any of the residents.

Committee member Gord Queen, noted that the site plan process should involve the public. Mr. Queen wants to make sure that council hears the public's concerns.

Committee Member Lorrie Mensch, asked if security lighting for the stay n plan has been discussed or decided upon. Ms. Prince noted that lighting specifics have not been decided on yet. The site plan process will require submission of a photometric plan to outline this once the design is full complete.

Committee Member Wayne Latam, questioned Mr. Brown regarding the water upgrades time line in the near future for the town of Kingsville, to remove the (H) holding symbol. Mr. Brown indicated that the budget is not ready for the water upgrades. This is a multi-phase project, we are looking at 18-24 months before water is brought to this property. Mr. Latam asked if this is pre-mature for the time line, knowing that there is a lot of pending development in the area. This development will bring a significant amount of Development fees. This is a fairly large commitment. There are other developments that are also on the table.

Mr. Latam asked if it is the intent that the hotel will be staffed. Ms. Prince, replied yes there will be staff on site.

Chairperson John Lein, asked Mr. Brown to elaborate on the traffic light. Mr. Brown replied, that both the traffic study and County of Essex agree that a light is not warranted at this time. This may change in the future as additional intersection lights along County Rd 20, may be required at the McCain Sd Rd, Arner Townline, etc. Mr. Brown has been in contact with the County of Essex regarding other options, possibly a flashing light. Any improvements that are installed would be at the developers cost.

Chairperson John Lein, asked Mr. Brown about greenspace. Mr. Brown indicated that a landscape plan will be a requirement of the final site plan approval. Based on the concept plan there will be a significant amount of green space incorporated into the development particularly since it is higher density with a more compact footprint.

Don Hancock, 113 Crosswinds Blvd, asked how the entrance into Crosswinds Blvd will hold up during the construction. Crosswinds Blvd will be destroyed if the heavy equipment is using it as the main entrance into the construction site. Ms. Prince explained that they will draw up a Construction management Plan. She assured the residents that the Blvd will be returned to original state or better when construction is complete.

Mr. Di Menna asked if it is possible to have a temporary construction entrance. How can Crosswinds Blvd promote this suggestion to the County of Essex Roads. Mr. R. Brown indicated that discussions would need to be had between the County of Essex, ERCA and the Town of Kingsville. As part of the agreement the town would hold the developer responsible to return the current road way back to the original or better condition.

Chairperson John Lein confirmed there were no other comments from the applicant or the audience.

PAC – 07 – 2019

Moved by Wayne Latam, seconded by Deputy Mayor Gord Queen, that the Planning Advisory Committee endorse the construction of two, six storey, 48 unit condominium buildings and a separate 16 room, low-rise stay-and-play hotel, on lands known at 700 County Rd 20 E, and recommends moving forward to Council for consideration of the requested Official Plan and Zoning By-law amendment subject to continued consultation with the neighbouring property owners on development of the final site plan.

CARRIED

Chairperson John Lein called for a 5 minute recess at 8:00PM to allow for the residents of Crosswinds Blvd to exit the council chambers. The meeting re-convened at 8:05 P.M.

2. OPA / 01 / 19 and ZBA / 08 / 19 – Scott Shilson / Ray Wall – 289 Main Street West

Town Planner, George Robinson presented his report dated April 30th, 2019 to the Town of Kingsville Planning Advisory Committee regarding the combined Application for Official Plan Amendment & Zoning By-law Amendment on lands known as 289 Main Street, in the Town of Kingsville.

The subject land totals 0.5 ha (1.238 ac.) and is located at what is considered the easterly limit of the Primary Settlement Area boundary for Kingsville. The former dwelling and detached accessory building were converted for retail use about 2 years ago. The prospective purchaser (applicant) currently operates a fitness centre located at 106 Wigle Ave. They are proposing to relocate to the subject property, constructing an addition to the existing accessory building, to accommodate their fitness centre, renovate the former dwelling from the current retail use to office space, and expand the parking lot. In order to proceed with the development a number of planning approvals are required as follows:

- 1) an Official Plan Amendment to designate the entire property from its current mix of Highway Commercial, Residential and Agriculture to Highway Commercial;
- 2) a zoning by-law amendment to change the area currently zoned 'Residential Zone 1 Urban - holding (R1.1(h))' to 'General Commercial (C4)' and establish any required site-specific regulations.

The property does not currently have an approved site plan in place so if the requested amendments are approved the next step would be submission and approval of a site plan for the proposed addition and development of the parking area.

The applicant(s) Scott Shilson and Ray Wall were in attendance.

Chairperson, John Lein asked if there were any comments from the committee, applicant or the public.

Rene Everaert, 22 Heritage Road owns the property to the East of the subject property. Mr. Everaert has a concern for the water run off that paving the lands will cause. He asked if the applicant will be putting in more drains. Town Planner, George Robinson indicated that drainage plans will be required as part of the Site Plan Approval process, and the applicant will be required to follow the recommendations placed in the agreement. Mr. Everaert made mention that the applicant currently has a Chiropractor in his facility on Wigle Ave. Will the new location also have a Chiropractor on site?

The applicant, Mr. Ray Wall, spoke to the questions from Mr. Everaert, confirming that yes he does have a chiropractor in his current location and will continue to offer the service to his clients. Mr. Wall also mentioned that the current owner of the property Mr. Scott Shilson, has already started the storm water plan.

Chairperson John Lein asked if the parking lot is currently paved. Mr. Wall noted that yes 1st coat paving has been done.

Phil Carono – Survco - 225 Prince Albert St N is working with the applicant, he noted that the town by-law states that any each parcel shall contain their own water. He wants to ensure that they will definitely do their part to contain their own water.

George Spoiala, 334 County Rd 20 W has concerns with traffic and noise that the gym will bring to the area. Mr. Wall replied that at their current location they have approximately 20 people per class, and noted that this is not a typical gym, they only run classes during specific times. Mr. Wall indicated that there shouldn't be any noise.

Christine Morrill, 52 Heritage Rd, has concern of Noise. Ms. Morrill has been to the Gym and has found the music to be very loud during classes. Ms. Morrill works shift work and doesn't want to hear the music or yelling from her house. Ms. Morrill also mentioned that there is a group home that backs onto the subject property, and noted that they probably won't appreciate that noise.

Chairperson John Lein asked the Town Planner if the applicant would be subject to Noise By-laws. Town Planner, George Robinson indicated that yes they would be held accountable just as any other resident or business.

Ms. Morrill asked for explanation of the noise by-law. Mr. R. Brown, explained the noise by-law dealing with nuisance noise.

Dr. Amanda Everaert, 22 Heritage Rd asked if Greenspace is allotted for Commercially zoned properties. Town Planner, George Robinson explained C-4 Zoning has a minimum 15% requirement for landscaped space, and max lot coverage of 60%. The applicant has indicated that they would like to retain the existing tree line, as well as amending the parking lot lay out to accommodate the existing trees.

Committee Member Lorrie Mensch asked for confirmation, of the zoning. She pointed out that the front of the property is currently zoned as Commercial. Town Planner, G. Robinson confirmed, and explained the changes proposed under this application.

Committee Member Wayne Latam asked Mr. Robinson if the property is designated Heritage. Mr. Robinson indicated that the property is on the Heritage Inventory list, but it is not designated. Mr. Latam asked the applicant what office space is required for a fitness facility. The applicant, Mr. Wall indicated that the office space that is not required for the gym may be rented out.

Committee member Gord Queen, asked Mr. Robinson to explain the next steps to the applicant and residents, going to council, site plan, etc. Mr. Robinson explained the next steps regarding site plan approval, servicing, etc.

Ms. C. Morrill asked the applicant if this could turn into a 24 hour business. The applicant, replied that the general hours of operation are 5am through 8pm, but not open consecutive hours, the gym is only open during "classes". Ms. C. Morrill wanted the applicant and committee to be aware that wildlife is very present in these properties abutting the subject property.

Chairperson John Lein confirmed there were no other comments from the applicant or the audience.

PAC – 08 – 2019

Moved by, Lorrie M seconded by Wayne Lattam that the Planning Advisory Committee supports the Official Plan Amendment to designate the entire property from its current mix of Highway Commercial, Residential and Agriculture to Highway Commercial as well to re-zone to change the area currently zoned 'Residential Zone 1 Urban - holding (R1.1(h))' to 'General Commercial (C4)' and establish any required site-specific regulations to the subject property, on lands known at 289 Main Street West, and recommend to move forward to Council for consideration of the requested Official Plan and Zoning By-law amendment.

CARRIED

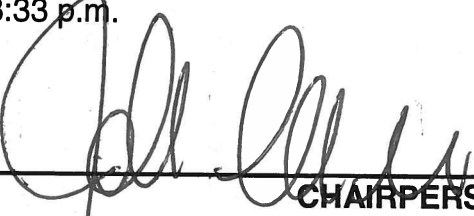
E. NEW BUSINESS

F. ADJOURNMENT


PAC – 09 – 2019

Moved by Laura seconded by Gord Queen that there being no further items of discussion, the meeting adjourn at 8:33 p.m.

CARRIED



CHAIRPERSON, John Lein



RECORDING SECRETARY, Robert Brown



JOINT BOARD OF MANAGEMENT

Wednesday, July 31, 2019

9:00 AM

Ruthven Water Treatment Plant
1615 Union Avenue,
Ruthven

MINUTES

Members Present: Mayor MacDonald (Chair); Councillors Dunn, Hammond, Jacobs, Wilkinson - Leamington
Mayor Nelson Santos (Vice-Chair); Deputy Mayor Queen,
Councillors DeYong, Lucier (alternate), Patterson - Kingsville
Councillor VanderDoelen - Essex
Councillor Walstedt - Lakeshore

Members Absent: Councillor Neufeld - Kingsville
Deputy Mayor Verbeke - Leamington

UWSS Staff Present: Rodney Bouchard, Manager
Khristine Johnson, recording secretary

Staff Present: Shannon Belleau - Leamington

OCWA Staff Present: Susan Budden
Dale Dillen

Call to Order: 9:01 am

Disclosures of Pecuniary Interest: none

Adoption of Board Minutes:

No. UW-35-19

Moved by: Councillor Dunn

Seconded by: Deputy Mayor Queen

That Minutes of the UWSS Joint Board of Management meeting of June 19, 2019 be received.

Carried

Business Arising Out of the Minutes:

There was none.

Report UW/22/19 dated, 2019 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to July 26, 2019

The Manager reviews his report with board members. He reminds members that there is ongoing construction on the grounds of the water treatment plant (WTP). He confirms that the soil rehabilitation project at the Cottam Booster Station (CBS) is ongoing and will most likely finish up later in August. He confirms that the pipe is in place, but the soil coverage needs to be completed.

The SCADA upgrade project has a lot of elements being worked on at the moment. He confirms that UWSS is continuing to work with AE and Summa to move the project forward. He confirms that there have been a few Factory Acceptance Tests (FAT). Specifically in Mississauga he and OCWA members attended a FAT in order to go through the process narrative for the CBS. He reminds members that this is a very large document to review and the integrators will use this document to program the SCADA system.

He also notes that the equipment list has been completed and some equipment should be arriving soon. This project requires a great deal of leg work and forward thinking, so as to encompass future needs and what things will look like down the road. The team is working hard to accomplish this.

The CO₂ pH Adjustment System project is moving forward and the CO₂ tank went up July 18th, the injection chamber has been excavated and concrete support foundations have been poured. In conjunction with the CO₂ project, the chlorine building has had the new concrete foundation for the addition to the building completed. Things are moving along quite well.

The Manager informs the board that the HL #5 experienced a failure. A new breaker has been purchased with installation expected in August.

The Manager notes that OCWA staff will be working on some landscaping around the Ruthven WTP and it is expected to continue into the Fall. He further notes that DiMenna Excavating has been retained to remove more solids from the residual pile at the back of the WTP property. Approximately 2500 tons of materials will be removed and taken by EWSWA for day cover. There is some board questions regarding this matter and what else can be done with the material. The Manager explains that UWSS continue to work with MECP regarding possible uses for the material. The concern is the aluminum content in the materials. There is a brief discussion on the rates received from the EWSWA and notes that it would be more expensive if UWSS was to go private to dispose of the material.

The EWT mixer failed and a new mixer has been purchased from Greatario and was installed on June 26th. The original mixer lasted as long as was expected. This was an unplanned purchase.

Stantec Consulting has been retained to complete a design and engineering for HL pump in the north high lift bay. This smaller pump will provide more flexibility, especially in the winter. Further, Stantec has also been retained to reconfigure the administrative area of the Ruthven WTP. He provides members with a projection of the plans and explains that the WTP should be made accessible as well as utilizing some space in better ways.

The MECP reports for both the Town of Essex and the Municipality of Leamington have been received. The Manager confirms that both received 100% ratings. On July 19th the UWSS received its new Municipal Drinking Water Licence (MDWL) and Drinking Water Works Permit (DWWP) #5, as well as acceptance of the Operational Plan. Several new items have been added in terms of algae monitoring and the Manager notes that the UWSS/OCWA go above and beyond what is required. There may have to be a few changes to the processes but overall the Manager feels UWSS is on track to meet those changes.

The Manager notes that the flows are catching up to the previous year's and are the highest since 2008. The Board asks for reasons behind this trend. The Manager notes that this area has seen a lot of housing and business development, but also the increase in greenhouse growth has certainly contributed to higher flows.

There is a question regarding the Lake Erie algae bloom prediction. The Manager notes that the UWSS receives twice weekly updates from NOAA and there are monitoring stations around the lake so generally water operators are aware when the bloom is getting close. It is not a concern at the moment.

There is a further question regarding the increased costs expected from the increased testing, as part of the new requirements under the MECP regarding our licence. The Manager feels that the costs will be negligible.

The Board then enjoys a photo presentation of all of the work that has been taking place around the WTP and throughout the UWSS. The Manager also confirms that negotiations continue regarding the OCWA Contract.

No. UW-36-19

Moved by: Councillor DeYong

Seconded by: Councillor Patterson

That report UW/22/19 dated July 26, 2019 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to July 26, 2019 is received.

Carried (UW/22/19)

Report UW/23/19 dated July 26, 2019 re: Payments from June 14 to July 26, 2019

No. UW-37-19

Moved by: Councillor Jacobs

Seconded by: Councillor Dunn

Carried (UW/23/19)

Adjournment:

No. UW-38-19

Moved by: Councillor Patterson

Seconded by: Councillor Dunn

That the meeting adjourn at 9:33

Carried

Date of Next Meeting: Wednesday, September 18, 2019, at the Ruthven WTP.

/kmj



COMMITTEE MINUTES

COMMITTEE OF ADJUSTMENT

AUGUST 20, 2019 @ 6:00 P.M.

Council Chambers, 2021 Division Road North, Kingsville

A. CALL TO ORDER

Chairperson Thomas Neufeld called the Meeting to order at 6:00 p.m. with the following persons in attendance:

MEMBERS OF COMMITTEE OF ADJUSTMENT:

Deputy Mayor Gord Queen
Councillor Thomas Neufeld
Russell Horrocks
Allison Vilardi

Absent: Shannon Olson

MEMBERS OF ADMINISTRATION:

Town Planner, George Robinson
Administration – Stephanie Coussens

B. DISCLOSURE OF PECUNIARY INTEREST

Chairperson T. Neufeld 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. MINUTES OF THE PREVIOUS MEETING

1. **ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED JUNE 18TH, 2019.**

CA-37-2019

Moved by Russell Horrocks, seconded by Allison Vilardi that the Committee of Adjustment Meeting Minutes dated June 18th, 2019 be adopted.

CARRIED

D. HEARINGS

1. B/12/19 – 2400 GRAHAM SIDE ROAD – JD MARKETING (LEAMINGTON) INC.

Town Planner, George Robinson introduced the Consent application and reviewed his report dated, August 5th, 2019 which provides details regarding the requested consent to sever and convey lands from an existing agricultural parcel (2400 Graham Side Road), as lot addition to an abutting agricultural property, known as 1233 Road 4 E, in the Town of Kingsville.

The subject property is a 15.95 ha (39.4 ac.) agricultural parcel with an existing warehouse and distribution centre for agricultural produce. In 2015 the lands were actually two separate parcels and were the subject of a lot addition. The end result was a lot for the distribution centre (Parts 2, 3 and 5) with the balance vacant farm land (Retained Parcel Parts 1 and 6) The owner is now proposing to convey or sale Parts 1 and 6 to the abutting farm at 1233 Road 4 E. Unfortunately because parts 1 and 6 were classified as the retained lands from the 2015 severance they cannot be separately conveyed without consent (severance).

- Parts 1 and 6 (the severed) – are to be conveyed to the abutting parcel to the north: Area of 11.55 ha (28.5 ac.), Frontage of 30.48 m (100 ft.);
- Parts 2, 3 and 5 – will remain as the retained parcel: Area of 4.3 ha (10.65 ac.), Frontage 70.6 m (231.7 ft.).

The applicant, Steve Macchio was in attendance.

Chairperson, T. Neufeld asked if there were any comments or questions from the committee, applicant or the public.

Committee Member G. Queen, asked if the conditions been reviewed with the applicant. Town Planner G. Robinson confirmed that the applicant received a copy of the report prior to the meeting, and is aware and in agreement with the conditions.

Chairperson, T. Neufeld confirmed there were no other comments or questions from the committee, applicant or the public.

CA-38-2019

Moved by Allison Vilardi, seconded by Gord Queen that Consent application B / 12 / 19 to sever and convey Parts 1 and 6, on Plan 12 R 26228, being 11.552 ha (28.55 ac.) in

area, from the subject parcel (P.I.N. 75145-0298) to an abutting parcel, known as 1233 Road 4 E (P.I.N. 75145-0248) as a lot addition, in the Town of Kingsville, be **Approved** subject to the following conditions;

1. That the lot addition to be severed, shown on the applicant's sketch as Parts 1 and 6, be conveyed to the owner of the abutting parcel (1233 Road 4 E) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
2. 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.
3. 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.
4. That the owner shall provide that all municipal taxes be paid in full.
5. 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.
6. That any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or the Municipal Act be paid in full.
7. An easement in favour of Bell Canada shall be registered on 2400 Graham Side Road (P.I.N. 75145-0297) to protect infrastructure to the satisfaction of the Secretary-Treasurer.
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 **August 20, 2020** or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

CARRIED

E. NEW AND UNFINISHED BUSINESS

1. **Town Planner, G. Robinson** — Resignation as Secretary Treasurer. Appointment of Manager of Planning Services Mr. Robert Brown as the Secretary Treasurer.

CA-39-2019

Gord Queen second by Russell Horrocks to accept the resignation and appoint Manager of Planning Services Mr. R. Brown as the Secretary Treasurer.

CARRIED

2. **Thank you from Committee of Adjustment** – Committee Member G. Queen thanked Town Planner, Mr. G. Robinson for all of his hard work and knowledge. Mr. G. Robinson was a great asset to the Town and to the Committee of Adjustment.

F. NEXT MEETING DATE

The next meeting of the Committee of Adjustment shall take place on September 17th, 2019 at Council Chambers, 2021 Division Road North, Kingsville @ 6:00 p.m.

G. ADJOURNMENT

CA-40-2019

Moved by Gord Queen, seconded by Allison Vilardi to adjourn this Meeting at 6:07 p.m.

CARRIED



CHAIR, Thomas Neufeld

**SECRETARY TREASURER,
Robert Brown**



MINUTES

POLICE SERVICES BOARD MEETING

WEDNESDAY, AUGUST 28, 2019 @ 4:00 P.M.

Kingsville Council Chambers, 2021 Division Road North, Kingsville

A. CALL TO ORDER

Chairperson, Nelson Santos called the Meeting to order at 4:00 p.m. with the following persons in attendance:

Nelson Santos	-	Chairperson
Nancy Wallace-Gero	-	Vice Chairperson
Kimberly DeYong	-	Board member
William Chisholm	-	Board member
Glenn Miller	-	O.P.P. Inspector
Silvano Bertoni	-	O.P.P. Constable
Brian Johnson	-	O.P.P. Staff Sergeant

Member of Administration: Roberta Baines, Deputy Clerk-Administrative Services

B. DISCLOSURE OF PECUNIARY INTEREST

Where a member of the board has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at the Regular Meeting of the Board, the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter.

C. PRESENTATIONS/DELEGATIONS

None

D. ADOPTION OF ACCOUNTS

1. Police Services Accounts – RE: Budget actuals ending July 2019

41-2019 Moved by Will Chisholm, seconded by Nancy Wallace-Gero to receive the accounts ending July 2019

CARRIED

E. REPORTS

1. Monthly Status Reports

- i) Town of Kingsville PSB report and Crime Stoppers report for June and July 2019

Staff Sergeant Johnson provided an overview of the reports and announced new Community Safety Officer, Constable Dean Pfaff.

42-2019 Moved by Nancy Wallace-Gero, seconded by Kim DeYong to receive Kingsville PSB Report and Crime Stoppers report for June and July 2019 as information.

CARRIED

F. BUSINESS/CORRESPONDENCE

1. Ministry of Solicitor General:

- i.) Memorandum: RE: Amendment to the *Highway Traffic Act* of Ontario Regulation 620/05 (HOV Occupancy Vehicles) – Permitting Single Occupant Motorcycles in HOV Lanes, issued June 27, 2019 (Index:19-0046)
- ii.) Memorandum: RE: Assistant Deputy Minister Retirement, issued June 27, 2019 (Index: 19-0047)
- iii.) Memorandum: RE: Animal Welfare Interim Strategy, issued June 28, 2019 (Index: 19-0048)
- iv.) Memorandum: RE: Recent Amendments to *Highway Traffic Act* Regulations and to the *Photo Card Act*, issued July 2, 2019 (Index: 19-0049)
- v.) Memorandum: RE: Extreme Event Communication Protocol, issued July 3, 2019 (Index: 19-0050)
- vi.) Memorandum: RE: Operational Firearm and Less Lethal Weapon Survey, issued July 5, 2019 (Index: 19-0051)
- vii.) Memorandum: RE: Royal Assent of Bill C-75, An Act to Amend the *Criminal Code and the Youth Criminal Justice Act* and other Acts and to make consequential amendments to other Act, issued July 11, 2019 (Index: 19-0052)

- viii.) Memorandum: RE: Implications of the Recent Supreme Court of Canada Decision – R v. Myers, issued July 16, 2019 (Index: 19-0053)
 - ix.) Memorandum: RE: Bill C-71: An Act to amend certain Acts and Regulations in relation to firearms, issued July 17, 2019 (Index: 19-0054)
 - x.) Memorandum: RE: Bill C-59, An Act respecting national security measures, issued July 17, 2019 (Index: 19-0055)
 - xi.) Memorandum: RE: Revised Guidance Note on X-ray Equipment Used in Policing, issued August 2, 2019 (Index: 19-0056)
 - xii.) Memorandum: RE: 2019-20 Civil Remedies Grant Program, issued August 2, 2019 (Index: 19-0057)
 - xiii.) Memorandum: RE: Drug Impaired Driving Detection Training and Enforcement 2019/20 Eligible Expenses and Submission Processes, issued August 13, 2019 (Index: 19-0058)
 - xiv.) Memorandum: RE: Consumer Protection Tools and Resources, issued August 16, 2019 (Index: 19-0059)
 - xv.) Memorandum: RE: Ontario AMBER Alert Program, issued August 16, 2019 (Index: 19-0060)
 - xvi.) Memorandum: RE: State of Financial Crime and Serious Fraud in Ontario, issued August 16, 2019 (Index: 19-0061)
 - xvii.) Memorandum: RE: Update on Animal Welfare Calls, issued August 19, 2019 (Index: 19-0062)
 - xviii.) Memorandum: RE: Approach to Constable Selection, issued August 22, 2019 (Index: 19-0063)
- 2. Ministry of Solicitor General, RE: Policies and Practices related to section 35 of the *Police Services Act* (PSA) issued July 18, 2019
 - 3. OAPSB Labour Seminar issued August 2, 2019



MINUTES

- 43-2019** Moved by Will Chisholm, seconded by Nancy Wallace-Gero to receive communication items 1 through 3.

CARRIED

G. ADOPTION OF MINUTES OF PREVIOUS MEETING

1. Adoption of Police Services Board Minutes – held on June 26, 2019

- 44-2019** Moved by Kim DeYong, seconded by Nancy Wallace-Gero adopt the Police Services Board meeting minutes held on June 26, 2019 as amended.

CARRIED

H. NEW AND UNFINISHED BUSINESS

None

I. ADJOURNMENT

- 45-2019** Moved by Nancy Wallace-Gero, seconded by Kim DeYong that Police Services Board adjourns the meeting at the hour of 4:13 p.m. and to meet again on September 25, 2019 or at the call of the Chair.

CARRIED

CHAIRPERSON, Nelson Santos

**DEPUTY CLERK-ADMINISTRATIVE SERVICES,
Roberta Baines**



COUNCIL RESOLUTION

September 17, 2019

Resolution re: Reducing Litter & Waste in Our Communities

Resolution No. 520-19

Moved by Councillor Ferguson

Seconded by Deputy Mayor Minnille


THAT That the Corporation of the Municipality of Mississippi Mills endorse and supports the resolution of the Municipality of Bluewater calling upon the Province of Ontario, through the discussion paper entitled "Reducing Litter and Waste in our Communities", to review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers;

AND FURTHER THAT the Province of Ontario review current producer requirements and look for extended producer responsibility for all packaging;

AND FURTHER THAT a copy of this motion be sent to the Premier of Ontario; the Minister of the Environment, Conservation, and Parks; the Minister of Municipal Affairs; the Association of Municipalities of Ontario; the County of Huron, and all municipalities in the Province of Ontario.

CARRIED

I, Jeanne Harfield, Deputy Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.

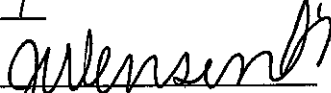

Jeanne Harfield
Deputy Clerk



**CORPORATION OF
THE
TOWNSHIP OF NORTH GLENGARRY**

RESOLUTION # 7

DATE: September 23, 2019

MOVED BY: 

SECONDED BY: 

WHEREAS, the Pupil Accommodation Review Guideline (PARG) in 2016 ignored important considerations.

And WHEREAS, Glengarry District High School and Maxville Public School in the Township of North Glengarry were reviewed for possible closure in 2016.

And WHEREAS, the Government of Ontario is currently working on new PARG guidelines.

Be it resolved that the Education Subcommittee of the Community Development Committee of the Township of North Glengarry proposes the following changes to the Pupil Accommodation Review Guideline:

1. That the economic impact of a school closure on a municipality be considered before a school is closed.
2. That there be proven value to the student when considering a school closure, including greater access to amenities, services, and learning opportunities (i.e., after school work, coop programs etc.)
3. That multiple options be allowed to be considered during the Pupil Accommodation Review Process.
4. That students being removed from their community be the absolute last resort, with all efforts being exhausted for school boards to share amenities and space before a child is transported out of their community.

Carried

Defeated

Deferred


MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams
Councillor: Jacques Massie
Councillor: Brenda Noble
Councillor: Jeff Manley
Councillor: Michel Depratto
Councillor: Johanne Wensink
Mayor: Jamie MacDonald

YEA	NEA
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Section 9 Item a



October 2, 2019

Hon Doug Ford
Premier of Ontario
Premier's Office - Room 281
Legislative Building - Queen's Park
Toronto, ON M7A 1A1

Delivered by Email to:
doug.ford@pc.ola.org

BY EMAIL ONLY

Dear Premier;

RE: Resolution from the Town of Penetanguishene – Municipal Amalgamation

As you are aware, the Town of Penetanguishene, Township of Tay and Township of Tiny provided a [joint letter response on June 5, 2019](#) regarding the Regional Governance Review.

Please also be advised that the Council of the Town of Penetanguishene, during their September 25, 2019 Council meeting and at the request of the Township of McKellar, adopted the following resolution:

"WHEREAS there are 444 municipalities in Ontario that are very efficient and well governed, and who respond quickly to ratepayer's needs;

AND WHEREAS in the 1990's the Conservative Government forced many municipalities to amalgamate on the guise they would become more efficient, effective, save money, lower taxes and ultimately reduce the provincial deficit;

AND WHEREAS there has never been a valid evidence-based study that supported these outcomes;

AND WHEREAS forced amalgamation actually accomplished just the opposite: ill feelings, increased animosity and mistrust, job losses, rise in local taxes and an increase in the provincial deficit;

AND WHEREAS there are many positive examples of small rural and northern municipalities working together in a collaborate and cooperative manner via, shared agreements that responds to local needs without amalgamation and provincial interference;



AND WHEREAS the Provincial Government has a large deficit due to their own decision-making;

AND WHEREAS recently the same Conservative Government recently reduced one large regional municipal government by 50%, without "consultation";

AND WHEREAS this same Conservative Government is presently reviewing other provincial regional governments through a purported "consultative" approach with a view to reduce or eliminate them;

AND WHEREAS the Provincial Government should investigate all other internal ways of reducing their deficit and becoming more fiscally responsible over time rather than downloading to the one level of government that is the most efficient, has the lowest cost and is closest to the electorate which will not put a dent in the provincial deficit;

AND WHEREAS the Province could look at what other provinces have done to reduce the debt with one singular education system, organizing unorganized municipalities, controlling OPP costs, substantially increase fines, and find a way to collect millions and millions of dollars in unpaid fines and instead, invest in the north to create jobs and stimulate and enhance economic development;

NOW THEREFORE BE IT RESOLVED THAT before the Provincial Government forces amalgamation in any of the 444 municipalities in Ontario, our AMO organization go beyond requesting "consultation" and "demand" that the Provincial Government do the following:

1. Hold a local referendum letting the citizens decide to amalgamate or not.
2. Conduct an evidence-based study to show that amalgamation actually saves costs, jobs, lowers taxes and reduce the provincial deficit.
3. Allow those municipalities to work out their own local collaborative agreement that best suit their local needs and to be permitted to do so on their own time line and volition.
4. To ensure that there is absolutely no conflict of interest in this consultative process.
5. To emphasize the political reality of forcing amalgamation on the many rural and northern municipalities across Ontario.

AND FURTHER THAT a copy of this resolution be sent to Doug Ford, Premier of



Ontario; Christine Elliott, Deputy Premier; Steve Clark, Minister of Municipal Affairs; Andrea Horwath, Leader of the New Democratic Party; and all MPPs in the Province of Ontario;

AND FURTHER THAT a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Northwestern Ontario Municipal Association (NOMA), Rural Ontario Municipalities Association (ROMA), Federation of Northern Ontario Municipalities (FONOM), and all Ontario municipalities for their consideration."

Please let me know if you have any questions or concerns.

Sincerely,

Stacey Cooper, Clerk
Town of Penetanguishene

- c. Hon. Christine Elliott, Deputy Premier
Hon. Steve Clark, Minister of Municipal Affairs
MPP's in the Province of Ontario
Association of Municipalities of Ontario (AMO)
Northwestern Ontario Municipal Association (NOMA)
Rural Ontario Municipalities Association (ROMA)
Federation of Northern Ontario Municipalities (FONOM)
All Ontario Municipalities

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: October 09, 2019

CASE NO(S): PL171238

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Windsor Essex Community Housing Corporation
Subject:	Application to amend Zoning By-law No. 1-2014 – Refusal of Application by The Town of Kingsville
Existing Zoning:	Residential Zone 3 Urban
Proposed Zoning:	Site Specific (To be determined)
Purpose:	To permit a correction to the zoning on a total of seven properties in the Town
Property Address/Description:	194 Division Road North
Municipality:	Town of Kingsville
Municipality File No.:	ZBA/21/17
OMB Case No.:	PL171238
OMB File No.:	PL171238
OMB Case Name:	Windsor Essex Community Housing Corporation v. Kingsville (Town)

PROCEEDING COMMENCED UNDER subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Windsor Essex Community Housing Corporation
Subject:	Consent
Property Address/Description:	194 Division Road North
Municipality:	Town of Kingsville
Municipal File No.:	B/11/17
OMB Case No.:	PL171238
OMB File No.:	PL171239

Heard: September 18 and 19, 2019 in Kingsville,
Ontario

APPEARANCES:

Parties

Counsel

Windsor Essex Community Housing
Corporation

Edwin Hooker

Town of Kingsville

Jeffrey Hewitt

DECISION DELIVERED BY S. TOUSAW AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] The Town of Kingsville (“Town”) refused a Consent and Zoning By-law Amendment (“ZBA”) for a property owned by the Windsor Essex Community Housing Corporation (“CHC”) at 194 Division Road North in Kingsville (“property” or “site”). The CHC appealed the refusals to this Tribunal.

[2] For the reasons set out below, the Tribunal will dismiss the appeals and not approve the requested Consent and ZBA.

BACKGROUND

[3] CHC operates a 30-unit rental apartment building on the property of approximately 0.8 hectares. The lot is relatively long and narrow, with frontage on Division Road North (“Division”) and also abuts the terminus of Westlawn Avenue (“Westlawn”) near the property’s west limit. CHC applied for consent to sever the west half of the property for future development to be accessed from Westlawn and retain the east half containing the existing apartment building and parking area fronting on Division.

[4] Around the same time, the Town was considering housekeeping amendments to its comprehensive Zoning By-law No. 1-2014 (“ZBL”) to correct the zoning of several

apartment buildings in the Town, including this property, that had been inadvertently placed in a zone that did not include an apartment building as a permitted use. To facilitate CHC's Consent application, the Town included a provision in the ZBA affecting this property to permit a reduced lot frontage of 19 metres which would allow for the frontage of the proposed severed lot on Westlawn.

[5] Through the public process for both the Consent and ZBA, neighbourhood residents raised concerns about the future development of the property. The Town's Committee of Adjustment ("CoA") denied the Consent application and Town Council refused the ZBA.

LEGISLATIVE TESTS

[6] In making a decision under the *Planning Act* ("Act") with respect to these appeals, the Tribunal must have regard to matters of provincial interest as set out in s. 2 of the Act and must have regard to the decision of the municipal council or approval authority and the information it considered under s. 2.1 of the Act. The decision must be consistent with the Provincial Policy Statement, 2014 ("PPS") under s. 3(5) of the Act.

[7] The ZBA is required to conform with an applicable official plan, in this case being the County of Essex Official Plan ("COP") and the Town of Kingsville Official Plan ("TOP"), under s. 24(1) of the Act. For the Consent, the Tribunal must be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality under s. 53(1) of the Act, and the Tribunal must have regard for the matters listed in s. 51(24) of the Act, including conforming with an applicable official plan.

EVIDENCE

[8] Three Planners were qualified by the Tribunal to provide opinion evidence in the area of land use planning: Robert Brown, Registered Professional Planner ("RPP") is the Manager of Planning Services for the Town and testified under subpoena from

CHC; Karl Tanner, RPP is a consulting Planner retained by CHC; and Elizabeth Howson, RPP is a consulting Planner retained by the Town.

[9] The Tribunal also heard from five citizens as Participants: Beth Grant, Ed Cornies, Sheri Lowrie, Bruce Adams and Bonnie Baldwin.

[10] Jeff Belanger, CHC's Acting Director of Asset Management, testified to the intentions of CHC in pursuing these applications. CHC operates 4,700 affordable housing units in the region and persons seeking such housing are typically on the waiting list for five years before being housed by CHC. CHC is undertaking a regeneration plan to evaluate options for asset management including funding sources, divestiture and reinvestment. CHC wishes to separate the buildable west half of this property from the existing apartment building on the east half but, at this juncture, has no plans for the property. Mr. Belanger advised that CHC may build on the site itself if funding can be secured or it may sell the severed lot on the market.

[11] The Planners generally agree that these applications are consistent with the PPS and conform with the COP in that development is to locate in settlement areas with full municipal services, provide a range and mix of housing types, utilize land and services efficiently and protect natural heritage areas. However, the Planners disagree on when and how to address various pre-development requirements of the TOP, with Mr. Brown and Mr. Tanner in favour of relying on the mandatory Site Plan Application ("SPA") to address all issues, and Ms. Howson recommending that issues be addressed now at the Consent and ZBA stage. The Planners, and indeed all witnesses, agree that the existing apartment building could be zoned to properly recognize the use, but disagree on how to address a potential development arising from the Consent and ZBA.

[12] Mr. Brown supports the applications. His original intent was to correct the transposition error in zoning that had occurred inadvertently when the new ZBL was prepared for the amalgamated municipality several years ago. When he learned of CHC's interest in severing the west part of the property for asset management purposes, Mr. Brown helpfully included the provision for a reduced frontage in the ZBA

rather than require CHC to apply for a minor variance. Mr. Brown is aware of the policies of the COP and TOP for rezoning applications and consents and considers the variety of building forms permitted by the proposed R4 zoning to be in keeping with the neighbourhood subject to standard conditions being applied to the Consent approval, including a SPA.

[13] Mr. Tanner recommends approval of the ZBA and Consent as he considers the potential use of the site for an apartment building to be suitable in this mixed use neighbourhood and that any requirements of the TOP can be addressed adequately by the mandatory SPA before development occurs. Mr. Tanner notes the variety of housing forms in the area, including detached, semi-detached, townhouses and apartments, the Town park abutting the west side of the property, the buffer of natural area to the south associated with the Palmer Drain, and convenient access over local streets to an arterial road, being Division Street North.

[14] For the hearing, Mr. Tanner produced a conceptual sketch to illustrate that the site could accommodate up to a 24-unit apartment building with associated parking area and greenspace. He considers the ZBA to be returning the property to the zone it once had and that for such a relatively small development, matters such as building and parking layout, traffic considerations, stormwater management and natural heritage setbacks can be addressed in the SPA. As added assurance for the Town, Mr. Tanner suggests the use of a holding zone to prevent any development until all of the Town's SPA requirements are satisfied and the holding is lifted as set out in the TOP.

[15] Ms. Howson emphasizes that the ZBA and Consent constitute new applications that are required to be assessed against the policies of s. 3.6.1(h) and (i) of the TOP. Ms. Howson views the applications as premature in the absence of a specific development proposal. She suggests that many of the necessary reviews of planning issues as directed by the TOP cannot be conducted because there is no firm development concept to evaluate against. Ms. Howson acknowledges that a proposed apartment supported by attendant studies could be found to conform with the TOP, but that where there is no proposal, the studies cannot be completed or evaluated.

[16] Ms. Howson notes that policy (i) lists matters to review when considering a ZBA including density and form, stormwater management, roads, off-street parking and buffers to adjacent land uses. She refers to similar matters for review under the Consent policies of s. 7.3 of the TOP and the requirements of s. 51(24) of the Act including an archaeological assessment and an environmental impact study. In the absence of a specific development proposal and the necessary studies, Ms. Howson is unable to conclude whether a Consent for a new lot and a ZBA for an apartment building satisfy the various legislative tests.

[17] The Participants suggest that without a proposed plan for the site, they can only speculate on the proposed use of the property and as a result they have several general concerns about such matters as building type and size, traffic safety, privacy and the protection of the valley and wildlife habitat associated with the Palmer Drain.

FINDINGS

[18] Before assessing the primary question of prematurity, the Tribunal addresses two related matters.

[19] First, although the Town originally envisioned the ZBA as a housekeeping amendment to correct a past oversight in zoning, what is before the Tribunal is not a housekeeping matter.

[20] CHC argues that the ZBA is simply restoring the zoning for an apartment building that existed for many years before the 2014 ZBL inadvertently removed such provision. While that argument is factually correct, it does not follow that the current ZBA should somehow be relieved of the rigorous review mandated by the TOP and other planning requirements of the Act. In fairness, CHC argues that such review will be addressed fully under the SPA. However, as reviewed later, the Tribunal finds that many of the matters in question should not be deferred to the SPA.

[21] CHC did not appeal the 2014 ZBL and its coming into force resulted in the apartment building constituting a legal non-conforming use under s. 34(9) of the Act. No expansion of the use may occur without a formal application under either s. 34 or s. 45 of the Act. Moreover, CHC has made a development application in the form of the requested Consent and the ZBA permitting the proposed frontage. Whether anyone knew it or not, for some five years no further development has been permitted on the property without a planning application. Now that such application has been made, it is required to satisfy all legislative requirements before receiving approval. A permission today for an apartment building on a separate lot requires various questions and issues to be answered fully, which, as outlined below, are incomplete owing to a possible, but as yet undescribed, development.

[22] Second, although these applications are advanced by CHC, these applications are not about providing affordable housing. CHC is clear that it has no development plan at present for the property and that, as part of its asset management and regeneration plans, one option is to sell the severed parcel. While the Tribunal would anticipate that CHC will construct affordable housing units if it develops the site, a different owner could construct executive homes or luxury condominiums.

[23] CHC argues that the Town's refusal of the Consent and ZBA may have been influenced by public opposition arising from concerns over affordable housing that contravene human rights legislation. The Tribunal does not find this argument to be supported by the facts.

[24] The CoA Decision on the Consent notes that the "potential use is not compatible with surrounding single detached residential and severance is premature until zoning issue has been resolved" and the Council's Notice of Refusal states that "the decision was based on the zoning of the property no longer being appropriate for the existing make-up of the area."

[25] CHC refers to the record of public meetings to emphasize that neighbourhood opposition included reference to issues associated with the tenants of the existing

apartment building. However, the Tribunal found the Participants to be fair and genuine in their testimony. They noted that the social issues associated with the existing apartment building are bound to surface in any application for further development in the area. The Tribunal finds that the issues raised by the Participants in the hearing relate to the potential neighbourhood impacts from a possible apartment building and are not differentiated based on whether CHC develops the property or someone else.

[26] The Tribunal finds that the primary failing of the Consent and ZBA, as opined by Ms. Howson, is that these applications are premature in the absence of a concept plan against which the requirements of the TOP and the Act can be evaluated. Contained within policy 3.6.1(h) of the TOP are two statements central to this matter:

The Zoning By-law will zone only existing medium and high density residential uses as such. Any new medium or high density residential development or redevelopment proposal will require an amendment to the Zoning By-law. (emphasis added)

[27] In this case, although the existing apartment on the east half of the property is entitled proper recognition in the ZBL in accordance with the above policy, these applications propose a new lot on which a new apartment building could be established. The necessary ZBA for a new “proposal” must be considered against the matters listed in policy (i). The specific wording in the policy is “shall have regard to” the matters listed.

[28] What the TOP intends when only zoning existing medium and high density uses could be framed another way: ‘new medium and high density residential uses will not be prezoned.’ If the property had been zoned in the ZBL to permit an apartment, Mr. Tanner correctly points out that a second apartment building would be permitted, and that such development would be subject only to the SPA process. The Town would have to rely on the SPA to ensure that all relevant matters are suitably addressed. However, the Consent and ZBA here would result in the prezoning of a new lot without a review of a full proposal with planning justification under the applicable policies, a result that is expressly not permitted by the TOP.

[29] The Tribunal agrees with Ms. Howson, and to a certain extent with Mr. Tanner, that several of the requirements may be readily justified, but that fact does not exempt an applicant from demonstrating adequate “regard” for the policies in the form of supporting documentation. The difficulty for CHC is that without a development proposal in mind, it is unable to address how the proposal has regard to the density and form of adjacent development, how stormwater can be accommodated on site, whether access to a collector or arterial road is sufficient, whether sensitive natural features are protected, and how compatibility with adjacent land uses is achieved through buffering measures, among other requirements in the TOP for archaeological assessment, environmental impact and flooding hazards.

[30] As noted by the Planners, these applications also invoke the requirements of s. 2 and s. 51(24) of the Act, some of which are referenced in s. 7.3 of the TOP for Consents. Mr. Tanner took the Tribunal to Schedule B1, Natural Heritage System of the COP which shows “Significant Terrestrial Features” immediately south of this property, and to Schedule C2, Regulated Areas of the COP which identifies the Palmer Drain valley as regulated by the Essex Region Conservation Authority (“CA”). The CA confirmed in its correspondence (Exhibit 3, p. 257) that the property is within or adjacent to a significant valleyland and significant wildlife habitat under the PPS. Mr. Tanner relies on the CA recommendation that an environmental impact assessment (EIA) “is not required at this time” provided it is completed at the SPA stage “when details of the development can be identified.”

[31] In the Tribunal’s view, what the CA deferred and what CHC has failed to demonstrate is how the Consent and ZBA before the Tribunal are consistent with the PPS requirement to have no negative effect on natural features and their ecological function. These applications propose a new lot zoned to the limits of that lot to permit an apartment building. The Tribunal received no evidence to confirm that no part of the lot is within a significant valleyland or significant wildlife habitat, or that a larger setback is not necessary from the south lot line than provided for by the proposed R4 zone. On the contrary, the CA advised that the property is within or adjacent to identified natural heritage features.

[32] A promise of complying with legislated requirements at the SPA stage is not sufficient to support a Consent and ZBA when those matters are fundamental to where and how development may proceed on a lot. A common planning axiom is applicable here, as alluded to by Ms. Howson: 'site plans cannot prohibit what zoning permits.' Not only do the legislative requirements necessitate, and the TOP expressly mandate, the resolution of these matters when considering a Consent or ZBA, the ability of the Town to implement the results of an EIA or other necessary study is far more secure when reflected by zoning lines, setbacks and other appropriate provisions under s. 34(1) of the Act.

[33] This case also highlights a core feature of the broader public interest in planning. Part, but certainly not all, of the public interest considered by this Tribunal is informed by the views of residents and others affected by planning decisions. The opportunity for their input is mandated in the Act for Consents and ZBAs. It is not for SPAs. The Tribunal finds that deferring important planning matters to the SPA stage where the public is neither guaranteed input nor has a right of appeal is at odds with the scheme of the Act for public engagement and procedural fairness. The TOP is found to properly mandate regard for various planning issues at the ZBA and Consent application stage with reference to a proposal and the necessary supporting justification as appropriate in the circumstances. Certainly, in cases of infilling, a reasonable expectation of the public and other stakeholders is to understand what a development entails and how it might affect them when exercising their statutory right to voice informed support or opposition to a proposal.

[34] The Tribunal finds that the Consent and ZBA are not approved for failure to satisfy the legislative tests.

ORDER

[35] The appeals are dismissed.

"S. Tousaw"

S. TOUSAW
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Tribunals Ontario - Environment and Land Division
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248



Town of The Blue Mountains
32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
<https://www.thebluemountains.ca>

OFFICE OF: Mayor Alar Soever
Email: asoever@thebluemountains.ca
Phone: 519-599-3131 Ext 400

Sent via E-mail

October 4, 2019

Ministry of Municipal Affairs and Housing
Hon. Steve Clark | Minister | minister.mah@ontario.ca
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Dear Minister Clark,

RE: Integrity Commission Matters

Since the Province required all municipalities to have Integrity Commissioners ("ICs"), we have noted that although this is a quasi-judicial role, few if any decisions by Integrity Commissioners refer to British Common Law precedents, or any precedents for that matter.

In addition, there seems to be quite a difference of opinion on matters between Integrity Commissioners. As an example, our IC takes the position that in all cases the Complainant should never be named in a report, even when they are another member of Council, while at the County level, our County IC, states that she would almost always name the complainant in these circumstances, unless it was a personal matter. Her test would be whether it was a matter of public interest.

As a result of this confusion on behalf of the Town of The Blue Mountains, please note the following resolution passed by Council on September 30, 2019:

Moved by: Rob Potter Seconded by: Peter Bordinon

WHEREAS the system of justice in Ontario is based on the British system of Common Law which bases decisions on legal precedents;

AND WHEREAS the decisions of Integrity Commissioners in settled cases could provide guidance to all involved in Municipal Government in Ontario as well as to the people they serve;

BE IT THEREFORE RESOLVED that the Code of Conduct Sub-Committee recommends that the Council of the Town of The Blue Mountains requests that the Ontario Ministry of Municipal Affairs and Housing create a searchable database of all matters placed before all Integrity Commissioners within the province and the resolution of such matters;

AND FURTHER BE IT RESOLVED THAT this resolution be circulated to all municipalities in Ontario via the Association of Municipalities of Ontario, Carried.

Please do not hesitate to contact me if you have any questions or comments.

Yours Truly,

A handwritten signature in cursive script that reads "Alar Soever".

Mayor Alar Soever
Town of The Blue Mountains

CC: Mayor and Council, Town of The Blue Mountains (via e-mail)
Shawn Everitt, CAO, Town of The Blue Mountains (via email)
Municipalities in Ontario (via-email)



OFFICE OF THE MAYOR
CITY OF HAMILTON

September 30, 2019

The Right Honourable Justin Trudeau
Prime Minister of Canada
House of Commons
Ottawa, ON K1A 0A6

Dear Prime Minister,

Re: Correspondence from the City of Kitchener requesting support for their resolution respecting the lobbying of the Federal Government to review the regulations related to consumer packaging on single-use wipes to remove the word flushable.

At the meeting of September 25, 2019, Hamilton City Council endorsed the City of Kitchener's resolution respecting the above matter as follows:

"WHEREAS in 2018 the City of Kitchener implemented a sustainable funding model Water Infrastructure Project (WIP) for the city's water, sanitary and stormwater infrastructure to ensure the safe delivery of these valued utilities;

WHEREAS in 2018 a multi-year initiative approved through the WIP has already improved several key measures of water quality, and proactive maintenance has reduced the risk of flooding in high-risk areas;

WHEREAS in 2018 the City has already seen a number of impacts due to the implementation of the WIP including: 48% decrease in complaints related to discoloured water; Storm main repairs increased by 27 per cent; 300 metric tonnes of sediment removed from catch basins; and, 2,200 properties protected against backflow and cross-connection contamination;

WHEREAS Single-use wipes are a \$6-billion industry and growing, and are now being advertised as the clean alternative to toilet paper and are safe to flush;

WHEREAS there is no one standard for what the word "flushable" means;

WHEREAS Single-use wipes are in fact not safe to flush as they are buoyant; are not biodegradable; and, are unable to break down into small pieces quickly;

.../2

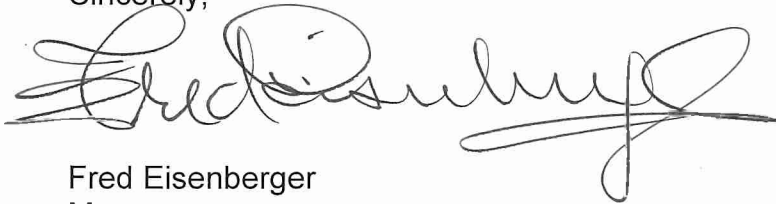
WHEREAS Single-use wipes accumulate in the sewer system and eventually clog the sanitary sewer system costing municipalities hundreds of millions of dollars in additional repairs and maintenance costs each year to municipal sewer systems across the country; and

WHEREAS there is a lack of public awareness of the impact caused by non-flushable wipes being flushed down toilets and consumer education and outreach could play a large part in reducing the impact;

THEREFORE BE IT RESOLVED; That the City of Kitchener lobby the Federal Government, to review regulations related to consumer packaging on single-use wipes to remove the word flushable; and

BE IT FINALLY RESOLVED that this resolution be forwarded to the Right Honourable Prime Minister of Canada; the Honourable Premier of Ontario; the Minister of the Environment, Conservation and Parks; the Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Local Members of Provincial Parliament; the Region of Waterloo; and, all Municipalities within the Province of Ontario."

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Eisenberger', with a large, stylized flourish at the end.

Fred Eisenberger
Mayor

Cc:

Minister Jeff Yurek, Minister of the Environment, Conservation and Parks
Minister Steve Clark, Minister of Municipal Affairs and Housing
The Association of Municipalities of Ontario
Andrea Horwath, MPP
Paul Miller, MPP
Sandy Shaw, MPP
Donna Skelly, MPP
Monique Taylor, MPP
The Region of Waterloo
All Municipalities within the Province of Ontario

File C19-016
(5.1)

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 89-2019

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 a housekeeping amendment to the Kingsville Zoning By-law has been undertaken to make a number of updates and revisions to the regulations specific to greenhouse development;

AND WHEREAS there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 4.16 Greenhouse Facilities is deleted and replaced with the following:

4.16 Greenhouse Facility Regulations and Definitions

The following definitions apply to greenhouse facilities in the Corporation and are provided for clarification purposes during site plan approval:

Buffering and/or Separation may include the use of fencing, Provincial or Federal separation standards, berming or screening

Landscaped Open Space shall consist of a combination of grass, trees, shrubs, flowers and other features as illustrated in an approved site plan.

Outdoor Amenity Space is considered any green space capable of accommodating recreational space for items such as sports fields, walking paths or picnic areas.

Sensitive Land Use, notwithstanding Section 3.10.28 is any off-site residential dwelling, natural heritage feature, institutional use or parkland.

The following regulations apply to greenhouse facilities in the Corporation:

- a) Landscaping Buffer/Separation – 5 m, minimum wide abutting the lot line of a sensitive land use.
- b) Bicycle Racks shall be provided for all housed on-site workers and locate to the rear of the housing facility or appropriately screened from view.
- c) Main Driveway Access – 10 m, minimum from an abutting sensitive land use, secondary access locations shall be determined in consultation with the Town and County.
- d) Loading Area – 100 m, minimum from the nearest residential dwelling, subject to screening and noise and light abatement during site plan approval.

2. That Subsection 5.16 Loading Space Requirements is amended by adding item i) and j) as follows:

- i) Notwithstanding item 5.16 a), b), and c) the minimum loading space requirement for a greenhouse is 1 space per 4 ha of growing area.
- j) Notwithstanding item h) the location of loading spaces will be as shown on an approved site plan.

3. That Subsection 5.17 Parking Requirements is amended by deleting Greenhouse from Table 5 and replacing with the following:

Greenhouse

- 1 parking space per 2 ha of growing area, plus
- 1 parking space per 30 sq. m of office space, plus
- 2 parking space per 30 sq. m of land and processing area, and
- 1 parking space per loading dock

4. That Subsection 7.1 b) is amended by replacing 'Seasonal worker housing' with 'Seasonal worker housing/bunkhouse'.
5. That Subsection 7.1 d) i) a) to f) is deleted and replaced with the following:

Notwithstanding any other provisions of the By-law to the contrary, the following provisions shall also apply to a greenhouse facilities:

- a) Lot Frontage – 60 m, minimum or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive lands uses but at no time less than 30 m.
- b) Front Yard Setback – 20 m, minimum
- c) Interior Side Yard – 3 m or equal to the height of the sidewall of the greenhouse, whichever is greater; when abutting a sensitive land use 15 m, minimum
- d) Rear Yard – 5 m, minimum
- e) Lot Coverage – 80%, maximum
- f) Landscaped Open Space – 25%, minimum of the required front yard setback area

6. That Subsection 7.2 d) i) a) to f) is deleted and replaced with the following:

Notwithstanding any other provisions of the By-law to the contrary, the following provisions shall also apply to a greenhouse facilities:

- g) Lot Frontage – 60 m, minimum or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive lands uses but at no time less than 30 m.
- h) Front Yard Setback – 20 m, minimum
- i) Interior Side Yard – 3 m or equal to the height of the sidewall of the greenhouse, whichever is greater; when abutting a sensitive land use 15 m, minimum
- j) Rear Yard – 5 m, minimum
- k) Lot Coverage – 80%, maximum
- l) Landscaped Open Space – 25%, minimum of the required front yard setback area.

7. That Subsection 7.2 d) ii) is deleted and replaced with the following:

A single detached dwelling or secondary dwelling unit accessory to a permitted use is prohibited on lands zoned 'Agriculture – Restricted (A2)'

8. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 90 - 2019

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 there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 7.1 e) AGRICULTURE ZONE 1 A1 EXCEPTIONS is amended with the addition of the following new subsection:

7.1.78 'AGRICULTURE ZONE 1 EXCEPTION 78 (A1-78)'

- a) For lands shown as A1-78 on Map 49 Schedule "A" of this By-law.

b) Permitted Uses

- i) Those uses permitted under Section 7.1 (Rural Residential);
- ii) A bunkhouse accessory to a greenhouse located at 1755 Road 4 E (County Road 18)

c) Permitted Buildings and Structures

- i) Those buildings and structures permitted under Section 7.1 (Rural Residential) in the (A1) zone;
- ii) A bunkhouse
- iii) Buildings and structures accessory to the permitted uses.

d) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with Section 7.1 of this By-law with the exception of the following special provisions;

- i) The minimum required easterly side yard setback shall be 25 m;

2. Schedule "A", Map 49 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.356 ha (0.88 ac.) property, known municipally as 1775 Road 4 East (County Road 18) in Part of Lot 11, Concession 3, ED, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1, (A1)' to 'Agriculture Zone 1 Exception 78, (A1-78)'.

3. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
15th DAY OF OCTOBER, 2019.**


MAYOR, Nelson Santos

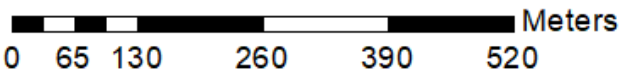
CLERK, Jennifer Astrologo

Schedule A



1775 ROAD 4 E (County Road 18)
PT OF LOT 11, CON 3 ED, PT 1, RP 12R 8331
ZBA/15/19

 Schedule "A", Map 49 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 78 (A1-78)'.



THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 91-2019

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 Section 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. 11 (OPA 11); 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 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 92-2019

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. 11 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 7.1 e) AGRICULTURE ZONE 1 A1 EXCEPTIONS is amended with the addition of the following new subsection:

7.1.79 'AGRICULTURE ZONE 1 EXCEPTION 79 (A1-79)'

- a) For lands shown as A1-79 on Map 23 Schedule "A" of this By-law.
- b) **Permitted Uses**
 - i) Those uses permitted under Section 7.1;
 - ii) A cannabis production facility (CPF)
- c) **Permitted Buildings and Structures**
 - i) Those buildings and structures permitted under Section 7.1 in the (A1) zone;
 - ii) Buildings and structures accessory to the permitted uses.
- d) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with Section 7.1 of this By-law.

Notwithstanding any other provision of By-law 1-2014, as amended, to the contrary, for lands zoned A1-79 a cannabis production facility shall require the installation and maintenance of an Air Treatment Control (ATC) system designed by a qualified person. Prior to the beginning of any growing operations of the licensed CPF the owner/operator must demonstrate to the satisfaction of the Town, including the submission of a maintenance schedule that the ATC is installed and operational as per the design specifications to maintain no perceptible cannabis odour or transmission of odour control agents beyond the property line.

Odour control agents used as part of an Air Treatment Control system must be approved for use by Health Canada or demonstrate no negative impact to the satisfaction of the Town.

Notwithstanding Section 4.46 of the by-law to the contrary the

following shall apply:

- i) Item c) is deleted and replaced as follows: An existing residential use accessory to or supportive of the agricultural uses on-site, including a CPF, is permitted
- ii) Items d), e) and i) are not applicable to lands zoned A1-79;
- iii) Item g) is deleted and replaced as follows:
 - a. item g) shall not be applicable to an on-site bunkhouse.

All other items listed under Section 4.46 remain applicable to lands zoned A1-79.

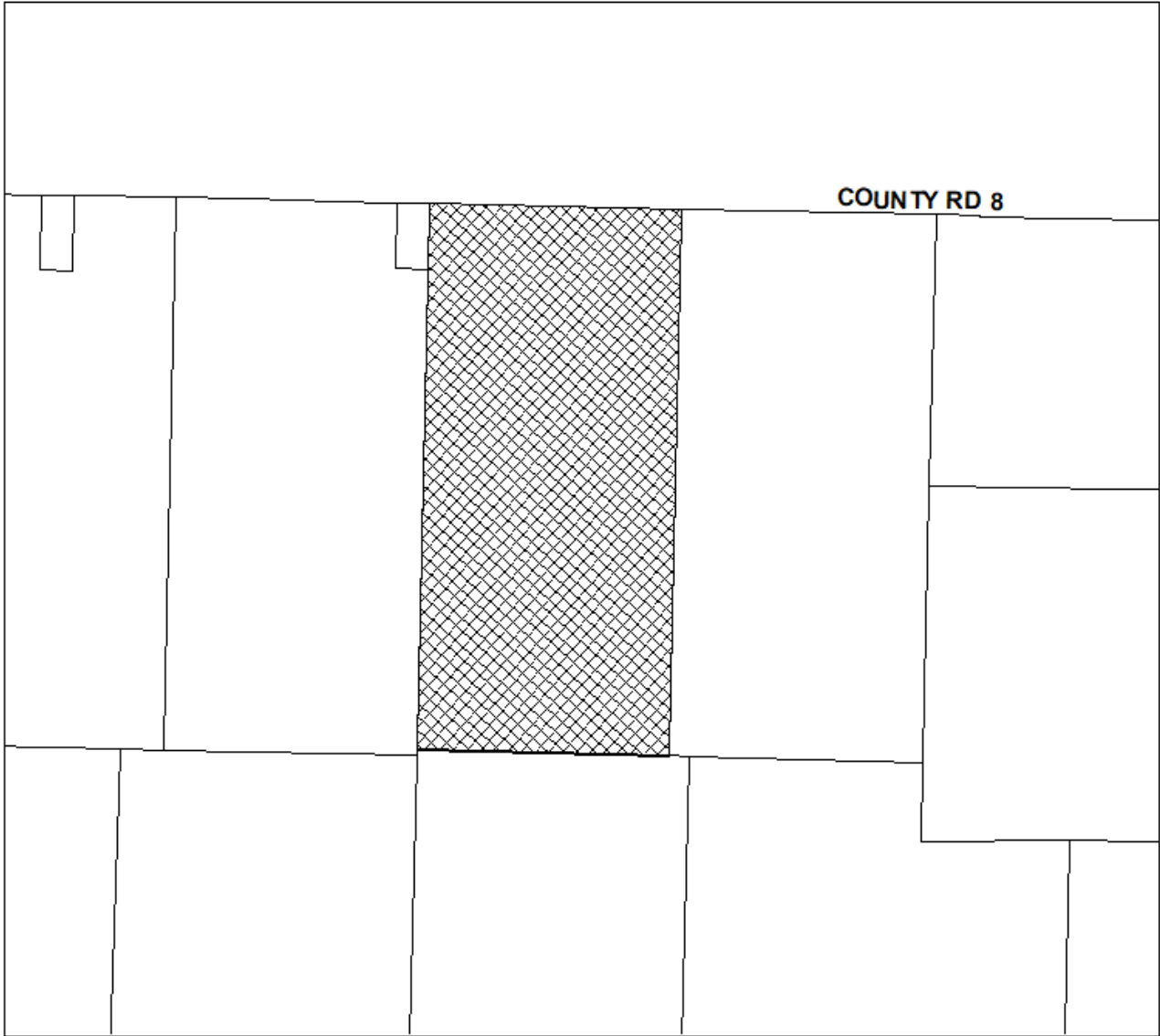
- 2. Schedule "A", Map 23 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 11, Concession 11, and locally known as County Road 8 as shown on Schedule 'A' cross-hatched attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 79 (A1-79)'.
- 3. This by-law shall come into force upon third reading and being finally passed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo


Schedule 'A'



Part of Lot 11 Concession 11
318 County Road 8
Zoning By-law Amendment ZBA/14/19





 Schedule "A", Map 23 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 1 Exception 79 (A1-79)'

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 93-2019

Being a by-law to amend By-law 2-2019, being a By-law to appoint certain members of Council and individuals to boards and committees

WHEREAS the Council of The Corporation of the Town of Kingsville deems it expedient to amend By-law 2-2019, being a by-law to appoint certain Members and Individuals to board and committees.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. **THAT** Paragraph 1.j) (Personnel Committee) be amended to add the appointment of all members of Council, so that the membership reads as follows:

“Personnel Committee:

Mayor Nelson Santos
Deputy Mayor Gord Queen
Councillor Kim DeYong
Councillor Tony Gaffan
Councillor Laura Lucier
Councillor Thomas Neufeld
Councillor Larry Patterson,

effective immediately, and to continue for the remainder of the Council term ending November 14, 2022”;

and,

to further amend said Paragraph 1.j) to delete the words and numbers adjacent to the Personnel Committee title, being: “(consisting of 4 members of Council, being Mayor, Deputy Mayor, and *yearly rotation of 2 members of Council)”.

2. **THAT** Paragraph 1.q) (Mettawas Waterfront Park Fundraising Committee) be amended to delete the appointment of Sue Child, who has resigned.
3. **THAT** Paragraph 1.r) (Kingsville Highland Games Committee) be amended to delete the appointment of Beth Riddiford, who has resigned.
4. **THAT** all other terms set out in said By-law 2-2019 and any amendments thereto shall remain in full force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF OCTOBER, 2019.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 94-2019

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its October 15, 2019 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 October 15, 2019 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
15th DAY OF OCTOBER, 2019.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo