



**REGULAR MEETING OF COUNCIL
AGENDA**

Monday, January 27, 2020, 6:30 PM

Council Chambers

2021 Division Road N

Kingsville, Ontario N9Y 2Y9

Pages

A. CALL TO ORDER

B. CLOSED SESSION

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

1. Subsection 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; being an update from Solicitor David Halliwill regarding 281 Main St. East.

2. Subsection 239(2)(f) advise that is subject to solicitor-client privilege, including communications necessary for that purpose; being an update from Solicitor David Halliwill regarding 190 Main St. East, being Part of Lot 1, Concession 2, ED Part 2, 12R 26799.

Recommended Action

Pursuant to section 239 of the *Municipal Act, 2001*, Council enter into Closed Session.

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. Bill Jamieson, request dated January 22, 2020 RE: Greenhouse Light Pollution

H. MATTERS SUBJECT TO NOTICE

1. Combined Application for Consent & Zoning By-Law Amendment
File B/24/19 & ZBA/25/19 by David Roy Golden
411 Road 2 West, Part of Lot 7, Concession 1, WDRoll No. 3711 280 000
3250

1

K. Brcic, Town Planner

i) Notice of Public Meeting, dated January 7, 2020

ii) Report of D. French, Interim Town Planner, dated January 8, 2020
including Appendices A to C

iii) Proposed By-law 4-2020, being a by-law to amend By-law 1-2014, the
Comprehensive Zoning By-law for the Town of Kingsville

Recommended Action

It is recommended that:

Council approve consent application B/24/19 to sever an existing dwelling, deemed surplus to the needs of the owner on a 0.4 ha (0.992 ac.) parcel shown as Part 1, WD, in the Town of Kingsville, subject to the following conditions:

- a. That a reference plan be deposited in the registry office, both an electronic and paper copy of the registered plan is to be provided.
- b. That any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or Municipal Act be paid in full along with all municipal taxes be paid in full.
- c. That any necessary drainage reapportionments be undertaken.
- d. A clearance letter of approval for the septic system on the severed parcel (surplus dwelling lot) must be obtained from the Town's Building Department.
- e. That as a result of the 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.
- f. The Zoning By-law be amendment to prohibit future dwellings on the retained farm parcel prior to the consent being endorsed on the deeds.
- g. That the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photocopies), including a

copy of the reference plan, prior to certification.

- h. The conditions imposed above shall be fulfilled by January 27, 2021 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act. Council approve zoning by-law amendment application ZBA/25/19 to rezone the retained parcel, known as 411 Road 2 West, in Part of Lot 7, Concession 1, WD, in the Town of Kingsville, from 'Agriculture (A1)' to 'Agriculture – Restricted (A2)' and adopt the implementing by-law.

2. Combined Application for Consent & Zoning By-Law Amendment
File B/26/19 & ZBA/26/19 by Paul & Beverly Chortos
1321 County Rd 20, Part of Lot 21, Concession 1, WDRoll No. 3711 280

13

K. Brcic, Town Planner

- i) Notice of Public Meeting, dated January 7, 2020
- ii) Report of K. Brcic, Town Planner, dated January 15, 2020 including Appendices A to D
- iii) Proposed By-law 10-2020, being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

Recommended Action

It is recommended that Council:

- 1. Approve consent application B/26/19 to: sever an existing dwelling, deemed surplus to the needs of the prospective purchaser, on a 5.002 ha (12.361 ac.) parcel, shown as Part 1 on the applicants' sketch, and sever and convey a 5.637 ha (13.930 ac.) parcel, shown as Part 3 on the applicants' sketch to the Essex Region Conservation Authority,

subject to the following conditions:

- a. That a reference plan be deposited in the registry office, both an electronic and paper copy of the registered plan is to be provided for the files of the Secretary-Treasurer.
- b. That the deeds, such plan of survey of reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality.
- c. That any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or the Municipal Act be paid in full along with all municipal taxes be paid in full.
- d. That any necessary drainage reapportionments be undertaken.
- e. 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.

- f. That the severed and retained parcels be transferred to the purchaser, Krushelniski Farms Ltd. as outlined in the Agreement of Purchase and Sale.
- g. That Part 3, the lands being conveyed to ERCA, be consolidated with ERCA's abutting holding and that 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.
- h. That the deeds are endorsed for the lot addition lands and permanent right-of-way (Consent File B/27/19) prior to endorsing the deeds for B/26/19.
- i. That the necessary deed(s), transfers or changes be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.
- j. The conditions imposed above shall be fulfilled by January 27, 2021 or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act. 2. Approve zoning by-law amendment applications ZBA/26/19 to rezone the retained parcel, known as 1321 County Rd 20, Part of Lot 21, Concession 1, WD, in the Town of Kingsville, to: rezone the retained farm parcel (shown in red on the location map) from 'Agriculture (A1)' to 'Agriculture Restricted (A2)' to prohibit dwellings as per Provincial and Town policies; recognize the reduced frontage of the retained farm parcel; rezone a portion of Part 3, the ERCA lands, to 'Wetland (WE)' to match the surrounding lands; extend the existing 'Wetland (WE)' zone on a portion of the proposed severed parcel to include the lot addition lands being conveyed as part of consent application B/27/19, and adopt the implementing by-law.

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

32

R. Brown, Manager Planning Services

i) Report of R. Brown, Manager Planning Services, dated January 6, 2020 including Appendix A

ii) 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

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

Endorse the outlined Official Plan policies in Appendix A, established by the Greenhouse Policy Review Committee, for inclusion in the 5-year Official Plan review process and associated amendment.

I. AMENDMENTS TO THE AGENDA

J. STAFF REPORTS

1. **Site Plan Control Update 2019** 43

R. Brown, Manager Planning Services

Recommended Action

It is recommended that Council receive the 2019 site plan update report for information purposes.

K. BUSINESS/CORRESPONDENCE-ACTION REQUIRED

L. MINUTES OF THE PREVIOUS MEETINGS

1. **Special Meeting of Council--January 6, 2020** 58
2. **Special Closed Session Meeting of Council--January 6, 2020**
3. **Regular Meeting of Council--January 13, 2020** 61
4. **Special Meeting of Council (Budget #1)--January 16, 2020** 75

Recommended Action

That Council adopt Special Meeting of Council Minutes dated January 6, 2020, Special Closed Session Meeting Minutes of Council dated January 6, 2020, Regular Meeting of Council Minutes dated January 13, 2020 and Special Meeting of Council (Budget #1) Minutes dated January 16, 2020

M. MINUTES OF COMMITTEES AND RECOMMENDATIONS

1. **Kingsville Accessibility Advisory Committee - September 19, 2019** 86

Recommended Action

That Council receive Kingsville Accessibility Advisory Committee Meeting Minutes dated September 19, 2019

2. **Tourism and Economic Development Committee - October 10, 2019** 89

Recommended Action

That Council receive Tourism and Economic Development Committee Meeting Minutes dated October 10, 2019

3. **Kingsville B.I.A. - December 10, 2019** 92

Recommended Action

That Council receive Kingsville B.I.A. Meeting Minutes dated December 10, 2019

- | | | |
|----|--|----|
| 4. | Union Water Supply System Joint Board of Management - December 18, 2019 | 95 |
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Recommended Action

That Council receive Union Water Supply System Joint Board of Management Meeting Minutes dated December 18, 2019

N. BUSINESS CORRESPONDENCE - INFORMATIONAL

- | | | |
|----|---|-----|
| 1. | Township of Stone Mills--Correspondence dated December 27, 2019 RE: Support Resolution of Conservation Authorities | 100 |
| 2. | Town of Deep River--Correspondence dated January 8, 2020 RE: Premiers to Develop Small Modular Nuclear Reactor Technology | 102 |
| 3. | City of Quinte West--Copy of correspondence from Mayor Jim Harrison to AMO President J. McGarvey dated January 15, 2020 RE: Resolution--Conservation Authorities | 104 |
| 4. | Municipality of Dutton Dunwich-Resolution passed January 15, 2020 in support of Conservation Authorities | 106 |
| 5. | Ministry of Agriculture, Food and Rural Affairs--Correspondence dated January 20, 2020 RE: Rural Economic Development (RED) program | 107 |
| 6. | Deputy Mayor Queen--Correspondence dated January 21, 2020, RE: ROMA Conference report | 110 |

Recommended Action

That Council receive information items 1-6 as outlined.

O. NOTICES OF MOTION

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

That there be an amendment to the delegation of authority by-law in respect to site plan control. |
| 2. | Councillor DeYong may move, or cause to have moved:

That Council direct Administration to advertise for the open position on the Heritage Advisory Committee so the Striking Committee may fill the vacancy. |
| 3. | Councillor DeYong may move or cause to have moved:

That Administration provide a final accounting of the cost of construction |

for the Grovedale building for the next budget meeting on January 29, 2020.

P. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

Q. BYLAWS

- | | |
|---|------------|
| 1. By-law 89-2019 | 114 |
| <p>Being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville</p> <p>To be read a first, second and third and final time.</p> | |
| 2. By-law 3-2020 | 117 |
| <p>Being a by-law to amend By-law 21-2005 as amended, being a By-law to Regulate Traffic and Parking on Highways within the Town of Kingsville</p> <p>To be read a first, second and third and final time.</p> | |
| 3. By-law 4-2020 | 119 |
| <p>Being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville</p> <p>To be read a first, second and third and final time.</p> | |
| 4. By-law 8-2020 | 121 |
| <p>Being a by-law to authorize the entering into of an Agreement with South Shore Contracting of Essex County Inc. for the repair and improvement of the Esseltine Drain (full contract documents available for review in Department of Municipal Services)</p> <p>To be read a first, second and third and final time.</p> | |
| 5. By-law 9-2020 | 141 |
| <p>Being a by-law appointing members to the Committee of Adjustment for the 2020 calendar year.</p> <p>To be read a first, second and third and final time.</p> | |
| 6. By-law 10-2020 | 142 |
| <p>Being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville</p> <p>To be read a first, second and third and final time.</p> | |
| 7. By-law 11-2020 | 145 |
| <p>Being a By-law to provide an Interim Tax Levy and to provide for the</p> | |

Payment of Taxes.

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

R. CONFIRMATORY BY-LAW

1. By-law 12-2020

148

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its January 27, 2020 Regular Meeting of Council

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

S. ADJOURNMENT



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 CONSENT

APPLICATION: **ZONING BY-LAW AMENDMENT - ZBA/25/19**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

CONSENT APPLICATION B/24/19
(Section 53 of the Planning Act R.S.O. 1990, C.P. 13)

APPLICANT: **David Roy Golden**

LOCATION OF PROPERTY: **411 Road 2 West, Part of Lot 7, Concession 1, WD**

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted application for lands located on the south side of Road 2 West, west of Division Road North (CR 29). The subject property is designated 'Agriculture' by the Official Plan and zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject land is 23.75 ha +/- (58.7 ac. +/-) in area and contains a single detached dwelling, four outbuildings and four silos. It is proposed that the dwelling and one outbuilding, deemed surplus to the farming operation of the owner, be severed on 0.4 ha (0.992 ac.) lot, shown as Part 1 on the applicant's sketch. The owner maintains another farm parcel containing a qualifying dwelling at 404 Road 2 West.

As a condition of the consent, an application to rezone the retained farm parcel (shown in red on the location map) from 'Agricultural (A1)' to 'Agriculture - Restricted (A2)' is required to prohibit dwellings as per Provincial and Town policies (File ZBA/25/19).

A map showing the location of the subject lands, and the applicants' sketch, is attached.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **January 27, 2020**
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 via email to 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.

If a Person or Public Body that files an appeal of a decision of The Town of Kingsville in respect of the proposed consent does not make written submissions to The Town of Kingsville before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If You Wish to be notified of the decision of The Town of Kingsville in respect of the proposed consent, you must make a written to the **Municipal Clerk, Town of Kingsville, 2021 Division Road North, Kingsville, Ontario, N9Y 2Y9**.

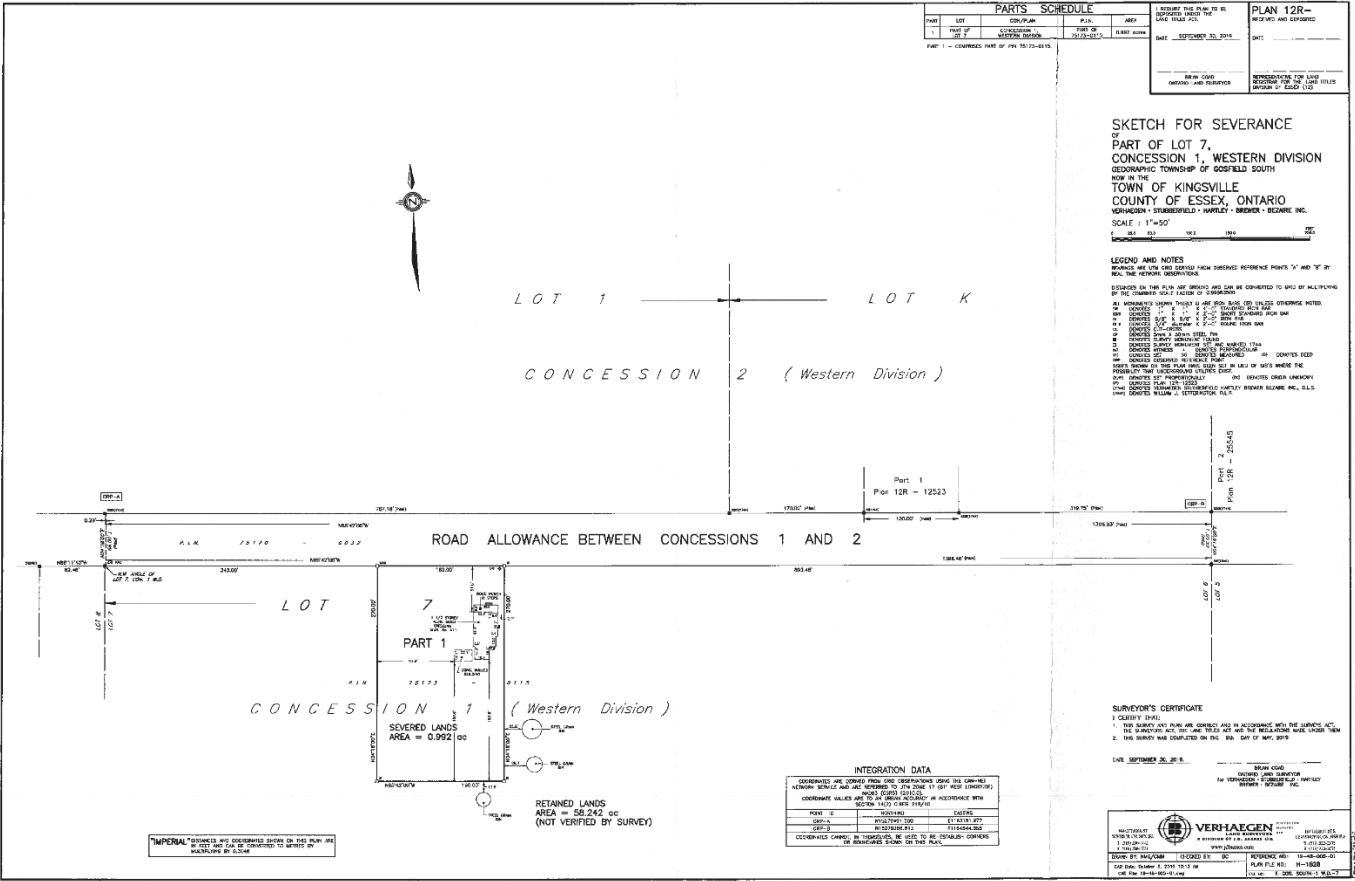
If a Person or Public Body would otherwise have an ability to appeal the decision of Council of the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kingsville before the by-law is passed, 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 submissions to the Municipal Clerk of the Town of Kingsville 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.

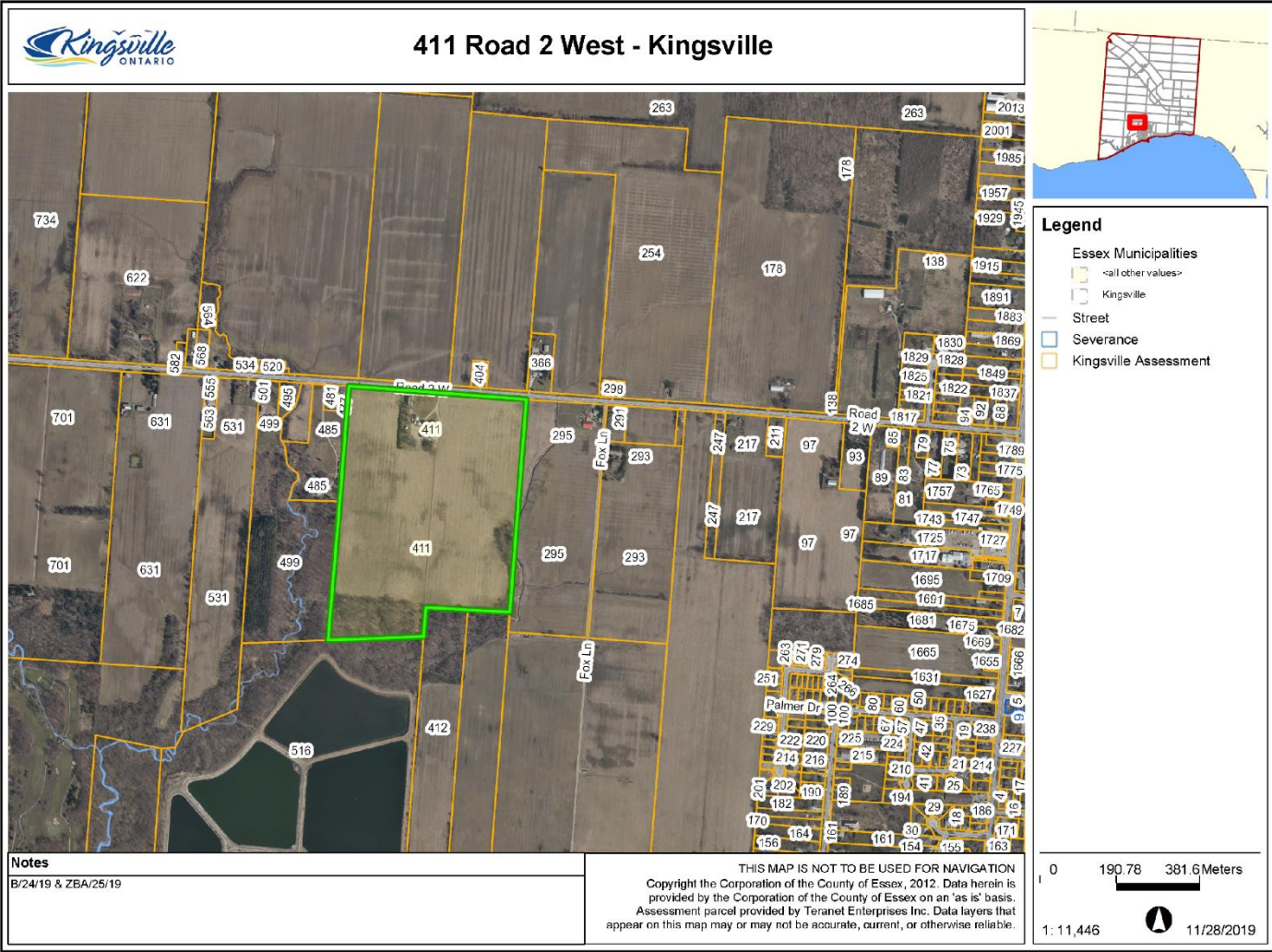
ADDITIONAL INFORMATION relating to these matters matter is available for review at the Kingsville Municipal Office during regular office hours.

DATED AT THE TOWN OF KINGSVILLE on January 7th, 2020.

Applicant's Sketch



Location Map





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

Date: January 8, 2020

To: Mayor and Council

Author: David French, BA, CPT
Interim Town Planner

RE: Combined Application for Consent & Zoning By-Law Amendment
File B/24/19 & ZBA/25/19 by
David Roy Golden
411 Road 2 West, Part of Lot 7, Concession 1, WD
Roll No. 3711 280 000 3250

Report No.: PS 2020-004

AIM

To provide the Mayor and Council with information regarding the consent to sever an existing dwelling deemed surplus to the farming operation of the owner and a required Zoning By-law Amendment to prohibit additional dwellings on the retained farm parcel for lands known as 411 Road 2 West.

BACKGROUND

The Town of Kingsville has received the above-noted application for lands located on the south side of Road 2 West, west of Division Road North (CR 29). The subject property is designated 'Agricultural' by the Official Plan and zoned 'Agriculture (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject land is 23.75 ha +/- (58.7 ac. +/-) in area and contains a single detached dwelling, four outbuildings and four silos. It is proposed that the dwelling and one outbuilding, deemed surplus to the farming operation of the owner, be severed on 0.4 ha (0.992 ac.) lot, shown as Part 1 on the applicant's sketch. The owner maintains another farm parcel containing a qualifying dwelling at 404 Road 2 West.

As a condition of the consent, an application to rezone the retained farm parcel (shown in red on the location map) from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)' is required to prohibit dwellings as per Provincial and Town policies (File ZBA/25/19).

DISCUSSION

When considering a severance request, it is necessary to review the application in context of the following documents to determine the appropriateness of the request:

1.0 Provincial Policy Statement

When reviewing a planning application to determine if it represents sound planning, it is imperative that the proposed development is consistent with the Provincial Policy Statement (PPS). Section 2.3.4.1(c) permits, *“a residence surplus to a farming operation as a result of farm consolidation,”* to be severed, *“provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.”*

Comment: The application is *consistent with* the PPS definition of *a residence surplus to a farming operation* and future dwellings will be prohibited on the retained farm parcel as a condition of consent, in that the retained parcel must be rezoned to “Agriculture - Restricted (A2)”.

2.0 Official Plan

The Official Plan for the Town of Kingsville designates the severed and retained lands as ‘Agricultural’.

The requested consent to sever the surplus dwelling conforms to the policies of Section 7.3.1, Agriculture Land Division, of the Official Plan. The proposed surplus dwelling lot is 0.4 ha (0.992 ac.) where the Official Plan recommends a size of 0.8 ha (1.977 ac.) or less.

Comment: the application conforms to the Kingsville Official Plan.

3.0 Comprehensive Zoning By-law – Town of Kingsville

The severed parcel, shown as Part 1 on the applicant’s sketch, has an area of 0.4 ha (0.992 ac.) with 48.77 m (160 ft.) of frontage.

The retained parcel will have an area of approximately 23.35 ha (57.7 ac.) and provide a frontage of 376.7 m (1,236 ft.) on Road 11.

The subject property is presently zoned ‘Agriculture (A1)’ in the Comprehensive Zoning By-law. There are no zoning issues created as a result of the creation of the lot for the surplus dwelling. The retained farm parcel will be rezoned from ‘Agriculture (A1)’ to ‘Agriculture - Restricted (A2)’ to prohibit future dwellings as required by the surplus dwelling consent policies.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The impact to assessment resulting from the severance of the dwelling from the farm parcel is minimal.

CONSULTATIONS

1) Public Consultations

In accordance to O. Reg 545/06 of the Planning Act, property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. At the time of writing no comments had been received from members of the public.

2) Agency & Administrative Consultation

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

Agency or Administrator	Comment
Essex Region Conservation Authority	<ul style="list-style-type: none">No objections (See Appendix B).
Town of Kingsville Management Team	<ul style="list-style-type: none">Ensure all buildings and services are contained within existing property lines and do not cross over into newly established lines.Severed parcel has existing vehicle access. New access location required for retained farm parcel.Septic beds to be completely located within proposed severed lots. Clearance letter from Building department required.Drainage reapportionment to be completed.The severed and retained lots be appropriately addressed and obtain 911 signage, if required.Lot grading plan required for any future development.
County of Essex	<ul style="list-style-type: none">No comments received and none expected.

RECOMMENDATION

It is recommended that:

Council approve consent application B/24/19 to sever an existing dwelling, deemed surplus to the needs of the owner on a 0.4 ha (0.992 ac.) parcel shown as Part 1, WD, in the Town of Kingsville, subject to the following conditions:

- a) That a reference plan be deposited in the registry office, both an electronic and paper copy of the registered plan is to be provided.

- b) That any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or Municipal Act be paid in full along with all municipal taxes be paid in full.
- c) That any necessary drainage reapportionments be undertaken.
- d) A clearance letter of approval for the septic system on the severed parcel (surplus dwelling lot) must be obtained from the Town's Building Department.
- e) That as a result of the 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.
- f) The Zoning By-law be amendment to prohibit future dwellings on the retained farm parcel prior to the consent being endorsed on the deeds.
- g) That the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.
- h) The conditions imposed above shall be fulfilled by January 27, 2021 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

Council approve zoning by-law amendment application ZBA/25/19 to rezone the retained parcel, known as 411 Road 2 West, in Part of Lot 7, Concession 1, WD, in the Town of Kingsville, from 'Agriculture (A1)' to 'Agriculture – Restricted (A2)' and adopt the implementing by-law.

David French

David French, BA, CPT
Town Planner

Robert Brown

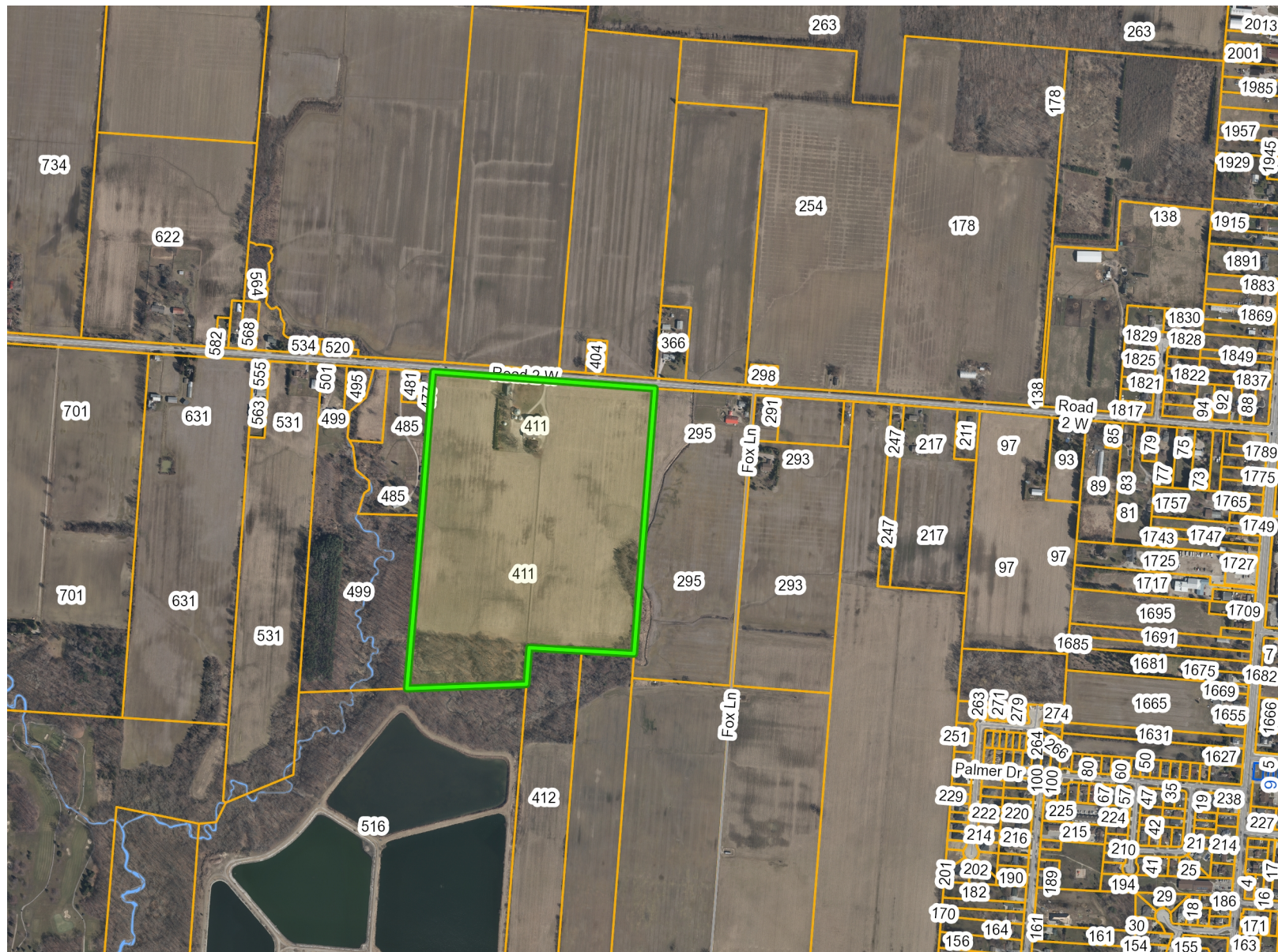
Robert Brown, H, Ba. MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

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



411 Road 2 West - Kingsville



- Legend**
- Essex Municipalities
 - <all other values>
 - Kingsville
 - Street
 - Severance
 - Kingsville Assessment

Notes

B/24/19 & ZBA/25/19

THIS MAP IS NOT TO BE USED FOR NAVIGATION

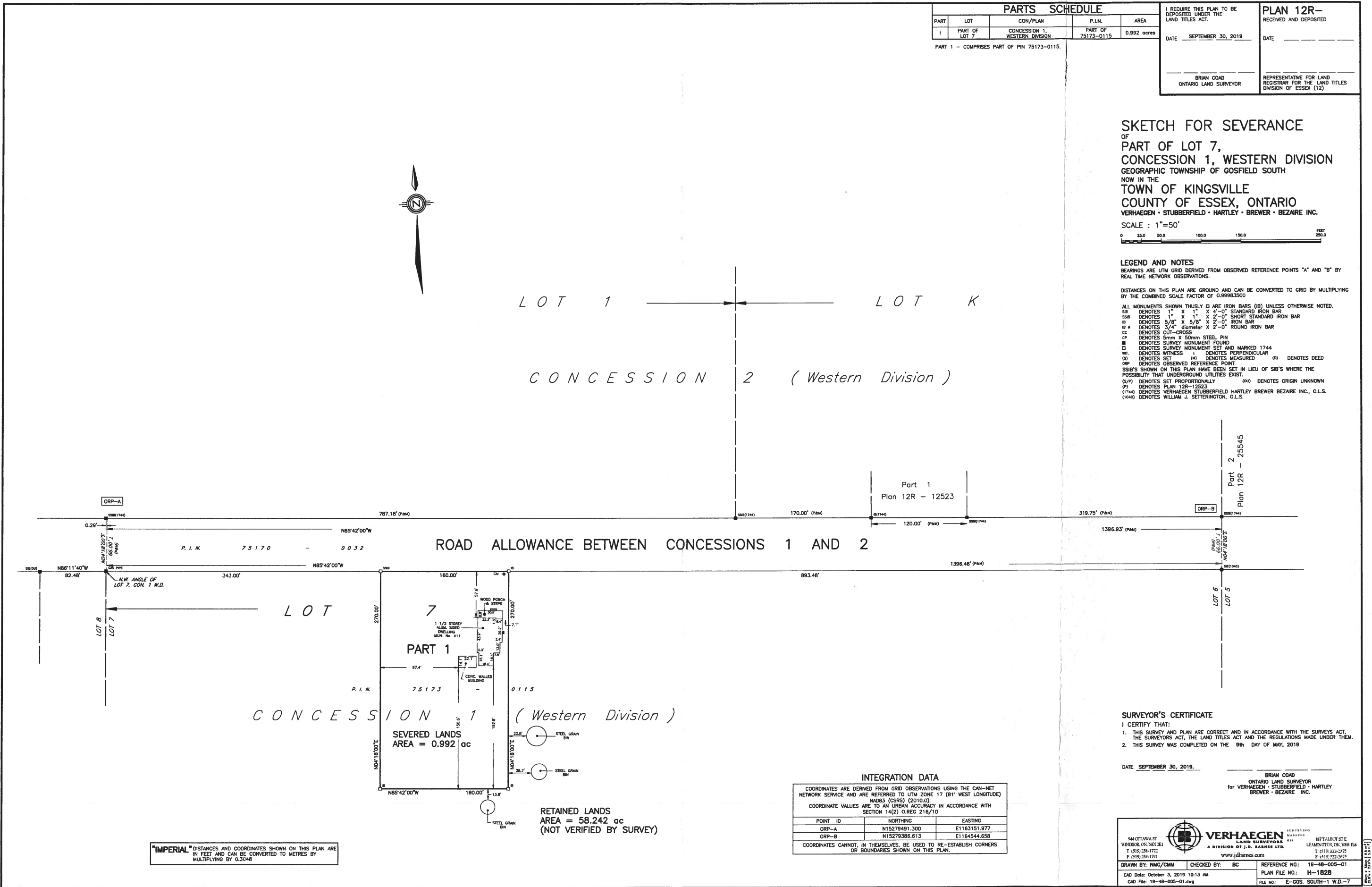
Copyright the Corporation of the County of Essex, 2012. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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1: 11,446



11/28/2019





December 11, 2019

Mr. David French
Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, ON N9Y 2Y9

planning@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Dear Mr. French:

RE: Application for Consent B-24-19 & Zoning By-law Amendment
ZBA-25-19, 411 ROAD 2 W
ARN 371132000004800; PIN: 751730115
Applicant: David Roy Golden

The following is provided as a result of our review of Application for Consent B-24-19 and Zoning By-Law Amendment ZBA-25-19. The applicant wishes to sever a parcel of land that is deemed surplus to the farming operation. The severed parcel that contains one residential dwelling and one outbuilding, will be 0.4 ha in size.

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

The following comments reflect our role as representing the provincial interest in natural hazards as outlined 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 east and south portions of 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). These portions parcel falls within the regulated area of the Wagle Creek and Scratch Kennedy 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 Section 28 of the *Conservation Authorities Act*.

Upon our review, the proposed surplus dwelling lot is located outside of ERCA's limit of regulation. We therefore advise that this application is consistent with the natural hazard policies of the PPS.

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.

Mr. French
December 11, 2019

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

NATURAL HERITAGE POLICIES OF THE PPS, 2014

The south and east portions of the retained lands contain a natural heritage feature that is identified as a Provincially Significant Wetland, and a significant woodland under the Provincial Policy Statement (PPS, 2014).

Section 2.1.8 of the PPS states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA).

However, as the natural heritage feature is contained to the retained lot, and located well over 120 metres from the proposed severed parcel, no negative impacts to the natural heritage feature are anticipated. We also acknowledge that the retained lot is subject to a re-zoning that will prohibit future dwellings on the subject parcel. We advise that there are no outstanding natural heritage concerns associated with this application.

FINAL RECOMMENDATION

We have no objections to these applications, as they are consistent with the natural hazard and natural heritage policies of the PPS.

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 4-2020

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:

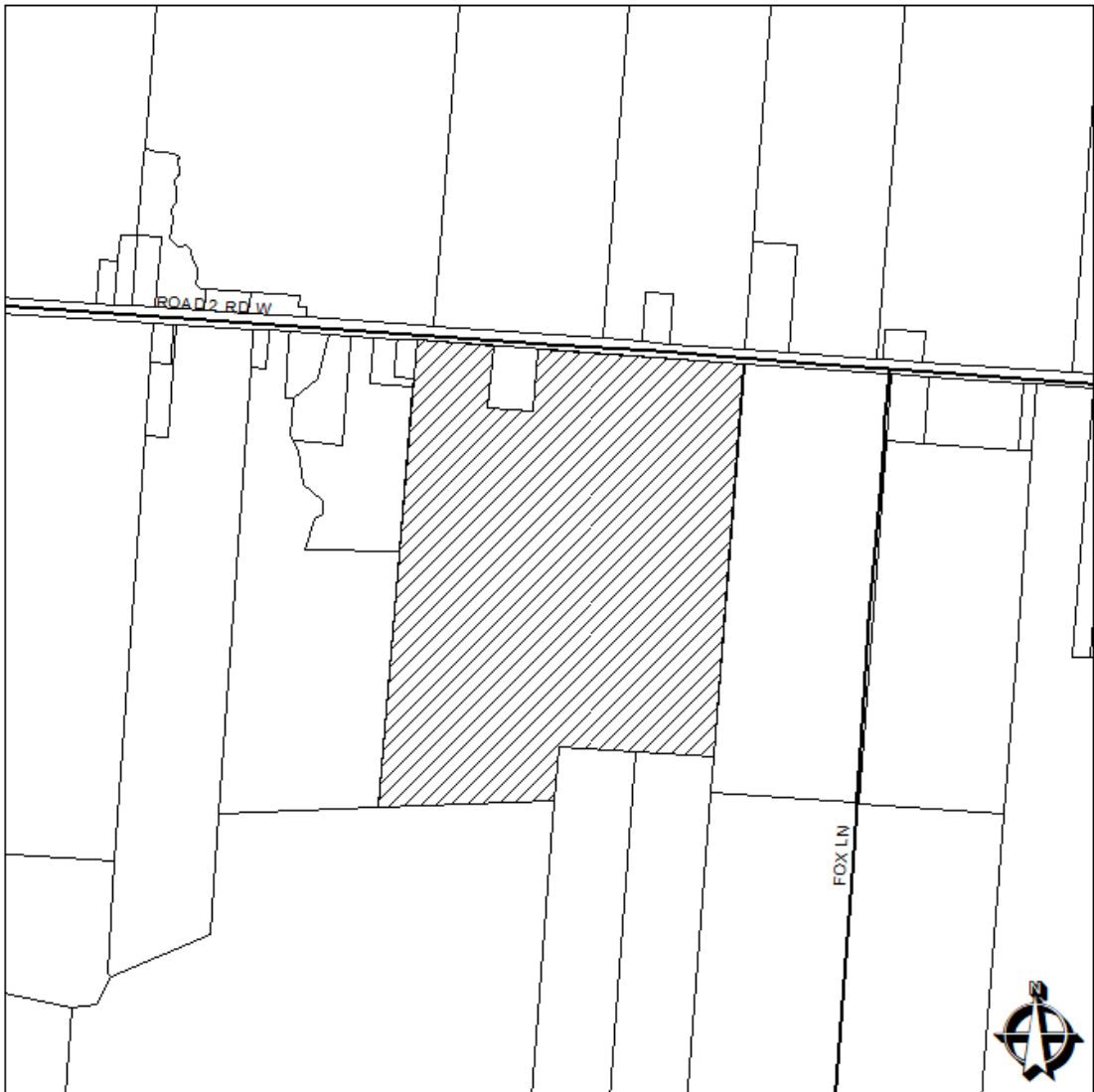
1. Schedule "A", Map 57 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 23.35 ha (57.7 ac.) portion of land, known municipally as 411 Road 2 West, in Part of Lot 7, Concession 1, WD, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.
2. 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
27th DAY OF JANUARY, 2020.**

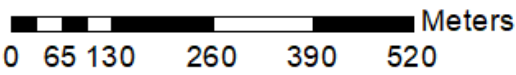
MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

Schedule A



411 ROAD 2 WEST
PART OF LOT 7, CONCESSION 1, WD
ZBA/25/19



 Schedule "A", Map 57 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 (A1)' to 'Agriculture - Restricted (A2)'.

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT AND CONSENT

APPLICATIONS: **ZONING BY-LAW AMENDMENT - ZBA/26/19**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

CONSENT APPLICATION B/26/19
(Section 53 of the Planning Act R.S.O. 1990, C.P. 13)

APPLICANTS: **Paul & Beverly Chortos**

LOCATION OF PROPERTY: **1321 County Road 20, Part of Lot 21, Concession 1, WD**

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20, west of McCain Side Road. The subject property is designated 'Agriculture' by the Official Plan and zoned 'Agriculture (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 38.68ha (95.58 ac.) farm parcel and contains a dwelling and outbuilding. The owners have entered into a purchase agreement with the neighbouring land owner to the east for the purchase of the farm land. The dwelling and outbuilding on the farm are surplus to the prospective purchaser. The owners are proposing to retain the dwelling along with 5 ha (12.36 ac.) all north of Cedar Creek. They are also proposing to convey 5.63 ha (13.93 ac.) to the Essex Region Conservation Authority who also owns lands to the east and south. The retained farm land will be rezoned to prohibit future residential dwellings and the lands conveyed to ERCA will be amended to include any lands not currently zoned Wetland (WE) in that zone.

A map showing the location of the subject lands, and the applicants' sketch, is attached.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **January 27, 2020**
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 via email to 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.

If a Person or Public Body that files an appeal of a decision of The Town of Kingsville in respect of the proposed consent does not make written submissions to The Town of Kingsville before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If You Wish to be notified of the decision of The Town of Kingsville in respect of the proposed consent, you must make a written to the **Municipal Clerk, Town of Kingsville, 2021 Division Road North, Kingsville, Ontario, N9Y 2Y9**.

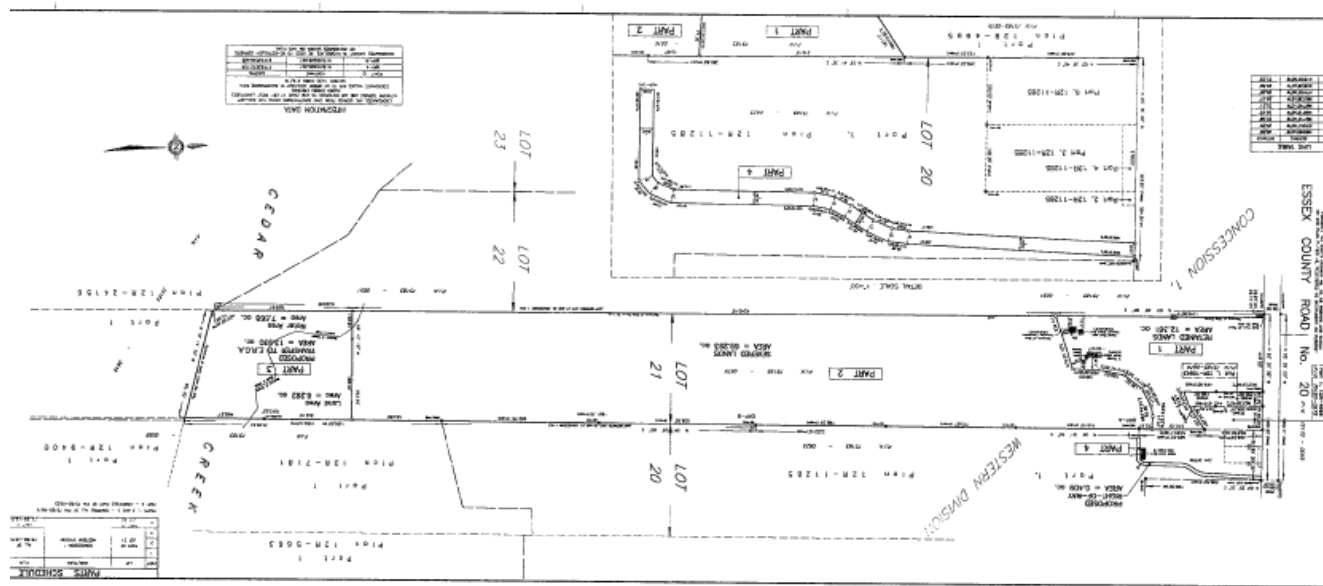
If a Person or Public Body would otherwise have an ability to appeal the decision of Council of the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kingsville before the by-law is passed, 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 submissions to the Municipal Clerk of the Town of Kingsville 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.

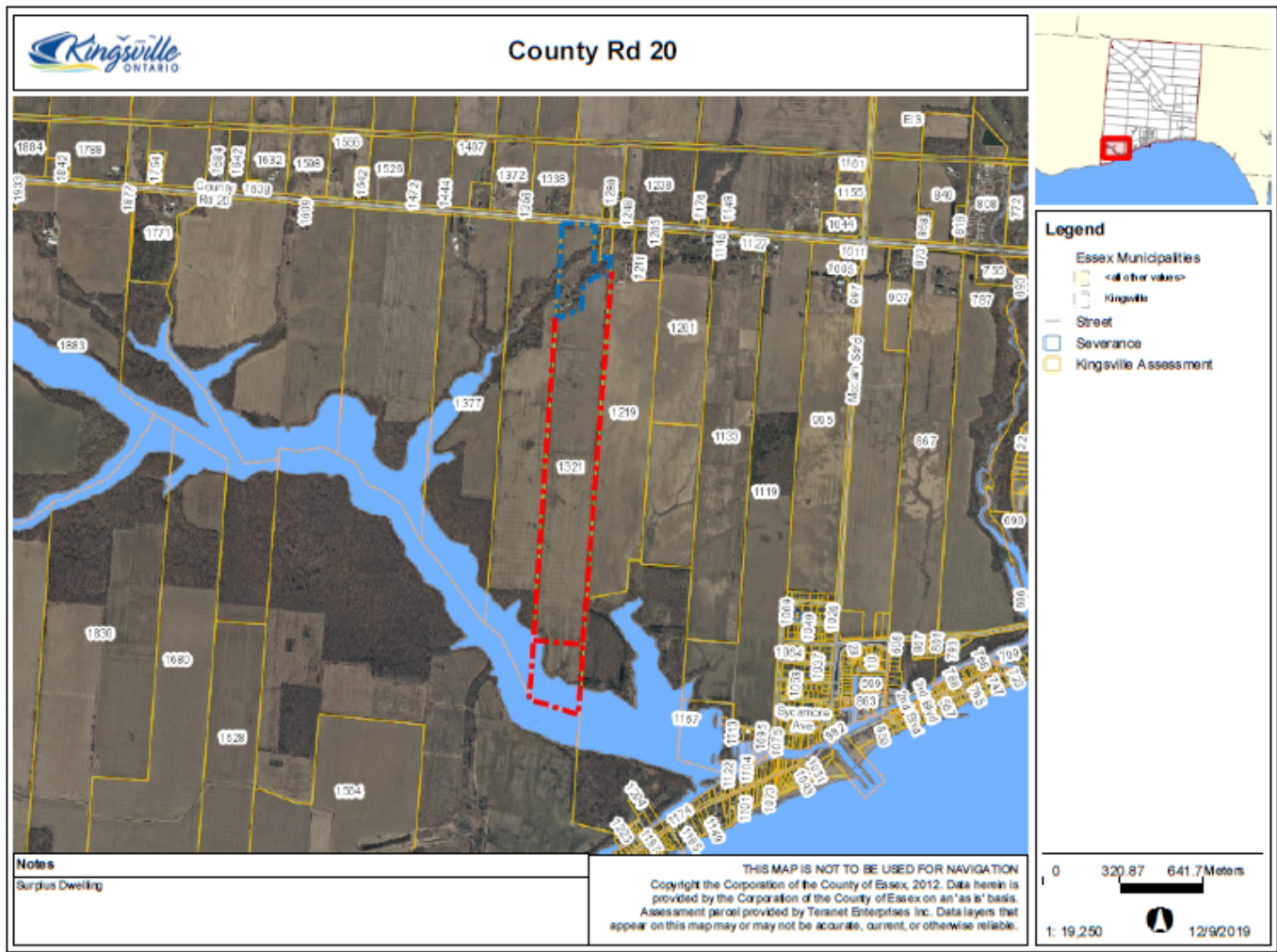
ADDITIONAL INFORMATION relating to these matters matter is available for review at the Kingsville Municipal Office during regular office hours.

DATED AT THE TOWN OF KINGSVILLE on January 7th, 2020.

Applicant's Sketch



Location Map





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

Date: January 15, 2020

To: Mayor and Council

Author: Kristina Brcic, MSc, BURPI
Town Planner

RE: Combined Application for Consent & Zoning By-Law Amendment
File B/26/19 & ZBA/26/19 by
Paul & Beverly Chortos
1321 County Rd 20, Part of Lot 21, Concession 1, WD
Roll No. 3711 280

Report No.: PS 2020-005

AIM

To provide the Mayor and Council with information regarding the consent to sever an existing dwelling deemed surplus to the farming operation of the purchaser and a required Zoning By-law Amendment to prohibit additional dwellings on the retained farm parcel, in addition to a land conveyance to the Essex Region Conservation Authority (ERCA), for lands known as 1321 County Road 20.

BACKGROUND

The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20, west of McCain Side Road. The subject property is designated 'Agriculture' by the Official Plan and is split zoned 'Agriculture (A1)' and 'Wetland (WE)' (shown on the zoning map attached in Appendix B) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 38.68ha (95.58 ac.) farm parcel and contains a dwelling and outbuilding. The owners have entered into a purchase agreement with the neighbouring landowner to the east for the purchase of the farmland. The dwelling and outbuilding on the farm are surplus to the prospective purchaser. The owners are proposing to retain the dwelling along with 5 ha (12.36 ac.) all north of Cedar Creek.

Because the property is bisected by Cedar Creek it presents a challenge for both severing the dwelling and maintaining frontage along County Road 20 for the retained farm parcel. To overcome this issue the purchaser is conveying a 15.24 m (50 ft.) wide strip of land

from their abutting property to the east (1219 County Road 20) as a lot addition including along with establishing a right-of-way for access over their existing driveway which, at the time of writing, is subject to approval under Consent Application B/27/19.

In addition to the dwelling severance the applicants are proposing to convey 5.63 ha (13.93 ac.) (shown as Part 3 on the draft sketch) to ERCA who also owns lands to the east and south as part of the above noted consent application as a right-of-way is being established to these lands for access from County Road 20.

As a condition of the consent, an application to amend the zoning on the property is required to address the following:

- i) rezone the retained farm parcel (shown in red on the location map) from 'Agricultural (A1)' to 'Agriculture - Restricted (A2)' to prohibit dwellings as per Provincial and Town policies;
- ii) recognize the reduced frontage of the retained farm parcel;
- iii) rezone a portion of Part 3 the ERCA lands to 'Wetland (WE)' to match the surrounding lands, and
- iv) extend the existing 'Wetland (WE)' zone on a portion of the proposed severed parcel to include the lot addition lands being conveyed as part of consent application B/27/19

DISCUSSION

When considering a severance request, it is necessary to review the application in context of the following documents to determine the appropriateness of the request:

1.0 Provincial Policy Statement

When reviewing a planning application to determine if it represents sound planning, it is imperative that the proposed development is consistent with the Provincial Policy Statement (PPS). Section 2.3.4.1(c) permits, *"a residence surplus to a farming operation as a result of farm consolidation,"* to be severed, *"provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance."*

Comment: The application is *consistent with* the PPS definition of *a residence surplus to a farming operation* and future dwellings will be prohibited on the retained farm parcel as a condition of consent, in that the retained parcel must be rezoned to "Agriculture - Restricted (A2)".

The subject property contains natural heritage features including wooded area and is partially identified as a Provincially Significant Wetland by the County Official Plan. Section 2.1.4 states *"development and site alteration shall not be permitted in significant wetlands"*. Section 2.15 states *"development and site alterations shall not be permitted... [in significant lands] ... unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions"*. Section 2.1.8 states *"development and site alteration shall not be permitted on adjacent lands to the natural heritage features..."*.

Comment: In order to maintain no negative impact on the subject lands, the applicant is required, as per ERCA request, to rezone the natural heritage features and associated significant areas to Wetland (WE) which prohibits development. This includes the prohibition of access over the lot addition lands that are being added to the retained farm parcel as part of consent B/27/19.

2.0 Official Plan

The Official Plan for the Town of Kingsville designates the severed and retained lands as 'Agriculture'.

The requested consent to sever the surplus dwelling conforms to the policies of Section 7.3.1, Agriculture Land Division, of the Official Plan. The proposed surplus dwelling lot is 5 ha (12.361 ac.) where the Official Plan outlines a size limit of 0.8 ha (1.977 ac.) or less.

Comment: As noted in the Background section of the report the severance of the existing dwelling is complicated by its location from County Road 20, the presence of Cedar Creek, and the Provincially Significant Wetland.

3.0 Comprehensive Zoning By-law – Town of Kingsville

The severed parcel, shown as Part 1 on the applicant's sketch, has an area of 5.002 ha (12.361 ac.)

The retained farm parcel will have an area of approximately 28.75 ha (71 ac.) including the new lot addition as a result of Consent File B/27/19, and provides a frontage of 15.24 m (50 ft.) on County Road 20. The undersized lot frontage will be addressed in the zoning amendment.

The subject property is presently zoned 'Agriculture (A1)' in the Comprehensive Zoning By-law. The proposed amendment will:

- i) rezone the retained farm parcel (shown in red on the location map) from 'Agricultural (A1)' to 'Agriculture - Restricted (A2)' to prohibit dwellings as per Provincial and Town policies;
- ii) recognize the reduced frontage of the retained farm parcel;
- iii) rezone a portion of Part 3 the ERCA lands to 'Wetland (WE)' to match the surrounding lands, and
- iv) extend the existing 'Wetland (WE)' zone on a portion of the proposed severed parcel to include the lot addition lands being conveyed as part of consent application B/27/19

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The impact to assessment resulting from the severance of the dwelling from the farm parcel is minimal.

CONSULTATIONS

1) Public Consultations

In accordance to O. Reg 545/06 of the Planning Act, property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. At the time of writing no comments had been received from members of the public.

2) Agency & Administrative Consultation

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

Agency or Administrator	Comment
Essex Region Conservation Authority	<ul style="list-style-type: none">• Expand the Wetland (WE) zone over identified natural heritage features to prohibit future development in these areas.• New driveway will not be permitted to be built over lot addition lands in favour of the retained farm parcel.• For additional comments see Appendix B.
Town of Kingsville Management Team	<ul style="list-style-type: none">• Ensure all buildings and services are contained within existing property lines and do not cross over into newly established lines.• Severed parcel has existing vehicle access. New access location required for retained farm parcel.• Septic beds to be completely located within proposed severed lots. Clearance letter from Building department required.• Drainage reapportionment to be completed.• The severed and retained lots be appropriately addressed and obtain 911 signage, if required.• Lot grading plan required for any future development.
County of Essex	<ul style="list-style-type: none">• No comments received and none expected.

RECOMMENDATION

It is recommended that Council:

1. Approve consent application B/26/19 to:

sever an existing dwelling, deemed surplus to the needs of the prospective purchaser, on a 5.002 ha (12.361 ac.) parcel, shown as Part 1 on the applicants' sketch, and

sever and convey a 5.637 ha (13.930 ac.) parcel, shown as Part 3 on the applicants' sketch to the Essex Region Conservation Authority,

subject to the following conditions:

- a) That a reference plan be deposited in the registry office, both an electronic and paper copy of the registered plan is to be provided for the files of the Secretary-Treasurer.
- b) That the deeds, such plan of survey of reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality.
- c) That any special assessment imposed pursuant to the provisions of the Local Improvement Act and/or the Municipal Act be paid in full along with all municipal taxes be paid in full.
- d) That any necessary drainage reapportionments be undertaken.
- e) 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.
- f) That the severed and retained parcels be transferred to the purchaser, Krushelniski Farms Ltd. as outlined in the Agreement of Purchase and Sale.
- g) That Part 3, the lands being conveyed to ERCA, be consolidated with ERCA's abutting holding and that 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.
- h) That the deeds are endorsed for the lot addition lands and permanent right-of-way (Consent File B/27/19) prior to endorsing the deeds for B/26/19.

- i) That the necessary deed(s), transfers or changes be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.
 - j) The conditions imposed above shall be fulfilled by January 27, 2021 or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.
2. Approve zoning by-law amendment applications ZBA/26/19 to rezone the retained parcel, known as 1321 County Road 20, Part of Lot 21, Concession 1, WD, in the Town of Kingsville, to:
- rezone the retained farm parcel (shown in red on the location map) from 'Agriculture (A1)' to 'Agriculture Restricted (A2)' to prohibit dwellings as per Provincial and Town policies;
- recognize the reduced frontage of the retained farm parcel;
- rezone a portion of Part 3, the ERCA lands, to 'Wetland (WE)' to match the surrounding lands;
- extend the existing 'Wetland (WE)' zone on a portion of the proposed severed parcel to include the lot addition lands being conveyed as part of consent application B/27/19, and

adopt the implementing by-law.

Kristina Brcic

Kristina Brcic, MSc, BURPI
Town Planner

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



Essex Municipalities

- <all other values>
- Kingsville
- Street
- Severance
- Kingsville Assessment



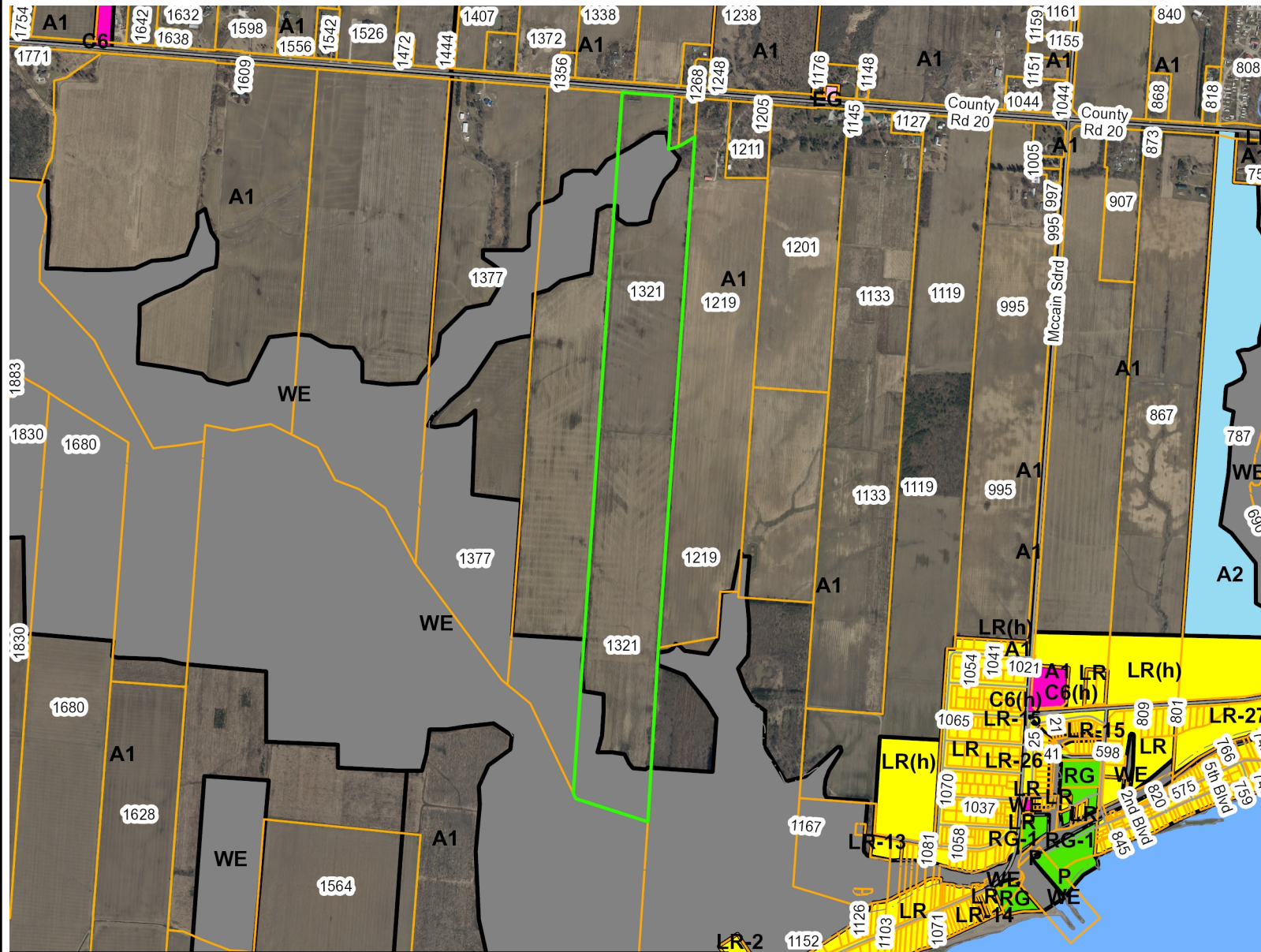
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1/20/2020

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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Legend

Essex Municipalities

- <all other values>
- Kingsville

Street

Severance

Kingsville Assessment

Zoning

- <all other values>

- A1
- A2
- C1
- C2
- C3
- C4
- C5
- C6
- CG
- EG
- LR
- M1
- M2
- M3
- M4
- MG
- P
- PG
- R1
- R1.1
- R1.2
- R2
- R2.1
- R2.2
- R3
- R3.1

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1:16,751 1/20/2020

Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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	R3.2
	R4
	RE
	RG
	RR
	W
	WE



planning@erca.org

P.519.776.5209

F.519.776.8688

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

January 17, 2020

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: Consent B-26-19 & Zoning By-law Amendment ZBA-26-19
1321 COUNTY ROAD 20
ARN 371128000032500; PIN: 751850676
Applicant: Paul & Beverly Chortos

The following is provided as a result of our review of Application for Consent B-26-19 and Zoning By-law Amendment ZBA-26-19. The application states the purpose as: "the owners have entered into a purchase agreement with the neighbouring land owner to the east for the purchase of the farm land. The dwelling and outbuilding on the farm are surplus to the prospective purchaser. The owners are proposing to retain the dwelling along with 5 ha north of Cedar Creek. They are also proposing to convey 5.63 ha to the Essex Region Conservation Authority who also owns lands to the east and south. The retained land will be rezoned to prohibit future residential dwellings and the lands conveyed to ERCA will be amended to include any lands not currently zoned Wetland (WE) in that zone". It is our understanding that previously circulated consent application B-27-19 is concurrent with these applications.

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

The following comments reflect our role as representing the provincial interest in natural hazards as outlined 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 Cedar Creek. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

Upon review of airphotos, floodplain mapping and digital elevation modeling, we advise that the northern portion of the subject lands contains hazard lands associated with the Cedar Creek



Mr. Brown

January 17, 2020

floodplain. We advise that development and or the placement and grading of fill is not permitted within the floodplain area identified as floodway, and Provincially Significant Wetland.

We have had an opportunity to preconsult with the Town of Kingsville staff to discuss our concerns. In accordance with the information provided, we understand that the surplus dwelling identified as municipal address 1321 County Road 20, will be severed from the surrounding farmland parcel, and that the extents of this property will not intersect the hazard lands and Provincially Significant Wetland corridor that exists on this site.

To ensure that the retained farmland parcel is not landlocked, we understand that a right-of-way easement will be registered on title over the adjacent property identified as 1219 County Road 20. We also understand that in order to create legal frontage for the landlocked parcel a 50 foot parcel will be severed from 1219 County Road 20 and added to the retained farmland of 1321 County Rd 20. We therefore advise that the access easement is required because a new access through the 50 foot (frontage) parcel would not be permitted within the floodway or Provincially Significant Wetland in accordance with PPS policies and the Conservation Authority Act Section 28 regulations.

If the Municipality and Committee decide to approve these applications we would therefore ask the inclusion of the following condition to ensure consistency with the PPS policies:

That the 50 foot frontage corridor be created only for the purpose of having legal frontage for the retained farmland. That the floodplain and wetland feature be rezoned to "Wetland" for the long term protection of the hazard lands and Provincially Significant Wetland feature. Further, that a right-of-way access easement be registered on title that will define the location of a shared access to the retained landlocked farmland parcel.

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.

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

NATURAL HERITAGE POLICIES OF THE PPS, 2014

As noted above, the subject property contains a natural heritage feature that is identified as a Provincially Significant Wetland (Cedar Creek Wetland Complex), significant woodland, significant valleyland, and significant wildlife habitat under the Provincial Policy Statement (PPS, 2014), and will likely also qualify as habitat of endangered species and threatened species.



Mr. Brown
January 17, 2020

Section 2.1.4 of the PPS, 2014 states - "Development and site alteration shall not be permitted in "significant wetlands..." and "significant coastal wetlands."

Section 2.1.5 of the PPS, 2014 states - Development and site alterations shall not be permitted in significant woodland... and significant valleyland... and significant wildlife habitat...unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

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

Section 2.1.6 of the PPS 2014 states – "Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements." Inquiries regarding the applicability of fish habitat to the property should be made to the federal Fisheries and Oceans Canada website: www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html. **PLANNING.**

Section 2.1.7 of the PPS states – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." It is the proponent's responsibility to exercise due diligence in ensuring that all issues related to the provincial Endangered Species Act and its regulations have been addressed.

Due to the purpose of the application being for: the severance of a surplus dwelling, a parcel conveyance to ERCA, the creation of a access easement for the retained farm lot, and that all the proposed lot extents will be located outside of the natural heritage feature, it is our opinion that the completion of an EIA study is not required in this case. We understand that the natural features will be rezoned to Wetland (WE) zone and it is our opinion that this is a sufficient demonstration of no negative impact. The 50' wide parcel of land being severed from 1219 County Road 20 to create frontage for the resulting land locked parcel can be supported by ERCA provided that the above noted condition to rezone the hazard lands and wetland feature to a "Wetland or Natural Environment Protection" be applied. It is our opinion that this application would then be consistent with the natural heritage policies of the PPS.

FINAL RECOMMENDATION

Provided that the hazard lands and wetland feature are zoned "natural environment protection or wetland" and that a right-of-way easement is registered on Title over the subject lands to ensure no



Mr. Brown
January 17, 2020

access or development will occur in the hazard land and significant natural heritage area, ERCA would be in support this application.

We ask for a copy of the Committee's decision on this application.

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 10-2020

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 Section 7.2 of By-law 1-2014 be amended by adding the following Subsection 7.2 (e), Education (EG) Exception Regulations:

10.6 e) AGRICULTURE - RESTRICTED (A2) EXCEPTION REGULATIONS

Where there is a conflict between the provisions of this subsection and the provisions of the *zone* category, the provision(s) of this subsection apply; otherwise the other *zone* category provisions and all other related supplementary provisions of this by-law apply.

Where an additional *main use* is *permitted* under this subsection, any *use accessory* thereto *shall* also be *permitted*, subject to the provisions of the *zone* category and any other provisions of this by-law applicable to such *accessory use*.

2. Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 28.00 ha (69.2 ac.) portion of land, known municipally as 1321 County Road 20, in Part of Lot 21, Concession 1, WD, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted Exception 1(A2-1)'.

3. That Section 7.2 of By-law 1-2014 be amended by adding the following Subsection 7.2.1, *Agriculture* – Restricted Exception 1 (A2-1):

7.2.1 AGRUCULTURE – RESTRICTED EXCEPTION 1 (A2-1)

For lands shown as A2-1 on Map 62, Schedule "A" of this By-law.

Notwithstanding any other provision of the by-law to the contrary the following shall apply to lands zoned A2-1:

- i) *Minimum Lot frontage* shall be 15.24 m (50 ft.)

4. Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 8.03 ha (19.85 ac.) portion of land, known municipally as 1321 County Road 20, in Part of Lot 21, Concession 1, WD, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Wetland (WE)'.

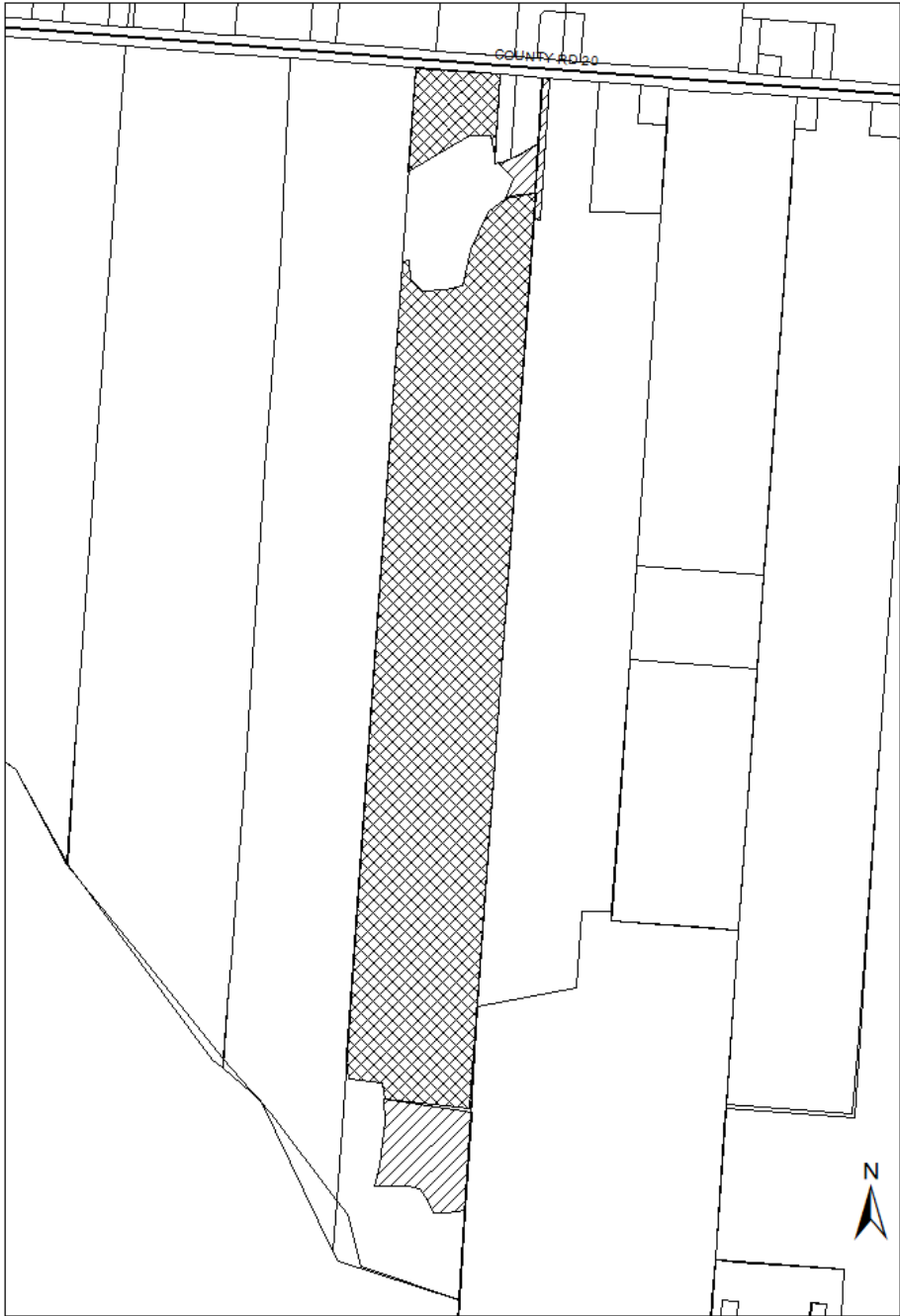
5. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



1321 COUNTY RD 20
PART OF LOT 21, CONCESSION 1, WD
ZBA/16/19

Meters

Schedule "A", Map 62 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 (A1)' to 'Agriculture - Restricted Exception 1 (A2-1)'.

Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Wetland (WE)'.



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

Date: January 6, 2020

To: Mayor and Council

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

RE: Greenhouse Policy Update – Zoning By-law Amendment & Official
Plan Policies

Report No.: PS 2020-003

AIM

To provide the Mayor and Council with follow-up information on the proposed Greenhouse Policy Review Zoning By-law amendment update and Official Plan policies.

BACKGROUND

At the October 15, 2019 meeting of Council the proposed policy update to the Kingsville Zoning By-law and Official Plan were presented. These policies were the result of six months of consultation with the Greenhouse Policy Review Committee (GPRC) and public feedback. Public comment during the October 15th meeting was varied from the policy being a good first step toward improved regulations for greenhouse development to calls for a moratorium on any further greenhouse development in Kingsville.

Greenhouse policy development is a unique item in the context of planning. The industry represents a very small percentage of the agricultural industry in Ontario but has a very significant impact because of the concentrated nature of it. There are very few municipalities that face the issues on the scale that both Leamington and Kingsville do. Both Municipalities are often on the forefront of policy development purely on the basis of necessity. Many of the issues that have been raised in the last couple of years are not new items but have become more prevalent because of the introduction of cannabis as an alternative crop in the greenhouses.

As part of the consultation process by the GPRC and public comment we have continued to look to OMAFRA and their agricultural guidelines as to what is considered an agricultural use, agriculture –related use and on-farm diversified use. Greenhouses continue to fall under all of these criteria regardless of scale.

This work represents the first comprehensive review of greenhouse development in several years and provides the initial framework on which to build in the future. The policy attempts to capture many of the principle concerns that exist today and give the Town the ability to review new development in greater detail.

The establishment of the GPRC was based on concern for greenhouse development moving west of Division Rd. North and what appeared to be outdated policy. The Committee reviewed, developed and agreed on an updated set of Official Plan Policies and implementing new zoning requirements. These will provide a much improved structure to assess future growth and individual development details.

Two main topics of discussion at the October 15th meeting of Council centered on changes to the servicing requirements for development in the Official Plan and the definition of sensitive land use proposed in the zoning by-law. Council directed that the GRPC review these items and provide direction back to Council.

DISCUSSION

The GPRC held an additional meeting on November 5, 2019, open to the public, to discuss and review the two main issues presented at the October 15th meeting of Council.

Site Suitability Criteria

Item one was the revision of the first site suitability criteria which read as follows:

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

The request from Councilor Neufeld was that the words *“future or planned”* be removed. The issue with this change to the wording is that the proposed site suitability criteria that are suggested apply to all development, not just greenhouses. This would prevent all future development where services may be planned or needed to accommodate growth such as residential, commercial, industrial or institutional.

This would negatively impact lands where these types of properties are designated for growth. Examples of this would include the Valente lands, Kingsville Golf Course project, the Conklin Lands and even the vacant lands across from Kingsville High School. As such, the suggestion is to return the wording to what was in the original site suitability criteria,

“development has demonstrated that all necessary services are available to adequately accommodate the proposal.”

This wording would have a similar affect as it would allow the Town to question any development where servicing is not currently available.

Infrastructure Limitations

While improved assessment criteria is a key part of moving forward, it is important to keep in mind other current limitations on the industry. There are substantial servicing limitations in most areas of Kingsville. Much of the Town's water distribution system is for domestic supply and cannot support large users. Although there have been requests for the extension of water supply these represent very limited opportunities, and only where the larger infrastructure is in place to support such extensions. Developer funded expansion is also limited to individual economic feasibility.

Greenhouse development is also highly dependent on hydro and natural gas supply and while recent upgrades have been completed the majority of this upgrading was for supplying existing needs and has limited ability to support more significant expansion without additional investment from Hydro One and Enbridge.

Most development of greenhouses over the last five years in Kingsville have been expansions to existing operations, many of which had this approval in place from the initial stage of development. New greenhouse development has been limited to approximately one site per year ranging from 15 to 30 acres. This represents about a 2% to 3% increase per year with a similar level of increase to existing operations.

Sensitive Land Use Zoning Amendment

The second request at the public meeting was the changing of the definition of sensitive land use proposed for the zoning amendment. The wording of this needed to be clearer as it was intended to supplement the existing definition in the zoning by-law. The intent was to outline what would be considered sensitive land uses in the context of greenhouse development. The definition has been reworked to clarify this however unfortunately does not incorporate the comprehensive definition suggested by the public comment. The reworked definition is suitable with the Ministry of Environment, Conversation and Parks (MECP) definition of sensitive land use.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There are no financial implications related to this policy update.

CONSULTATIONS

Greenhouse Policy Review Committee

The statutory public meeting portion of the proposed zoning amendment was completed at the October 15, 2019 meeting of Council. The revised amendment was reposted to the Town website and staff provided notification to the individuals who attended the follow-up meeting of the GPRC.

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

Endorse the outlined Official Plan policies in Appendix A, 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 siting 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 has demonstrated that all necessary services are available to adequately accommodate the proposal.

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, for the purpose of greenhouse development and supplementary to Section 3.10.28, means any non-accessory or off-site residential use, natural heritage feature, as defined in Provincial Policy Statement, institutional use, park land or active recreational facilities.

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 facility:

- 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 facility:

- 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
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo



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

Date: December 12, 2019

To: Mayor and Council

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

RE: Site Plan Control Update 2019

Report No.: PS 2019-001

AIM

To provide the Mayor and Council with information on the administrative approval of site plans and site plan amendments as per Site Plan Control By-law 128-2015 from late 2018 to present.

BACKGROUND

In December of 2015 Council approved an updated site plan control by-law which divided approval into two classifications, Council approvals and administrative approvals. The intended purpose of this revised approach was to streamline minor additions to existing developments and smaller new approvals which were under a set dollar value. Council adopted this approach on the basis that administration would provide periodic updates on the administrative approvals. This has been done based on the volume of applications and generally occurs on an annual basis.

The last update was provide in November of 2018. Since that time a total of ten applications were reviewed and approved by staff. Six of the applications were amendments to existing site plan approvals with four being new approvals on property with no site plan approval or older approvals that required updating to current standards.

Item 1 – SPA/15/18 – Rock Island Investments – 1375 Road 3 E (Appendix A)

Item 2 – SPA/17/18 – Brian's Custom Sports – 168 Lakeview (Appendix B)

Item 3 – SPA/18/18 – 2435895 Ontario Ltd. – 1593 County Road 34 E (Appendix C)

Item 4 – SPA/02/19 – Pelee Island Winery – 455 Seacliff Dr. (Appendix D)

Item 5 – SPA/04/19 – Home Hardware – 226 Main St. W. (Appendix E)

Item 6 – SPA/06/19 – Sun Circle – 725 Road 2 E (Appendix F)

Item 7 – SPA/10/19 – Woodside Greenhouses Inc. (Appendix G)

Item 8 – SPA/11/19 – Vulcan Greenhouse Technology (Appendix H)

Item 9 – SPA/14/19 – W. Marten Greenhouses Inc. (Appendix I)

Item 10 – SPA/21/19 – 2710781 Ontario Limited. (Appendix J)

DISCUSSION

Item 1 - The subject land is an 11.6 ha (28.75 ac.) agricultural parcel containing a dwelling and existing greenhouses. The applicant proposed to construct a new agricultural warehouse with an office along the Peterson Road frontage. The applicant is also proposing to relocate two dwellings to the site for conversion to use as bunkhouses. A new storm water management system is included to the west of the existing greenhouse.

Item 2 - The subject property is a 0.693 ha (1.71 ac.) industrial lot with one main building and three detached accessory structures. The applicant received approval in 2014 for the construction of a larger new building on the site however did not complete that project. They are now looking to construct additional storage area only in the form of a 356.7 sq. m (3,840 sq. ft.) building to the northeast of the main production building. The 2014 plan had completed a storm water management plan and formalized the parking area.

Item 3 - The subject land is a 6.07 ha (15 ac.) industrial lot with an existing 5,574 sq. m (60,000 sq. ft.) warehouse. The applicant received approval in September 2018 to construct two buildings on the site totaling 5,147 sq. m. (55,400 sq. ft.) The applicant has decided to modify the plans and consolidate the project into just one smaller building totaling 2,985 sq. m (32,130 sq. ft.). The building will be located in the same area as the original smaller storage building. The storm water management plan has been revised to reflect the smaller development. The required landscaping buffers remain the same and servicing has been revised accordingly.

Item 4 - The subject property contains an existing winery with production and sales on the site contained within two separate buildings. There is an existing site plan approval on the property from 2012. The applicant is proposed to construct a new pavilion in the northwest corner of the site and to replace an existing scale house at the main entrance. The pavilion is to provide a permanent covered area for events that have used temporary tents in the same location over the past several years. The scale house is being replaced as the existing structure is older and too small for its continued use.

Item 5 - The subject property contains an existing retail hardware store and lumber yard. Site plan approval is in place on the property from 2009 with a more recent amendment in 2012. The applicant is proposed a further amendment to the plan which removes the original store expansion to the north and adds a new lumber storage building to the site. The applicant is also proposing to create a berm along the westerly lot line to relocate surplus soil that is currently on the lot and in the way of the proposed new building.

Item 6 - The subject land is an 8.937 ha (22 ac.) and contains an existing 4 ha (9.9 ac.) greenhouse. The property has existing site plan approval for the development on the lot including a number of proposed bunkhouse trailers. However, these trailers have never been installed. The applicant is now seeking an amendment for the construction of a formal permanent bunkhouse (50' x 70 ') at the front of the farm lot which represents the same footprint as the proposed trailers. The property has an existing septic system that will need to be expanded to accommodate the proposed bunkhouse.

Item 7 - The subject land is a 13.56 ha (33.5 ac.) and contains an existing 8.1 ha (20 ac.) greenhouse, existing dwelling and two outbuildings. The property did have site plan approval (2012) for the development however the agreement was never registered. The new owner and applicant is now seeking an amendment to replace and enlarge the service building and add a bunkhouse. The owner will also be completing works related to the storm water management system that had not been completed by the former owner.

Item 8 - The subject property is a 6.26 ha (15.48 ac.) parcel containing an existing building and four tracker solar panels with the remaining lands (10.75 ac.) under cultivation. The property was formerly a fish farm but was purchased in 2017 by the applicant for use as an agricultural related service (greenhouse boiler installation and servicing). The proposed development on the site is the addition of an 817.55 sq. m (8,800 sq. ft.) warehouse to provide additional storage space. A revised storm water management plan was also required.

Item 9 - The subject parcel is an approx. 10 ha (25 ac.) farm with an existing dwelling, barn, bunkhouse, office, and greenhouse with service building, originally approved in September 2005 (SPA/05/05). The proposed is for a new service building, expansion to the existing office, and an additional bunkhouse building. There is an existing storm water retention area at the front of the property. Access to the property would be from the existing access in the southeast corner of the site.

Item 10 - The subject land is a 0.73 ha (1.80 ac.) vacant industrial parcel. The applicant proposed to construct a workshop/office on the property as shown on the applicant's Site Plan drawing. The proposed building is 557.42 sq. m. (6,000 sq. ft.). The company using the building provides boiler servicing to the greenhouse industry.

This will be the last report to Council on this item as all site plan applications and amendments will now be presented to Council until the conclusion of the internal review of the approval process is completed.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Each of the new developments will result in increased assessment at full build out.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• ERCA comment from each of the proposed developments was related to the completion of storm water drainage and obtaining ERCA permits where applicable.• No objection was noted to any of the approvals
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested amendments or approvals• Any proposed building will need to comply with the requirements of the OBC.• Municipal Services required completion of storm water management on all new items and updates to those where revisions had occurred.
County of Essex	<ul style="list-style-type: none">• County comment was limited to setbacks where applicable and the requirement of permits for any new access or modifications to existing access.• No access changes were proposed on any of the properties fronting a County Roads.

RECOMMENDATION

It is recommended that Council receive the 2019 site plan update report for information purposes.

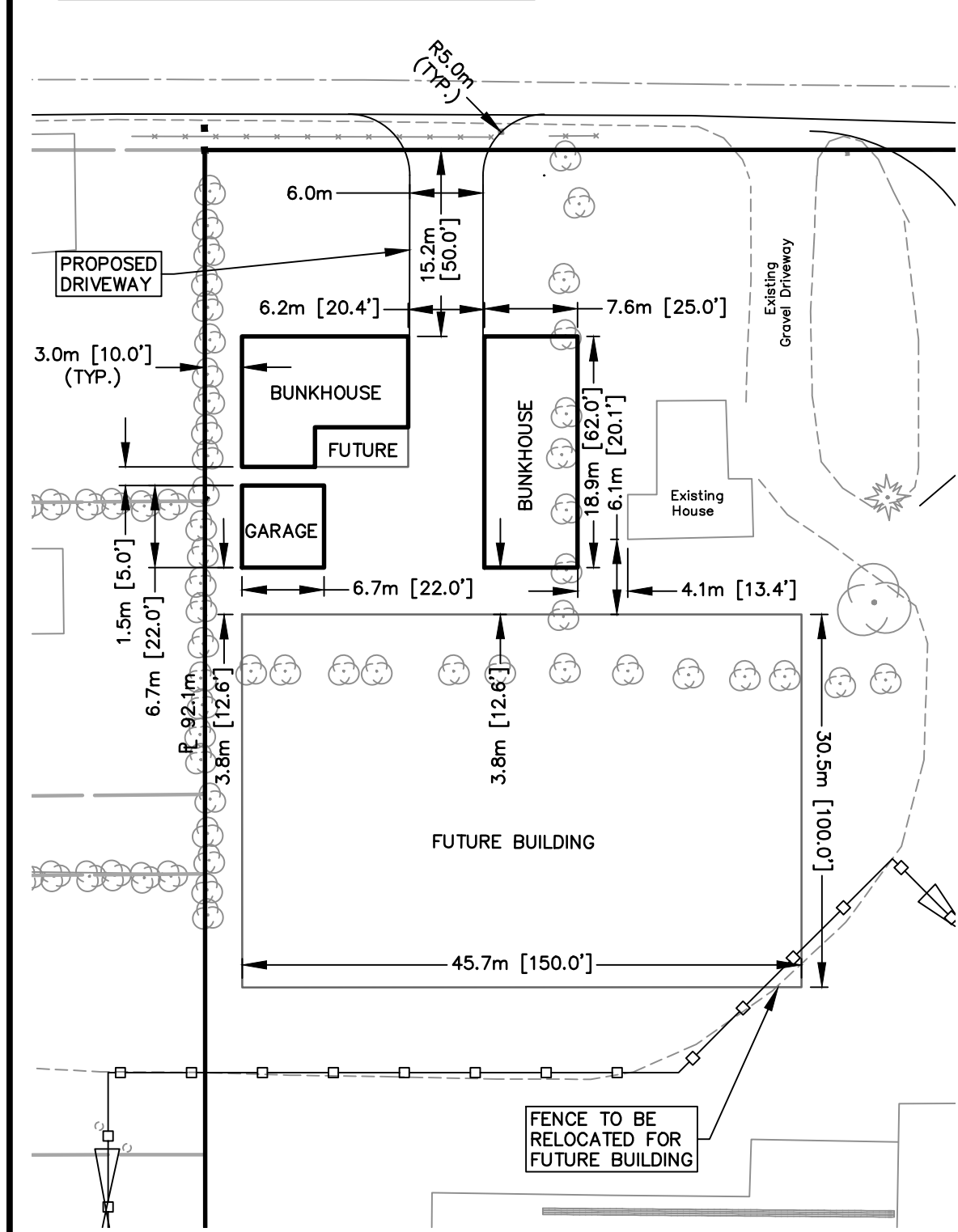
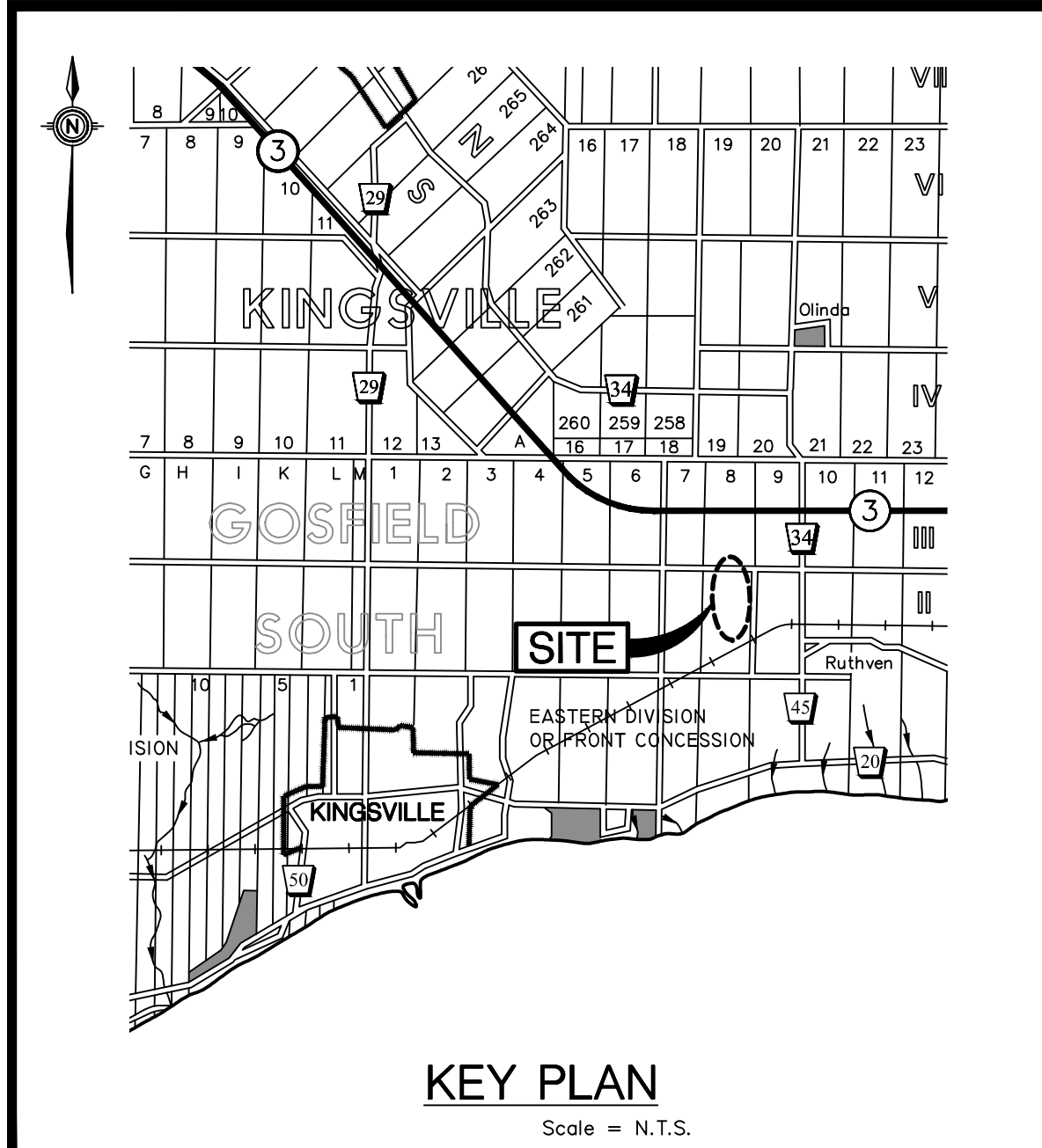
Robert Brown

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

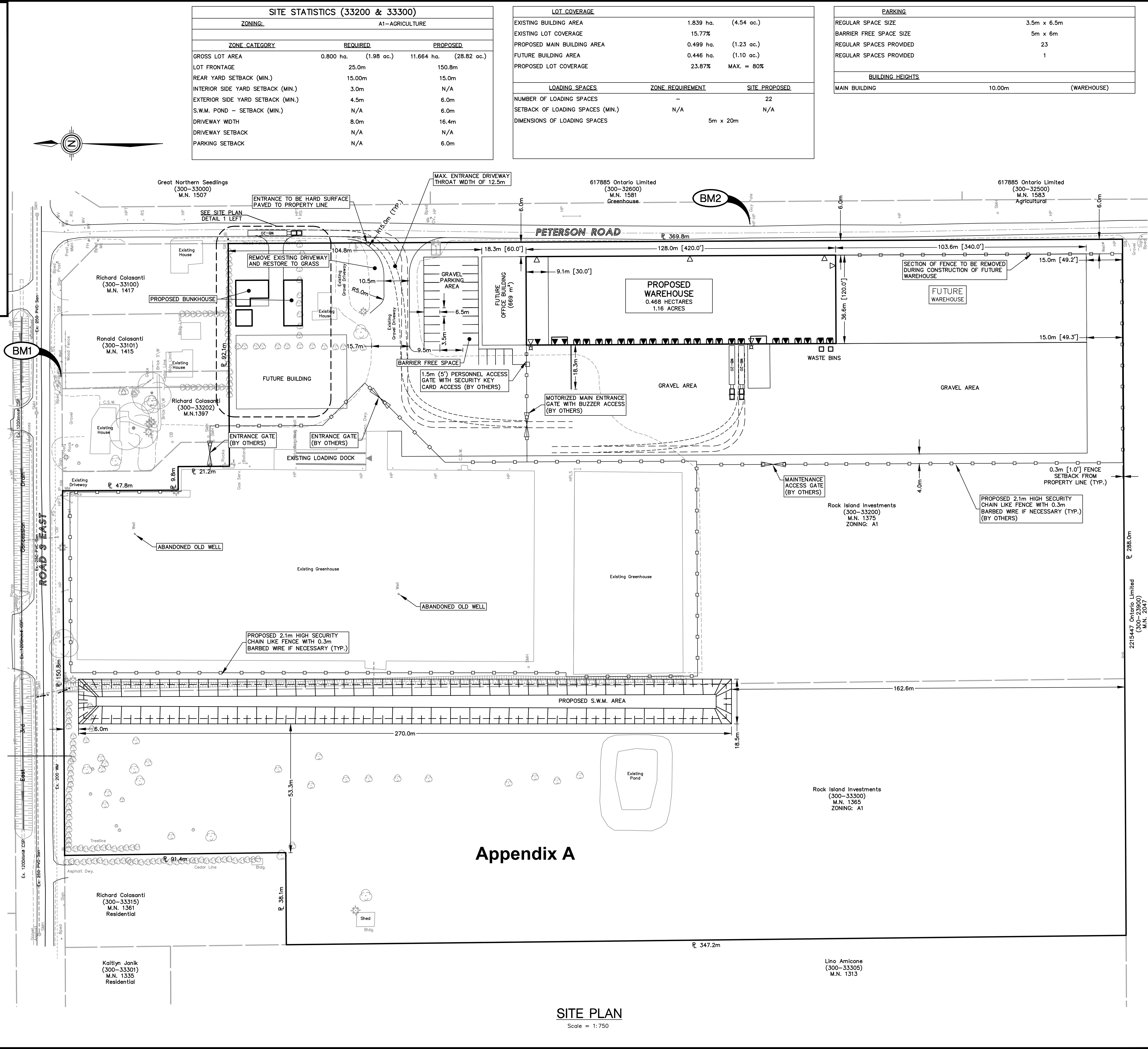
Peggy Van Mierlo-West

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

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SITE PLAN DETAIL 1
Scale = 1:500



SITE PLAN
Scale = 1:750

SITE STATISTICS (33200 & 33300)		
ZONING:	A1-AGRICULTURE	
ZONE CATEGORY	REQUIRED	PROPOSED
GROSS LOT AREA	0.800 ha. (1.98 ac.)	11.664 ha. (28.82 ac.)
LOT FRONTAGE	25.0m	150.8m
REAR YARD SETBACK (MIN.)	15.00m	15.0m
INTERIOR SIDE YARD SETBACK (MIN.)	3.0m	N/A
EXTERIOR SIDE YARD SETBACK (MIN.)	4.5m	6.0m
S.W.M. POND - SETBACK (MIN.)	N/A	6.0m
DRIVEWAY WIDTH	N/A	16.4m
DRIVEWAY SETBACK	N/A	N/A
PARKING SETBACK	N/A	6.0m

LOT COVERAGE		
EXISTING BUILDING AREA	1.839 ha. (4.54 ac.)	
EXISTING LOT COVERAGE	15.77%	
PROPOSED MAIN BUILDING AREA	0.499 ha. (1.23 ac.)	
FUTURE BUILDING AREA	0.446 ha. (1.10 ac.)	
PROPOSED LOT COVERAGE	23.87%	MAX. = 80%

LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	-	22
SETBACK OF LOADING SPACES (MIN.)	N/A	N/A
DIMENSIONS OF LOADING SPACES	5m x 20m	

PARKING	
REGULAR SPACE SIZE	3.5m x 6.5m
BARRIER FREE SPACE SIZE	5m x 6m
REGULAR SPACES PROVIDED	23
REGULAR SPACES PROVIDED	1

BUILDING HEIGHTS	
MAIN BUILDING	10.00m (WAREHOUSE)

- NOTES:
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING 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 AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
 5. ALL ENTRANCES TO BE HARD SURFACE PAVED TO THE PROPERTY LINE.
 6. ALL EXTERIOR LIGHTING TO BE FULL CUT OFF, DARK SKY COMPLIANT.

BENCHMARK:

BM1 TOP NUT OF FIRE HYDRANT ALONG ROAD 3 EAST, IN FRONT OF MUNICIPAL ADDRESS 1415
ELEV. 205.470m

BM2 TOP OF NAIL SET IN HYDRO POLE ALONG EAST SIDE OF PETERSON ROAD, 285.0m FROM ROAD 3 E, IN FRONT OF MUNICIPAL ADDRESS 1581
ELEV. 206.713m

OWNER REVISIONS	B.N.D.	AUG. 26, 2019
BUNKHOUSE	B.N.D.	AUG. 15, 2019
PROPERTY LINE CORRECTION	B.N.D.	JUN. 19, 2019
OWNER REVISIONS	B.N.D.	APR. 22, 2019
S.W.M. REPORT	B.N.D.	MAR. 11, 2019
OWNER REVIEW	J.J.K.	JAN. 23, 2019
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

ROCK ISLAND
PHASE 1
EXPANSION

1875 ROAD 3 EAST
KINGSVILLE, ONTARIO

SHEET TITLE:

SITE PLAN

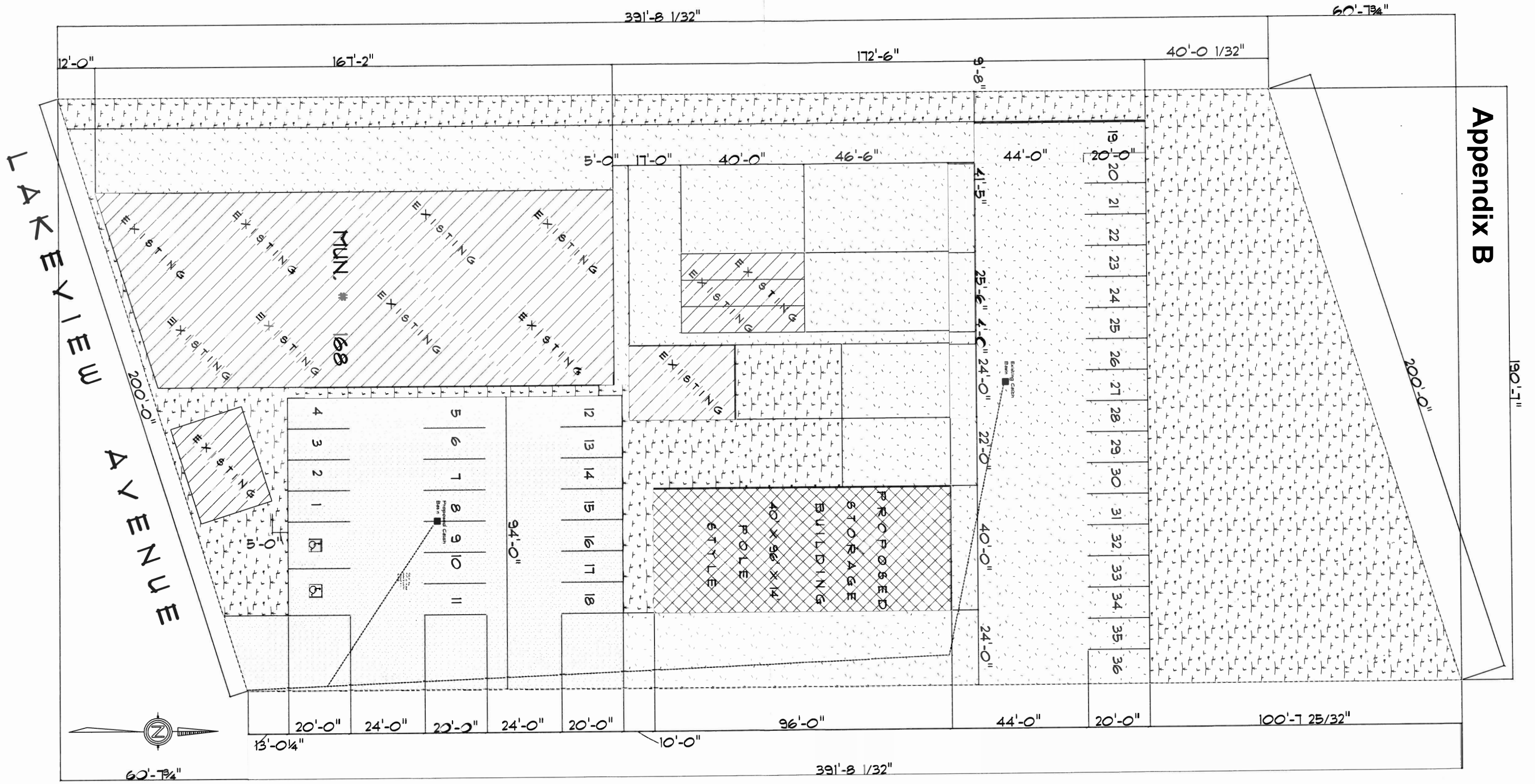
DESIGNED BY: H.C.M. DATE: MAR. 4th, 2019

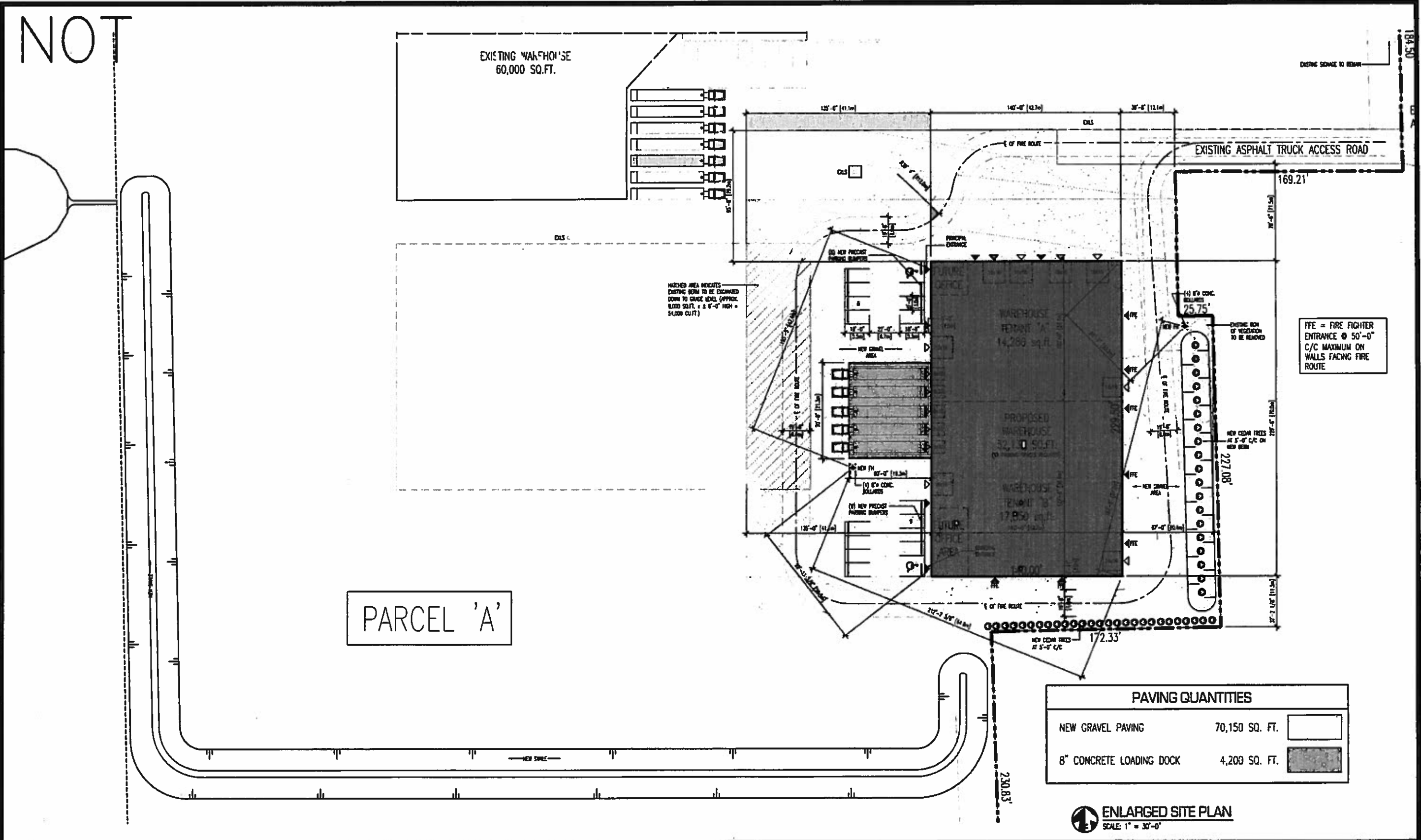
DRAWN BY: J.J.K. SCALE: 1:750

SHEET No: 1 OF 4

PROJECT No: E18-025

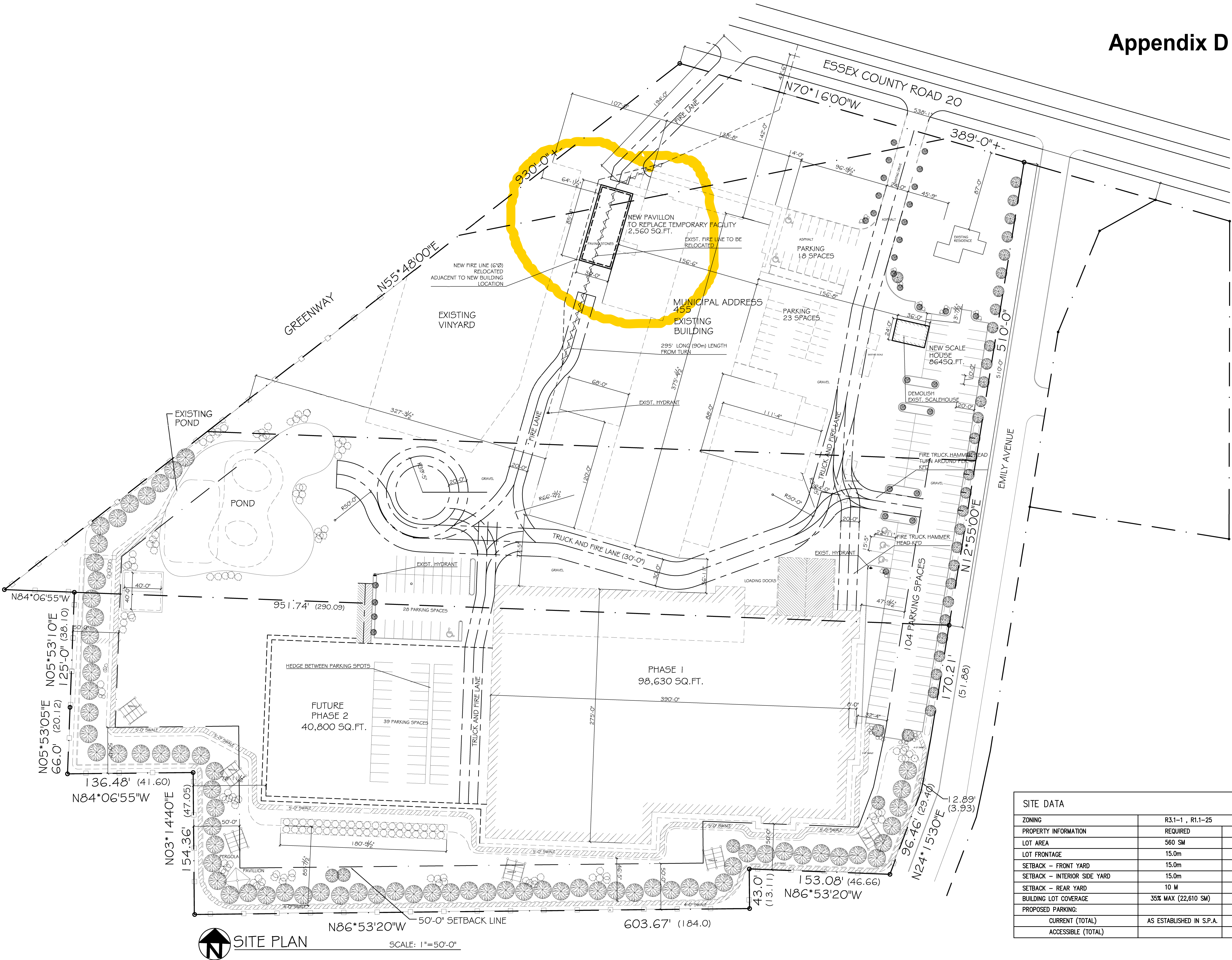
Appendix B





ROSATI DEVELOP • DESIGN • CONSTRUCT	DRAWING TITLE: ENLARGED SITE PLAN	DATE ISSUED FOR: 11.20.18 S.P.C. AMENDMENT	DATE ISSUED FOR:	PROJECT No.: 2018030.001	GENERAL NOTES: ALL DIMENSIONS TO BE CALCULATED AND VERIFIED ON THE JOB SITE. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OR ENGINEER. ALL DRAWINGS REMAIN THE PROPERTY OF ROSATI GROUP INC. DO NOT SCALE DRAWINGS	STAMP:	STAMP:	NOTES:	DRAWING No.: A1.1
	PROJECT/CLIENT: PROPOSED WAREHOUSE BUILDING RUTHVEN (KINGSVILLE) ON			SCALE: AS SHOWN		DRAWN BY: □			

Appendix D



SITE DATA		
ZONING	R3.1-1, R1.1-25	
PROPERTY INFORMATION	REQUIRED	PROPOSED
LOT AREA	560 SM	64,600 SM
LOT FRONTAGE	15.0m	15.25m (50'-0")
SETBACK - FRONT YARD	15.0m	15.25m (50'-0") +
SETBACK - INTERIOR SIDE YARD	15.0m	15.25m (50'-0") +
SETBACK - REAR YARD	10 M	15.25m (50'-0") +
BUILDING LOT COVERAGE	35% MAX (22,610 SM)	31% (19,998 SM)
PROPOSED PARKING:		
CURRENT (TOTAL)	AS ESTABLISHED IN S.P.A.	208 SPOTS
ACCESSIBLE (TOTAL)		4 SPOTS

MAR 14, 2019	SPA AMMENDMENT
FEB 1, 2019	SPA AMMENDMENT
FEB 1, 2019	CONSULTATION
DATE	ISSUED FOR

PROJECT :

PELEE ISLAND WINERY
REPLACEMENT OF PAVILION
AND SCALE HOUSE

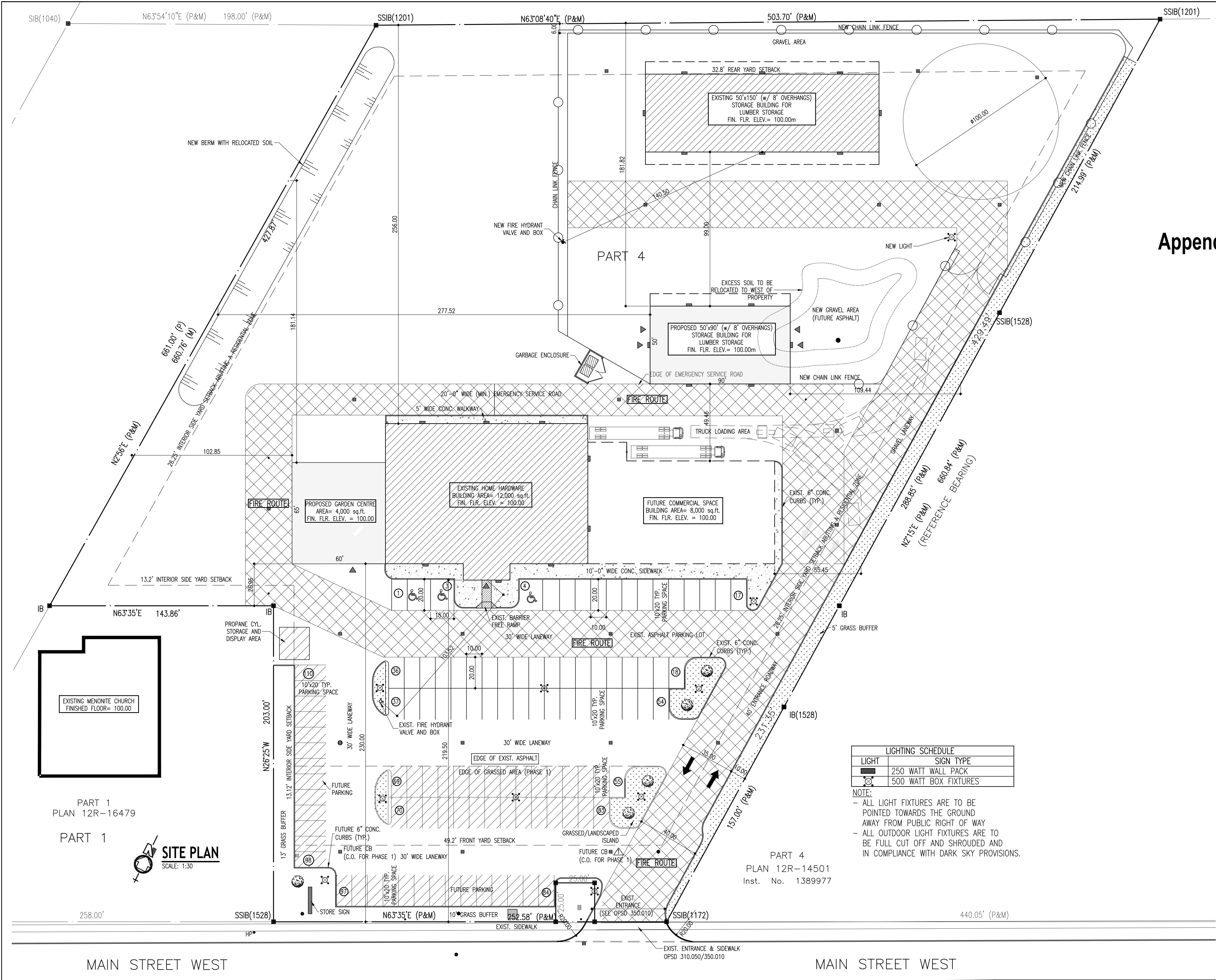
DWG. TITLE :

SITE PLAN AND NOTES

DATE	: JAN 2019
SCALE	: AS SHOWN
DESIGNED BY	: W.T.
DRAWN BY	:
CHECKED BY	:
APPROVED BY	: W.T.
PROJECT NO.	: 19-105

DWG. NO.

SPC-1



Appendix E



KEY PLAN
SCALE: N.T.S.

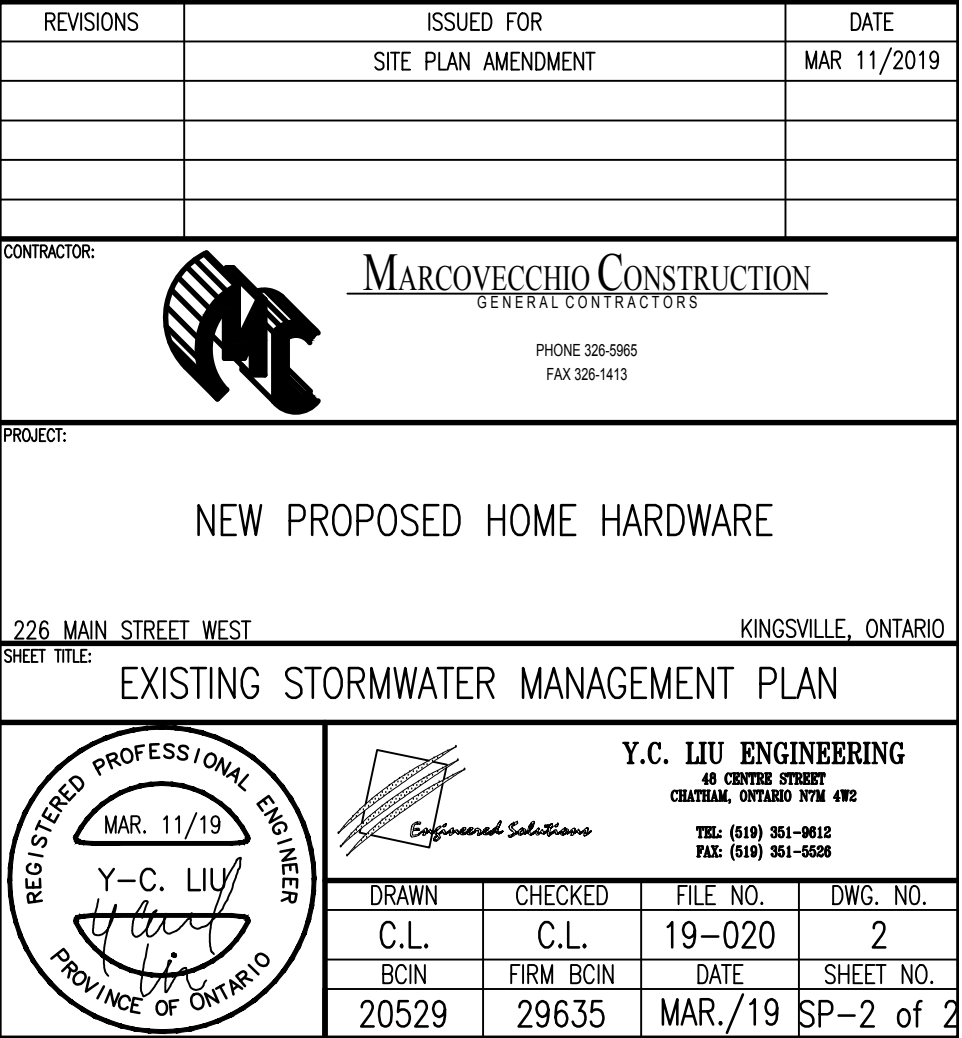
SITE DATA FOR NEW HOME HARDWARE AND FUTURE COMMERCIAL SPACE

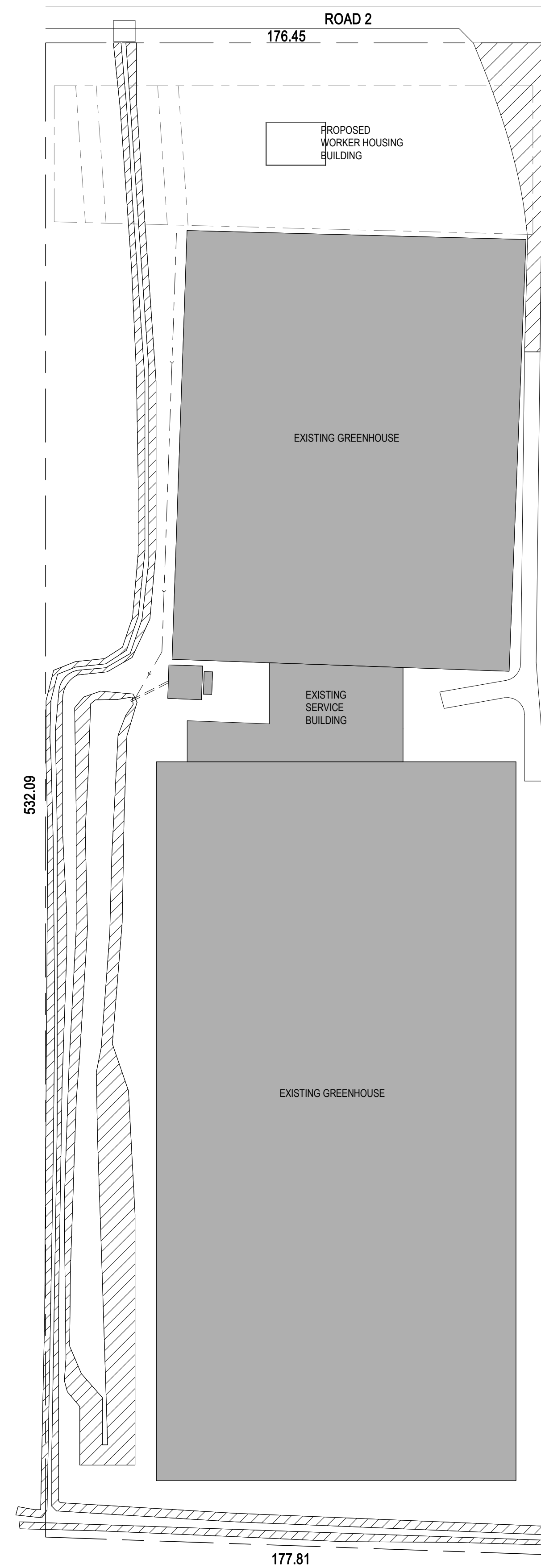
ZONING-COMMERICAL C-2, C2(H) AND C4		
PROPOSED USE	REQUIREMENTS	PROPOSED
LOT FRONTAGE	49.2 ft. (min.)	252.58 ft.
LOT DEPTH		660.84 ft.
LOT AREA	5,381.96 sq.ft.	251,604 sq.ft.
BUILDING COVERAGE	35% (max.)	14.3%
BUILDING HEIGHT	32.8' (max.)	
FRONT YARD SETBACK	49.2 ft. (min.)	219.50 ft. (EXIST.)
INTERIOR SIDE YARD EAST ABUTTING RESIDENTIAL ZONE	26.25 ft. (min.)	55.45 ft. (EXIST.)
INTERIOR SIDE YARD WEST ABUTTING RESIDENTIAL ZONE	26.25 ft. (min.)	102.85 ft. (EXIST.)

PARKING REQUIREMENTS	
BUILDING	AREA ft²
EXISTING HOME HARDWARE	12,000
GARDEN CENTRE ADDITION (PROPOSED)	4,000
TOTAL BUILDING AREA (EXIST.)	16,000
50'x150' LUMBER STORAGE (EXIST.)	7,500 (ACCESSORY BUILDING)
50'x90' STORAGE BLDG (PROPOSED)	4,500 (ACCESSORY BUILDING)
FUTURE COMMERCIAL SPACE	8,000
TOTAL BUILDING AREA	24,000 (COMMERCIAL BLDG.) 12,000 (ACCESSORY BLDG.)

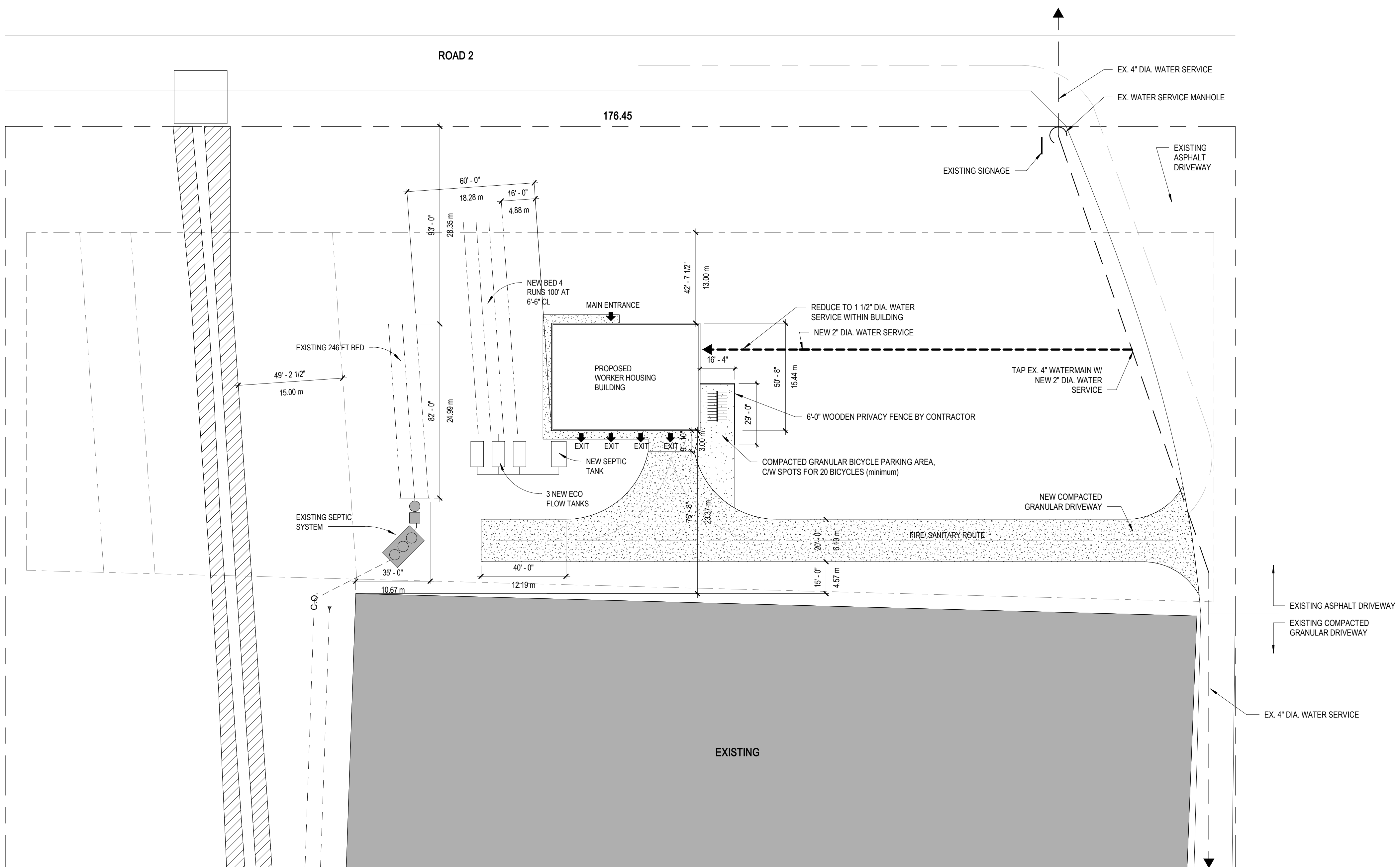
1 PARKING SPACE REQUIRED FOR EVERY 300 sq.ft. OF COMMERCIAL FLOOR AREA	
TOTAL BLDG. AREA (EXISTING)	-16,000/300 sq.ft. = 54 PARKING SPACES MIN.
TOTAL BLDG. AREA (FUTURE)	-8000/300 sq.ft. = 27 PARKING SPACES MIN.
TOTAL PARKING SPACES REQUIRED (CURRENT)	= 54 SPACES
TOTAL PARKING SPACES PROVIDED (CURRENT)	= 54 SPACES
TOTAL PARKING SPACES REQUIRED (FUTURE)	= 81 SPACES
FUTURE PARKING SPACES PROVIDED (FUTURE)	= 110 SPACES

REVISIONS	ISSUED FOR	DATE
	SITE PLAN AMENDMENT	MAR 11/2019
CONTRACTOR: MARCOVECCHIO CONSTRUCTION		
PROJECT: NEW PROPOSED HOME HARDWARE		
226 MAIN STREET WEST, KINGSVILLE, ONTARIO		
SHEET TITLE: SITE PLAN		
Y.C. LIU ENGINEERING		
DRAWN: C.L. CHECKED: C.L. FILE NO.: 19-020 DWG. NO.: 1		
BCIN: 20529 FIRM BCIN: 29635 DATE: MAR/19 SHEET NO.: SP-1 of 2		





SITE PLAN
SCALE: 1" = 100'-0"



ENLARGED SITE PLAN
SCALE: 1" = 30'-0"


Appendix F

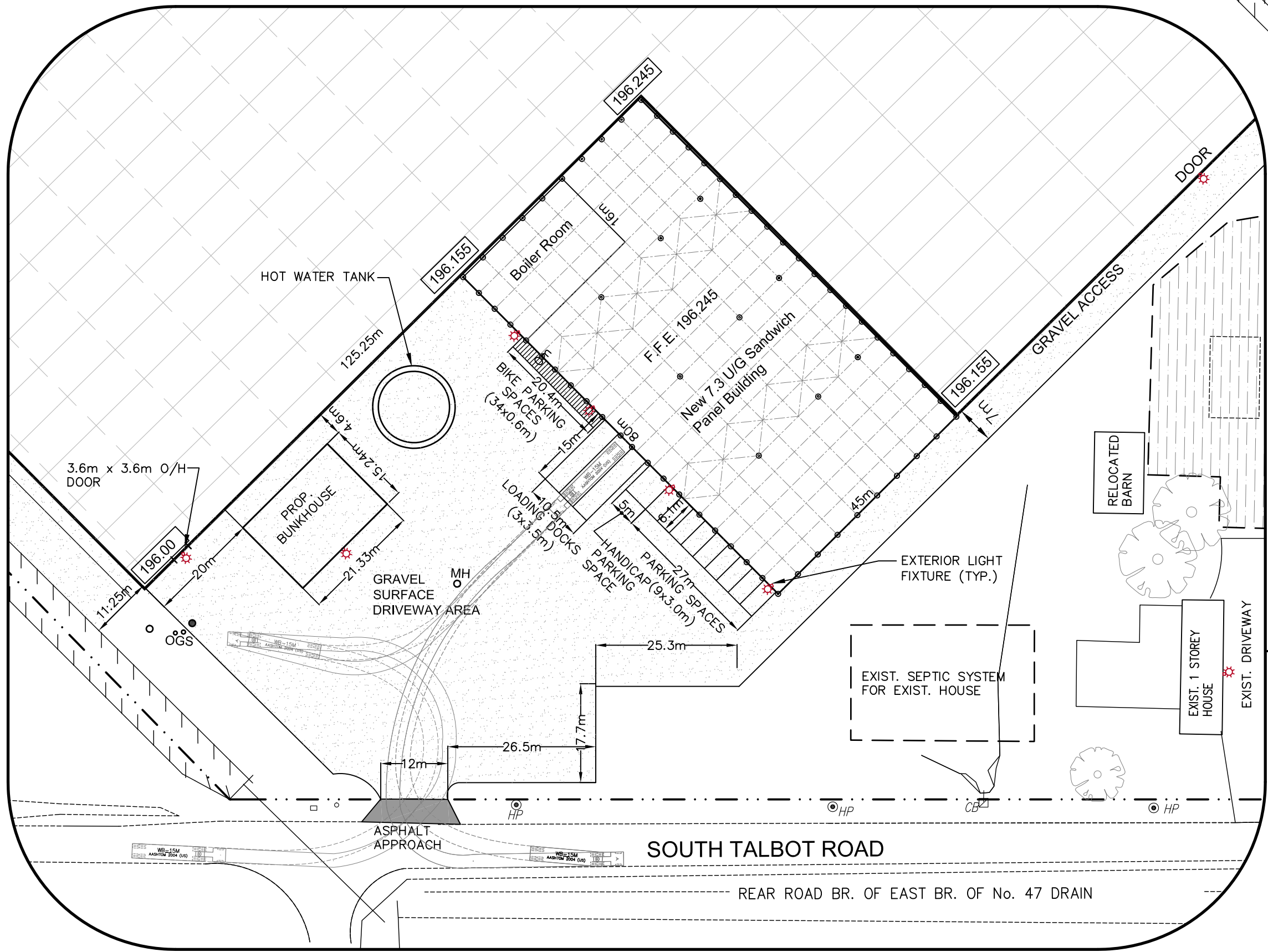
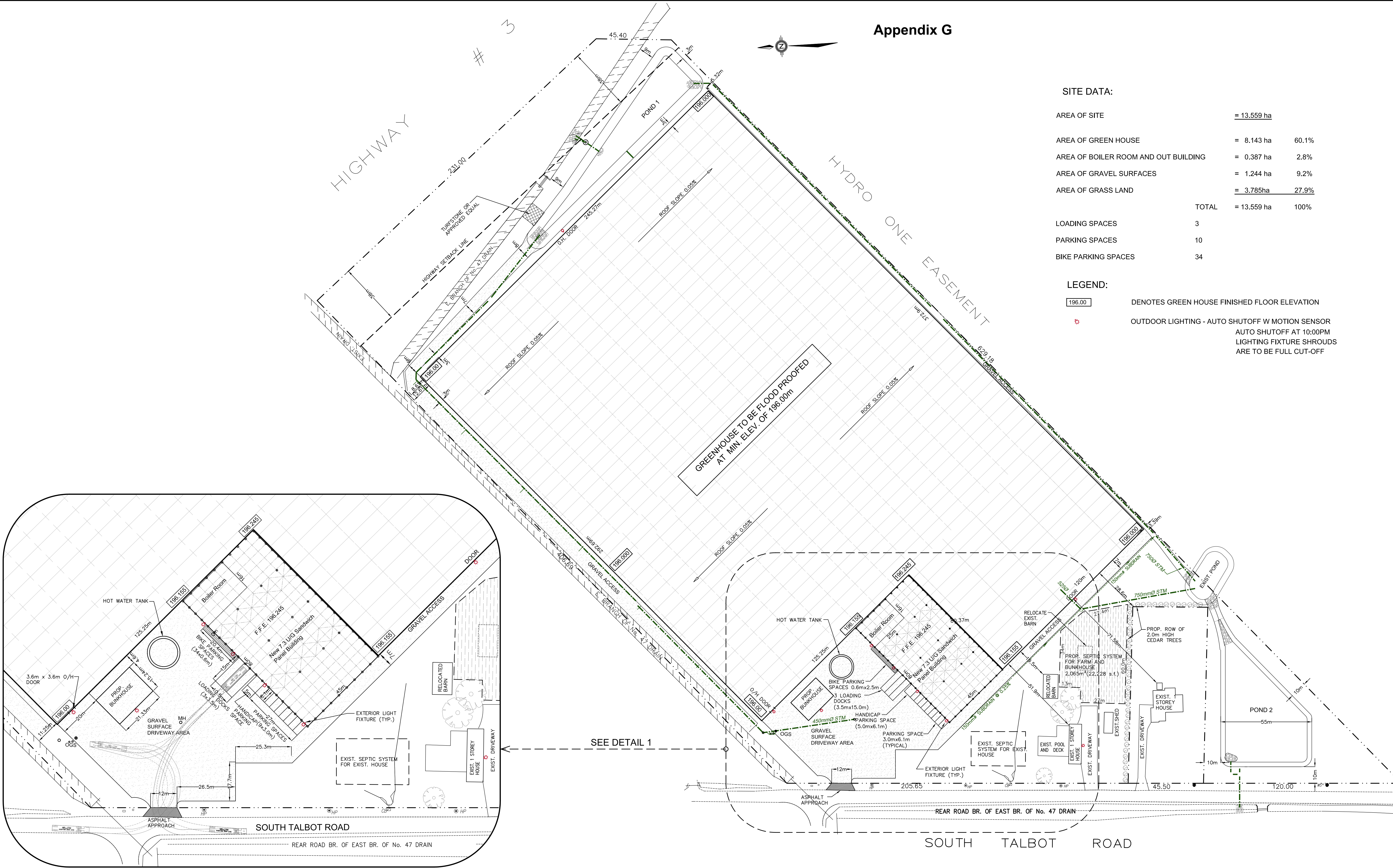
Appendix G

SITE DATA:

AREA OF SITE	= 13.559 ha	
AREA OF GREEN HOUSE	= 8.143 ha	60.1%
AREA OF BOILER ROOM AND OUT BUILDING	= 0.387 ha	2.8%
AREA OF GRAVEL SURFACES	= 1.244 ha	9.2%
AREA OF GRASS LAND	= 3.785ha	27.9%
TOTAL	= 13.559 ha	100%
LOADING SPACES	3	
PARKING SPACES	10	
BIKE PARKING SPACES	34	

LEGEND:

196.00	DENOTES GREEN HOUSE FINISHED FLOOR ELEVATION
	OUTDOOR LIGHTING - AUTO SHUTOFF W MOTION SENSOR AUTO SHUTOFF AT 10:00PM LIGHTING FIXTURE SHROUDS ARE TO BE FULL CUT-OFF



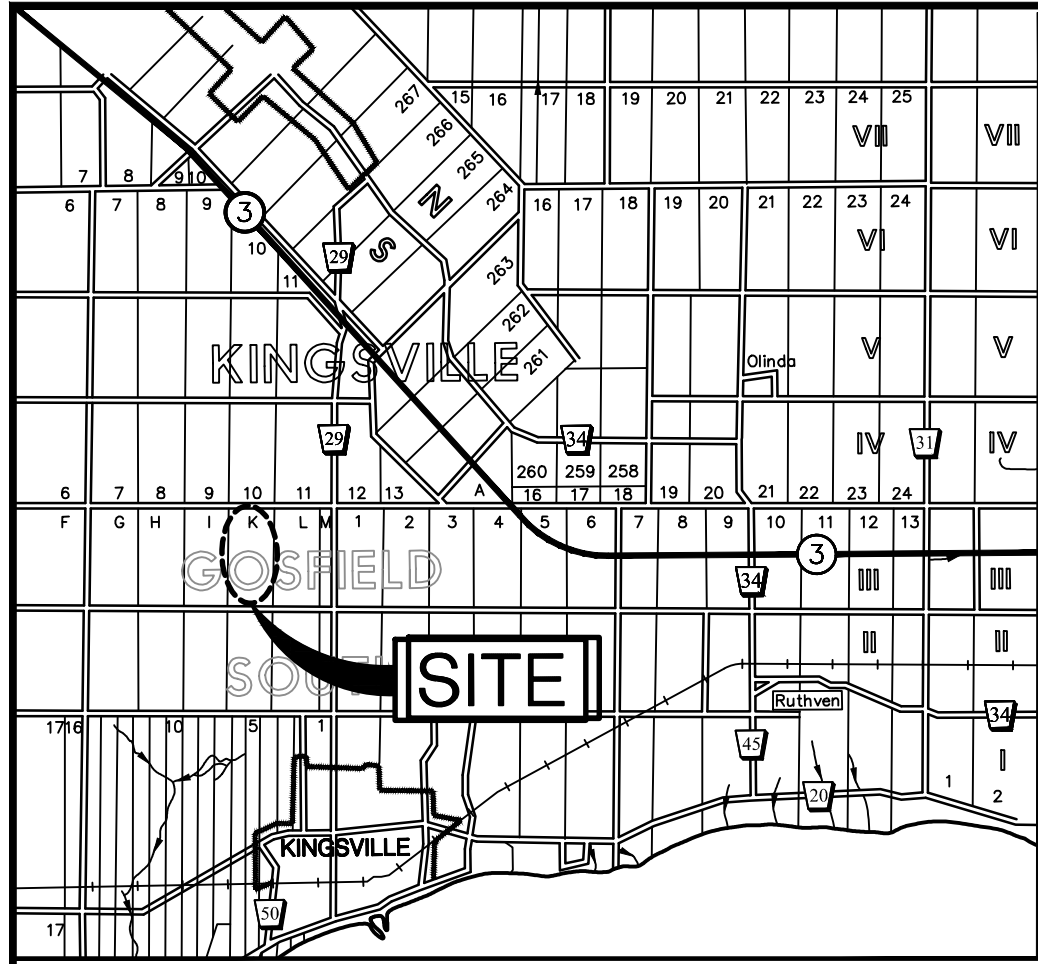
DETAIL 1
SCALE 1:750



RC SPENCER ASSOCIATES INC.
Consulting Engineers
Windsor 820 University Ave. W. Windsor ON N9A 5R9
Leamington 18 Talbot St. W. Leamington ON N8H 1M4
Chatham-Kent 138 King St. W. Unit 102 Chatham ON N7M 1E3

				DESIGN	T.O.
				CHECKED	R.C.S.
3.	FINAL CHANGES TO SITE PLAN	02 May, 2019	T.O./R.C.S.	DRAWN	T.O.
2.	MINOR AMENDMENT TO SITE PLAN	22 Mar., 2019	T.O./R.C.S.	CHECKED	R.C.S.
1.	AMENDED SITE PLAN	29 June, 2015	T.O.	DATE	JUNE 2015
NO.	REVISION	DATE	BY	SCALE	1:1000

WOODSIDE GREENHOUSE DEVELOPMENT		PROJECT NO. 19-842 (Former 14-393)
TOWN OF KINGSVILLE		ONTARIO
SITE PLAN		SHEET NO. 1
		OF 1



KEY PLAN
Scale = N.T.S.

LEGEND			
△	MANDOOR	△	EXISTING
▲	OVERHEAD DOOR	▲	EXISTING
⊠	WALL PACK LIGHT	⊠	EXISTING

Appendix H

SITE STATISTICS – A1

ZONE CATEGORY	ZONE REQUIREMENT	SITE PROPOSED
LOT FRONTAGE (MIN)	30.00m	95.75m
LOT AREA (MIN)	2.00 ha. (4.94 ac.)	6.254 ha. (15.45 ac.)
REAR YARD SETBACK (MIN)	15.00m	483.90m
INTERIOR SIDE YARD (MIN)	3.00m	8.71m (MATCH EXISTING)
EXTERIOR SIDE YARD (MIN)	4.50m	62.72m
LOT COVERAGE		
TOTAL EXISTING (m² & %)	80% MAX.	0.064 ha. (0.48%)
PROPOSED MAIN BUILDING	–	0.082 ha.
ACCESSORY STRUCTURES	–	0.000 ha.
TOTAL LOT COVERAGE (m² & %)	80% MAX.	0.146 ha. (2.33%)
LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	–	3
SETBACK OF LOADING SPACES	15.24m	62.72m
DIMENSIONS OF LOADING SPACES	–	–

PARKING		
NUMBER OF PARKING SPACES (ST)	1	6
PARKING DIMENSIONS (ST)	3x6m	3x6m
NUMBER OF PARKING SPACES (BF)	1	1
PARKING DIMENSIONS (BF)	5x6m	5x6m

DRIVEWAY	ZONE REQUIREMENT	SITE PROPOSED
DRIVEWAY WIDTH	–	Existing
DRIVEWAY SETBACKS	4.50m	30.00m

HEIGHT		
BUILDING HEIGHT: MAIN	15.00m	WH
BUILDING HEIGHT: ACCESSORY	–	WH
FARM HELP DWELLING SETBACKS	–	N/A

SWM POND – SETBACKS (MIN.)	3.00m	4.00m
----------------------------	-------	-------

NOTES:

- THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING 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 AND/OR LOCATION SHOWN.
- ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
- SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
- THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
- ALL ENTRANCES TO BE HARD SURFACE PAVED TO THE PROPERTY LINE.
- ALL EXTERIOR LIGHTING TO BE FULL OUT OFF, DARK SKY COMPLIANT.

REVISED BUILDING LOCATION	W.L.L.	June 27, 2019
PERMIT	W.L.L.	MAY 03, 2019
OWNER REVIEW	W.L.L.	May 03, 2019
ISSUED FOR:	BY	DATE

REVISIONS

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



VULCAN GREENHOUSE
TECHNOLOGIES

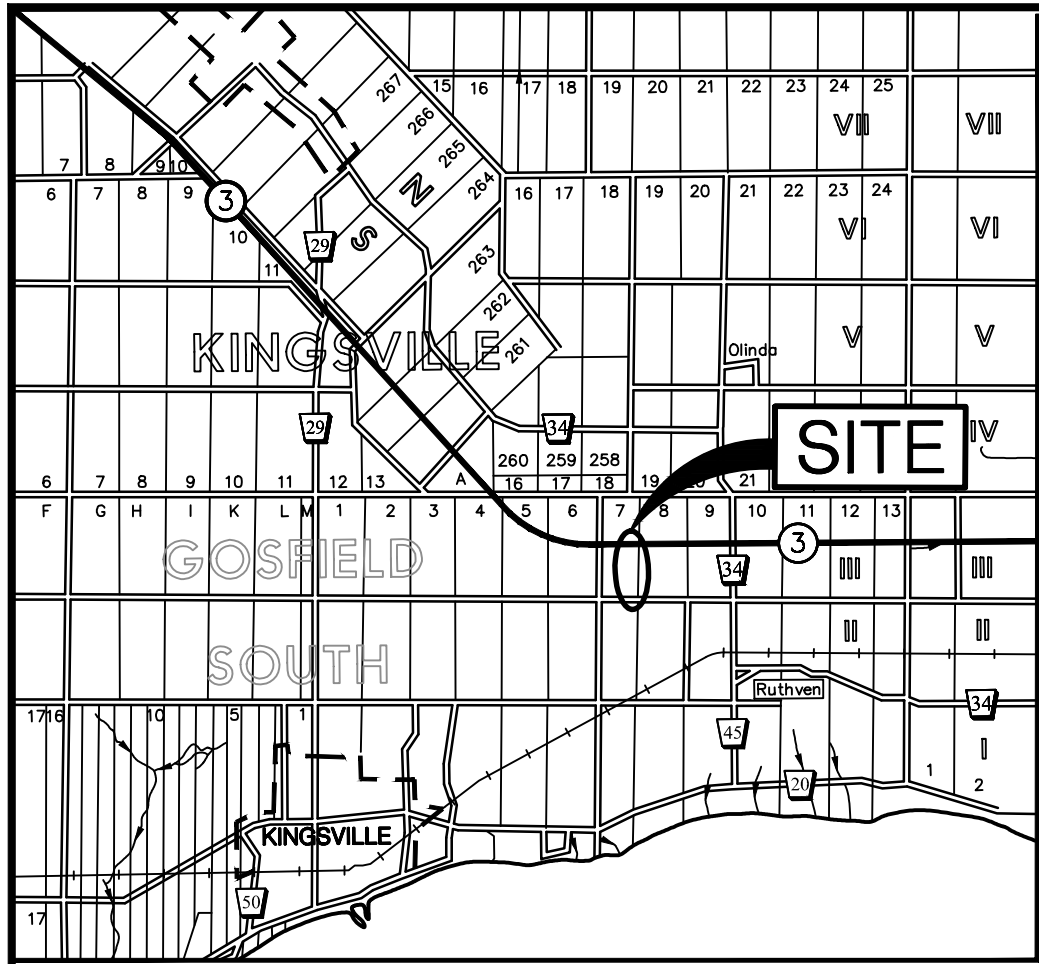
PROPOSED BUILDING

231 ROAD 4 WEST
KINGSVILLE, ONTARIO

SHEET TITLE:

OVERALL SITE PLAN

DESIGNED BY:	DATE:
H.C.M.	FEB. 28th, 2019
DRAWN BY:	SCALE:
E.J.T.	AS NOTED
SHEET No.:	OF:
1	1
PROJECT No.:	
E19-022	



KEY PLAN

Scale = N.T.S.

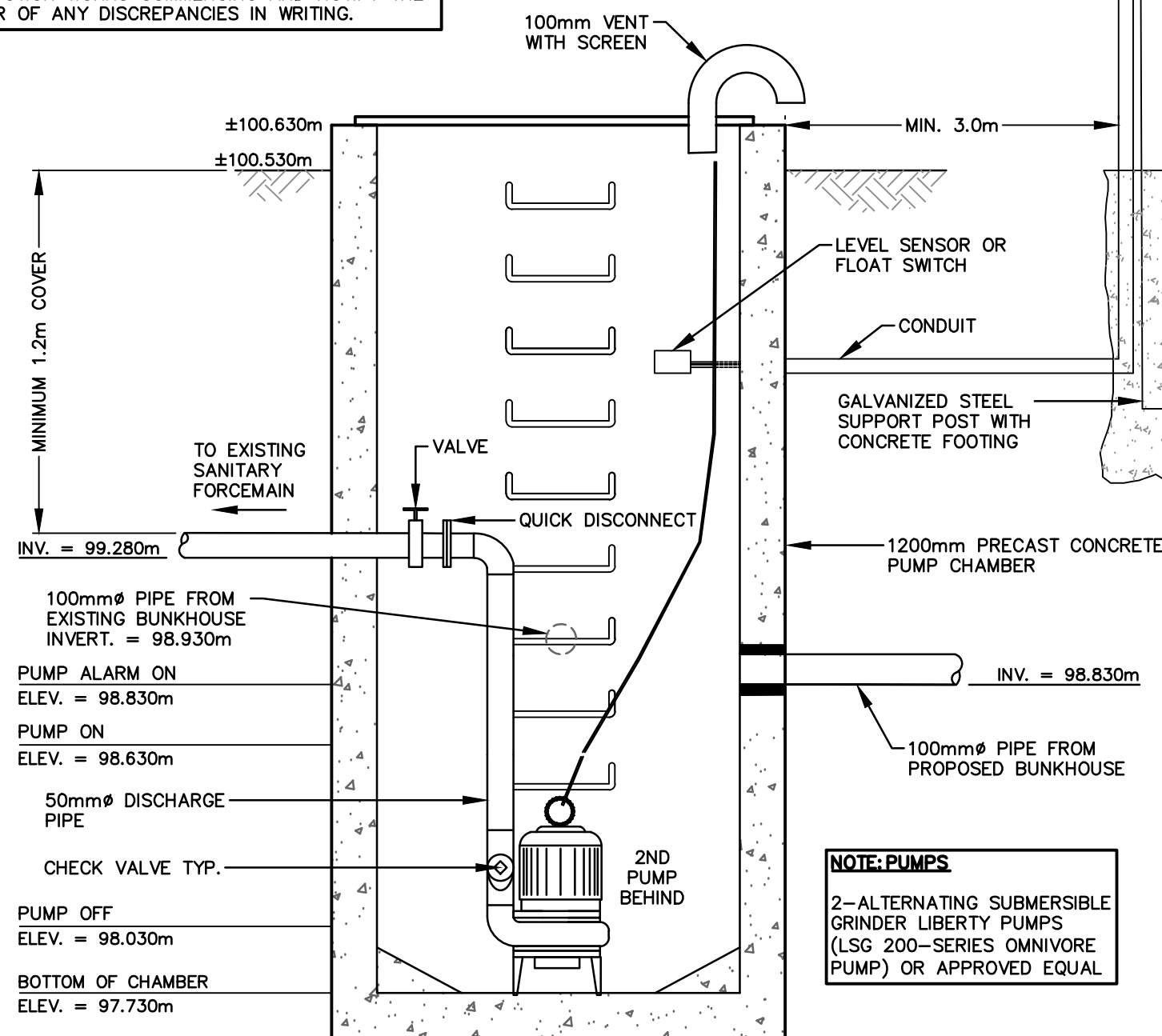
LEGEND

- △ MANDOR
- △ OVERHEAD DOOR
- △ WALL PACK LIGHT
- △ EXISTING
- △ EXISTING
- △ EXISTING

SITE STATISTICS - A1

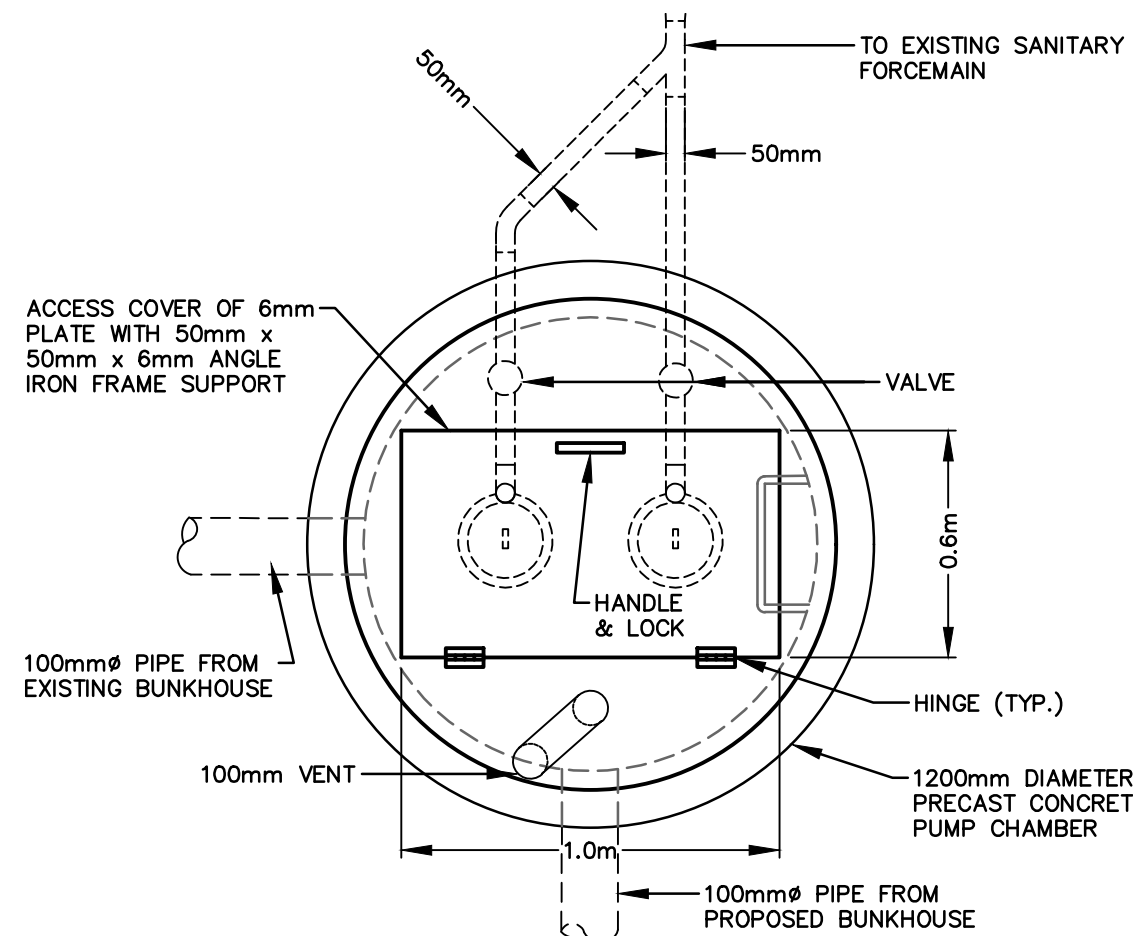
ZONE CATEGORY	ZONE REQUIREMENT	SITE PROPOSED
LOT FRONTAGE (MIN)	30.00m	149.065m
LOT AREA (MIN)	2.00 ha. (4.94 ac.)	10.12 ha. (25.01 ac.)
REAR YARD SETBACK (MIN)	15.00m	224.11m
INTERIOR SIDE YARD (MIN)	3.00m	4.58m
EXTERIOR SIDE YARD (MIN)	4.50m	N/A
LOT COVERAGE		
TOTAL EXISTING (ha. & %)	80% MAX.	4.050 ha. (40.02%)
MAIN BUILDING	-	3.958 ha.
ACCESSORY STRUCTURES	-	0.092 ha.
LOADING SPACES		
NUMBER OF LOADING SPACES	-	2
SETBACK OF LOADING SPACES	15.24m	40.89m
DIMENSIONS OF LOADING SPACES	-	-
PARKING		
NUMBER OF PARKING SPACES (ST)	2	3
PARKING DIMENSIONS (ST)	3x6m	3x6m
NUMBER OF PARKING SPACES (BF)	1	1
PARKING DIMENSIONS (BF)	5x6m	5x6m
DRIVEWAY		
DRIVEWAY WIDTH	-	Existing
DRIVEWAY SETBACKS	4.50m	Existing
HEIGHT		
BUILDING HEIGHT: MAIN	15.00m	GH
BUILDING HEIGHT: ACCESSORY	-	WH
FARM HELP DWELLING SETBACKS	-	Existing
SWM POND - SETBACKS (MIN.)	3.00m	3.66m

NOTE:
CONTRACTOR TO FIELD VERIFY THE EXISTING GROUND ELEVATION AT THE PUMP LOCATION PRIOR TO ANY CONSTRUCTION WORKS COMMENCING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN WRITING.



PUMP CHAMBER SECTION DETAIL

Scale = 1:20

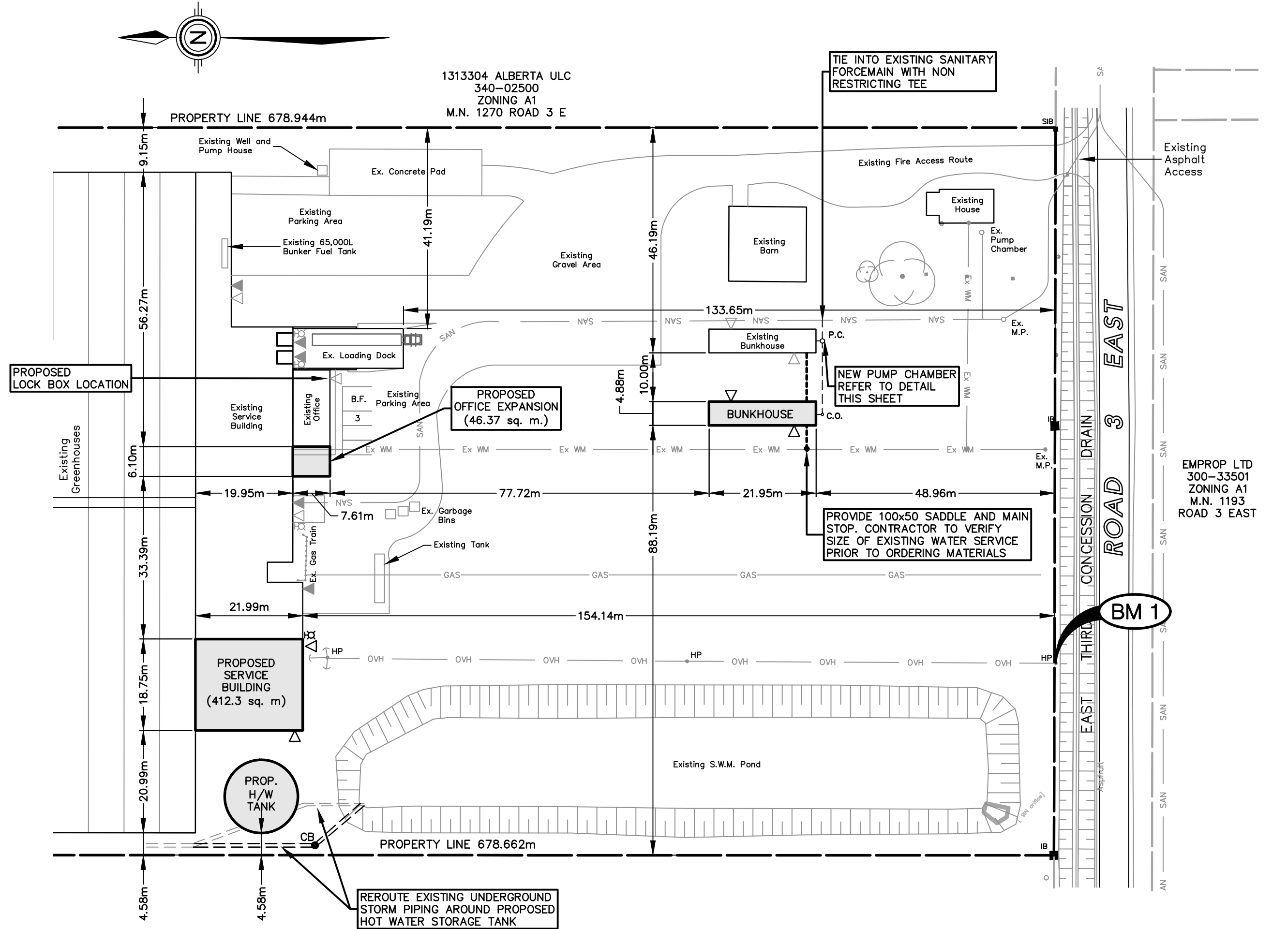
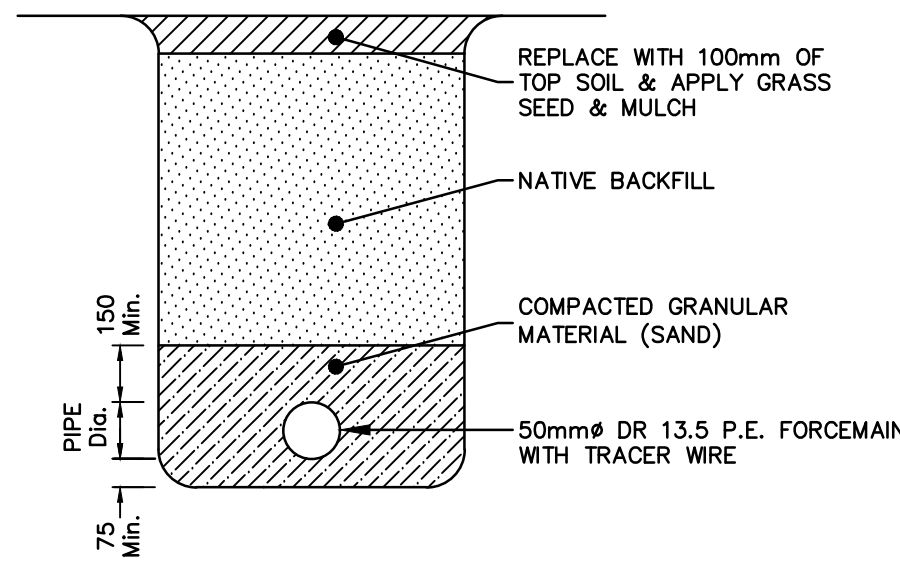


PUMP COVER AND PIPE LAYOUT

Scale = 1:20

TYPICAL SANITARY FORCEMAIN TRENCH AND BEDDING DETAILS

Scale = 1:20

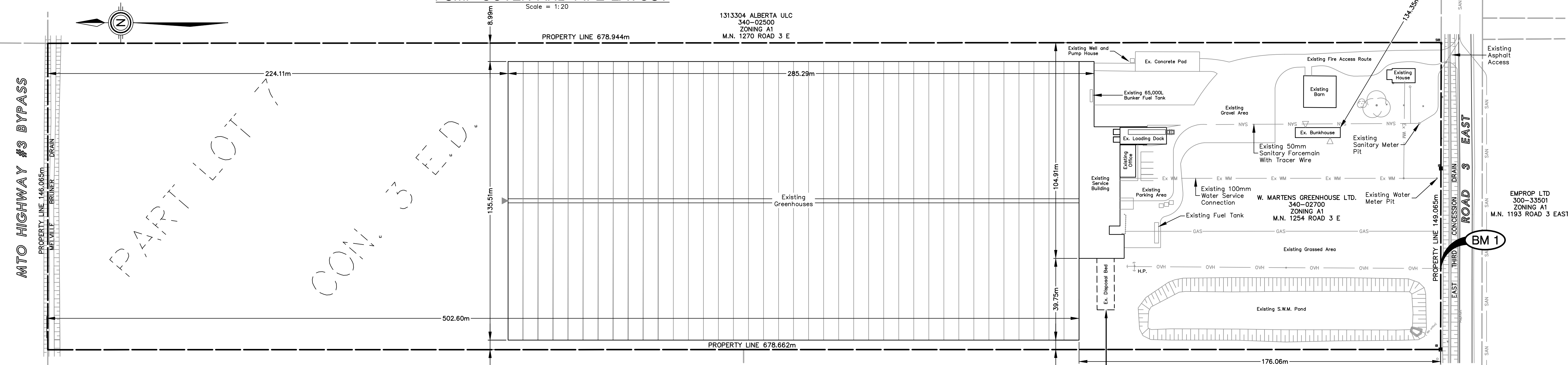


PARTIAL SITE PLAN

Scale = 1:750

PROPOSED NEW WORKS

Appendix I



OVERALL SITE PLAN/REMOVALS

Scale = 1:1000

- NOTES:**
- THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING 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 AND/OR LOCATION SHOWN.
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 - ALL ENTRANCES TO BE HARD SURFACE PAVED TO THE PROPERTY LINE.
 - ALL EXTERIOR LIGHTING TO BE FULL CUT OFF, DARK SKY COMPLIANT.

BENCHMARK:

BM 1
TOP OF NAIL IN NORTH FACE OF HYDRO POLE ON NORTH SIDE OF 3RD CONCESSION ROAD APPROX. 40m EAST OF THE SOUTHWEST LIMIT OF THE SUBJECT PROPERTY.
ELEV. 100.295m

TOWN COMMENTS	W.L.	13 SEPT. 20
PERMIT	W.L.	3 JUNE 20
OWNER REVIEW	W.L.	29 MAY 20
OWNER REVIEW	W.L.	14 MAY 20
REVIEW & TOWN APPROVAL	W.L.	17 APR. 20
OWNER REVIEW	W.L.	11 APR. 20
ISSUED FOR:	BY	DATE
REVISIONS		

REVISIONS

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



W. MARTENS
GREENHOUSE LTD.

SERVICE BUILDING
EXPANSION

1254 ROAD 3 EAST
KINGSVILLE, ONTARIO

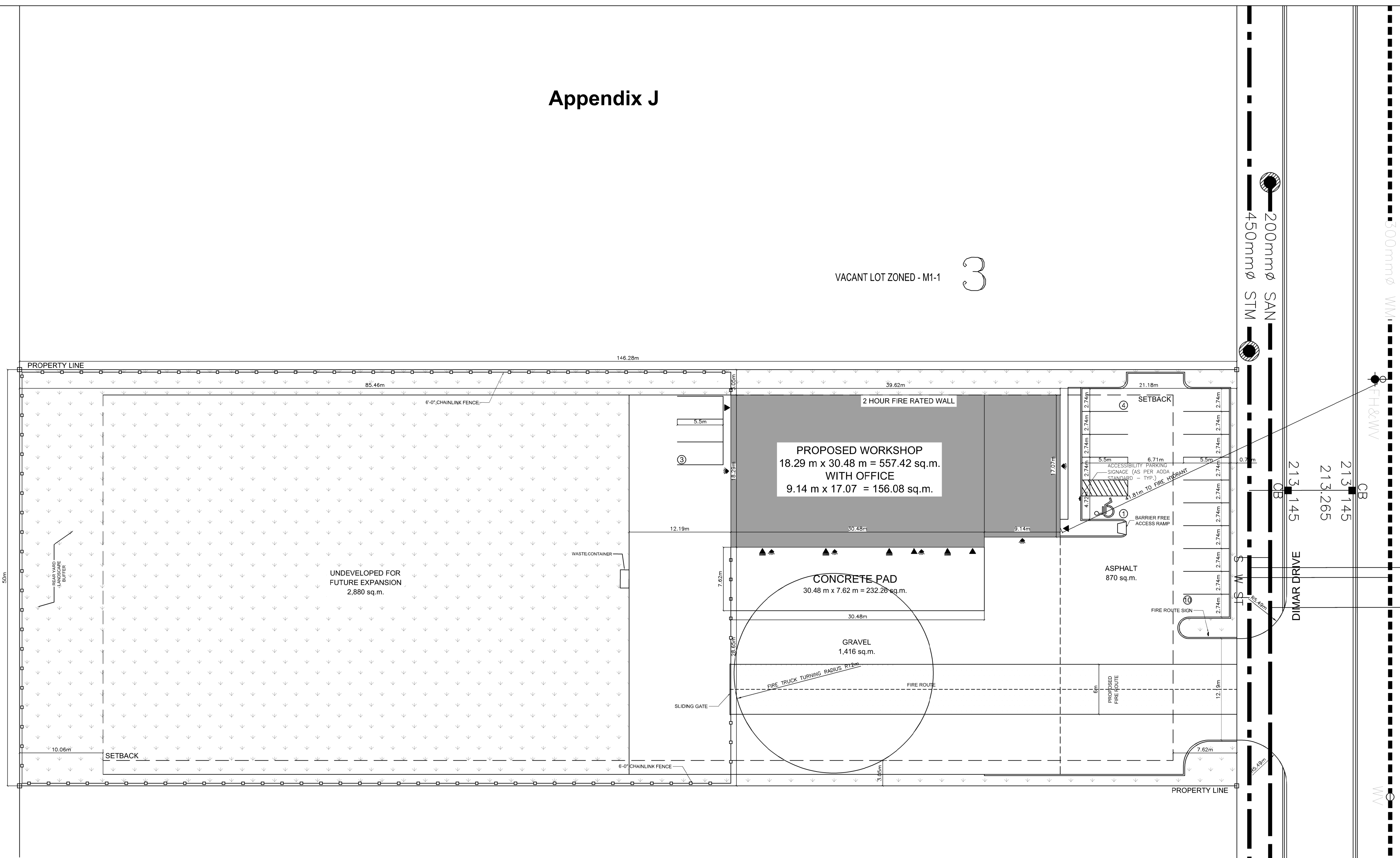
SHEET TITLE:

SITE PLAN AND
SERVICING DETAILS

DESIGNED BY:	DATE:
H.C.M.	SEPT. 12, 2019
DRAWN BY:	SCALE:
E.J.T.	AS NOTED
SHEET No.:	OF:
1	1

PROJECT No.:
E19-029

Appendix J



SITE DATA FOR LOT 4 (15 DINAR DRIVE), KINGSVILLE (MARCOVECCHIO INDUSTRIAL COMPLEX) ZONING: LIGHT INDUSTRIAL ZONE M1-1		
PROPOSED USE	REQUIREMENTS	PROPOSED
LOT FRONTAGE	50 m (164.04 ft)	50 m (164.04 ft)
MIN. LOT AREA	4000 sq.m. (43055.64 sq.ft.)	7312.54 sq.m. (78711.50 sq.ft.)
MAX. BUILDING HEIGHT	10.5 m (34.45 ft.)	8.10 m (20.00 ft)
MAX. LOT COVERAGE	50%	10.0%
MIN. LANDSCAPED SPACE	15%	54.8%
FRONT YARD SETBACK	7.5 m (24.61ft)	21.18 m (69.50 ft)
INTERIOR SIDE YARD	3.0 m (9.84 ft)	3.05 m (10.00 ft)
INTERIOR SIDE YARD	3.0 m (9.84 ft)	28.65 m (94.00 ft)
REAR YARD SETBACK	7.5 m (24.61 ft)	85.46 m (280.40 ft)
REAR YARD LANDSCAPED BUFFER	10 m (32.81 ft)	10.06 m (33.00 ft)
PARKING REQUIREMENTS		
OFFICE (ACCESSORY USE): 140 sq.m. of GFA PARKING SPACES REQUIRED: 156.08 / 40 = 3.90 WORKSHOP: 145 sq.m. of GFA PARKING SPACES REQUIRED: 557.42 / 45 = 12.39 SUBTOTAL PARKING SPACES REQUIRED: 4 + 13 = 17 BARRIER FREE PARKING SPACES REQUIRED: 1		
TOTAL PARKING SPACES REQUIRED: 17 + 1 BARRIER FREE PARKING SPACES PROVIDED: 17 + 1 BARRIER FREE		
TYPICAL PARKING SPACE = 2.7 m x 5.5 m MIN. TYPICAL ACCESSIBLE PARKING SPACE = 4.7 m x 5.5 m MIN.		

2710781 ONTARIO LIMITED SITE PLAN

SCALE: 1 : 400

DOOR SCHEDULE
▲ - MANDOOR
▲ - OVERHEAD DOOR

LIGHTING NOTES:
- ALL EXTERIOR LIGHTING FULL CUT-OFF AND "DARK SKY" COMPLIANT

LIGHTING SPECS.:
FLO1-100 LED FIXTURE
- 60'-0" - 2 fc
- 18'-0" MOUNTING HEIGHT -70'-0" CUTOFF

VACANT LOT ZONED - M1-1

5

VACANT LOT ZONED - M1-1

3

CONTRACTOR:



MARCOVECCHIO CONSTRUCTION
GENERAL CONTRACTORS
PHONE 326-5965
FAX 326-1413

ENGINEER:

GENERAL NOTES

DRAWN FOR:

2710781 ONTARIO LIMITED

DRAWING TITLE:

2710781 ONTARIO LIMITED
SITE PLAN

DRAWN BY:

N. LAMOUREUX

SCALE:

1 : 400

DATE:

AUGUST 26, 2019

TIME:

11:00 AM

ROBERTSON
BUILDING SYSTEMS

OF XX

15 DINAR DRIVE, KINGSVILLE

SP-1



**SPECIAL MEETING OF COUNCIL
MINUTES**

**Monday, January 6, 2020
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 J. Galea, Human Resources Manager S. Kitchen, Deputy Clerk-Council Services P. Van Mierlo-West, CAO

A. CALL TO ORDER

Mayor Santos called the Special Meeting to order at 7:00 p.m. with all members of Council in attendance.

B. MOMENT OF SILENCE AND REFLECTION

Mayor Santos asked those present to stand and observe 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.

Mayor Santos declared both a direct and deemed interest in respect to item E.(1) for the reason that part of the Report from Human Resources Manager J. Galea references his wife.

Immediately following his declaration, at 7:02 p.m., Mayor Santos vacated the Chair, and left the Council Chambers.

E. CLOSED SESSION

Deputy Mayor Queen assumed the Chair.

1-2020

Moved by Councillor Tony Gaffan

Seconded by Councillor Kimberly DeYong

That Council, at 7:03 p.m., pursuant to Subsection 239(2) of the *Municipal Act, 2001* enter into Closed Session to address the following items:

(i) Subsection 239(2)(d) labour relations or employee negotiations and (ii) Subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees; being Report from Human Resources Manager J. Galea in connection with specific actions of a member of Senior Administration.

CARRIED

F. REPORT OUT OF CLOSED SESSION

Upon rising from Closed Session at 7:36 p.m. the meeting resumed in Open Session. Councillor Gaffan, having been elected as temporary Chair for that portion of the meeting, reported that the Members in attendance (all present except Mayor Santos who had declared an interest) addressed Closed Session Item E.i) and ii), being a Report from Human Resources Manager J. Galea dealing with employment negotiations.

2-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Kimberly DeYong

That the CAO be prohibited from the hiring or firing of any and all direct reports of his or her position, without the prior formal approval of Council; And Further That

no direct reports be reassigned to facilitate any such action without Council approval, effective immediately.

CARRIED

Deputy Mayor Queen reassumed the Chair at 7:37 p.m. Mayor Santos did not return to the meeting.

G. CONFIRMATORY BY-LAW

1. By-law 1-2020

3-2020

Moved by Councillor Thomas Neufeld

Seconded by Councillor Kimberly DeYong

That Council reads By-law 3-2020, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its January 6, 2020 Special Meeting, a first, second and third and final time.

CARRIED

H. ADJOURNMENT

4-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Larry Patterson

That Council adjourns this Special Meeting at 7:38 p.m.

CARRIED

DEPUTY MAYOR, Gord Queen

CLERK, Jennifer Astrologo



**REGULAR MEETING OF COUNCIL
MINUTES**

Monday, January 13, 2020

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 J. Astrologo, Director of Corporate Services
Administration R. Brown, Manager of Planning Services
 S. Kitchen, Deputy Clerk-Council Services
 P. Van Mierlo-West, CAO
 D. Wolicki, Manager of Municipal Facilities and Property

A. CALL TO ORDER

Mayor Santos called the Regular Meeting to order at 7:00 p.m. with all members of Council in attendance.

B. MOMENT OF SILENCE AND REFLECTION

Mayor Santos asked those present to stand and observe 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. MATTERS SUBJECT TO NOTICE

1. PUBLIC MEETING--Official Plan 5 Year Review

Robert Brown, Manager of Planning Services and Gregory Bender, Senior Project Manager, WSP Canada

- i) Notice of an Open House and Public Meeting on the Town's Final Draft Official Plan;
- ii) Report of R. Brown, Manager, Planning Services dated January 2, 2020;
- iii) Proposed Updates and Changes to the Town of Kingsville Official Plan as part of the mandatory 5-year review (Appendix A and A-1).

Mr. Brown presented his Report dated January 2, 2020 providing Council with an overview of the proposed updates and changes to the Town of Kingsville Official Plan as part of the mandatory 5-year review process.

Mr. Gregory Bender of WSP presented a PowerPoint presentation to Council.

Comments from the audience:

Mike Sheehan, 137 Pearl St. West, indicated that he had submitted comments requesting that the Official Plan include all updates as a result of Bill 108, and in particular in relation to secondary suites. He indicates there is a strong need for affordable rental units and affordable rental homes. Mr. Brown responded that his comments were circulated to Council, and the updates are included in the next revised version.

Craig Wright, 225 Prince Albert St. North, asked if the Plan is a 5 or 10 year plan. He also suggested that Council consider condominium development be planned for the area around the 2nd Concession near the Kratz Sideroad.

Mayor Santos responded that it is a 5-year review of the Town's 20-year Official Plan.

Pat Arnett, 160 Blue Jay Crescent asked for clarification as to what the 20% attainable housing percentage is based on, and whether there are any funding programs available. Mr. Brown stated that that percentage is based on new development proposals. Mayor Santos commented that the Town's strategic plan references some support from the municipality in connection with development fees and permit fees.

Anne Marie Lemire, 171 Main St. East, asked when the new Official Plan will take effect, and whether the application pertaining to the development proposed for 183 Main St. East would follow under the old plan or the new plan? She stated the new proposal should fall under this new updated Official Plan, and she hopes Council considers that.

Joanne Rivard, 222 Sandybrook Way, asked for clarification of the reference to landowner coordination and cost sharing. Mr. Bender explained that the intent of that language is to provide multiple landowners some guidance before certain development proposals can come before Council consideration.

Ms. Rivard asked if the 20 per cent affordable/attainable reference is new language, or whether that was in the existing Official Plan. Mr. Bender indicated that it is new terminology brought forward by the affordable housing strategy.

Bonnie Baldwin 151 Prince Albert Street North read aloud from prepared correspondence dated January 13, 2020 regarding the Prince Albert neighbourhood as being a distinctive residential estate area that has long been established in Kingsville. She referenced a 2017 motion passed by the former Town Council directing staff to incorporate policies for Prince Albert St. North in the new Official Plan. She stated that the draft being presented does not reflect the residents' past input, nor the former Council's motion.

5-2020

Moved By Councillor Tony Gaffan

Seconded By Councillor Larry Patterson

That Council receives the correspondence from Bonnie and Neil Baldwin, dated January 13, 2020.

CARRIED

Mr. Ed Cornies, 110 Prince Albert Street North, read aloud from prepared correspondence. He stated that the main purpose of his presentation is to once again make the argument in favour of the need for a special official plan policy applicable to the residential properties along Prince Albert St. North. His correspondence also contained comments and concerns regarding the proposed policies for the location of future medium and high density residential development, as well as comments and concerns regarding Waterfront Development, particularly in the area on the south side of Park Street between the Grovedale House and the Dock Access Road.

6-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That Council receive correspondence from Ed Cornies, dated January 13, 2020.

CARRIED

A recorded vote was requested on the following motion.

7-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Thomas Neufeld

That Council directs the Manager of Planning Services and consultant to bring forward the consideration of a special official plan policy statement in the new Official Plan applicable to the residential properties along Prince Albert Street North so that it includes the suggestion of the estate residential development area that Mr. Cornies has articulated.

Recorded	For	Against
Mayor Nelson Santos	X	
Deputy Mayor Gord Queen	X	
Councillor Tony Gaffan	X	
Councillor Thomas Neufeld	X	
Councillor Larry Patterson	X	
Councillor Kimberly DeYong	X	
Councillor Laura Lucier	X	
Results	7	0

CARRIED (7 to 0)

Sheri Lowrie, 140 Train Court, asked if the Town met the 15% intensification target in the first ten years of the plan. She expressed concern about all the growth and development occurring in the Town and suggested that the growth

should slow down. Mr. Bender explained that there have not been growth or intensification targets in the history of planning in Essex County. It is a new initiative directed by the County.

8-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Laura Lucier

That Council looks forward to the Manager of Planning Services working with the community and with the consultant, WSP, and First Nations representatives to further update the Official Plan that Council has seen this evening and bring back a follow-up Report to Council.

CARRIED

At 9:32 p.m. Mayor Santos called for a recess, and the meeting reconvened at 9:51 p.m.

F. AMENDMENTS TO THE AGENDA

Councillor Gaffan added one Update item. Deputy Mayor Queen added one question, and one Notice of Motion.

G. ADOPTION OF ACCOUNTS

1. **Town of Kingsville Accounts for the monthly period ended December 31, 2019 being TD cheque numbers 0071373 to 0071751 for a grand total of \$1,827,292.15.**

9-2020

Moved By Councillor Laura Lucier

Seconded By Deputy Mayor Gord Queen

That Council receives Town of Kingsville Accounts for the monthly period ended December 31, 2019 being TD cheque numbers 0071373 to 0071751 for a grand total of \$1,827,292.15.

CARRIED

H. STAFF REPORTS

1. **Mettawas Park Master Plan for Development**

D. Wolicki, Manager of Municipal Facilities and Property

10-2020

Moved By Councillor Thomas Neufeld

Seconded By Deputy Mayor Gord Queen

That Council endorses moving forward with Phase 1A and Phase 1B of the Mettawas Park Master Plan, And Further That Council directs Administration to consider the costs of construction during 2020 Municipal Budget deliberations.

Recorded	For	Against
Mayor Nelson Santos	X	
Deputy Mayor Gord Queen	X	
Councillor Tony Gaffan		X
Councillor Thomas Neufeld	X	
Councillor Larry Patterson		X
Councillor Kimberly DeYong		X
Councillor Laura Lucier	X	
Results	4	3

CARRIED (4 to 3)

11-2020

Moved By Councillor Tony Gaffan

Seconded By Councillor Larry Patterson

That Council directs that Administration encourages the Parks, Recreation, Arts and Culture Committee to review potential locations for the splash park within the Town and provide Council with potential drawbacks and benefits for those locations.

CARRIED

I. BUSINESS/CORRESPONDENCE-ACTION REQUIRED

1. **Habitat for Humanity Windsor-Essex--Correspondence dated December 9, 2019 RE: Development fees for 1056 Birch Avenue, and 1057 Maple Avenue**

12-2020

Moved By Councillor Laura Lucier

Seconded By Councillor Tony Gaffan

That Council approves the request of Fiona Coughlin, Executive Director/CEO of Habitat for Humanity Windsor-Essex that the building, development and related fees for the HFH homes at 1057 Maple Avenue and 1056 Birch Avenue be granted back to Habitat for Humanity.

CARRIED

2. **Golden Law Office--Correspondence dated December 23, 2019 RE: Willy and Donna Krahn, 183 Main St. East, Kingsville**

13-2020

Moved By Councillor Thomas Neufeld

Seconded By Councillor Kimberly DeYong

That Council shall, as required under Section 27(1.3) of the *Ontario Heritage Act* fulfill its mandatory obligation to consult with its Heritage Advisory Committee by referring the correspondence of Solicitor Golden to the next Heritage Advisory Committee meeting for review, and such Committee to provide a recommendation for Council consideration at a future meeting.

CARRIED

3. **Essex Region Conservation Authority--Correspondence dated January 3, 2020 RE: ERCA 2020 Draft Budget: 30-day Notice to Member Municipalities**

14-2020

Moved By Councillor Larry Patterson

Seconded By Councillor Laura Lucier

That Council receives a copy of the 2020 draft Essex Region Conservation Authority Budget with the understanding that a weighted and recorded vote will take place on February 13, 2020 at the ERCA Board of Directors' meeting.

CARRIED

Councillor Lucier advised Council that the Annual General Meeting of the Essex Region Conservation Authority will be held on January 23, 2020 and Council is invited to attend.

J. MINUTES OF THE PREVIOUS MEETINGS

- 1. Regular Meeting of Council--December 9, 2019**
- 2. Regular Closed Session Meeting of Council--December 9, 2019**
- 3. Special Meeting of Council--December 16, 2019**
- 4. Special Closed Session Meeting of Council--December 16, 2019**

15-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Larry Patterson

That Council adopts Regular Meeting Minutes dated December 9, 2019 as presented, Regular Closed Session Meeting Minutes dated December 9, 2019 as presented, Special Meeting Minutes dated December 16, 2019 as presented, and Special Closed Session Meeting Minutes dated December 16, 2019 as amended to include J. Galea in attendance.

CARRIED

K. MINUTES OF COMMITTEES AND RECOMMENDATIONS

- 1. Pelee Island Transportation Services Advisory Committee - March 8, 2019**

16-2020

Moved By Councillor Laura Lucier

Seconded By Deputy Mayor Gord Queen

That Council receives Pelee Island Transportation Services Advisory Committee Meeting Minutes dated March 8, 2019.

CARRIED

- 2. Kingsville Municipal Heritage Advisory Committee--November 4, 2019**

17-2020

Moved By Councillor Larry Patterson

Seconded By Deputy Mayor Gord Queen

That Council receives Kingsville Municipal Heritage Advisory Committee Minutes dated November 4, 2019.

CARRIED

3. Kingsville B.I.A. - November 13, 2019

18-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Tony Gaffan

That Council receives Kingsville B.I.A. Meeting Minutes dated November 13, 2019

CARRIED

Councillor Neufeld requested that BIA reports be provided with the Minutes.

4. Union Water Supply System Joint Board of Management - November 20, 2019

19-2020

Moved By Councillor Larry Patterson

Seconded By Deputy Mayor Gord Queen

That Council receives Union Water Supply System Joint Board of Management Meeting Minutes dated November 20, 2019.

CARRIED

L. BUSINESS CORRESPONDENCE - INFORMATIONAL

- 1. County of Essex--Correspondence from County of Essex Warden G. McNamara dated November 20, 2019 RE: Local Health Care Services--Support for the Resolution from the Town of Kingsville**

2. **Municipality of Mattice-Val Cote--Resolution no. 19-222 dated November 26, 2019 RE: Support of Kingsville Resolution 533-2019 regarding Local Health Care Services**
3. **Township of Larder Lake-- Resolution #24 dated November 12, 2019 RE: Main St. Revitalization Grant-Extension Request**
4. **Township of Greater Madawaska--Resolution No. 261-19 passed November 18, 2019 RE: Support for Ministers to allow for electronic delegation**
5. **Municipality of South Huron--Correspondence dated November 18, 2019 RE: Support for Town of Prescott Resolution on the Transformation of Building Services with regard to building service delivery**
6. **City of Windsor--City Council Decision Letter dated November 18, 2019 (Decision number CR570/2019 approving Climate Change Emergency Declaration prepared by the Air Subcommittee of the Windsor Essex County Environment Committee)**
7. **Town of Amherstburg--Correspondence dated November 25, 2019 RE: Declaration of Climate Emergency in the Town of Amherstburg**
8. **Town of Amherstburg--Correspondence from Mayor DiCarlo dated November 29, 2019 RE: Municipal Modernization Program**
9. **Town of Amherstburg--Correspondence dated November 25, 2019 RE: Joint and Several Liability Consultation--Town of Amherstburg Support**
10. **Town of Amherstburg--Correspondence dated December 18, 2019 RE: Request for Tiny House By-law in the Town of Amherstburg**
11. **Town of Plympton-Wyoming--Correspondence dated November 29, 2019 RE: Resolution from the Township of Springwater-Conservation Authority Levies**
12. **City of Stratford--Correspondence dated December 6, 2019 RE: Resolution in Support of Conservation Authorities.**
13. **County of Simcoe--Correspondence dated December 11, 2019 RE: Conservation Authority Exit Clause**
14. **County of Simcoe--Correspondence dated December 11, 2019 RE: Nottawasaga Valley Conservation Authority Levy (NVCA)**
15. **Ontario Good Roads Association--Correspondence dated December 12, 2019 RE: Town of Kingsville Resolution requesting OGRA provide childcare services**

16. **Township of Huron-Kinloss--Correspondence dated December 17, 2019 RE: Copy of Resolution #645**
17. **Municipality of Thames Centre--Correspondence dated December 18, 2019 RE: Support for Continuation of Mandatory and Non-Mandatory Programs of the Upper Thames River Conservation Authority (UTRCA) and Kettle Creek Conservation Authority (KCCA)**
18. **City of Woodstock--Correspondence dated December 18, 2019 RE: Ban of Single-Use Plastic Handled Shopping Bags**
19. **Town of Whitchurch-Stouffville--Correspondence dated November 19, 2019 RE: Ban of Single-Use Disposable Wipes.**
20. **Township of Perry--Correspondence dated December 19, 2019 RE: Ban of Single-Use Disposable Wipes.**
21. **Town of Tecumseh--Correspondence dated December 20, 2019 RE: Town of Tecumseh Resolution on 911 Misdiagnoses.**

20-2020

Moved By Councillor Kimberly DeYong

Seconded By Deputy Mayor Gord Queen

That Council receives Business Correspondence-Informational Items 1-21.

CARRIED

RE: Business Correspondence - Informational Item L-8

21-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Thomas Neufeld

That Council directs that the Mayor arrange a meeting with Mayor DiCarlo to discuss his correspondence dated November 29, 2019 (RE: Municipal Modernization Program) and his request to regional Mayors seeking participation in the shared services review, and bring back a Report for Council review.

CARRIED

M. NOTICES OF MOTION

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

22-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Laura Lucier

That in an attempt to be transparent and accountable, Administration provide a report on the vacancy rate of the municipality's rental facilities for the purposes of effectively knowing what kind of promotional effort is required and also to measure the success of any promotional effort taken.

CARRIED

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

23-2020

Moved By Councillor Thomas Neufeld

Seconded By Councillor Laura Lucier

That all existing Site Plans from the year 2015 be reviewed for compliance of conditions and that such review be completed before the end of 2021 with a report outlining the outstanding conditions (if any) and timelines for compliance.

CARRIED

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

24-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Tony Gaffan

That Council be provided with a detailed update in respect to the road and water line that has been proposed to serve the area west of the old town core.

CARRIED

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

25-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Larry Patterson

That Council be provided with a detailed update regarding the Greenhouse Industry dark sky compliance investigations that were approved last year.

CARRIED

Deputy Mayor Queen introduced a Notice of Motion, indicating that at the next Regular Meeting he may move, or cause to have moved, an amendment to the delegation of authority by-law in respect to site plan control.

N. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES

Deputy Mayor Queen asked Administration whether correspondence had been sent to E.L.K. Energy Inc. with an invitation to attend a future Council Meeting. Administration confirmed that the letter of invitation was mailed recently.

Councillor Gaffan requested an update regarding the Train Court drainage report requested from Administration.

O. BYLAWS

1. By-law 2-2020

26-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Kimberly DeYong

That Council reads By-law 2-2020, being a By-law to designate certain lands as a public highway in the Town of Kingsville (Block E, Plan M-20, Spruce Street) a first, second and third and final time.

CARRIED

2. By-law 5-2020

27-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Thomas Neufeld

That Council reads By-law 5-2020, being a By-law to amend By-law 55-2008, as amended, being a By-law to adopt and maintain a policy setting out the scope of the powers and duties which Council may delegate its legislative and administrative authority and to establish principles governing such delegation, a first, second and third and final time.

CARRIED

P. CONFIRMATORY BY-LAW

1. By-law 6-2020

28-2020

Moved By Deputy Mayor Gord Queen

Seconded By Councillor Tony Gaffan

That Council reads By-law 6-2020, being a by-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its January 13, 2020 Regular Meeting, a first, second and third and final time.

CARRIED

Q. ADJOURNMENT

29-2020

Moved By Councillor Larry Patterson

Seconded By Councillor Laura Lucier

That Council adjourns this Regular Meeting at 10:58 p.m.

CARRIED



**SPECIAL MEETING OF COUNCIL
MINUTES**

Thursday, January 16, 2020

9:00 AM

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 J. Astrologo, Director of Corporate Services
Administration R. Brown, Manager of Planning Services
 M. Durocher, Parks & Recreation Program Manager
 J. Galea, Human Resources Manager
 T. Del Greco, Municipal Services Manager
 T. Iacobelli, Manager of Information Technology
 S. Martinho, Public Works Manager
 R. McLeod, Director of Financial Services
 C. Parsons, Fire Chief
 A. Plancke, Director of Municipal Services
 P. Valore, Chief Building Official
 P. Van Mierlo-West, CAO
 R. Baines, Deputy Clerk - Administrative Services
 D. Wolicki, Manager of Municipal Facilities and Property
 T. Hong, Manager of Financial Services

A. CALL TO ORDER

Mayor Santos called the Regular Meeting to order at 9:00 a.m.

B. MOMENT OF SILENCE AND REFLECTION

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. Mr. Mariusz Gruba, Resident--Request dated January 10, 2020; Mr. Gruba will address Council to provide his comments in connection with the principle of freezing the residential property taxes as a means to achieving a properly balanced budget

Mr. Gruba requested that Council consider freezing the property tax rate. He indicated that even if there is no tax rate increase, the Town will still see an increase in revenue because property taxes increase when assessments increase. He asked Council to ensure that it approves a balanced budget and suggested that staff should investigate and apply for more federal and provincial grant opportunities.

F. STAFF REPORTS

1. 2020 Draft Budget Amendments

R. McLeod, Director of Financial Services.

30-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Tony Gaffan

That Council receives the amended 2020 Draft Budget dated January 8, 2020.

CARRIED

2. Five Year Capital Plan – Roads and Bridges

T. Del Greco, Manager of Municipal Services

31-2020

Moved by Councillor Thomas Neufeld

Seconded by Councillor Tony Gaffan

That the following streets of Oxford, Nottingham and Bainbridge be included into the 5 year capital plan.

LOST

32-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Larry Patterson

That Council receives the report Five Year Capital Plan - Roads and Bridges as it relates to the five year capital planning of roads and bridges under Town of Kingsville jurisdiction.

CARRIED

G. BUDGET DELIBERATIONS

1. Presentation of Departmental Operating and Capital Budgets

Mayor Santos brought forward Budget Items 1(n) (q) and (r) as the Parks and Recreation Program Manager had to head out of Town for Town related business.

a. Council

33-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Kimberly DeYong

That Council approves the 2020 Council Operating Budget.

CARRIED

b. General Administration

34-2020

Moved by Councillor Thomas Neufeld

Seconded by Councillor Kimberly DeYong

That Council approves the 2020 Kingsville Accessibility Advisory Committee Operating Budget.

CARRIED

Moved by Councillor Tony Gaffan
Seconded by Councillor Thomas Neufeld

That the Kingsville Heritage Advisory Committee's 2020 Training and Development budget be reduced to \$4000 and that budget line item 63202 (Outreach Programs) be eliminated.

Deputy Mayor Queen requested that the question be divided.

35-2020

Moved by Councillor Tony Gaffan
Seconded by Councillor Thomas Neufeld

That the Kingsville Heritage Advisory Committee's 2020 Training and Development budget be reduced to \$4000.

LOST

36-2020

Moved by Councillor Tony Gaffan
Seconded by Councillor Thomas Neufeld

That budget line item 63202 (Outreach Programs) be eliminated from the Kingsville Heritage Advisory Committee's 2020 Operating Budget.

LOST

37-2020

Moved by Deputy Mayor Gord Queen
Seconded by Councillor Kimberly DeYong

That Council approves the Kingsville Heritage Advisory Committee 2020 Operating Budget.

CARRIED

Mayor Santos called a recess for lunch at 12:11 pm.

The meeting reconvened at 1:00 pm.

38-2020

Moved by Councillor Thomas Neufeld

Seconded by Councillor Tony Gaffan

That operating revenue budget line item 41410 (Investment Income) in the General Administration 2020 Operating Budget be increased by \$50,000.

CARRIED

39-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Kimberly DeYong

That Council approves the 2020 General Administration Operating Budget, with the exception of budget line item #60390 (Donations & Grants), which amount shall be dealt with during Grant Application deliberations.

CARRIED

40-2020

Moved by Councillor Larry Patterson

Seconded by Councillor Thomas Neufeld

That Council approves the Tourism and Economic Development Committee's 2020 Operating Budget, as amended.

CARRIED

41-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Kimberly DeYong

That Administration bring forward more information regarding Capital Budget Line Item GEN-2020-5 to a future meeting for Council deliberation.

CARRIED

42-2020

Moved by Councillor Thomas Neufeld

Seconded by Councillor Laura Lucier

That the 2020 Capital Budget items GEN-2020-1, GEN-2020-2, and GEN-2020-4 be approved.

CARRIED

43-2020

Moved by Councillor Laura Lucier

Seconded by Councillor Tony Gaffan

That the 2020 Capital Budget item GEN-2020-3 be approved.

CARRIED

c. Information Technology

44-2020

Moved by Councillor Laura Lucier

Seconded by Councillor Kimberly DeYong

That the additional cost of licencing '@kingsville.ca' email addresses for all members of Council be included in the 2020 Information Technology Budget.

CARRIED

45-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council approves Information Technology's 2020 Operating Budget.

CARRIED

46-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council approves Information Technology's 2020 Capital Budget line items IT-2019-1, and IT-2020-1 thru IT-2020-10.

Amendment:

47-2020

Moved by Councillor Tony Gaffan

Seconded by Councillor Thomas Neufeld

That the sum of \$4,316 be transferred from the Information Technology Reserve to be applied to the Planning PLL Software capital project, Capital Budget line item IT-2020-5.

CARRIED

Motion as Amended:

46-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council approves Information Technology's 2020 Capital Budget line items IT-2019-1, and IT-2020-1 thru IT-2020-10; And That the sum of \$4,316 be transferred from the Information Technology Reserve to be applied to the Planning PLL Software capital project, Capital Budget line item IT-2020-5.

CARRIED

d. Animal Control

48-2020

Moved by Councillor Larry Patterson

Seconded by Councillor Thomas Neufeld

That Council approves the 2020 Animal Control Operating Budget.

CARRIED

e. Fire

49-2020

Moved by Councillor Laura Lucier

Seconded by Councillor Kimberly DeYong

That Council approves the Fire Department's 2020 Operating Budget and Capital Budget line items FIRE-2020-1 thru FIRE-2020-3.

CARRIED

f. Police

50-2020

Moved by Councillor Larry Patterson
Seconded by Councillor Thomas Neufeld

That Council approves the 2020 Police Operating Budget.

CARRIED

g. Building

51-2020

Moved by Deputy Mayor Gord Queen
Seconded by Councillor Larry Patterson

That Council approves the Building Department's 2020 Operating Budget.

CARRIED

h. Public Works

52-2020

Moved by Councillor Larry Patterson
Seconded by Councillor Laura Lucier

That Council approves the 2020 Public Works Operating Budget.

CARRIED

53-2020

Moved by Councillor Larry Patterson
Seconded by Councillor Laura Lucier

That Council approve Capital Budget line items PW-2019-1 thru PW-2019-6, and PW-2020-1 thru PW-2020-24 from the Public Works' 2020 Capital Budget.

CARRIED

i. Sanitation

54-2020

Moved by Councillor Thomas Neufeld
Seconded by Councillor Larry Patterson

That line item 60370 (Waste Disposal) in the 2020 Sanitation Operating Budget be reduced from \$695,000 to \$690,000.

LOST

55-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Larry Patterson

That the 2020 Sanitation Operating Budget be approved.

CARRIED

j. Cemetery

56-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Tony Gaffan

That the 2020 Cemetery Operating Budget be approved.

CARRIED

n. Fantasy of Lights

57-2020

Moved by Councillor Thomas Neufeld

Seconded by Deputy Mayor Gord Queen

That Line Item 60315 (Maintenance and Upgrades) in the 2020 Fantasy of Lights Operating Budget be increased to \$12,000.

CARRIED

58-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Laura Lucier

That Council approves the 2020 Fantasy of Lights Operating Budget, as amended.

CARRIED

p. Migration Festival

59-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Tony Gaffan

That Council approves the 2020 Migration Festival Operating Budget.

CARRIED

q. Recreation Programs

60-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council approves the 2020 Recreation Programs Operating Budget.

Amendment:

61-2020

Moved by Councillor Kimberly DeYong

Seconded by Councillor Laura Lucier

That in the spring and prior to the events occurring, a financial update be provided to Council.

CARRIED

Motion as Amended:

60-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council approves the 2020 Recreation Programs Operating Budget provided that prior to the events occurring a financial update be provided to Council.

CARRIED

r. Communities in Bloom

Upon brief discussion with the Manager, this item was deferred to the next Budget Meeting.

H. CONFIRMATORY BY-LAW

1. By-law 7-2020

61-2020

Moved by Deputy Mayor Gord Queen

Seconded by Councillor Thomas Neufeld

That Council reads By-law 7-2020, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its January 16, 2020 Special Meeting (Budget #1) a first, second and third and final time.

CARRIED

I. ADJOURNMENT

62-2020

Moved by Councillor Larry Patterson

Seconded by Councillor Laura Lucier

That Council adjourns this Special Meeting of Council (Budget Deliberations #1) at 4:56 p.m.

CARRIED

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo



COMMITTEE MINUTES

KINGSVILLE ACCESSIBILITY ADVISORY COMMITTEE

SEPTEMBER 19, 2019 @ 4:30 P.M.

Committee Room 'A', 2021 Division Road North, Kingsville

A. CALL TO ORDER

Councillor L. Patterson called the Meeting to order at 4:31 p.m. with the following persons in attendance:

MEMBERS OF KINGSVILLE ACCESSIBILITY ADVISORY COMMITTEE:

Councillor L. Patterson
Chris Anson
Andrew Banar
Jackie Barraco
Stephanie Olewski

MEMBER OF ADMINISTRATION: Roberta Baines, Deputy Clerk – Administrative Services

B. DISCLOSURE OF PECUNIARY INTEREST

Chair Patterson 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.

NONE

C. PRESENTATIONS/DELEGATIONS

NONE

D. BUSINESS/CORRESPONDENCE

1. Canada's first federal accessibility legislation receives Royal Assent – article
For information only.

- 10-2019** Moved by Chris Anson, seconded by Jackie Barraco to receive the article on the federal accessibility legislation

CARRIED

2. CLR Interpreting - C. Reaume, sign language interpreter

Members discussed the importance of providing sign language interpreting services and inquired about it being provided at council meetings. Administration stated that future council meetings will be broadcasted and will have the closed captioning feature.

- 11-2019** Moved by Andrew Banar, seconded by Stephanie Olewski to receive the correspondence from C. Reaume of CLR Interpreting

CARRIED

E. MINUTES OF THE PREVIOUS MEETING

1. Kingsville Accessibility Advisory Committee Meeting Minutes —May 9, 2019

- 12-2019** Moved by Chris Anson, seconded by Jackie Barraco to receive the minutes of the Kingsville Accessibility Advisory Committee Meeting dated May 9, 2019

CARRIED

It was noted that there were areas at the Tall ships festival that were not accessible and that signage and fencing could have eliminated that issue. It was stated that the Port contract is currently under review and that further discussion with Parks & Recreation will ensue after that review.

F. NEW AND UNFINISHED BUSINESS

1. **Ministry for Seniors and Accessibility** – Projects webinar September 25, 2019
For information only.
2. **County of Essex** – Accessibility Awareness Walk
This was the second year for the walk and it had a decent turnout. There was a suggestion to attend this event next year as a team to show support. There was

discussion on the location and possible transportation issues for some, as well as methods of advertising used for promoting the event.

3. **Sidewalk discussion**

Members discussed the recent council meeting decision on not installing sidewalks in the Bernath subdivision. Areas of concern noted were safety and accessibility for residents. A suggestion was made to forward a letter to council from the committee outlining concerns.

4. **Ramp at Ridgeview Park in Cottam**

There was discussion on the temporary ramp at the Ridgeview Park pavilion and the need for a permanent solution. Administration stated that a request was made for a permanent ramp to be included as a project for next year's budget.

G. NEXT MEETING DATE

1. The next meeting of the Kingsville Accessibility Advisory Committee shall take place on Thursday December 5, 2019 at 4:30 p.m.

H. ADJOURNMENT

13-2019 Moved by Stephanie Olewski, seconded by Andrew Banar to adjourn this Meeting at 5:01 p.m.

CARRIED

CHAIR, Larry Patterson

**DEPUTY CLERK-ADMINISTRATIVE SERVICES,
Roberta Baines**



MINUTES

**TOURISM AND ECONOMIC DEVELOPMENT COMMITTEE
THURSDAY, OCTOBER 10, 2019 @ 5:30 P.M.
Committee Room 'A', 2021 Division Rd N, Kingsville**

A. CALL TO ORDER

Mayor Santos called the Regular Meeting to order at 5:33 p.m. with the following persons in attendance:

Members:

T. Gaffan
B. Durward
D. Hunt
M. Somerville

Members of Administration:

CAO, P. Van Mierlo-West
Executive Assistant to the Mayor and CAO, T. Hewitt
Tourism Coordinator, N. Cobby
BIA Coordinator, C. Bedal

Regrets:

S. Lowrie
M. Law

B. DISCLOSURE OF PECUNIARY INTEREST

When a member of the Committee has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at this Meeting of the Committee (or that was the subject of consideration at the previous Meeting of the Committee at which the member was not in attendance), the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter. None were reported

C. STAFF REPORTS

1. Project Status Update October – N. Cobby

N. Cobby presented her Project Status Report which included an update about the E.R.C.A Bike Tour and Culture Days as well as upcoming projects/events like the Dress a Decoy contest, Sarnia Fusion and London Food and Wine Tour. She also provided a copy of the ToK Passport.

28-2019 Moved by T. Gaffan, seconded by D. Hunt, to receive the reports.

CARRIED

2. Budget vs. Actuals ending September 30, 2019 - P. Van Mierlo-West

P. Van Mierlo-West provided an update on the Budget vs. Actuals. She stated that the first payment for the RED Grant has been received and informed the committee that one of the billboards will be changing art work.

3. 2020 Draft Budget – P. Van Mierlo-West

P Van Mierlo-West presented the Draft 2020 budget and explained key differences from 2019 including the BR+E Grant and software upgrade for planning. She stated that the Kingsville Economic Development Conference is included in the 2020 budget and said EDAC will be included.

There committee identified additional areas of interest for budgeting including potentially hosting “Bazaar Nights” at Mettawas Park and using the Community Events budget line to incorporate funding for the renting of the Grovedale or Sponsorship opportunities. They discussed printing costs, the value of billboards (or potential location change to improve effectiveness) and use of non-tradition media (like paying to have Kingsville highlighted as a destination on GPS). It was stated that Kingsville is hosting the next two Hockey Championships and the promotions line should increase to ensure enough promo material to accommodate this. There was discussion about holding a Harvest Festival Dinner. It was decided to round the budget up to \$85,000.

4. Tourism Action Plan – P. Van Mierlo-West

P. Van Mierlo-West presented the Draft Tourism Action Plan and requested the committee review and provide feedback. The Organizational Review will guide some of the overall strategies. The next draft will be presented in the November meeting.

D. MINUTES OF THE PREVIOUS MEETING

1. Tourism/Economic Development Committee Meeting Minutes—September 12, 2019

29-2019 Moved by B. Durward, seconded by T. Gaffan to approve the minutes of the Tourism/Economic Development Committee Meeting dated September 12, 2019.

CARRIED

F. NEW AND UNFINISHED BUSINESS

1. Brainstorming Marketing Opportunities – M. Somerville

M. Somerville presented a sample marketing strategy to help focus marketing and messaging for the Town. T. Hewitt will send out an email with the presentation and the committee will discuss next month.

B, Durward left the meeting at 6:57pm.

2. BIA Update – C. Bedal

C. Bedal provided an update on BIA initiatives. She had the opportunity to welcome tourism students from a Windsor highschool and they were very enthusiastic about Kingsville. She stated the 2020 Flower Program agreement is being finalized. She identified the Holiday Decorating theme colours as red and green. BIA dollars are on sale November 7th and she continues to work on the coupon book. The BIA is doing a shopping spree contest on Facebook.

G. NEXT MEETING DATE

1. The next meeting of the Tourism and Economic Development Committee is Thursday, November 14, 2019 at COMMITTEE ROOM A, 2021 DIVISION RD N. @ 5:30 p.m.

H. NON AGENDA ITEMS

P. Van Mierlo-West provided an update on the OMAFRA/Leamington AG/EcDev Conference. T. Hewitt will send the pamphlet to the group. P. Van Mierlo-West stated no volunteers are required.

I. ADJOURNMENT

30-2019 Moved by D. Hunt, seconded by T. Gaffan, to adjourn this Meeting at 7:00 p.m.

CARRIED

CHAIR, Nelson Santos

RECORDING SECRETARY, T. Hewitt

KINGSVILLE BIA
DECEMBER 10, 2019 @ 6:15 P.M.
Carnegie Arts & Visitor Centre, 28 Division St. S, Kingsville

A. CALL TO ORDER

Beth Riddiford called the Meeting to order at 6:15 p.m. with the following Members in attendance:

MEMBERS OF BIA BOARD:

Beth Riddiford
Councillor Tony Gaffan
Councillor Laura Lucier
Heather Brown
Roberta Weston
Jason Martin
Maria Edwards
Trevor Loop
Sarah Trudell
Dave Debergh
Amanda Everaert

MEMBERS OF ADMINISTRATION:

Christina Bedal

Absent:
Izabel Muzzin

Guests:
None

B. DISCLOSURE OF PECUNIARY INTEREST

Beth Riddiford 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. PRESENTATIONS/DELEGATIONS

1. NONE

D. AMENDMENTS TO THE AGENDA

1. NONE

E. ADOPTION OF ACCOUNTS

1. **BIA Accounts** – RE: Budget actuals ending NOVEMBER 2019

BIA-160-2019 Moved by Trevor Loop, seconded by Roberta Weston to receive the accounts ending November 2019

CARRIED

F. STAFF REPORTS

1. CHRISTINA BEDAL PRESENTED HER REPORT- Community support, Committees and meetings; Membership support and interactions; Project updates; Event updates; 2020 AGM planning update, Administrative work update; Welcomes, Facebook Contest, BIA Dollars.
2. TONY GAFFAN PRESENTED HIS REPORT – No parking signs & commercial parking signage, 15 minute parking zone, new stop signs, bus parking guidelines, banner bracket installation, 190 Main St. E. second story, easement agreement, facility rental advertisement, 2020 draft budget. Tony was asked to bring back information regarding catering business at Grovedale.
3. HEATHER BROWN PRESENTED HER REPORT- Santa Dinner was a success and School Program was successful and now completed.

G. BUSINESS/CORRESPONDENCE – ACTION REQUIRED

1. NONE

H. MINUTES OF THE PREVIOUS MEETING

1. Kingsville BIA Meeting Minutes—November 13, 2019

BIA-161-2019 Moved by Roberta Weston, seconded by Heather Brown to receive the minutes of the Kingsville BIA Meeting dated November 13, 2019

CARRIED

I. BUSINESS/CORRESPONDENCE – INFORMATIONAL

1. None

J. NEW AND UNFINISHED BUSINESS

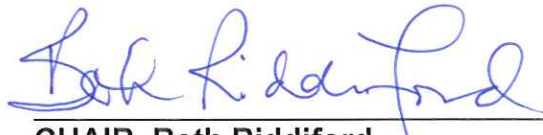
1. FACELIFT GRANT PROGRAM REVIEW FOR 2020 – Coordinator reviewed proposed updates to assist in clarifying the process that the Board was satisfied with. It is to be communicated to the membership to take effect January 2020
2. BIA LEVY FOR 2020 – Coordinator was asked to invite Ryan McLeod to the January meeting to discuss levy options.

K. NEXT MEETING DATE

The next meeting of the Committee will be held on Tuesday, January 14, 2020 at 6:15 PM

L. ADJOURNMENT

The meeting adjourned at 7:09 p.m.


CHAIR, Beth Riddiford


RECORDING SECRETARY,
Christina Bedal



JOINT BOARD OF MANAGEMENT

Wednesday, December 18, 2019
9:00 AM

Unico Community Room

37 Beech Street, Kingsville

MINUTES

Members Present: Mayor MacDonald (Chair); Deputy Mayor Verbeke, Councillors Dunn, Hammond, Jacobs, Wilkinson - Leamington
Mayor Nelson Santos (Vice-Chair); Deputy Mayor Queen,
Councillors DeYong, Neufeld, Patterson - Kingsville
Councillor VanderDoelen - Essex
Councillor Walstedt - Lakeshore

Staff Present: Andy Graf - Essex
Andrew Plancke, Shaun Martinho - Kingsville
Kevin Girard - Lakeshore
Nelson Carvalho - Leamington

OCWA Staff Present: Dale Dillen

Call to Order: 9:01 am

Disclosures of Pecuniary Interest: none

Adoption of Board Minutes:

No. UW-55-19

Moved by: Councillor Dunn

Seconded by: Deputy Mayor Verbeke

That Minutes of the UWSS Joint Board of Management meeting of Wednesday, December 18, 2019 be received.

Carried

Business Arising Out of the Minutes:

There was none.

Report UW/33/19 dated December 13, 2019 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to December 13, 2019

The Manager reviews his report with board members. He notes that the team is still working on completing a number of projects throughout the system.

He notes that Clarifier #2 and #3 have been removed from service for the winter and have been cleaned and inspected. He reminds members that only two (2) clarifiers need to be in service during the winter months.

He provides an update on the SCADA project. He confirms a slight delay and notes that this project and the CO2 project now need to work in conjunction to bring to completion. Both projects need to integrate together and he feels that the delay should be small, with the project being completed by the end of February.

The Manager explains that some of the new SCADA equipment is up and running. The Leamington Water Tower (LWT) and the Kingsville Water Tower (KWT) valve chamber #16 are in operation. The operators at the Ruthven WTP seem to like the screen. He notes that there will be a break over the Christmas holidays but another FAT test is scheduled for early January. There should be no additional charges for the delays.

The Manager reminds members of the Board of the retention of Associated Engineering (AE) for the historical review of the secondary disinfection. The report has been received and will be discussed under a separate cover.

The flows trends continue to move upward and the UWSS is still receiving greenhouse applications.

No. UW-56-19

Moved by: Councillor Patterson

Seconded by: Councillor Walstedt

That report UW/33/19 dated December 13, 2019 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to December 13, 2019 is received.

Carried (UW/33/19)

Report UW/34/19 dated December 12, 2019 re: UWSS Secondary Disinfection Review Report

The Manager discusses his report. He explains that AE was hired to do an evaluation on the secondary disinfection that is used at the Ruthven WTP. He notes that chloramination had been used since 2004, based on recommendations at the time regarding boil water advisories (BWA).

The Manager continues with a historical background for the members of the Board. He explains that that UWSS has used Free Chlorine several times over the past few years,

called a chlorine burn, in order to clean the system. However, this is not a practice recommended too often as it can create issues with the scaling inside the pipes. Therefore, as of June 4th, 2018 the UWSS has been running on free chlorine. The intent was to run free chlorine through a full year to collect water quality data from spring, summer, fall and winter seasons to evaluate free chlorine as compared to chloramination.

The consultants at AE also reviewed all historical data and presented UWSS and Municipal staff members with an evaluation. Their conclusion was that UWSS should return to its original secondary disinfection of free chlorine. The Municipal members reviewed the data and report provided and supported the decision to revert to free chlorine secondary disinfection.

The Manager reviews with members of the Board the process the consultants went through to make their determination, including the data reviewed, the triple bottom line plus risk evaluation, scoring consideration and any possible alternatives. He shows members with the report the consultants provided and explains the process and how the conclusions were reached.

The Manager answers a few questions from members regarding pipe corrosion and what end users can expect. There is a brief discussion on lead sampling and the lead sampling program.

Counillor Walstedt leaves at 9:33.

No. UW-57-19

Moved by: Deputy Mayor Queen

Seconded by: Councillor DeYong

That the Union Water Supply Joint Board of Management (UWSS Board) receives this report for information;

And further, that the UWSS Board endorses the recommendations of the Technical Memorandum prepared by Associated Engineering on "Union Water Supply System Review of Historical Secondary Disinfection Practices" dated November 2019 Report to implement chlorine secondary disinfection on a permanent basis for the entire UWSS supplied distribution system.

Carried (UW34/19)

Report UW/35/19 dated December 13, 2019 re: 2020 UWSS Operations and Capital Budget

The Manager reminds members of the Board of his presentation of the draft budget during the November meeting. He notes that only a few changes have been made since that time. He explains the higher than anticipated flows and has revised a few project numbers. He also explains some of the items that were unexpected in 2019, namely the travel expenses, which were incurred as part of the ongoing SCADA project. He notes that UWSS covered expenses for OCWA staff members to attend several meetings in Etobicoke.

The Manager reviews the rate increase with the members and confirms that he is following the rate structure set out in the approved Water Rate Study, presented to the Board in 2018.

No. UW-58-19

Moved by: Councillor Wilkinson

Seconded by: Councillor Patterson

That the Union Water Supply System Joint Board of Management (UWSS Board) adopts the Draft 2020 Operational and Capital Budget for the Union Water Supply System;

And further, that the UWSS Board adopts an increase of \$0.0261 per cubic metre for the UWSS Wholesale Rate. The new proposed UWSS Wholesale Rate for 2020 would be \$0.6458 per cubic meter.

And further, that the UWSS General Manager be provided the delegated authority to implement the 2020 UWSS Operations & Maintenance Budget and 2020 Capital Program

Carried (UW35/19)

Dates for the Union Water Supply System Joint Board of Management for 2020

The Manager explains that most of the meetings will be held at the Ruthven Water Treatment Plant, unless he feels there will not be enough room to accommodate the number of people attending.

No. UW-59-19

Moved by: Deputy Mayor Verbeke

Seconded by: Councillor VanderDoelen

Carried

Report UW/36/19 dated December 13, 2019 re: Payments from 2019

No. UW-60-19

Moved by: Councillor Jacobs

Seconded by: Councillor Dunn

That report UW/36/19 dated December 13, 2019 re: Payments from November 1 to December 13, 2019 is received.

Carried (UW/36/19)

New Business:

The Chair wishes everyone a very Merry Christmas and thanks UWSS and OCWA staff for all of their work over the past year. Councillor Hammond thanks the recording secretary for the treats.

Adjournment:**No. UW-61-19**

Moved by: Councillor Hammond

Seconded by: Councillor DeYong

That the meeting adjourn at 9:50

Carried

Date of Next Meeting: Wednesday, January 15, 2020, at the Ruthven WTP.

/kmj



The Corporation Of The Township Of Stone Mills

4504 County Road 4, Centreville, Ontario K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com.

December 27, 2019

Honourable Jeff Yurek
Minister of Environment, Conservation and Parks
College Park 5th Flr, 777 Bay St.
Toronto, Ontario
M7A 2J3

minister.mecp@ontario.ca

Honourable Premier Doug Ford
Premier of Ontario
Legislative Building
Queens Park
Toronto On M7A 1A1

premier@ontario.ca

Re: Support Resolution of Conservation Authorities – Township of Stone Mills

Dear Premier Ford and Minister Yurek,

At the December 9, 2019 Stone Mills Township Council meeting, Council passed a resolution in support of the continuation of program support for Conservation Authorities in the Province of Ontario.

A copy of the resolution is attached for your consideration. We kindly request your support and endorsement for the continuance of Conservation Authority Support.

Sincerely,

Bryan Brooks
C.A.O./Clerk
Township of Stone Mills

Cc: MPP Daryl Kramp
MP Derek Sloan
Association of Municipalities on Ontario
Quinte Conservation

All Ontario Municipalities
Cataraqui Conservation Authority



The Corporation Of The Township Of Stone Mills

4504 County Road 4, Centreville, Ontario K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com.

RESOLUTION IN SUPPORT OF CONSERVATION AUTHORITIES

WHEREAS the Township of Stone Mills is committed to planning for and protecting the future sustainability of its resources and environment,

AND WHEREAS the Township of Stone Mills is within the Quinte and Cataraqui Conservation Authority areas,

AND WHEREAS the Province of Ontario is currently reviewing the mandate and operation of conservation authorities and;

AND WHEREAS Conservation Authorities provide essential services to municipalities in their watersheds and

AND WHEREAS smaller municipalities do not have capacity or the financial resource to employ staff with the technical expertise that conservation authorities provide and

WHEREAS development near watercourses can have significant effects both upstream and downstream

THEREFORE BE IT RESOLVED THAT The **Township of Stone Mills** encourages the province to continue to support the principle of planning on a watershed basis in the on-going review and prioritize the allocation of adequate funding to support the core mandate of conservation authorities.

AND THAT this resolution be forwarded to Minister of the Environment, Conservation and Parks, Premier Doug Ford, MPP Daryl Kramp, the Association of Municipalities of Ontario, the Cataraqui and Quinte Conservation Authorities and all Ontario Municipalities.

.....
Township of Stone Mills - 4504 County Road 4, Centreville ON K0K 1N0
Attention: C.A.O./Clerk, 613-378-2475 Ext. 225, bbrooks@stonemills.com

THE CORPORATION OF THE TOWN OF DEEP RIVER

P.O. BOX 400 • 100 DEEP RIVER ROAD • DEEP RIVER, ONTARIO K0J 1P0

Tel: (613) 584-2000 • www.deepriver.ca • Fax: (613) 584-3237



January 8, 2020

Hon. Doug Ford, Premier of Ontario
Queen's Park Legislative Building
1 Queen's Park, Room 281
Toronto Ontario
M7A 1A1

Subject: Premiers to Develop Nuclear Reactor Technology

Dear Honourable Doug Ford,

Please be advised that at the Regular Meeting of Council held October 9th, 2019, Council for the Corporation of the Town of Deep River passed the following resolution:

BE IT RESOLVED THAT the CBC News report entitled "**Group of premiers band together to develop nuclear reactor technology**", be received, and

WHEREAS the Premiers of Ontario, Saskatchewan and New Brunswick have announced their intention to work together on the development of small modular reactors to help their provinces reduce carbon emissions and address the challenges of climate change;

WHEREAS Canada has demonstrated excellence and leadership in the nuclear industry on the world stage for more than 70 years;

WHEREAS the Canadian nuclear industry is one of the safest and most well-regulated energy sectors in the world under the oversight of the Canadian Nuclear Safety Commission;

WHEREAS the citizens of Ontario have enjoyed the benefits of safe, clean, low-carbon energy produced by Ontario's nuclear industry for over 50 years;

WHEREAS small modular reactors have the potential to provide municipalities, especially rural and northern municipalities, with an innovative technology that provides a safe, low-carbon alternative to meet energy demands; therefore,


BE IT RESOLVED the Town of Deep River write to the Premiers of Ontario, Saskatchewan and New Brunswick to express support for their decision to work together on the development of small modular reactor technology as a safe, low-carbon energy option;

THAT the Town of Deep River write to the Prime Minister of Canada, Minister of Natural Resources, and the remaining provincial premiers asking that they support investment in the research and development of small modular reactor technology as an innovative, safe, low-carbon energy option; and

THAT this resolution be circulated to all upper and lower-tier municipalities in Ontario, and the Federation of Canadian Municipalities, for their consideration.

CARRIED

Thank you and please contact the writer should you have any additional questions.
Kindest regards,



Bethany McMahon, Administrative Assistant
Town of Deep River

cc: Hon. Scott Moe, Premier of Saskatchewan
Hon. Blaine Higgs, Premier of New Brunswick
Hon. Stephen McNeil, Premier of Nova Scotia
Hon. Brian Pallister, Premier of Manitoba
Hon. John Horgan, British Columbia
Hon. Dennis King, Premier of Prince Edward Island
Hon. Jason Kenney, Premier of Alberta
Hon. Dwight Ball, Premier of Newfoundland and Labrador
Hon. Francois, Premier of Quebec
Hon. Caroline Cochrane, Premier of Northwest Territories
Hon. Sandy Silver, Premier of Yukon
Hon. Joe Savikataaq, Premier of Nunavut
Hon. Justin Trudeau, Premier of Canada
Hon. Seamus O'Regan of Natural Resources
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)
All Upper and Lower Tier- Municipalities

CITY OF QUINTE WEST

*Office of the Mayor
Jim Harrison*



**P.O. Box 490
Trenton, Ontario, K8V 5R6**

**TEL: (613) 392-2841
FAX: (613) 392-5608**

January 15, 2020

Mr. Jamie McGarvey, President
Association of Municipalities of Ontario
200 University Ave., Suite 801
Toronto, Ontario M5H 3C6

RE: Resolution – Conservation Authorities

Dear Mr. Jamie McGarvey:

This letter will serve to advise that at a meeting of City of Quinte West Council held on January 13, 2020 Council passed the following resolution:

Moved by Cassidy
Seconded by Alyea

Whereas the City of Quinte West has been well served by both the Lower Trent Conservation Authority and the Quinte Conservation Authority and

Whereas we have working service agreements with both Authorities and

Whereas we value the efforts of the Conservation Authorities to monitor floods, to manage source water protection and to ensure the integrity of the watersheds within our municipality and conserve our natural environment and

Whereas the current Provincial government is reviewing the mandate and potential funding to Conservation Authorities

Be it resolved that the City of Quinte West requests that the Provincial Government improve their funding of Conservation Authorities to provide a more stable funding base that would prevent any downloading of costs to municipalities

And further that the Provincial Government will maintain and not diminish the core mandate of Conservation Authorities

And further that we forward this motion to the Minister of Environment, Conservation and Parks, the Minister of Natural Resources, the Premier, the Leaders of all opposition parties, all of our local municipal partners, and AMO to seek their support and concurrence. **Carried**

We trust that you will give favourable consideration to this request.

Sincerely,

CITY OF QUINTE WEST

A handwritten signature in black ink, appearing to read "Jim Harrison". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jim Harrison
Mayor



COUNCIL RESOLUTION



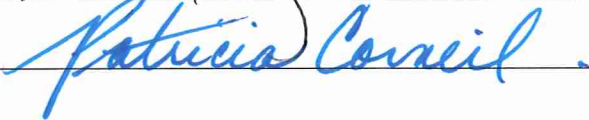
Res: 2020.01. 23

Wednesday, January 15, 2020

Moved by:



Seconded by:



THAT Conservation Authorities have been protecting people and conserving and restoring watersheds with local communities for over 50 years; and

THAT Municipalities must work together to ensure resilient and healthy watersheds for residents; and

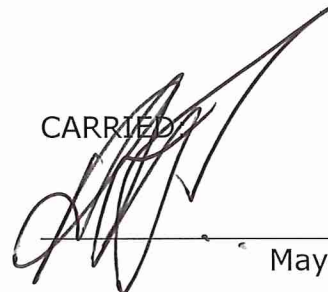
THAT Conservation Authorities will be important partners in concrete and cost-effective initiatives to address climate change.

THEREFORE IT BE RESOLVED THAT the Council of the Municipality of Dutton Dunwich supports the important role Conservation Authorities provide to local communities in delivering watershed management programs

AND THAT this resolution be circulated to all upper and lower-tier municipalities, Conservation Authorities and the Provincial Government (Minister of Environment, Conservation and Parks) in Ontario

<u>Recorded Vote</u>	<u>Yeas</u>	<u>Nays</u>
P. Corneil	_____	_____
A. Drouillard	_____	_____
K. Loveland	_____	_____
M. Hentz	_____	_____
B. Purcell – Mayor	_____	_____

CARRIED:



Mayor

DEFEATED:

Mayor

Subject: FW: From the Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs

----- Original message -----

From: Minister OMAFRA <minister.omafra@ontario.ca>

Date: 2020-01-20 11:45 AM (GMT-05:00)

To: Peggy Van Mierlo-West <pvmwest@kingsville.ca>

Subject: From the Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs

Ministry of Agriculture,
Food and Rural Affairs

Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales

Office of the Minister

Bureau du ministre

77 Grenville Street, 11th Floor

77, rue Grenville, 11^e étage



This communication is in both English and French. The French-language message can be found immediately after the English-language message.

La présente communication est en anglais et en français. Le message en français se trouve immédiatement après la version anglaise.

January 20, 2020

Dear Ms. Van Mierlo-West:

I am pleased to announce the next application intake for the Rural Economic Development (RED) program will be from January 20 to February 24, 2020. You can find all program information, including how to apply, on my ministry's website at ontario.ca/REDprogram.

In July 2019, we announced the revitalized RED program. Our updates put the focus on outcome-based projects that will have tangible benefits for Ontario's rural and Indigenous communities. The updates to the RED program better align with our government's priorities to remove barriers to investment, open doors to rural economic development and create good jobs across the province.

The program now has two project categories:

- The Strategic Economic Infrastructure stream provides up to 30 per cent in cost-shared funding for minor capital projects that advance economic development and investment opportunities.
- The Economic Diversification and Competitiveness stream provides up to 50 per cent in cost-shared funding for projects that remove barriers to business and job growth, attract investment, attract or retain a skilled

- The Economic Diversification and Competitiveness stream provides up to 50 per cent in cost-shared funding for projects that remove barriers to business and job growth, attract investment, attract or retain a skilled workforce, strengthen sector and regional partnerships and diversify regional economies.

Our government is committed to supporting economic growth in rural communities and ensuring Ontario is open for business.

I encourage you to take advantage of this funding opportunity and submit an application for your economic development project. Together, we can ensure Ontario's communities thrive.

Sincerely,

Original signed by

Ernie Hardeman
Minister of Agriculture, Food and Rural Affairs

Le 20 janvier 2020

Madame Van Mierlo-West,

J'ai le plaisir d'annoncer que la prochaine période de réception des demandes dans le cadre du Programme de développement économique des collectivités rurales (DECOR) se déroulera du 20 janvier au 24 février 2020. Tous les renseignements sur le Programme DECOR, dont la marche à suivre pour présenter une demande, se trouvent au site Web de mon ministère à l'adresse www.ontario.ca/fr/page/programme-de-developpement-economique-des-collectivites-rurales.

Nous avons annoncé, en juillet 2019, la version actualisée du Programme DECOR. Nous avons actualisé le Programme DECOR pour mettre l'accent sur les projets axés sur les résultats – ceux qui apportent des avantages concrets aux collectivités rurales et autochtones de l'Ontario. La version actualisée du Programme DECOR correspond mieux aux priorités de notre gouvernement, lesquelles consistent à éliminer les obstacles aux investissements, à favoriser le développement économique rural et à créer de bons emplois partout dans la province.

Le Programme DECOR comporte désormais deux catégories de projets:

- Le volet Infrastructure économique stratégique, qui apporte une aide financière à frais partagés représentant jusqu'à 30 p. 100 du coût des petits projets d'immobilisation visant à favoriser le développement économique et les possibilités d'investissement.

- Le volet Diversification économique et compétitivité, qui apporte une aide financière à frais partagés représentant jusqu'à 50 p. 100 du coût des projets visant à supprimer des obstacles à la croissance des entreprises et à la création d'emplois, à attirer des investissements, à attirer ou à maintenir en poste une main-d'œuvre qualifiée, à renforcer les partenariats sectoriels et régionaux, et à diversifier les économies régionales.

Notre gouvernement est déterminé à favoriser la croissance économique des collectivités rurales et à rendre l'Ontario ouvert aux affaires.

Je vous encourage à profiter de cette possibilité d'aide financière et à présenter une demande pour votre projet de développement économique. En unissant nos efforts, nous pourrions assurer la prospérité des collectivités de l'Ontario.

Veuillez agréer, Madame, l'expression de mes sentiments les meilleurs.

Le ministre de l'Agriculture, de l'Alimentation et des Affaires rurales,

Original signé par

Ernie Hardeman



Good things grow in Ontario
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2
Bureau principal du ministère: 1 Stone Road West, Guelph (Ontario) N1G 4Y2



28 Pulford Street, Kingsville, Ontario N9Y 1B4

January 21, 2020

Report to Council
The Corporation of The Town of Kingsville
2021 Division Street North
Kingsville, Ontario

Subject: The Annual Meeting of the ROMA (Rural Ontario Municipal Association) Conference
January 19-21, 2020 Held at Toronto

This conference was well attended by from many Essex County towns. I noted Council people from Tecumseh, LaSalle, Lakeshore, Leamington, Pelee Island as well as our own community.

This Conference is both a learning opportunity, and a chance to speak one on one with many of the Ministers and their staff.

Topics of Learning and Discussion included more topics than anyone could attend. Delegates pick from topic offerings, as well as gather for the Main Speakers such as Mr. Ford and the other leaders.

During Mr. Ford's speech several funding announcements were made.

He highlighted some grants success stories.

In the Past the residents did not have a voice.

GOVERNMENT works for all and includes rural Ontario.

Created more jobs.

Can apply for ½ cost to create new jobs

Low unemployment now in the province.

One town used the modernization funds to set up a program that allows users to book ice time and recreation online.

Some other towns are working together on joint projects such as IT.

Another Slide noted the business program changes to reduce red tape.

Government welcomes input a suggestion on many topics.

Latter in the Conference during a Question and Answer with many Ministers, a delegate asked about the 92 reports were going to be eliminated for towns to be filed annually. Response was that the list includes many, and the list is yet to be released.



Minister Elliott highlighted changes in the Health sector. Building on the good works of the past but acknowledging that quick access to medical files is needed for all providing service. From the EMS staff to the receiving hospital. The bill to change this is being prepared. It was suggested by a one that the scope of Services and aid at Senior Homes be Changed with Staffing and training to allow treatment for such things as dehydration and IVs.

The Conference also noted the Changing roles of Health Units. Example Some Health Units provide Septic System Inspection. Other Units do not. It was noted that an effort is being made to develop a list of best practices.

Doctors

The need for Doctors is high in many areas.

With the ever-changing health section, community input was noted as important.

Health within the Community, and education may assist if less calls to 911, enabling the limited Drs and Hospitals to deal with true emergencies.

Virtual Health Care allows video technology to connect with Doctors.

EMS

As EMS services are studied, it was noted that any reduction of EMS services should not be at a cost or adverse effect to our local volunteer fire services.

Water Testing

Several of the Communities in the North have halls and community buildings on well water. Years ago, the province did the water test a no charge. Of late the testing must be done by other firms (far away) at rising costs (\$75 & going up). It was suggested that the Province Consider Providing Testing or some funding for the Non-Profit or Volunteer run Community Halls.

Access

The Community Halls in remote areas have Accessibility Problems. Question asked about support with funding to support such programs. The response was not clear. The value of Seniors was noted and the fact that they wanted to provide things for them to do.

Broadband Access has been noted as important. The SWIFT model was

Highlighted as a great Example. Lambton was successful in moving forward under this government supported program.

Farms and the new revisions to the No Trespass Bill # 156 were discussed. The intent to ensure all our Farmers can be safe as well as their Farm animals in transit. The Minister responsible asked for support from all his fellow Ministers in attendance when it is voted on the legislature.

MPAC is 20 years old. A review noted 700 less Farms now.

25 percent increase in the number of properties.

70,000 new property last year for assessment

When the assessment notes this year seek to be clearer that they are not tax notices

The new notices also will attempt to show how one can make a request for review easier with online application.

The Minister Steve Clark Minister of Municipal Affairs and Housing.

It was noted an updated PPS supports easier expansion of Urban areas. Change is underway.

Government is cutting red tape.

Building Code Changes. One Panel of experts noted that the Building Code is changing. It will include or look more like the national building code in the future.

Housing

The CAO of Bluewater noted that they are addressing the issue of Short-term Accommodations are being addressed with Licensing. Over 300 sites are complying. The others are being followed up. This includes B&Bs as one example. The need for clear Official Plans and Zoning was noted.

Affordable Housing in Bluewater was discussed.

A lot of costs about 400 K

A House costs about 700K

For affordable housing, it was noted best to buy the land and provide affordable rent.

Tree Bylaw

Should better be referenced as a Forest Conservation Bylaw. A local Conservation authority has assisted in other areas. (Huron County Example)

Conservation Authorities

The Province is attempting to clarify the roles of Conservation Authorities. Local Towns may be asked to sign agreements regarding services provided. Changes may occur in coming months. Question was asked if the same agreement will be used by all, or unique. No answer as of this date.

Smart Serve

The Ontario Smart Serve Program is being updated. During the conference it was noted we will require a new test after the update includes the effects of Cannabis.

Human Trafficking

This topic noted it is not a problem for cities, but includes all areas of the Province including the Rural Towns and Townships. Ages range from 11 years and up.

It was suggested that AMO and All encourage a greater learning on the subject, including our local schools and trustees.

SECURITY

The USE OF computers and PHONES SHOULD BE LIMITED TO THE ONES PROVIDED BY THE Towns. It was noted that not just the information may be required but could include providing the actual units for investigation. (Aird Law Firm)

The Leader of the NDP noted she missed seeing SANTA (Mr. Ford) earlier in the day.

The Leader of the Green Party noted that the members of all Parties need to work together to advance the work needed for all the residents.

As a Community we did have the opportunity to meet with representatives of Education and Finance. In each case we were able to highlight the town, as well as challenges and opportunities.

Gord Queen

These notes are my own rough notes.

Others in attendance may have attended discussion topics.

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, for the purpose of greenhouse development and supplementary to Section 3.10.28, means any non-accessory or off-site residential use, natural heritage feature, as defined in Provincial Policy Statement, institutional use, park land or active recreational facilities.

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 facility:

- 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 facility:

- 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
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE
BY-LAW 3 - 2020

**Being a By-law to amend By-law 21-2005 as amended, being a
By-law to Regulate Traffic and Parking on Highways
within the Town of Kingsville**

WHEREAS By-law 21-2005, as amended, is a by-law to regulate traffic and parking on highways within the Town of Kingsville;

AND WHEREAS pursuant to Section 27 of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the “*Act*”) as amended, by-laws may be passed by councils of municipalities to regulate traffic and parking in respect to highways within their jurisdiction;

AND WHEREAS pursuant to *the Highway Traffic Act, R.S.O. 1990*, c. H.8, as amended, By-laws may be passed by councils of municipalities regulating traffic on highways that are not inconsistent with the Highway Traffic Act;

AND WHEREAS By-law 21-2005, as amended, contains consecutively numbered Schedules forming part of it;

AND WHEREAS it is necessary from time to time to amend By-law 21-2005, as amended, including the Schedules thereto.

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

1. **THAT** Schedule 3 ‘**NO PARKING**’ to By-law 21-2005, as amended, is hereby amended by adding the following:

<u>COLUMN 1</u> <u>HIGHWAY</u>	<u>COLUMN 2</u> <u>SIDE</u>	<u>COLUMN 3</u> <u>FROM, TO</u>	<u>COLUMN 4</u> <u>PROHIBITED</u> <u>TIMES OF DAY</u>
99. Santos Drive	Both Sides	From Main St. E and heading south for a distance of 15 metres	Anytime
100. Division St. S.	East side	From Herrington St to the first intersection with Lakeside Cres.	Anytime
101. Division St. S.	West side	For a distance of 15 metres from the intersection of Park Street	Anytime
102. Lansdowne Ave	East side	From Erie St to Park St	Anytime
103. Lansdowne Ave	West side	For a distance of 15 metres from the intersection of Park St.	Anytime
104. Lansdowne Ave	West side	For a distance of 3 metres from the driveway access of 270 Lansdowne Ave	Anytime

2. **THAT** Schedule 4 ‘**PARKING FOR RESTRICTED PERIODS**’ to By-law 21-2005, as amended, is hereby amended by adding the following:

<u>COLUMN 1 HIGHWAY</u>	<u>COLUMN 2 SIDE</u>	<u>COLUMN 3 BETWEEN</u>	<u>COLUMN 4 HOURS</u>	<u>COLUMN 5 MAXIMUM PERIOD</u>
8. Hillview Crescent	North Side	23 metre zone adjacent to 10 Hillview building entrance	Anytime	Fifteen (15) minutes

3. **THAT** Schedule 12 ‘**STOP SIGNS**’ to By-law 21-2005, as amended, is hereby amended by adding the following:

<u>COLUMN 1 INTERSECTION</u>	<u>COLUMN 2 FACING TRAFFIC</u>
Cameron Sideroad & North Talbot Road	Southbound

4. **THAT** Section 14.(5) ‘**Parking Restrictions and Prohibitions on Certain Highways**’ be amended to remove the words “a bus” and to amend to read as follows:

14.(5) No person shall park commercial/personal trailers, boats or recreational vehicles on any highway overnight and not more than five (5) hours during the day.

5. **THAT** Section 14 ‘**Parking Restrictions and Prohibitions on Certain Highways**’ be further amended to add the following Section 14.(6):

14.(6) Parking of buses on any highway shall only be permitted from 9:00 a.m. to 3:00 p.m., Monday thru Friday, from September 1st to July 1st each year.

6. **THAT** Schedule 18 ‘**COMMERCIAL LOADING ZONES**’ to By-law 21-2005, as amended, is hereby amended by adding a new commercial loading zone as follows:

<u>COLUMN 1 HIGHWAY</u>	<u>COLUMN 2 SIDE</u>	<u>COLUMN 3 BETWEEN</u>	<u>COLUMN 4 HOURS</u>
5. Lansdowne Ave.	East Side	Adjacent to 279 Lansdowne Ave.	Anytime

7. 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 27th DAY OF JANUARY, 2020.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 4-2020

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:

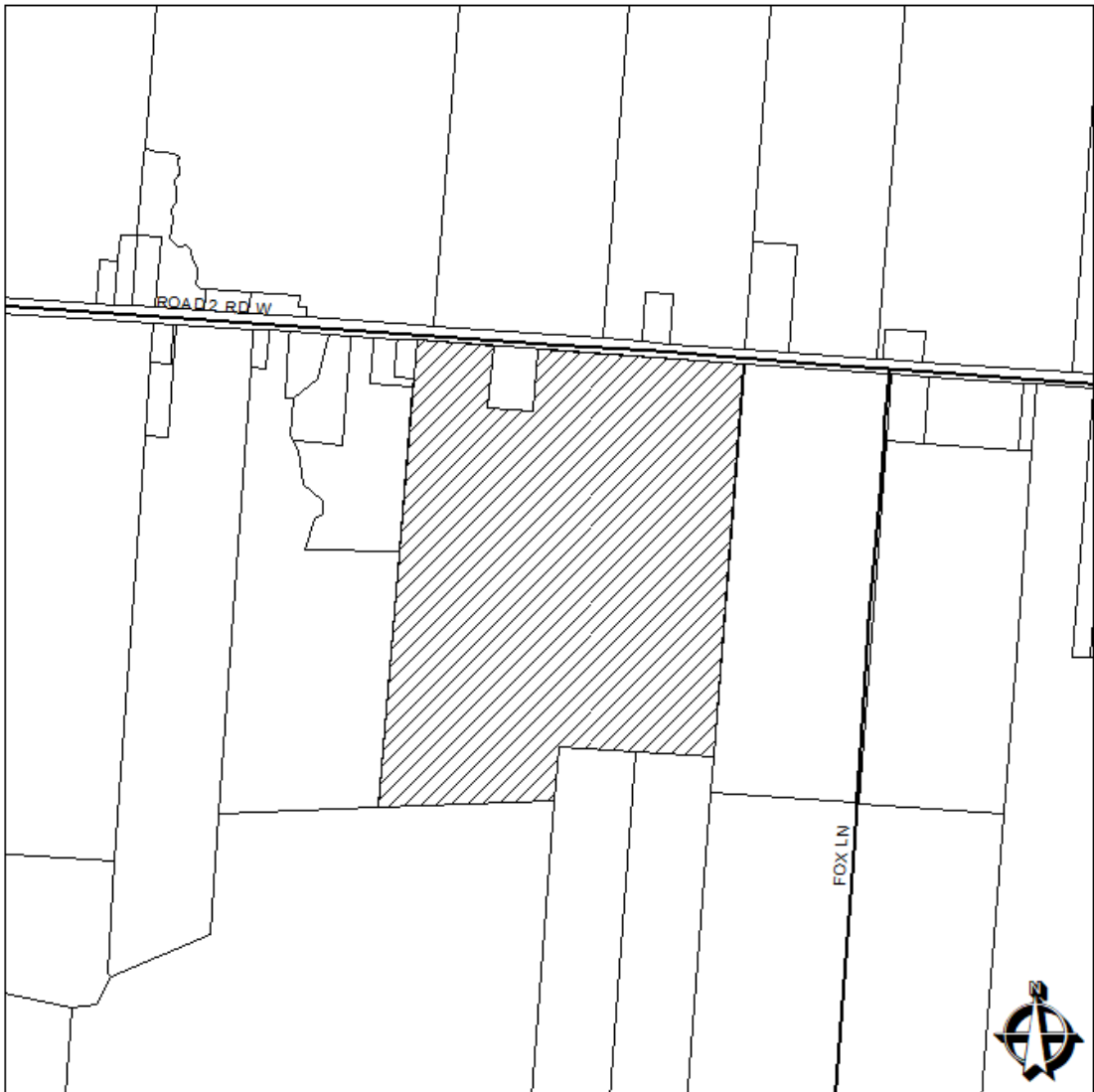
1. Schedule "A", Map 57 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 23.35 ha (57.7 ac.) portion of land, known municipally as 411 Road 2 West, in Part of Lot 7, Concession 1, WD, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.
2. 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
27th DAY OF JANUARY, 2020.**

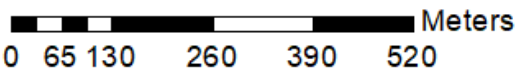
MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

Schedule A



411 ROAD 2 WEST
PART OF LOT 7, CONCESSION 1, WD
ZBA/25/19



 Schedule "A", Map 57 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 (A1)' to 'Agriculture - Restricted (A2)'.

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 8 - 2020

**Being a By-law authorizing the entering into of an
Agreement with South Shore Contracting of Essex County Inc. for
the repair and improvement of the Esseltine Drain;
Contract No. 19-112
(R. C . Spencer Associates Inc. Project No.: 19-900)**

WHEREAS Section 9 of the *Municipal Act, 2001*, S.O. c. 25 confers natural person powers on municipalities which include the power to enter into agreements with individuals and corporations;

AND WHEREAS The Corporation of the Town of Kingsville (the "Town") deems it expedient for the Town to enter into an Agreement with South Shore Contracting of Essex County Inc. for the repair and improvement of the Esseltine Drain (R. C . Spencer Associates Inc. Project No.: 19-900).

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

1. **THAT** the Town enters into and executes with South Shore Contracting of Essex County Inc. an Agreement attached hereto as Schedule "A" and forming part of this By-law.
2. **THAT** the Mayor and Clerk are hereby authorized and directed on behalf of the Town to execute the Agreement attached as Schedule "A".
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
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

AGREEMENT

FOR

**REPAIR AND IMPROVEMENT OF THE ESSELTINE DRAIN
CONTRACT NO. 19-112**

THIS AGREEMENT made (in triplicate) this 9th day of December 2019 A.D.

BETWEEN:

THE CORPORATION OF THE TOWN OF KINGSVILLE
hereinafter called the "OWNER"

Of the First Part;

- and -

SOUTH SHORE CONTRACTING OF ESSEX COUNTY INC.
hereinafter called the "CONTRACTOR"

Of the Second Part.

WHEREAS the tender of the Contractor respecting the construction work, hereinafter referred to and described, was accepted by The Corporation of the Town of Kingsville on the 2nd day of December, 2019.

THEREFORE, THIS AGREEMENT WITNESSETH that the consideration of the premises and the covenants hereinafter contained, the Parties hereto agree as follows:

1. The Contractor hereby covenants and agrees to provide and supply at its expense, all and every kind of labour, machinery, equipment and materials for and to undertake and complete in strict accordance with its tender dated the 11th day of October, 2019 and the contract documents, including the general conditions of the contract, the plans and drawings and specifications all of which said documents are annexed hereto and form part of this agreement to the same extent as if fully embodied herein, for the

REPAIR AND IMPROVEMENT OF THE ESSELTINE DRAIN

and for the price or sum of

Four Million Seven Hundred Eight Thousand Six Hundred Fifty-Five Dollars and Zero Cents

(Excluding all Taxes) \$ 4,708,655.00

2. The Contractor further covenants and agrees to undertake and complete the said work in a proper workmanlike manner to the entire satisfaction of the Owner within the period of time specified in the said tender.

3. The Contractor further covenants and agrees that it will at all times indemnify and save harmless the Owner, its officers, servants and agents, from and against all loss or damage, and from and against all actions, suits, claims and demands whatsoever which may be made or brought against the Owner, its officers, servants and agents by reason or in consequence of the execution and performance or maintenance of the said work by the Contractor, its servants, agents or employees.

4. The Contractor further covenants and agrees to furnish in accordance with the above specifications a Performance and Maintenance Bond and a Labour and Material Payment Bond each in the amount equivalent as specified in Section 2, Item #8.0 in such form and issued by such surety as may be approved by the Owner, guaranteeing the faithful performance of the said work, in accordance with the terms of this agreement.

5. It is understood and agreed that the Contractor will not commence or proceed with the construction work herein before described or any part thereof, unless and until the Contractor has been instructed in writing so to do.

6. The Owner hereby covenants and agrees that if the said work shall be duly and properly executed and materials provided as aforesaid, and if the Contractor shall carry out, perform and observe all of the requirements and conditions of this agreement, the Owner will pay to the Contractor the contract price herein set forth in its tender, such payment or payments to be made in accordance with the provisions of the general conditions of the contract referred to above.

7. This agreement and everything herein contained shall ensure to the benefit of and be binding upon the Parties hereto, their successors and assigns, respectively.

MS19-112 - Repair and Improvement of the Esseltine Drain

Opening Date: September 9, 2019 8:30 AM

Closing Date: October 11, 2019 11:00 AM

Vendor Details

Company Name: South Shore Contracting of Essex County Inc.
1511 County Rd 20
Address: Amherstburg, On N9V 2Y8
Contact: Jeff Malott
Email: jmalott@sscessex.com
Phone: 519-996-1173
HST#: 716004122RT0001

Submission Details

Created On: Thursday October 10, 2019 12:27:58
Submitted On: Friday October 11, 2019 10:49:07
Submitted By: Jeff Malott
Email: jmalott@sscessex.com
Transaction #: 505eb80d-52f2-4e6c-a8e6-5eb705bae22d
Submitter's IP Address: 24.138.190.103

Schedule of Prices

The Bidder hereby Bids and offers to enter into the Contract referred to and to supply and do all or any part of the Work which is set out or called for in this Bid, at the unit prices, and/or lump sums, hereinafter stated. HST is additional. In lawful money of Canada.

The first table is a Summary Table which provides your Sub-Total for each pricing table and also indicates whether or not the table is mandatory or not. Asterisk's within the table denotes a "MANDATORY" line item.

If the line item and/or table is "NON-MANDATORY" and you are not bidding on it, leave the table and/or line item blank. Do not enter a \$0.00 dollar value unless you are prepared to provide the line item at zero dollars to the Owner.

If a table is "NON-MANDATORY" and you are bidding on it, you must bid on all line items with an asterisk.

If there are multiple tables, you must click the "EDIT PRICING" button inside the Summary Table to display the applicable Pricing Table that you wish to bid on.

Part A-Natural Watercourse South of County Road 20, Stations 0+000 to 0+520

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
1	SP1, 4, 6, 14, 22, 44	Establish permanent access to the site using Scott Shilson lands at Station 0+280 a) Topsoil stripping and stockpile as directed.	S.M.	400	\$6.0000	\$ 2,400.00	*
		b) Spade and relocate existing ornamental trees at a location specified by the landowner.	Each	3	\$1,000.0000	\$ 3,000.00	*
		c) Supply labour and equipment to excavate for and dispose of surplus native material required for access excavation.	C.M.	150	\$25.0000	\$ 3,750.00	*
		d) Supply and place 100mm of asphalt (50mm HL3 on 50mm HL4) on 450mm thick granular 'A' for 3.0m wide access from Whitewood Road to ravine limit.	S.M.	90	\$140.0000	\$ 12,600.00	*
		e) Supply and place 100mm of asphalt (50mm HL3 on 50mm HL4) on 300mm thick granular 'A' on 300mm thick granular 'B' Type II for 3.0m wide access from ravine limit to Esseltine Drain.	S.M.	135	\$150.0000	\$ 20,250.00	*
		f) Upon completion, remove existing asphalt and supply and place 100mm of new asphalt (50mm HL3 on 50mm HL4) over existing granular base.	S.M.	225	\$85.0000	\$ 19,125.00	*
		g) Use topsoil from stockpile to provide topsoil and seed restoration as required.	S.M.	200	\$10.0000	\$ 2,000.00	*
2	SP1, 22, 23	Establish temporary access to site using Anna's Flowers lands, Station 0+050 to 0+150. Provide, place and compact clay at southwest end of greenhouse in ravine area at approximately Station 0+050 to 0+150 to provide descending access to work area. See approximate access route location #2 on Sheet 45 of the drawings.	L.S.	1	\$50,000.0000	\$ 50,000.00	*
3	SP1, 22, 38	Establish access to site by providing the Maintenance Corridor, Station 0+000 to 0+520. Strip, salvage topsoil (if material is suitable) and grade the clay level for the temporary 5.0 metre wide access corridor along the east top of bank (as shown on Sheet 45) to allow for truck access during construction.	L.M.	520	\$25.0000	\$ 13,000.00	*
4	SP22	Supply and install permanent lockable lift bar and "DO NOT ENTER PRIVATE PROPERTY" sign as a barricade for site access points.	Each	2	\$4,000.0000	\$ 8,000.00	*
5	SP1, 3; OPSS 510, 801	Close cut clearing (stump remains) required from Stations 0+000 to 0+520 a) Removal and disposal of deadfalls, dead trees, being anything broken, lying down on ground, along bottom and banks of the drain as required.	L.S.	1	\$30,000.0000	\$ 30,000.00	*

		b) Close cut removal of selected trees. Contractor shall meet with the Land Owner, if the Land Owner would like to salvage the timber, the Contractor shall cut the tree into 16" sections and store on the Landowner's property. Otherwise, the Contractor shall dispose of the tree off-site. Tree Mulch from tree removal to be disposed of off-site. Contractor shall conduct his operations in conjunction with the Tree Evaluation Program with regards to tree removal recommendations. i) Less than 250mm diameter.	Each	111	\$400.0000	\$ 44,400.00	*
		ii) Greater than 250mm diameter.	Each	117	\$600.0000	\$ 70,200.00	*
		c) Provide protection for Tulip Trees as required and maintain construction access around tree.	Each	5	\$100.0000	\$ 500.00	*
		d) Provide protection for Kentucky Coffee Tree at approximately Station 0+375 and maintain construction access around tree.	Each	1	\$100.0000	\$ 100.00	*
6	SP44	Supply and install replacement trees in conjunction with the Tree Evaluation Program with regards to species composition. a) 50mm caliper, wire basket condition landscape tree.	Each	65	\$350.0000	\$ 22,750.00	*
		b) 70mm caliper, wire basket condition landscape tree.	Each	72	\$500.0000	\$ 36,000.00	*
7	OPSS 510, 511	Excavate, remove and salvage existing precast concrete headwall blocks (approximately 30) at Station 0+230. Contractor to haul concrete blocks to Station 0+000 to be used as shore protection.	L.S.	1	\$5,000.0000	\$ 5,000.00	*
8	OPSS 402, 407, 421	Supply and install new manhole and outlet at Station 0+220 (east bank): a) 1500mm diameter manhole concrete structure connected to active outlet pipes, approximately 4.3m high, flat top with MSU Type M Aluminum Access Hatch. Price to include cutting existing pipes and excavation of soil material to accommodate concrete structure.	L.S.	1	\$20,000.0000	\$ 20,000.00	*
		b) Supply and install new 750mm diameter DuroMaxx outlet pipe.	L.M.	8.5	\$700.0000	\$ 5,950.00	*
9	SP1, 6, 11, 14, 19, 45, OPSS 422, 902	Supply and install new 3000mm x 2400mm concrete box culvert with south end at Station 0+280 as per details on Sheet 46: a) Remove and dispose of existing Tulip Tree root ball.	Each	1	\$300.0000	\$ 300.00	*
		b) Supply to site 3000mm x 2400mm Precast Concrete Box Culvert. Contractor must request a modified design to account for the cover less than 0.6m. Precast unit and modified design by M CON Products Inc. or approved equivalent.	L.M.	10	\$7,500.0000	\$ 75,000.00	*
		c) Supply to site 750 x 750 x 1500mm precast concrete blocks for headwall including bench block at top course to create a curb as shown on detail drawings. Price to include 150mm thick 3/4" clear stone bedding. Precast concrete blocks by Underground Specialties or approved equivalent.	L.M.	18	\$1,000.0000	\$ 18,000.00	*
		d) Supply labour and equipment to excavate for and install specified box culvert sections and headwalls including all drain excavation, disposal of surplus material and all drain bank and road restoration and bank seeding & mulching.	L.S.	1	\$55,000.0000	\$ 55,000.00	*
		e) Supply and place imported clay to fill the existing drain as shown on the detail drawings.	C.M.	300	\$25.0000	\$ 7,500.00	*
		f) Supply and install all granular 'B' Type II material for bedding and backfill to road sub-grade.	Tonne	300	\$30.0000	\$ 9,000.00	*
		g) Supply and install 150mm thick granular 'A' material for road base up to the height of the curb.	Tonne	70	\$30.0000	\$ 2,100.00	*
		h) Supply and install Waterproofing Membrane (Per OPSS 3370.100) and Protection Board to cover the top of the entire culvert and wrap over 0.3m onto the east and west side of the box culvert.	S.M.	42	\$120.0000	\$ 5,040.00	*
		i) Supply and install guide rail system using steel beam and wooden post assembly (Per OPSS 912.140) including steel base plates (Per OPSS 912.105) anchored to the culvert (watertight) as shown on detail drawings.	L.M.	96	\$220.0000	\$ 21,120.00	*

10	SP40; OPSS 410	Supply and install water control pipe Station 0+000 to 0+500, 600mm diameter Boss 2000 pipe for low-flow water control during construction. Price to include 3/4" clear stone bedding, Terrafix 270R filter fabric surrounding bedding excavation and preliminary access as required.	L.M.	500	\$300.0000	\$ 150,000.00	*
11	OPSS 402, 407	Supply and install 1200mm diameter concrete manhole structure at Station 0+500 equipped with frame and grate cover (temporary) installed at the existing bottom of drain. Price to include connection to the 600mm diameter HDPE water control pipe. When the drain is filled with clay to final grade, the Contractor shall install proper manhole riser sections to finished grade and install watertight manhole frame and cover set flush with the cable concrete. Watertight frame and cover to be Lifespan System by Hamilton Kent or approved equivalent.	L.S.	1	\$7,500.0000	\$ 7,500.00	*
12	SP40	Maintenance/diversion of existing Esseltine Drain water flows to allow for proper installation during all pipe installations and cable concrete installation.	L.S.	1	\$150,000.0000	\$ 150,000.00	*
13	OPSS 405	Excavate for, supply and install 150mm diameter PVC rigid perforated drainage pipe wrapped in filter fabric (Terrafix 270R or approved equal) directly beneath the invert of the cable concrete. Price to include a minimum 300mm x 300mm surrounding 3/4" clear stone bedding.	L.M.	520	\$40.0000	\$ 20,800.00	*
14	OPSS 410	Supply and install residential drain connections. Each being approximately 40 metres of 150mm diameter PVC pipe with wye and PVC riser at every property, connected to 600mm diameter low-flow water control pipe.	Each	17	\$3,500.0000	\$ 59,500.00	*
15	SP19, 38, 47	Final grading of side slopes prior to the placement of the cable concrete mats.	L.M.	520	\$30.0000	\$ 15,600.00	*
16	SP19, 38, 39	Supply and Install cable concrete from Station 0+000 to 0+520. a) Supply and place CC45 cable concrete mat along drain bottom and maintenance corridor as per plans and cross sections including 3/8 to 3/4 inch (10 to 20mm) diameter crushed stone in the open area of the articulating concrete block system.	S.M.	11900	\$120.0000	\$ 1,428,000.00	*
		b) Supply, place and compact clear stone levelling course under cable concrete in areas of minor sub-grade imperfections.	Tonne	200	\$50.0000	\$ 10,000.00	*
		c) Supply and place 30MPa air entrained concrete to fill the open area of the articulating concrete block system at areas of high flow velocity as instructed by the Engineer.	C.M.	10	\$400.0000	\$ 4,000.00	*
17	SP39; OPSS 902	Supply and install outlet weir, including: a) Supply and install 750x750x1500mm Precast Interlocking Concrete Blocks for Block Wall at Station 0+000 for outlet to Lake Erie.	Each	430	\$375.0000	\$ 161,250.00	*
18	SP39	Supply and install Model 88-DB1 Duckbill Earth Anchors by MPS Civil Products or approved equivalent including stainless steel wire rope.	Each	980	\$30.0000	\$ 29,400.00	*
19	SP39	Supply and install 'Golden U-Bolt' forged wire clips by Vanguard Steel Ltd. or an approved equivalent.	Each	7200	\$5.0000	\$ 36,000.00	*
20	OPSS 511	Supply and place armour rock at outlet to Lake Erie including excavation. (Minimum 2 tonnes per rock).	Tonne	1000	\$150.0000	\$ 150,000.00	*
		b) Supply and place quarried rock protection using 150-250mm diameter stone on filter cloth as per "Side View of Armour Stone Detail" on Sheet 38.	Tonne	350	\$60.0000	\$ 21,000.00	*
21	OPSS 510, 902	County Road 20 concrete culvert outlet work: a) Cut steel sheet pile at 1522 Whitewood to below concrete and remove and dispose of surplus. Bottom portion to remain undisturbed.	L.S.	1	\$5,000.0000	\$ 5,000.00	*
		c) Supply and install 750 x 750 x 1500mm precast concrete blocks immediately south of the culvert at Station 0+520 for 1.0m invert change as shown on detail drawings Sheet 39. Price to include 150mm thick 3/4" clear stone bedding. Precast concrete blocks by Underground Specialties or approved equivalent.	L.S.	1	\$3,000.0000	\$ 3,000.00	*
22	SP1, 14; OPSS 802	Supply and place 100mm thick imported topsoil along both banks as required for restoration.	C.M.	600	\$35.0000	\$ 21,000.00	*

23	SP4, 14; OPSS 804	Supply and place seeding and mulching to all topsoiled areas and disturbed areas along both banks and working areas as required.	S.M.	6000	\$1.5000	\$ 9,000.00	*
24	EPSP 11	Supply and install geotextile snake barrier fence with 1.5m above ground and 20cm entrenched using wood stakes.	L.M.	1040	\$15.0000	\$ 15,600.00	*
25	SP13	Supply and install a sufficient length of "standard tile end" non-perforated plastic pipe extension with rodent grate for lateral tile drains. If existing lateral is plastic, utilize a plastic coupler in place of an adapter. See detail Sheet 41.	Each	5	\$300.0000	\$ 1,500.00	*
26		Provide a Pre-Condition survey for all of the following properties abutting the drainage works and access points: Whitewood Road: 1504, 1506, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1522. Brookview Drive: 1517, 1519, 1521, 1523, 1524, 1525. Seacliff Drive (C.R. 20): 1838, 1875, 1891, 1899.	L.S.	1	\$5,000.0000	\$ 5,000.00	*
27	OPSS 1010	Miscellaneous a) Supply, place and compact granular 'A' as required.	Tonne	500	\$30.0000	\$ 15,000.00	*
						Subtotal:	\$ 2,880,235.00

Part B- Natural Watercourse North of County Road 20, Stations 0+542 to 0+873

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
29	SP1, 3; OPSS 510, 801	Close cut clearing (stump remains) required for trees situated in earth cut or fill areas from Station 0+550 to 0+873 a) Brushing and removal and disposal of deadfalls, being anything broken, lying down on ground, along bottom and banks of the drain as required.	L.S.	1	\$5,000.0000	\$ 5,000.00	*
		b) Close cut removal of selected trees. The Contractor shall dispose of the tree and tree mulch off-site at a disposal site arranged for by the Contractor. i) Less than 250mm diameter.	Each	20	\$200.0000	\$ 4,000.00	*
		ii) Greater than 250mm diameter.	Each	20	\$350.0000	\$ 7,000.00	*
		c) Remove and dispose of existing tree root balls at an offsite disposal area arranged for by the Contractor at their own expense.	Each	40	\$150.0000	\$ 6,000.00	*
30	OPSS 902	Supply and install 750 x 750 x 1500mm precast concrete blocks for erosion protection wall from Station 0+550 to 0+650 on East side slope.	Each	134	\$375.0000	\$ 50,250.00	*
31	SP19, 38, 39	Supply and place CC45 cable concrete mat along drain corridor as per plans and cross sections from station 0+550 to 0+650 including 3/8 to 3/4 inch (10 to 20mm) diameter crushed stone in the open area of the articulating concrete block system.	S.M.	1250	\$120.0000	\$ 150,000.00	*
32	SP39	Supply and install Model 88-DB1 Duckbill Earth Anchors by MPS Civil Products or approved equivalent including stainless steel wire rope.	Each	112	\$30.0000	\$ 3,360.00	*
33	SP39	Supply and install 'Golden U-Bolt' forged wire clips by Vanguard Steel Ltd. or an approved equivalent.	Each	800	\$5.0000	\$ 4,000.00	*
34	OPSS 410	Supply and Install 600mm diameter pipe at Station 0+635 for existing Mastronardi Branch of the Esseltine Drain.	L.M.	20	\$350.0000	\$ 7,000.00	*
35	EPSP 11	Supply and install geotextile snake barrier fence with 1.5m above ground and 20cm entrenched using wood stakes.	L.M.	662	\$15.0000	\$ 9,930.00	*
36	SP1, 14; OPSS 802	Supply and place 100mm thick imported topsoil along both banks as required for restoration.	C.M.	800	\$35.0000	\$ 28,000.00	*
37	SP4, 14; OPSS 804	Supply and place seeding and mulching to all topsoiled areas and disturbed areas along both banks and working areas as required.	S.M.	8000	\$1.5000	\$ 12,000.00	*
38	SP1, 4, 14; OPSS 802, 804	Supply, place and compact clay fill in front yard and side yard area of Mun. No. 1838 County Road 20 to create positive fall toward the Esseltine Drain top of bank. a) Supply, place and compact clay fill.	C.M.	375	\$25.0000	\$ 9,375.00	*
		b) Supply and place 100mm thick topsoil and seed for restoration.	S.M.	500	\$7.0000	\$ 3,500.00	*
39	SP13	Supply and install a sufficient length of "standard tile end" non-perforated plastic pipe extension with rodent grate for lateral tile drains. If existing lateral is plastic, utilize a plastic coupler in place of an adapter. See detail Sheet 41.	Each	5	\$300.0000	\$ 1,500.00	*
						Subtotal: \$ 300,915.00	

Part C- South End of the Existing Municipal Drain, Stations 0+873 to 1+600

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
41	SP1, 3; OPSS 510, 801	Close cut clearing (stump remains) required from Station 0+873 to 1+600 a) Brushing and removal and disposal of deadfalls, being anything broken, lying down on ground, along bottom and banks of the drain as required.	L.S.	1	\$3,000.0000	\$ 3,000.00	*
		b) Close cut removal of selected trees. The Contractor shall dispose of the tree and tree mulch off-site at a disposal site arranged for by the Contractor. i) Less than 250mm diameter.	Each	10	\$200.0000	\$ 2,000.00	*
		ii) Greater than 250mm diameter.	Each	10	\$350.0000	\$ 3,500.00	*
		c) Remove and dispose of existing tree root balls at an offsite disposal area arranged for by the Contractor at their own expense.	Each	20	\$150.0000	\$ 3,000.00	*
42	SP2; OPSS 511	Supply and place quarried rock protection (300mm thick) using 150mm-225mm diameter stone, over 600mm diameter outlet pipe from Mucci Farms pond at Station 0+923.	S.M.	25	\$90.0000	\$ 2,250.00	*
43	OPSS 510	Excavate, remove and salvage for the owner the existing 1610 x 1950mm corrugated steel pipe at Station 1+107. Headwalls and footings to be excavated, removed and disposed of off-site. Steel pipe to be placed at the top of bank after removal for the owner.	L.S.	1	\$7,500.0000	\$ 7,500.00	*
44	EPSP 11	Supply and install geotextile snake barrier fence with 1.5m above ground and 20cm entrenched using wood stakes.	L.M.	1454	\$15.0000	\$ 21,810.00	*
45	SP1, 14; OPSS 802	Supply and place 100mm thick imported topsoil along both banks as required for restoration.	C.M.	1000	\$35.0000	\$ 35,000.00	*
46	SP4, 14; OPSS 804	a) Supply and place seeding and mulching to all topsoiled areas and disturbed areas along both banks and working areas as required. Seed Mix #1	S.M.	4100	\$1.5000	\$ 6,150.00	*
		b) Supply and place seeding and mulching to all topsoiled areas and disturbed areas along both banks and working areas as required. Seed Mix #2	S.M.	5900	\$1.5000	\$ 8,850.00	*
47	SP1; OPSS 510	Haul existing trash along east bank from approximately Stations 1+000 to 1+050 off-site to a disposal site arranged for by the Contractor.	L.S.	1	\$5,000.0000	\$ 5,000.00	*
48	SP13	Supply and install a sufficient length of "standard tile end" non-perforated plastic pipe extension with rodent grate for lateral tile drains. If existing lateral is plastic, utilize a plastic coupler in place of an adapter. See detail Sheet 41.	Each	5	\$300.0000	\$ 1,500.00	*
Subtotal:						\$ 99,560.00	

Part D- Municipal Drain South of County Road 34, Stations 1+600 to 2+387

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
50	SP3; OPSS 801	Brushing and tree trimming as required to enable bank grading as shown on Contract Drawings from Station 1+600 to 2+387.	L.S.	1	\$25,000.000 0	\$ 25,000.00	*
51	EPSP 11	Supply and install geotextile snake barrier fence with 1.5m above ground and 20cm entrenched using wood stakes.	L.M.	1574	\$15.0000	\$ 23,610.00	*
52	SP1, 14; OPSS 802	Supply and place 100mm thick imported topsoil along both banks as required for restoration.	C.M.	500	\$35.0000	\$ 17,500.00	*
53	SP4, 14; OPSS 804	Supply and place seeding and mulching to all topsoiled areas and disturbed areas along both banks and working areas as required.	S.M.	5000	\$1.5000	\$ 7,500.00	*
54	SP13	Supply and install a sufficient length of "standard tile end" non-perforated plastic pipe extension with rodent grate for lateral tile drains. If existing lateral is plastic, utilize a plastic coupler in place of an adapter. See detail Sheet 41.	Each	2	\$300.0000	\$ 600.00	*
Subtotal:						\$ 74,210.00	

Part E- Earthworks, Stations 0+000 to 2+387

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
56	SP1, 3; OPSS 510	Clearing and stripping of all existing deleterious material such as unsuitable topsoil material, wood chips, leaves and any other miscellaneous debris that is required prior to the excavation or placement of any clay earthworks including off-site disposal of debris. Note: Unit Price per Tri-Axle Truck Load (10 cubic metres per load).	Load	450	\$230.0000	\$ 103,500.00	*
57	SP1, 6, 19, 38; OPSS 206, 501	Excavation along banks and drain bottom to grades shown on profile and cross sections as required. Note: Unit Price per bank cubic metre. a) Hauling of suitable fill to a fill area and placing, compacting and grading this clay fill along drain bottom to grades shown on profile and cross sections. Contractor to note that static compaction equipment must be used for all compaction in the ravine area situated from Station 0+000 to 0+650. Vibratory compaction methods in this area will not be permitted.	C.M.	10000	\$26.0000	\$ 260,000.00	*
		b) Dispose of unsuitable clay material off-site at a disposal site arranged for by the Contractor.	C.M.	4100	\$26.0000	\$ 106,600.00	*
58	SP1, 19, 38; OPSS 206, 501	Supply, haul, place, compact and grade suitable imported clay fill material along drain bottom to grades shown on profile and cross sections. Contractor to note that static compaction equipment must be used for all compaction in the ravine area situated from Station 0+000 to 0+650. Vibratory compaction methods in this area will not be permitted. Note: Unit Price per bank cubic metre.	C.M.	20300	\$28.0000	\$ 568,400.00	*
Subtotal:						\$ 1,038,500.00	

Part F- Richard Hicks Branch Drain

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
60	SP1, 4, 14; OPSS 410, 510, 802, 804, 1010	Supply and install new outlet for Richard Hicks Branch Drain at Station 0+484 as per the General Specification for Construction of Covered Storm Drains in Section 7: a) Excavate, remove and dispose of existing 375mm diameter corrugated steel pipe with transition to 750mm diameter corrugated steel pipe as well as complete removal of the 450mm diameter Boss pipe as shown on detail drawings.	L.S.	1	\$1,500.0000	\$ 1,500.00	*
		b) Supply to site 200mm Diameter PVC DR35 Pipe.	L.M.	40	\$30.0000	\$ 1,200.00	*
		c) Supply labour and equipment to excavate for and install specified pipe (item b) including all drain excavation, disposal of surplus material and all drain bank and road restoration and bank seeding & mulching.	L.S.	1	\$7,500.0000	\$ 7,500.00	*
		d) Supply and install all 19mm (3/4") nominal clear stone for pipe bedding including appropriate compaction.	Tonne	30	\$40.0000	\$ 1,200.00	*
		e) Supply and install all granular 'A' material for pipe backfill to minimum 300mm above pipe obvert including appropriate compaction.	Tonne	25	\$30.0000	\$ 750.00	*
		f) Parge outlet holes in west side of existing catchbasin to seal voids after existing pipes have been removed.	L.S.	1	\$500.0000	\$ 500.00	*
Subtotal:						\$ 12,650.00	

Part G- Mucci-Hicks Branch Drain

Item No.	Spec. Prov.	Description	Unit	Est. Qty.	Unit Price *	Total Price	
61	SP1, 4, 14; OPSS 407, 409, 410, 510, 802, 804, 1010, 1359	Supply and install new outlet for Mucci-Hicks Branch Drain at Station 0+542 as per the General Specification for Construction of Covered Storm Drains in Section 7: a) Saw cut asphalt, excavate, remove and dispose of existing 750mm diameter corrugated steel pipe as shown on Sheet 7.	L.M.	15	\$150.0000	\$ 2,250.00	*
		b) Supply all labour, equipment and materials to flush, clean and video existing 750mm diameter corrugated steel pipe situated under and crossing County Road 20 as shown on Sheet 7.	L.M.	71	\$35.0000	\$ 2,485.00	*
		c) Supply and install non-shrink grout and provide adequate number of risers to complete grouting of existing 750mm diameter corrugated steel pipe and ensure pipe is filled within the County Road 20 right-of-way or as directed by the Engineer.	L.M.	28	\$225.0000	\$ 6,300.00	*
		d) Excavate for, supply and install 1200mm diameter precast concrete storm manhole complete with 450mm sump, transition/flat-cap where necessary, taper cone, compacted granular backfill, parging, adjustment rings and frame and cover.	L.S.	1	\$7,500.0000	\$ 7,500.00	*
		e) Supply to site 600mm diameter Boss 2000 High Density Polyethylene (HDPE) Pipe with minimum 320kPa pipe stiffness.	L.M.	86	\$125.0000	\$ 10,750.00	*
		f) Supply labour and equipment to excavate for and install specified pipe (item e) including all drain excavation, disposal of surplus material and all drain bank and road restoration and bank seeding & mulching.	L.S.	1	\$15,000.0000	\$ 15,000.00	*
		g) Supply and install all 19mm (3/4") nominal clear stone for pipe bedding including appropriate compaction.	Tonne	30	\$40.0000	\$ 1,200.00	*
		h) Supply and install all granular 'A' material for pipe haunching, initial backfill and final backfill to minimum 300mm above pipe overt including appropriate compaction.	Tonne	170	\$30.0000	\$ 5,100.00	*
		i) Core drill into existing 2.44m x 3.65m concrete box culvert to connect 600mm diameter Boss 2000 pipe to Esseltine Drain. Price to include filling surrounding voids with non-shrink grout.	L.S.	1	\$2,000.0000	\$ 2,000.00	*
						Subtotal: \$ 52,585.00	

Contingency & Allowances

Description	Unit	Quantity	Unit Price	Total	
Part A- Natural Watercourse South of County Road 20, Stations 0+000 to 0+520	Lump Sum	1	\$165,000.0000	\$ 165,000.00	*
Part B- Natural Watercourse North of County Road 20, Stations 0+542 to 0+873	Lump Sum	1	\$20,000.0000	\$ 20,000.00	*
Part C- South End of the Existing Municipal Drain, Stations 0+873 to 1+600	Lump Sum	1	\$10,000.0000	\$ 10,000.00	*
Part D- Municipal Drain South of County Road 34, Stations 1+600 to 2+387	Lump Sum	1	\$15,000.0000	\$ 15,000.00	*
Part E- Earthworks, Stations 0+000 to 2+387	Lump Sum	1	\$40,000.0000	\$ 40,000.00	*
				Subtotal: \$ 250,000.00	

Summary Table

Bid Form	Amount
Part A-Natural Watercourse South of County Road 20, Stations 0+000 to 0+520	\$ 2,880,235.00
Part B- Natural Watercourse North of County Road 20, Stations 0+542 to 0+873	\$ 300,915.00
Part C- South End of the Existing Municipal Drain, Stations 0+873 to 1+600	\$ 99,560.00
Part D- Municipal Drain South of County Road 34, Stations 1+600 to 2+387	\$ 74,210.00
Part E- Earthworks, Stations 0+000 to 2+387	\$ 1,038,500.00
Part F- Richard Hicks Branch Drain	\$ 12,650.00
Part G- Mucci-Hicks Branch Drain	\$ 52,585.00
Contingency & Allowances	\$ 250,000.00
Subtotal Contract Amount:	\$ 4,708,655.00

References

All references stated shall be for the same or similar scope as the one described in this Bid.

For newly formed business entity including, corporations, partnerships and sole proprietors or a Contractor teaming arrangement you shall state below in the Client Column that you were not the "Contractor" for the named project and should state whose past experience on the named project is relevant to that reference.

Statement A - Bidder's Experience

Line Item	Year	Description	To Whom Work Performed	Value	
1	2019	Earth Moving Storm, Sanitary, and Watermain Earth Moving and granular for soccer and baseball turf Excavation and backfill for new building structures	St. Clair College	3,500,000	*
2					
3					

Statement B - Bidder's Senior Supervisory Staff

NOTE: The appointment of the staff members (ie: Superintendent or General Foreman) to be in charge on the site is subject to the approval of the Contract Administrator. If the Superintendent is selected and listed below, mark with an asterisk.

Line Item	Name	Appointment	Qualifications and Experience	
1	Rob DiMenna	Project Manager	25+ years	*
2	Jeff Malott	Project Co-ordinator	13+ years	
3	Steven Major	Supervisor	25+ years	

Statement C - New Equipment

TO BE PURCHASED FOR THIS TENDER.

NOTE: If the Contractor intends to purchase new equipment to meet the requirement of the awarded work, a "guarantee to purchase" must be submitted within 3 business days after the tender closing date/time authorized by the equipment dealer.

Line Item	Year	Make/Model	
1			
2			
3			

Statement C - Owned Equipment

TO BE USED FOR THIS TENDER.

Line Item	Year	Make/Model	
1	2017	CAT / 336 Excavator	*
2	2015	CAT / 336 Excavator	
3	2015	CAT / D6 Dozer	

Subcontractors

The Bidder shall state all Subcontractor(s) and type of Work proposed to be used for this project. Bidders shall not indicate "TBD" (To Be Determined) or "TBA" (To Be Announced) or similar wording and shall not indicate multiple choices of Subcontractor names for any Subcontractor category in their list of Subcontractors. One Subcontractor name shall be indicated for each Subcontractor category.

The Bidder shall **state only one (1) subcontractor for each type of work**

Subcontractors

☐ By clicking here I confirm that there are no Subcontractor(s) and the Bidder shall perform the project with their "OWN FORCES".

Line Item	Subcontractor	Address	Trade
1	Royal fence	Dorchester, ON	Guiderail
2			
3			

Documents

Ensure your Bid submission document(s) conforms to the following:

1. Documents should be in PDF format. Documents should NOT be provided in any other format.
2. Documents should NOT have a security password, as the Owner may not be able to open the file. It is the Bidder's sole responsibility to ensure that their uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by the Owner.
3. The Owner may reject any Bid where any document(s) cannot be opened and viewed by the Owner.
4. If a Bidder requires to upload more than one (1) document, the Bidder should combine the documents into one Zipped file, as per instructions stated below.

If uploading a zipped file containing more than one (1) document, please ensure each document is named, in relation to the submission format item responding to, for example, if responding to the Previous Experience category save the document as "Previous Experience".

- [Completed Accessibility Agreement](#) - Accessibility Agreement.pdf - Friday October 11, 2019 08:02:59
- [Scanned copy of Bid Bond](#) - Bid Bond.pdf - Friday October 11, 2019 08:03:07
- [WSIB Clearance Certificate](#) - Kingsville WSIB.pdf - Thursday October 10, 2019 14:56:23
- [Filled Agreement to Bond](#) - Agreement to Bond.pdf - Friday October 11, 2019 08:03:18
- [Schedule of Works](#) - Prelim Schedule.pdf - Friday October 11, 2019 10:43:58

Addenda, Terms and Conditions

The Bidder hereby acknowledges and agrees:

1. To provide all goods, services and construction, as more specifically set out and in accordance with the Owner's Bid Call Document, including but not limited to the scope of work, specifications, drawings, Addenda (if issued by the Owner), the terms and conditions, etc. stated therein, which are expressly acknowledged and made part of this Contract.
2. This Bid is made without any connections, knowledge, comparison of figures or arrangements with any other company, firm or person making a Bid for the same Work and is in all respects fair and without collusion or fraud.
3. I/WE do hereby Bid and offer to enter into a Contract to do all the Work as specified in the Bid Call Document(s) which shall include all costs but not limited to; freight, duty, currency, etc. in accordance with the prices and terms as submitted by the Bidder herein.
4. If I/WE withdraw this Bid before the formal Contract is executed by the Awarded Bidder for the said Work or Ninety (90) Calendar Days, whichever event first occurs, the amount of the Bid Deposit accompanying this Bid (if applicable to this bid) shall be forfeited to the Owner.
5. If the Bid is accepted, I/WE agree to furnish all required documentation, as required by the Bid Call Document(s) within Ten (10) Calendar Days after notification of Award.
6. I/We acknowledge and agree that any issued Addendum/Addenda forms part of the Bid Call Document.
7. I/We, certify that we are in full compliance with Section 6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service, made under the Accessibility for Ontarians with Disabilities Act, 2005. If requested, we are able to provide written proof that all employees have been trained as required under the act. I/We shall be aware and sensitive to accessibility and disability issues.
8. I/WE (including any related or affiliated entities and any principal thereof) have no unresolved litigation with the Owner.



I/WE agree to be bound by the terms and conditions contained in the Bid Document and any applicable Addenda, and the person named below has the authority to submit this bid on behalf of the Bidder.

- Jeff Malott, President

The bidder shall declare any potential conflict of interest that could arise from bidding on this bid.

☐ Yes ☒ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Please check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum 7 Tue October 8 2019 04:02 PM	<input checked="" type="checkbox"/>	--
Addendum 6 Mon October 7 2019 04:58 PM	<input checked="" type="checkbox"/>	--
Addendum 5 Sat October 5 2019 10:10 AM	<input checked="" type="checkbox"/>	--
Addendum 4 Thu October 3 2019 07:08 PM	<input checked="" type="checkbox"/>	--
Addendum 3: Shoreline Thu October 3 2019 10:16 AM	<input checked="" type="checkbox"/>	--
Addendum 2 Tue October 1 2019 05:00 PM	<input checked="" type="checkbox"/>	--
Addendum 1: Closing Date and Borehole Records Mon September 30 2019 09:13 AM	<input checked="" type="checkbox"/>	--

ACCESSIBILITY AGREEMENT

**File No. 19-112
REPAIR AND IMPROVEMENT OF THE ESSELTINE DRAIN**

**VENDOR ACCESSIBILITY AGREEMENT
(Must be returned with documents)**

Company Name: SOUTH SHORE CONTRACTING OF ESSEX COUNTY INC

Name of Contact Person: ROBERT DIMENNA (please print)

Accessible Customer Service Training:

☒ I confirm that all staff and subcontractors providing goods and services to the public or third parties on behalf of the Town of Kingsville have received Accessible Customer Service training in compliance with Regulation 429/07 Accessible Standards for Customer Service of the AODA.



Signature of Person Authorized to Bind
the Proponent Organization

11-10-2019
Date

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals duly attested by the hands of their proper Officers in that behalf, respectively.

THE CORPORATION OF THE
TOWN OF KINGSVILLE

SEAL

Corporation - Mayor

Corporation - Clerk

Date

SEAL

CONTRACTOR



Contractor's Signature and Seal

South Shore Contracting of Essex County Inc.
Contractor's Name

144 Keown, Essex, ON N8M 1S3
Contractor's Address

January 6, 2020
Date

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 9-2020

Being a by-law appointing members to the Committee of Adjustment for the 2020 calendar year

WHEREAS the *Planning Act, R.S.O. 1990, c. P.13*, Section 44(1) (the “Act”) states that if a municipality has passed a Zoning By-law, the Council of the municipality may by by-law constitute and appoint a Committee of Adjustment for the municipality composed of such persons not fewer than three (3), as the Council considers advisable;

AND WHEREAS Section 44(3) provides that the members of the Committee who are members of Council shall be appointed annually;

AND WHEREAS Council, under By-law 2-2019 enacted January 14, 2019, appointed certain members of Council and individuals to the Committee of Adjustment/Property Standards Committee/Fenceviewers;

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

1. **THAT** the Council members appointed to the Committee of Adjustment/Property Standards Committee/Fenceviewers for the 2020 calendar year are as follows:

Council Appointees:

Deputy Mayor G. Queen
Councillor T. Neufeld

2. **THAT** the term of the Council members shall be from January 1, 2020 to December 31, 2020 or until such time as successor members are appointed by Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 10-2020

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 Section 7.2 of By-law 1-2014 be amended by adding the following Subsection 7.2 (e), Education (EG) Exception Regulations:

10.6 e) AGRICULTURE - RESTRICTED (A2) EXCEPTION REGULATIONS

Where there is a conflict between the provisions of this subsection and the provisions of the *zone* category, the provision(s) of this subsection apply; otherwise the other *zone* category provisions and all other related supplementary provisions of this by-law apply.

Where an additional *main use* is *permitted* under this subsection, any *use accessory* thereto *shall* also be *permitted*, subject to the provisions of the *zone* category and any other provisions of this by-law applicable to such *accessory use*.

2. Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 28.00 ha (69.2 ac.) portion of land, known municipally as 1321 County Road 20, in Part of Lot 21, Concession 1, WD, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted Exception 1(A2-1)'.

3. That Section 7.2 of By-law 1-2014 be amended by adding the following Subsection 7.2.1, *Agriculture* – Restricted Exception 1 (A2-1):

7.2.1 AGRUCULTURE – RESTRICTED EXCEPTION 1 (A2-1)

For lands shown as A2-1 on Map 62, Schedule "A" of this By-law.

Notwithstanding any other provision of the by-law to the contrary the following shall apply to lands zoned A2-1:

- i) *Minimum Lot frontage* shall be 15.24 m (50 ft.)

4. Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 8.03 ha (19.85 ac.) portion of land, known municipally as 1321 County Road 20, in Part of Lot 21, Concession 1, WD, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Wetland (WE)'.

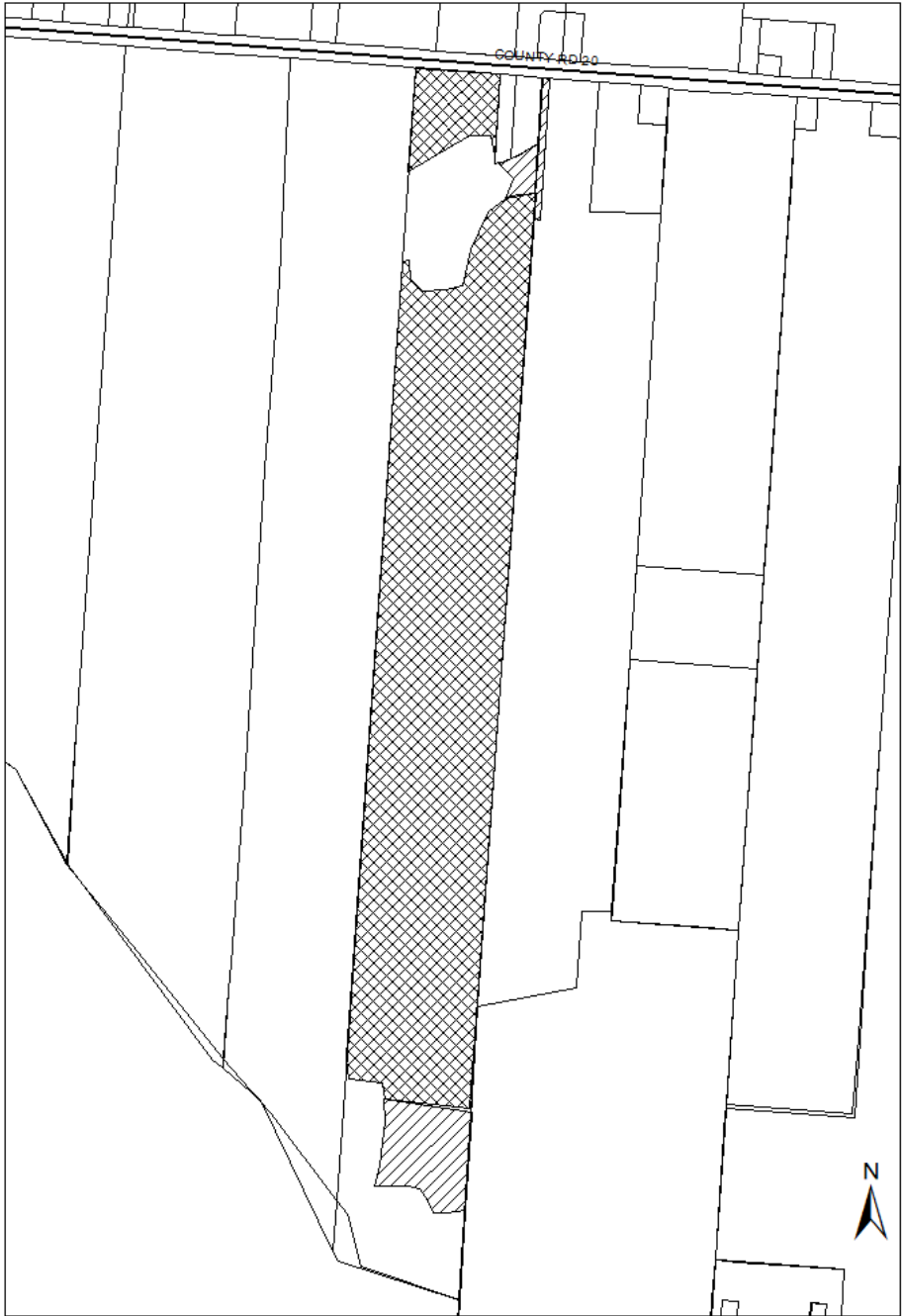
5. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
27th DAY OF JANUARY, 2020.**


MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

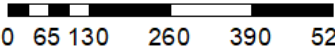
Schedule A



1321 COUNTY RD 20
PART OF LOT 21, CONCESSION 1, WD
ZBA/16/19

 Schedule "A", Map 62 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 (A1)' to 'Agriculture - Restricted Exception 1 (A2-1)'.

 Schedule "A", Map 62 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Wetland (WE)'.



Meters
0 65 130 260 390 520

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 11-2020

Being a By-law to provide for an Interim Tax Levy and to provide for the Payment of Taxes

WHEREAS Section 317 (1) of the *Municipal Act*, S.O. 2001, c. 25 provides that the Council of a local municipality may, before the adoption of the estimates for the year under Section 290, pass a By-law levying amounts on the assessment or part thereof for real property according to the last revised assessment roll, a sum of fifty per cent (50%) of the total amount of 2019 taxes for municipal and school purposes levied on the property.

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

1. (A) An interim tax levy on all assessment classes be imposed and levied on the whole of the assessment classes for real property and at the rates so indicated on Schedule "A" to this By-law.

(B) That the said tax rates shall be levied on assessment added, after this By-law is passed, to the collector's roll for this year that was not on the assessment roll for the previous year.
2. Payment of taxes under this By-law shall be payable in two installments, which shall be due and payable on **February 28, 2020** and **May 29, 2020**.
3. That all taxes levied respectively as aforesaid and other rates payable as taxes, shall be payable into the hands of the Treasurer and/or Tax Collector in accordance with the provisions of this By-law.
4. (A) That there shall be imposed an additional percentage charge for non-payment of taxes of one and one-quarter percent (1.25%) on the first day of the default and on the first day of each calendar month thereafter in which default continues. No discount shall be allowed for pre-payment.

(B) On all other taxes in default on January 1, 2020 interest shall be added at the rate of one and one-quarter percent (1.25%) per month and all By-laws and parts of By-laws inconsistent with this policy are hereby rescinded.

(C) That failure to receive a tax notice does not exempt the property owner from penalty and late payment charges as outlined in clauses 4 (A) and 4 (B) of this By-law.
5. That the Treasurer and/or Tax Collector, no later than twenty one (21) days prior to the date the first installment is due, may mail or cause to be mailed to the address of the residence or place of business of each person taxed as aforesaid, a notice specifying the amount of taxes payable by such person or corporation.
6. That the Treasurer and/or Tax Collector shall hereby be authorized to administer a pre-authorized payment plan for the Town of Kingsville and accept four (4) quarterly due date or twelve (12) monthly payments on account of taxes due.
7. That nothing herein contained shall prevent the Treasurer and/or Tax Collector from proceeding at any time with the collection of any rate, tax or assessment, or any part thereof, in accordance with the provisions of the statutes and By-laws governing the collection of taxes.

- 8. Taxes shall be payable to The Corporation of the Town of Kingsville and shall be paid to the Treasurer and/or Tax Collector or paid at any financial institution which is authorized to accept payment under the Canadian Payments Association Regulations.
- 9. This By-law shall remain in force from year to year until it is repealed and any By-law repealing this By-law shall be effective only at the end of any year.
- 10. In the event of conflict between the provisions of this By-law and any other By-law, the provisions of this By-law shall prevail.
- 11. That all By-laws inconsistent with this By-law are hereby repealed.
- 12. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JANUARY, 2020.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule "A"
By-Law 11-2020

2020 Interim Tax Rates

CLASS	DESCRIPTION	MUNICIPAL	COUNTY	EDUCATION	TOTAL INTERIM	LEVY
RT	Residential	0.00346901	0.00241494	0.00080500	0.00668894	14,051,084.47
FT	Farm	0.00086725	0.00060374	0.00020125	0.00167224	1,108,386.57
R1	Farmland Awaiting Development Phase 1	0.00086725	0.00060374	0.00020125	0.00167224	2,220.90
CT / ST	Commercial Occupied	0.00375362	0.00261307	0.00645000	0.01281669	1,602,845.71
CU	Commercial Excess Land	0.00262754	0.00182915	0.00548250	0.00993918	18,389.47
CX	Commercial Vacant Land	0.00194958	0.00135720	0.00330315	0.00660992	9,138.88
XT / ZT	Commercial Occupied New Construction	0.00375362	0.00261307	0.00515000	0.01151669	445,737.19
XU / ZU	Commercial Excess Land New Construction	0.00262754	0.00182915	0.00437750	0.00883418	3,208.57
MT	Multi-Residential	0.00678330	0.00472217	0.00080500	0.01231047	296,125.78
PT	Pipelines	0.00452012	0.00314666	0.00645000	0.01411678	214,829.14
IT	Industrial Occupied	0.00673855	0.00469101	0.00645000	0.01787956	299,645.34
IU	Industrial Excess Land	0.00438006	0.00304916	0.00532125	0.01275046	8,300.55
IX	Industrial Vacant Land	0.00438006	0.00304916	0.00532125	0.01275046	37,528.44
JT	Industrial Occupied New Construction	0.00673855	0.00469101	0.00515000	0.01657956	238,505.26
JU	Industrial Excess Land New Construction	0.00438006	0.00304916	0.00424875	0.01167796	177.51
LT	Large Industrial Occupied	0.00931811	0.00648676	0.00645000	0.02225486	117,990.82
LU	Large Industrial Excess Land	0.00605677	0.00421639	0.00532125	0.01559441	-
KT	Large Industrial New Const	0.00931811	0.00648676	0.00515000	0.02095486	144,274.21
KU	Large Industrial Ex Land New Const	0.00605677	0.00421639	0.00424875	0.01452191	1,039.77
TT	Managed Forest	0.00086725	0.00060374	0.00020125	0.00167224	1,055.85
GT	Parking Lot	0.00194958	0.00135720	0.00330315	0.00660992	469.30
C7	Comm Small Scale On-Farm	0.00375362	0.00261307	0.00128750	0.00765419	-
J7	Ind Small Scale On-Farm New Const	0.00673855	0.00469101	0.00128750	0.01271706	648.57
X7	Comm Small Scale On-Farm New Const	0.00375362	0.00261307	0.00128750	0.00765419	238.81

18,601,841.11

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 12-2020

Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its January 27, 2020 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 January 27, 2020 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
27th DAY OF JANUARY, 2020.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo