



**REGULAR MEETING OF COUNCIL  
AGENDA**

**Monday, August 23, 2021, 6:00 PM**

**Council Chambers**

**2021 Division Road N**

**Kingsville, Ontario N9Y 2Y9**

**Pages**

**A. CALL TO ORDER**

In light of the ongoing COVID-19 pandemic, this Regular Meeting of Council is being held electronically. Members will meet via electronic participation. Members of the public can view the meeting at [www.kingsville.ca/meetings](http://www.kingsville.ca/meetings) and select the VIDEO icon.

**B. MOMENT OF SILENCE AND REFLECTION**

**C. PLAYING OF NATIONAL ANTHEM**

Live singing of O'Canada by Julia Martin.

**D. DISCLOSURE OF PECUNIARY INTEREST**

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

**E. PRESENTATIONS/DELEGATIONS**

1. Concerned Citizens of Linden Beach-Presentation of Petition by Aline La Fleche and Sherry Bogert requesting the Town to deny Construction of Multi-Unit Residences in the Community of Linden Beach

1

**F. AMENDMENTS TO THE AGENDA**

**G. MATTERS SUBJECT TO NOTICE**

1. Application for Zoning By-law Amendment File ZBA/13/21 by Giuseppe QuadriniV/L County Rd 14Part of Lot 13, Concession 9Part 1, RP 12R-5422Roll No. 3711 550 000 00101

18

K. Brcic, Town Planner

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated July 30, 2021;

ii) Report of K. Brcic dated August 11, 2021;

iii) Proposed By-law 69-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

**Recommended Action**

That Council:

Approve zoning by-law amendment application ZBA/13/21 to rezone the severed portions (Parts 1-11 on the applicant's sketch), in Part of Lot 13, Concession 9, Part 1, RP 12R-5422, in the Town of Kingsville, from 'Agriculture (A1)' to 'Rural Residential (RR)', and adopt the implementing by-law.

2. **Application for Surplus Dwelling Severance, Lot Addition & Access Easement File B/10/21 & Zoning By-law Amendment File ZBA/07/21 by Rock Island Investments Inc. & Kennedy Colasanti 838 & 888 Road 3 E Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 &**

32

K. Brcic, Town Planner

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment and Consent, dated July 30, 2021;

ii) Report of K. Brcic, dated August 11, 2021;

iii) Proposed By-law 70-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

**Recommended Action**

That Council:

Approve consent application B/10/21 to:

sever an existing dwelling, deemed surplus to the needs of the applicant's farming operation on a 1.3 ha (3.2 ac.) lot shown as Part 3 on the applicant's sketch, known as 888 Road 3 E, in the Town of Kingsville, subject to the following conditions:

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

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.

That any necessary drainage apportionments be undertaken.

That the applicants provide confirmation to the satisfaction of the Town of

the location of and function of the septic system.

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 of certification of the deed.

The zoning of the retained parcel be amended to prohibit future dwellings, and protect the Natural Heritage Feature prior to certification (ZBA/07/21).

That the applicant provide confirmation to the satisfaction of the Town the location of any existing septic systems in relation to the revised lot line locations.

sever and convey a portion of lands from 838 Road 3 E, shown as Parts 5 & 6, as a lot addition to 888 Road 3 E, subject to the following conditions:

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

That the lot addition to be severed, shown on the applicant's sketch as Parts 5 & 6, be conveyed to and consolidated with the abutting parcel, known as 888 Road 3 E (P.I.N. 75169-0110) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcels of land that are the subject of this consent.

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.

That any necessary drainage apportionments be undertaken.

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 of certification of the deed.

That the necessary deed(s), transfer or changes be submitted in triplicate, signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification of the dwelling severance, lot addition and right-of-way.

The conditions imposed above applicable to all approvals shall be fulfilled by August 23, 2022 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

Establish a permanent access right-of-way over 838 Road 3 E (Parts 1 & 2 on the applicant's sketch), in favour of 888 Rd 3 E for the purpose of access to the woodlot, subject to the following conditions:

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

That the necessary deed(s), transfer or changes be submitted in triplicate, signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification;

The conditions imposed above shall be fulfilled by August 23, 2022 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

Approve zoning by-law amendment application ZBA/07/21 to rezone the farmed portion of the retained parcel (Parts 5 & 6 and a portion of Part 4 on the applicant's sketch) from 'Agriculture (A1)' to 'Agriculture – Restricted (A2)', and rezone the woodlot area (a portion of Part 4) from 'Agriculture (A1)' to 'Natural Environment (NE)' on Part of Lots 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R 2247, in the Town of Kingsville, and adopt the implementing by-law.

**3. Application for Draft Plan of Subdivision SUB/01/2021 (County File #37-T-21002 & Zoning By-law Amendment Application ZBA/08/2021 by 1646322 Ontario Ltd. V/**

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R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting for: Draft Plan of Subdivision and Zoning By-law Amendment, dated July 12, 2021;

ii) Report of R. Brown dated August 9, 2021;

iii) Proposed By-law 9-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

**Recommended Action**

That Council:

Approve zoning amendment application ZBA/08/2021 to:

amend the zoning on the subject lands as outlined in the amending by-law to reflect the revised layout of the draft plan of subdivision, and

amend the Lakeshore Residential Exception 32 (holding), (LR-32(h)) to reduce the required lot frontage for a semi-detached dwelling on a corner lot from 11.8 m to 10.3 m, reduce the required lot frontage for a townhouse on end units from 8.8 m to 8.5 m and corner lots from 11.8 m to 10.3 m.

Approve a resolution in support of the draft plan of subdivision, County File No.

37-T-21002, subject to the conditions outlined by the County in the draft approval

and approval of a development agreement with the applicant to the satisfaction of

the Town.

Direct administration to forward the resolution of support to the County Planner for final approval of the draft plan of subdivision.

#### **H. ADOPTION OF ACCOUNTS**

- 1. Town of Kingsville Accounts for the month of July, 2021** 160

##### **Recommended Action**

That Council receives Town of Kingsville Accounts for the monthly period ended July 2021, being TD cheque numbers 0076932 to 0077086 for a grand total of \$1,266,118.11.

#### **I. STAFF REPORTS**

- 1. Outline of the Current Home Occupation Regulation - Section 4.18 of the Kingsville Comprehensive Zoning By-law** 170

R. Brown, Manager of Planning Services

##### **Recommended Action**

There is no recommended action.

- 2. Highland Games Kingsville Tartan Request** 175

D. Plumb, Highland Games Chair and K. Loney, Manager of Recreation Programs and Special Events

##### **Recommended Action**

That Council approves the purchase of fabric for the purpose of producing various merchandising items to be sold at the Highland Games

#### **J. MINUTES OF THE PREVIOUS MEETINGS**

- 1. Regular Meeting of Council--July 26, 2021** 180
- 2. Regular Closed Session Meeting of Council--July 26, 2021**

##### **Recommended Action**

That Council adopts Regular Meeting of Council Minutes dated July 26, 2021 and Regular Closed Session Meeting of Council Minutes dated July 26, 2021.

#### **K. MINUTES OF COMMITTEES AND RECOMMENDATIONS**

- 1. Tourism and Economic Development Committee--April 8, 2021, May 13, 2021 and July 8, 2021** 196

##### **Recommended Action**

That Council receives Tourism and Economic Development Committee Meeting Minutes dated April 8, 2021, May 13, 2021 and July 8, 2021.

2. **Kingsville B.I.A.--May 11, 2021 and July 13, 2021** 204

**Recommended Action**

That Council receives Kingsville BIA Meeting Minutes dated May 11, 2021 and July 13, 2021

3. **Kingsville Municipal Heritage Advisory Committee--May 18, 2021 and June 15, 2021** 210

**Recommended Action**

That Council receives Kingsville Municipal Heritage Advisory Committee Meeting Minutes dated May 18, 2021 and June 15, 2021

4. **Union Water Supply System Joint Board of Management--June 16, 2021** 219

**Recommended Action**

That Council receives Union Water Supply System Joint Board of Management Meeting Minutes dated June 16, 2021

5. **Planning Advisory Committee--June 22, 2021** 224

**Recommended Action**

That Council receives Planning Advisory Committee Meeting Minutes dated June 22, 2021

6. **Committee of Adjustment--June 22, 2021** 230

**Recommended Action**

That Council receives Committee of Adjustment Meeting Minutes dated June 22, 2021

7. **Police Services Board--May 26, 2021 and June 23, 2021** 234

**Recommended Action**

That Council receives Police Services Board Meeting Minutes dated May 26, 2021 and June 23, 2021

**L. BUSINESS CORRESPONDENCE - INFORMATIONAL**

1. **Municipality of Chatham-Kent--Correspondence dated July 6, 2021 RE: Support Motion M-84 Anti-Hate Crimes and Incidents and Private Member's Bill C-313 Banning Symbols of Hate Act** 241

2. **Town of Cobourg--Correspondence dated July 19, 2021 Re: Resolution 272-21--Support for Bill C-6, an Act to amend the Criminal Code (Conversion Therapy)** 244

3. **City of Stratford--Correspondence dated July 23, 2021 RE: Resolution to** 247

## **Phase Out Ontario's Gas Plants**

- |    |  |     |
|----|--|-----|
| 4. | City of Windsor--Correspondence dated August 4, 2021 RE: 2021 Rental Housing Component of the Ontario Priorities Housing Initiative (OPHI) and Canada-Ontario Community Housing Initiative (COCHI) | 249 |
| 5. | Township of Huron-Kinloss--Correspondence dated August 6, 2021 RE: Support Resolution #567 (Bill C-313)  | 251 |
| 6. | Perth County Council--Office of the Warden--Correspondence dated August 16, 2021 RE: Relationship with MPAC  | 252 |

### **Recommended Action**

That Council receives Business Correspondence-Informational items 1 through 6 as outlined.

## **M. NOTICES OF MOTION**

- |    |  |     |
|----|--|-----|
| 1. | <b>Deputy Mayor Queen may move, or cause to have moved:</b>  | 254 |
|    | That Council receive that old or traditional information regarding Home Occupations that they may be enlightened as to historical terminology that is attached.  |     |
| 2. | <b>Deputy Mayor Queen may move, or cause to have moved:</b>  |     |
|    | WHEREAS the City of Ottawa recently passed a by-law in respect to Housing (reference number 2021-104) and the City of Windsor recently passed a by-law in respect to housing in, and around the University that also considers the health and safety of the occupants. |     |
|    | NOW THEREFORE IT BE RESOLVED THAT:   |     |
|    | 1. Council members download and read this information at their pleasure;   |     |
|    | 2. The staff give future consideration to content of these by-laws as well as the legal suggestions moving forward as we plan.   |     |
| 3. | <b>Deputy Mayor Queen may move or cause to have moved:</b>   | 261 |
|    | That Council receive details as to what is being done to ensure compliance with the requirements for Home Occupations in a home in a residential zone, specifically 9 Pulford Street, Kingsville.  |     |

## **N. UNFINISHED BUSINESS, ANNOUNCEMENTS AND UPDATES**

## **O. BYLAWS**

- |    |   |     |
|----|---|-----|
| 1. | <b>By-law 9-2021</b>  | 263 |
|    | Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (V/L South Side County Road 20, Part of |     |

Lots 8, 9 and 10, Concession 1 WD)

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

**2. By-law 69-2021** 266

Being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (V/L County Rd 14, Part of Lot 13, Concession 9, Part 1, RP 12R-5422; ZBA/13/21)

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

**3. By-law 70-2021** 268

Being a by-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville (888 Road 3 East; Part of Lot 5 and 6, Concession 3 ED, Parts 4, 5, and 8, RD 189 and Part 1, RP 12R-2247; ZBA/07/21)

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

**P. CONFIRMATORY BY-LAW**

**1. By-law 71-2021** 270

Being a by-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its August 23, 2021 Regular Meeting.

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

**Q. ADJOURNMENT**

As Kingsville residents we are concerned about both the process for approval of minor variances including the peripheral implications, as well as the situation in our particular area. A flawed process has resulted in the need for us to go the route of a petition. The petition has received overwhelming support with about 170 signatures that represent 115 homes, of the 145 residences in this area. If a minor variance had not been requested to construct a home at 866 Erie W. the issue of misrepresenting a converted dwelling or a semi-detached dwelling as a single-detached dwelling would never have come to light. Neighbours should not be responsible for policing new construction in their neighbourhood.

The situation I am referring to, is a builders request to construct a "a single-family dwelling" (term used in the towns definition section is single-detached dwelling) "without garage and including a secondary dwelling unit (shown on Applicants Sketch)." At the committee of Adjustments meeting on May 18 2021, the variance was not approved. However, the issue of a 2-unit home in an area designated as LR-1, (only single-detached dwellings) does not seem to have been resolved. The proposed home would be classified as a semi-detached, or converted dwelling, neither of which can be located in this area (plans 1022 & 1169). In the definitions section for the town, no two-unit term was found.

High density, affordable housing is the current provincial notion that would be more applicable to the GTA and Golden Horseshoe, but not in this area of Kingsville. We are too far away from the two critical variables for affordable housing: proximity to schools and grocery stores. The provincial regulations imply that for a converted home, the initial residence would be modified at some later date, not built concurrently. Also, the owner would be a resident of one unit, and landlord for the second unit. Again, semi-detached homes are not authorized for this area (Plans 1022 & 1169).

As one of the oldest "subdivisions" in Kingsville we are proposing the following:

**We recognize the importance of following the provincial guidelines that indicate the need for affordable housing, however this is not the area [plans 1022 and 1169] where it should be done. For this area, represented by these two plans, we think that infilling on a 35 or 40 foot lot, of sufficient depth, with a single detached dwelling would be acceptable. Only homes that have a minimum of 70 foot frontage would be permitted to develop the second unit, but only after the first unit was present. Again the resident-landlord regulation would apply to keep this area from becoming primarily rentals. We would like council to accept this as a motion to preserve the integrity and ambiance of the area.**

To focus on the process....

There is a ton of construction taking place locally and no doubt both the planning and building departments are stretched to meet the demand. However, there are other examples within these two plans where variances were approved that are questionable with respect to the municipal guidelines. In these cases the final construction does not fit into the neighbourhood. Fitting-in to an existing area is one of the goals of the provincial guidelines. A variance request provides information about the footprint of a proposed construction, but nothing about the height or "bulk", so some imposing structures have been built. It has been explained that privacy issues prevent other information being made to the adjacent neighbours. So, under the guise of privacy, irregularities are being approved.

Examples include a huge two story home on a 40x 100 foot lot that does not appear to conform to the 40% by-law. Neighbours were told that it would be only a single story, so did not oppose the request. Also the time of year was late fall so few were aware of the request.

A second example involves two enormous two story garages (on different properties) that could have an apartment on the upper floor. Both garages seem to push the regulations to their limits, again a question of fit to the neighbourhood.

A third situation involves line-of-sight on Waterview. There is a proposal to build 25 feet out beyond the line of existing homes. It has been rumoured that the old/ former line-of-sight by-law was repealed within the last few years. Yet no information about how or when this took place seems to be available to the neighbours involved. This example also contravenes the fit-in concept. With two vacant homes, on this street, this line-of-sight could again become an issue.

Neighbours are put in an awkward position to oppose minor variance requests, as opposition can create hard feelings in a neighbourhood. Also, the turn around time to respond to the variance request, in our case 866 Erie was extremely short (less than a week). This process needs rethinking to allow oversight by Council, who are elected members of the community.

We would like to meet with the Council to elaborate our position, make the petition available, and answer questions.

## Petition to the Town of Kingsville

We, the undersigned, are concerned citizens of Linden Beach (Plan 1022 and 1169) who call upon Town Council to uphold the present zoning of this area: Lakeshore Residential (LR-1), and to deny the proposed construction of a 2 Unit Single-Detached Dwelling at 866 Erie Ave and any future proposed developments of multi-unit dwellings in our area. This proposed development was approved with no communication to the residents of the community nor any opportunity for their input.

This type of development will negatively impact our area by:

- changing the historic nature and character of the neighborhood
- increasing traffic and parking hazards
- accelerating the cutting of mature trees thereby affecting bird and animal habitat
- augmenting noise and light pollution to a natural area of large lots and without street lights
- decreasing our quality of life and our property values
- setting a precedent for this type of development intensification in a neighborhood of single family homes

We Are Petitioning the Town of Kingsville to Deny Construction of Multi-Unit Residences in our Community of Linden Beach which is Currently and MUST Continue to be Zoned Lakeshore Residential (LR-1).

Principal Petitioner		Contact Address	Signature
S. Bogert			
Name	Phone/Email	Address	Signature
KEN RAMSEY		WATERVIEW RD	K Ramsey
Bob Hajda		468 " "	B Hajda
SANDY McKEOP		466 " "	Sandy McKeop
SHERRY BOGERT		460 " "	S Bogert
CHUCK LEONARD		494 Waterview	C Leonard
Nada Leonard		454 Waterview	N. Leonard
Heather Arrowood		450 Waterview	H Arrowood
Andrea Korneksh		417 Pearse Rd.	A Korneksh
Hana Buchan		405 Pearse Rd	H Buchan
Robert Buchan		405 Pearse Rd	R Buchan
Dave GRANT		383 Pearse Rd	D Grant
Paul Grant		" "	P Grant
Beth Rezkowski		438 Parkview	B Rezkowski
Donna Rezkowski		436 WATERVIEW	D Rezkowski
Jeanine Hajda		468 Waterview	Jeanine Hajda

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We Are Petitioning the Town of Kingsville to Deny Construction of Multi-Unit Residences in our Community of Linden Beach which is Currently and MUST Continue to be Zoned Lakeshore Residential (LR-1).

Principal Petitioner		Contact Address	Signature
Name	Phone/Email	Address	Signature
Doreen d		870 Park (owner)	DRI
O. Pashat		870 Park "	O. Pashat
V. J. ACO		450 WATERVIEW RD	JOHN ARROWSMITH
Bob Nixon		383 Pearle Rd.	
Kathy Nixon		393 Pearseld.	K. Nixon
Keisha Myers		472 Watervicwld	h. Myers
Ken MYERS		1155 CAMP BELL	Ken Myers
LYNN MYERS		1155 CAMP BELL	L. Myers
MARIE LEILI		865 BAYVIEW	M. Leili
LES Spencer		912 Bayview Ave	Ken S.
Pat Spencer		912 Bayview Ave	P. Spencer
Mark Simpson		437 Forman Rd.	M. Simpson
Launie Simpson		437 Forman Rd.	Launie Simpson
Natalie Crowe		464 Heritage Rd	N. Crowe

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Principal Petitioner		Contact Address	Signature
KIM DeLaurier		864 Erie W. Kingsville	Lux DeLaurier
Name	Phone/Email	Address	Signature
SHAWN KUNAT		428 HERITAGE RD.	Shawn Kunat
MARIE LOPATA		853 PARK AVE	M. Lopata
PAVOL LOPATA		853 PARK AVE	P. Lopata
Dona Nolan		846 Park Ave	Dona Nolan
Ashley Fleming		870 Park Ave	Ashley Fleming
Joe Baghianichew		894 PARK AVE	Joe Baghianichew
NEIG WARE		906 PARK AVE	Neig Ware
Kyle Teskey		912 Park Ave	Kyle Teskey
M BRIEN SORRELL		897 PARK AVE	M. Brien Sorrell
Susan Sorrell		897 PARK AVE	Susan Sorrell
Dorothy Finlay		911 Park Ave	Dorothy Finlay
GORD FINLAY		911 PARK AVE.	Gord Finlay
Rob MINDBAK		921 PARK AVE.	Rob Mindbak

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Principal Petitioner		Contact Address	Signature
Julie & Dave			
Name	Phone/Email	Address	Signature
Billie & Lee Porterson		855 Erie Ave.	Billie Porterson
Karen & Sal Gambino		847 Erie Ave.	Karen Gambino
Diana Gleason		841 Erie Ave.	Diana Gleason
Joe Kunkel		842 Erie Ave.	Joe Kunkel
Brian & Tripp		863 Erie Ave.	Brian & Tripp
Paula Tripp		" " "	Paula Tripp
Julie & Dave Seyler		875 Erie Ave.	Julie Seyler
Marc Masse		444 Heritage	Marc Masse
Robert & Lisa		Heritage	Robert & Lisa
Karen Lucas		461 Heritage	Karen Lucas

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Liz Jackson

410 Heritage

L. Jackson

Principal Petitioner	Contact Address	Signature
MARIE LEILI	865 Bayview Ave.	Marie Leili

Name	Phone/Email	Address	Signature
Gwen Tonant		889 Bayview Ave	Gwen Tonant
ROSS A NESBITT		889 Bayview Ave	R Nesbitt
Linda Nesbitt		889 Bayview Ave	Linda Nesbitt
Terry Jacks		410 Heritage	T Jacks
Liz Jackson		410 Heritage	L Jackson
Brenda Falkner		919 Bayview Ave	B Falkner
Bradie Hedges		864 Bayview Ave	B Hedges
Nick Haines		864 Bayview Ave	N HAINES
Brian George		888 Bayview Ave	B George
Samantha George		888 Bayview Ave	S George
MATT VERMETTE		894 Bayview Ave	M Vermette
Olivia Antonucci		901 Bayview Ave	Olivia Antonucci
Olivia Bonnerie		856 Bayview Ave	Olivia Bonnerie
Ed Bonnerie		856 Bayview Ave	Ed Bonnerie
Ed Valley		900 Bayview Ave	Ed Valley

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Principal Petitioner		Contact Address	Signature
FRANK			
Name	Phone/Email	Address	Signature
Frank Froese		861 Wride Ave	
Nancy Froese		861 Wride Ave	
Mary Elias		875 Malott Ave	
Pete Elias		875 Malott Ave	
Denise Laliberte		889 Malott Ave	
DINA RODRIGUES		888 Malott Ave	
Bill Knott		911 Malott Ave	
MIKE MIKALU		870 Malott	
Mike Sohn		371 Heritage	
Yvonne Norman		859 W 191st	
LINDA NORMAN		380 HERITAGE RD.	
TONY NORMAN		380 HERITAGE RD	
Jim Augerman		869 Malott Ave	

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## Petition to the Town of Kingsville

We, the undersigned, are concerned citizens of Linden Beach (Plan 1022 and 1169) who call upon Town Council to uphold the present zoning of this area: Lakeshore Residential (LR-1), and to deny the proposed construction of a 2 Unit Single-Detached Dwelling at 866 Erie Ave and any future proposed developments of multi-unit dwellings in our area. This proposed development was approved with no communication to the residents of the community nor any opportunity for their input.

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- decreasing our quality of life and our property values
- setting a precedent for this type of development intensification in a neighborhood of single family homes

We Are Petitioning the Town of Kingsville to Deny Construction of Multi-Unit Residences in our Community of Linden Beach which is Currently and MUST Continue to be Zoned Lakeshore Residential (LR-1).

Principal Petitioner		Contact Address	Signature
Lizanne			
Name	Phone/Email	Address	Signature
Kel EVERAERT		959 ERIE AVE W	Kel Everaert
MARY BETH EVERAERT		959 Erie Ave W	Mary Beth Everaert
Lizanne Lebedyk		952 Erie Ave. W.	Lizanne Lebedyk
Dan Lebedyk		952 Erie Ave. W.	Dan Lebedyk
Rob Bloomer		975 ERIE AVE W	Rob Bloomer
Christina Thompson		975 Erie Ave W.	Christina Thompson
Jade Bosse		979 Erie Ave W	Jade Bosse
STEVE J		943 - - -	Steve J
Andrew Lebedyk		952 Erie Ave	Andrew Lebedyk
Hannah Lebedyk		952 Erie Ave.	Hannah Lebedyk
CATTY WRIGHT		933 ERIE AVE	Catty Wright
Mare Drummond		901 Erie Ave	Mare Drummond
David Drummond		901 Erie Ave	David Drummond
RICKAL		905 Erie Ave	Rickal
BEVERLY KAY		905 Erie Ave	Beverly Kay

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Principal Petitioner		Contact Address		Signature
Laura S.				
Name	Phone/Email	Address	Signature	
Laura Seaburn		843 Wide Ave	[Signature]	
Mildred MALOTI		838 Wide	Mildred Maloti	
Randy COUSSENS		828 Wide Ave	R. CousSENS	
Beth Hanyett		853 Wide Ave	Beth Hanyett	
AL KESSE		853 "	[Signature]	
ALEX Mucci		866 Wide Avenue	Alex Mucci	
DENNIS DRESSER		844 WIDE AVE	[Signature]	
Dorothy Sullivan		832 Wide Av.	[Signature]	
John Bergeron		865 Wide Ave	John Bergeron	
George Seaburn		843 Wide Ave	[Signature]	

9

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Principal Petitioner		Contact Address	Signature
TAMMY S.		476 Heritage	[Signature]
Name	Phone/Email	Address	Signature
Jocelyn Finakli	[Redacted]	893 Wride Ave	[Signature]
John Brennan		905 Wride Ave	[Signature]
Crystal Abbott		929 Wride Ave	[Signature]
Brian Kimm		931 Wride Ave	[Signature]
Theresa Lane		943 Wride Ave	[Signature]
Emilie Blair		951 Wride	[Signature]
Derek Renner		955 Wride	[Signature]
Sharon Berto		959 Wride	[Signature]
Carrie Champagne		963 Wride Ave	[Signature]
TERRY MCKEEGAN		967 " "	[Signature]
GARY AODS		971 Wride Ave	[Signature]
DAVE SCRATCH		901 MAUOT. AVE	[Signature]
Michelle Polguin		901 Malet Ave	[Signature]

## Petition to the Town of Kingsville

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Principal Petitioner		Contact Address	Signature
Aline LaFleche		969 Erie Ave 343 264-2654	Aline LaFleche
Name	Phone/Email	Address	Signature
Josh McKellar		914 Erie Ave W	[Signature]
Kelsey Heister		914 Erie Ave W	[Signature]
Robert McLean		870 Erie Ave W	[Signature]
DIANNE HILLAN		890 ERIE AVE. W	[Signature]
Dylan Lewis		928 Erie Ave W	[Signature]
JEFF CORNETT		958 ERIE AVE W	[Signature]
LOUISE WHITE		958 ERIE AVE	[Signature]
Fred Hickmott		968 Erie Ave	[Signature]
Nancy Hickmott		968 ERIE AVE	[Signature]
Doreen Damm		978 Erie Ave	[Signature]
Cathy Feltz-Wall		896 Erie Ave W	[Signature]
Karen Wall		894 Erie Ave W	[Signature]
Nicole Battistoni		920 Erie Ave W	[Signature]
Matt Battistoni		920 Erie Ave W	[Signature]
Lecticia Sulja		942 Erie Ave W	[Signature]

see  
over

over

Geno Wall [REDACTED] wallena01agmail.com

Armand La Fleche [REDACTED] 969 Erie Ave W.

*Armand La Fleche*

11

## Petition to the Town of Kingsville

We, the undersigned, are concerned citizens of Linden Beach (Plan 1022 and 1169) who call upon Town Council to uphold the present zoning of this area: Lakeshore Residential (LR-1), and to deny the proposed construction of a 2 Unit Single-Detached Dwelling at 866 Erie Ave and any future proposed developments of multi-unit dwellings in our area. This proposed development was approved with no communication to the residents of the community nor any opportunity for their input.

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Principal Petitioner		Contact Address	Signature
Cristian			
Name	Phone/Email	Address	Signature
CRISTIAN		954 WIDE	
Marlene		914 Wide Ave	
R. Mutterbaed		884 Wide Ave	
BRENT KLESHI		900 WIDE AVE	
TOM MOSEY		906 WIDE	
Jan Tracy		906 Wide	
Ann Bradford		934 Wide	
Christina Bradford		934 Wide	
Jonathan Bin		958 Wide	
Nicole Higgins		958 Wide	
Christine GLOU		962 Wide ave	
Robert GLOU		962 Wide ave	
Sheila Wheeler		978 WIDE AVE	
John Pinnic		974 WIDE AVE	
SHANNON RICHARDSON		166 WIDE AVE	

SEE OVER

Tom Richardson 519 733 8166 966 Wride Ave R  
Tina Schroeder 519 613 8628 942 Wride Ave. T. Glab  
Cristy Hargel 912 Wride C. Hargel  
Eladio Ramirez 928 Wride  
DAVID MELEZ 950 WRIDE D. Melez

< (12)



Hi Sherry:

Ron and I have read the petition. We agree and support it and wish for our names to be added to the said petition. Since we do not have a printer at the trailer nor a smart phone, this email is our only way of responding.

Barb and Ron Fick

...



me 6:03 PM

to barb v



OK will do

Hi Sherry:

Ron and I have read the petition. We agree and support it and wish for our names to be added to the said petition. Since we do not have a printer at the trailer nor a smart phone, this email is our only way of responding.

Barb and Ron Fick

Sent from [Mail](#) for Windows 10

**From:** [Sherry Bogert](#)

**Sent:** July 27, 2021 6:22 PM

**To:** [barb fick](#)

**Subject:** Re: Petition

Another idea!!!

Send me an e-mail that says you have read the petition and agree with it, support it and wish



## Petition to the Town of Kingsville

We, the undersigned, are concerned citizens of Linden Beach (Plan 1022 and 1169) who call upon Town Council to uphold the present zoning of this area: Lakeshore Residential (L.R-1), and to deny the proposed construction of a 2 Unit, Single-Detached Dwelling at 866 Erie Ave and any future proposed developments of multi-unit dwellings in our area. This proposed development was approved with no communication to the residents of the community nor any opportunity for their input.

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[illegible]



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

**APPLICATION:** **ZONING BY-LAW AMENDMENT FILE ZBA/13/21**  
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

**APPLICANT:** **Giuseppe Quadrini**

**LOCATION OF PROPERTY:** **V/L County Rd 14**

### **PURPOSE OF APPLICATION:**

The subject parcel is approximately 11.5 ha (28.36 ac.) vacant farm land. On October 20, 2020 the Committee of Adjustment approved Consent Application File B 08 20 for a portion of land (0.26 ha / 0.634 ac.) be severed from the farm and conveyed as lot additions to nine (11) abutting rural residential lots (222, 224, 226, 228, 232, 234, 236, 238, 240 County Rd 27 E & 11 and 13 County Rd 14) for the purpose of adding land area for amenity and other uses as may be required. The proposed lot additions are shown as Parts 1-11 on the applicant's sketch. As a condition of the consent, the current application is to rezone the lot addition lands from 'Agriculture (A1)' to 'Rural Residential (RR)' to match the zoning of the receiving lots.

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

**WHEN:** **August 23, 2021**

**WHERE:** **ELECTRONIC MEETING ON ZOOM**

**TIME:** **6:00 p.m.**

If you have comments on this application, they may be forwarded by email, or letter mail to the attention of: **Kristina Brcic, Town Planner**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9 or [kbrbic@kingsville.ca](mailto:kbrbic@kingsville.ca). 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 would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

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

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

**DATED this 30th day of July 2021**

Kristina Brcic, MSc, BURPI, Town Planner



Notes

V/L County Rd 14

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.

Legend

Essex Municipalities

<all other values>

Kingsville

Street

Severance

Kingsville Assessment

0 87.85 175.7 Meters



1:5,270



7/28/2020



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
[www.kingsville.ca](http://www.kingsville.ca)  
[kingsvilleworks@kingsville.ca](mailto:kingsvilleworks@kingsville.ca)

**Date:** August 11, 2021

**To:** Mayor and Council

**Author:** Kristina Brcic, MSc, BURPI  
Town Planner

**RE:** Application for Zoning By-law Amendment File ZBA/13/21 by  
Giuseppe Quadrini  
V/L County Rd 14  
Part of Lot 13, Concession 9  
Part 1, RP 12R-5422  
Roll No. 3711 550 000 00101

**Report No.:** PS 2021-056

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## RECOMMENDED ACTION

That Council:

Approve zoning by-law amendment application ZBA/13/21 to rezone the severed portions (Parts 1-11 on the applicant's sketch), in Part of Lot 13, Concession 9, Part 1, RP 12R-5422, in the Town of Kingsville, from 'Agriculture (A1)' to 'Rural Residential (RR)', and adopt the implementing by-law.

## BACKGROUND

The Town of Kingsville has received the above-noted application for lands located on the north side of County Road 14, just east of County Rd 27 E (as shown on Appendix A). The subject parcel is designated 'Agricultural' by the Official Plan and is zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject parcel is approximately 11.5 ha (28.36 ac.) of vacant farm land. On October 20, 2020 the Committee of Adjustment approved Consent Application File B/08/20 for a portion of land (0.26 ha / 0.634 ac.) to be severed from the farm and conveyed as lot additions to eleven (11) abutting rural residential lots (222, 224, 226, 228, 232, 234, 236, 238, 240 County Rd 27 E & 11 and 13 County Rd 14) for the purpose of adding land area for amenity and other uses as may be required. The proposed lot additions are shown as Parts 1-11 on the applicant's sketch, Appendix B. As a condition of the

consent, the current application is to rezone the lot addition lands from 'Agriculture (A1)' to 'Rural Residential (RR)' to match the zoning of the receiving lots.

## **DISCUSSION**

### **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): "The Provincial Policy Statement provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment." Section 2.3.4.2 states that "Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons."

Comment: The proposed Zoning By-law Amendment is a result of an application for consent for lot additions which was approved earlier this year. Lot additions are consistent with Provincial Policy Statement as it is a minor boundary adjustment and does not result in the creation of a new lot or lots.

### **2.0 Official Plan**

The Official Plan for the Town of Kingsville designates the severed lot addition lands as 'Agriculture'. There are no issues of municipal significance created as a result of the proposal.

### **3.0 Comprehensive Zoning By-law**

Presently, the lot addition lands are zone 'Agriculture (A1)' while the receiving lands are zoned 'Rural Residential (RR)'. It is best practice to rezone the lot addition lands to match the zoning of the receiving lands as to not create incompatibilities between potential permitted uses and other zone regulations within a split-zoned parcel. As a condition of Consent under File B/08/20, the lots addition lands must be rezoned to 'Rural Residential (RR)' to recognize the non-farm, residential use.

## **LINK TO STRATEGIC PLAN**

Manage growth through sustainable planning.

### **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street

- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☒ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

There are no direct financial implications as a result of the zoning by-law amendment.

## **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 by members of the public.

### **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. At the time of writing, the following comments have been received.

#### **1) Essex Region Conservation Authority (ERCA)**

- ERCA has no objection to the application, full comments in Appendix C

#### **2) Town of Kingsville – Technical Advisory Committee**

- No objections, to be completed as a condition of consent B/08/20

#### **3) Essex County**

- The County has no objections. Comments provided are engineering related only. Full comments in appendix D.

*Kristina Brcic*

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Kristina Brcic, MSc, BURPI  
Town Planner

*Robert Brown*

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

# **THE CORPORATION OF THE TOWN OF KINGSVILLE**

## **BY-LAW 69-2021**

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**Being a By-law to amend By-law No. 1-2014,  
the Comprehensive Zoning By-law for the Town of Kingsville**

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

1. Schedule "A", Map 29 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.26 ha (0.634 ac.) portion of land, known municipally as V/L County Rd 14, Part of Lot 13, Concession 9, Part 1, RP 12R-5422, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Rural Residential (RR)'.
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
23<sup>rd</sup> DAY OF AUGUST, 2021.**

---

**MAYOR, Nelson Santos**

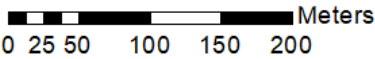
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**ACTING CLERK, Sandra Kitchen**

Schedule A



**V/L County Rd 14  
Part of Lot 13, Concession 9,  
Part 1, RP 12R-5422  
ZBA/13/21**



Schedule "A", Map 29 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.26 ha (0.634 ac.) portion of land, known municipally as V/L County Rd 14, Part of Lot 13, Concession 9, Part 1, RP 12R-5422, as shown on Schedule 'A' in cross- hatch attached hereto from 'Agriculture (A1)' to 'Rural Residential (RR)'.

**Legend**

## Essex Municipalities

&lt;all other values&gt;

Kingsville

— Street

□ Severance

□ Kingsville Assessment

**Notes**

V/L County Rd 14

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.

0 87.85 175.7 Meters

1: 5,270



7/28/2020





planning@erca.org

P.519.776.5209

F.519.776.8688

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

August 04, 2021

Ms. Kristina Brcic, Town Planner  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario, N9Y 2Y9

Dear Ms. Brcic:

RE: Zoning By-Law Amendment ZBA-13-21  
COUNTY RD 14  
ARN 371155000001101; PIN: 751550042  
Applicant: Giuseppe Quadrini

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-13-21. As a condition of a consent, the current application is to rezone the lot addition lands from 'Agriculture (A1)' to 'Rural Residential (RR)' to match the zoning of the receiving lots.

**DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH 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*.

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

**WATERSHED BASED RESOURCE MANAGEMENT AGENCY**

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

**SECTION 1.6.6.7 Stormwater Management (PPS, 2020)**

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



Ms. Brcic  
August 04, 2021

**PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020**

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 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.”

Notwithstanding the above noted references to the PPS policies, we note that the proposed development is either adequately setback and/or physically separated from the natural heritage feature by existing development or infrastructure. Therefore, we do not anticipate any negative impacts associated with the proposal. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

**FINAL RECOMMENDATION**

With the review of background information and aerial photograph, ERCA has no objection to this application for zoning by-law amendment.

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

Sincerely,



Vitra Chodha, E.P  
Resource Planner  
/vc





July 29, 2021

Ms. Kristina Brcic  
Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

Dear Ms. Brcic:

**Re: ZBA-3-21, Giuseppe Quadrini, Part Lot 13, Concession 9, Part 1, 12R5422,  
East Side of County Road No. 27, North Side of County Road No. 14**

---

Please be advised that the County of Essex has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective. The subject property has frontage on to County Road No. 14 and County Road No. 27.

The Applicant will be required to comply with the following County Road regulations:

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

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

The minimum setback for any structures must be 85 feet from the centre of the original right of way of County Road No. 14 & County Road No. 27. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

Should you require further information, please contact the undersigned by email at [kbalallo@countyofessex.ca](mailto:kbalallo@countyofessex.ca) or by phone at extension 1564.

Regards,



Kristoffer Balallo  
Engineering Technologist

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

**APPLICATION:** **ZONING BY-LAW AMENDMENT - ZBA/07/21**  
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)  
**CONSENT APPLICATION B/10/21**  
(Section 53 of the Planning Act R.S.O. 1990, C.P. 13)

**APPLICANTS:** **Rock Island Investments Inc. & Kennedy Colasanti**

**LOCATION OF PROPERTY:** **838 & 888 Road 3 E**

**PURPOSE OF APPLICATION:** The subject land consists of two parcels; 838 Road 3 E a 28.9 ha (71.52 ac.) farm with an existing dwelling and 888 Road 3 E a 20 ha (49.6 ac.) farm with an existing dwelling and outbuilding. It is proposed that the dwelling at 888 be severed on a 1.299 ha (3.2 ac.) (Part 3) as surplus to the farm operations of the owners. The remaining farm parcel (Part 4) will be partially rezoned to prohibit future dwellings while the forested section will be rezoned to 'Natural Environment (NE)'. The applicants also own the abutting property at 838 Road 3 E. They are proposing to sever and convey Part 5 and 6 as a lot addition to Part 4 (the retained parcel at 888 Road 3 E). Lastly Part 1 and 2 are proposed as an access easement for continued access to and maintenance of the wood lot on Part 4.

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

**WHEN:** **August 23, 2021**  
**WHERE:** **ELECTRONIC MEETING ON ZOOM**  
**TIME:** 6:00 p.m.

If you have comments on this application, they may be forwarded in writing via email to [kbrbic@kingsville.ca](mailto:kbrbic@kingsville.ca) or letter mail, to the attention of: Kristina Brcic, Town Planner, 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 Ontario Land 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 Ontario Land 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 July 30<sup>th</sup>, 2021.



Legend

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

Notes

Surplus/Lot addition

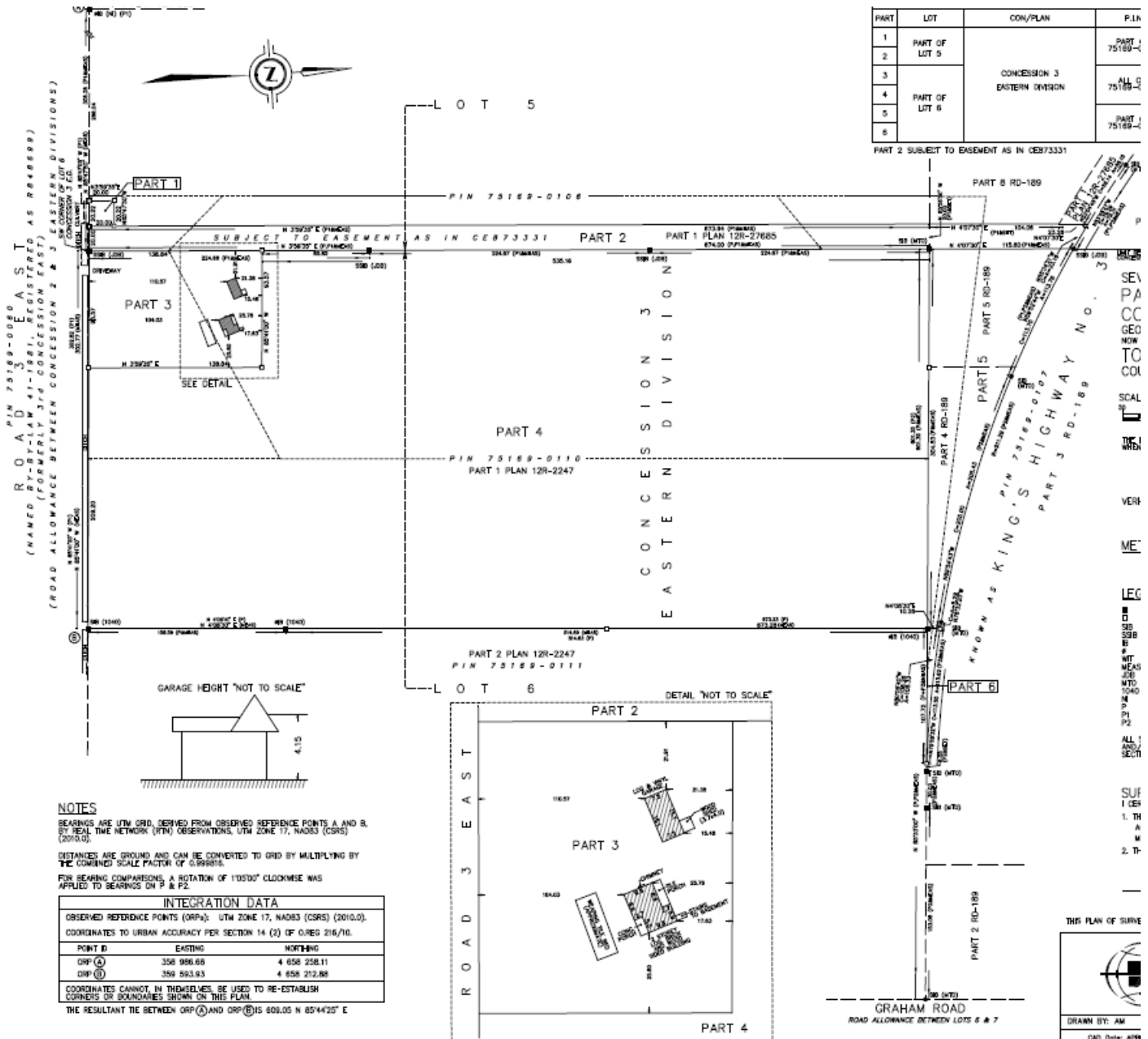
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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0 166.48 333.0Meters

1:9,987

4/30/2021





2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
[www.kingsville.ca](http://www.kingsville.ca)  
[kingsvilleworks@kingsville.ca](mailto:kingsvilleworks@kingsville.ca)

**Date:** August 11, 2021

**To:** Mayor and Council

**Author:** Kristina Brcic, MSc, BURPI  
Town Planner

**RE:** Application for Surplus Dwelling Severance, Lot Addition & Access  
Easement File B/10/21 &  
Zoning By-law Amendment File ZBA/07/21 by  
Rock Island Investments Inc. & Kennedy Colasanti  
838 & 888 Road 3 E  
Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 &

**Report No.:** PS 2020-057

---

## RECOMMENDED ACTION

That Council:

Approve consent application B/10/21 to:

sever an existing dwelling, deemed surplus to the needs of the applicant's farming operation on a 1.3 ha (3.2 ac.) lot shown as Part 3 on the applicant's sketch, known as 888 Road 3 E, in the Town of Kingsville, subject to the following conditions:

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

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.

That any necessary drainage apportionments be undertaken.

That the applicants provide confirmation to the satisfaction of the Town of the location of and function of the septic system.

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 of certification of the deed.

The zoning of the retained parcel be amended to prohibit future dwellings, and protect the Natural Heritage Feature prior to certification (ZBA/07/21).

That the applicant provide confirmation to the satisfaction of the Town the location of any existing septic systems in relation to the revised lot line locations.

sever and convey a portion of lands from 838 Road 3 E, shown as Parts 5 & 6, as a lot addition to 888 Road 3 E, subject to the following conditions:

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

That the lot addition to be severed, shown on the applicant's sketch as Parts 5 & 6, be conveyed to and consolidated with the abutting parcel, known as 888 Road 3 E (P.I.N. 75169-0110) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcels of land that are the subject of this consent.

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.

That any necessary drainage apportionments be undertaken.

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 of certification of the deed.

That the necessary deed(s), transfer or changes be submitted in triplicate, signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification of the dwelling severance, lot addition and right-of-way.

The conditions imposed above applicable to all approvals shall be fulfilled by August 23, 2022 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

Establish a permanent access right-of-way over 838 Road 3 E (Parts 1 & 2 on the applicant's sketch), in favour of 888 Rd 3 E for the purpose of access to the woodlot, subject to the following conditions:

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

That the necessary deed(s), transfer or changes be submitted in triplicate, signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification;

The conditions imposed above shall be fulfilled by August 23, 2022 or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

Approve zoning by-law amendment application ZBA/07/21 to rezone the farmed portion of the retained parcel (Parts 5 & 6 and a portion of Part 4 on the applicant's sketch) from 'Agriculture (A1)' to 'Agriculture – Restricted (A2)', and rezone the woodlot area (a portion of Part 4) from 'Agriculture (A1)' to 'Natural Environment (NE)' on Part of Lots 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R 2247, in the Town of Kingsville, and adopt the implementing by-law.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on the north side of Road 3 E, west of Graham Side Road, as shown in Appendix A. The subject property is designated 'Agriculture' by the Official Plan and zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject land consists of two parcels; 838 Road 3 E a 28.9 ha (71.52 ac.) farm with an existing dwelling and 888 Road 3 E a 20 ha (49.6 ac.) farm with an existing dwelling and outbuilding. It is proposed that the dwelling at 888 be severed on a 1.3 ha (3.2 ac.) parcel (shown as Part 3 in Appendix B) as surplus to the farming operations of the owners. The farmed portion of the remaining farm parcel (Part 4) will be rezoned 'Agriculture – Restricted (A2)' to prohibit future dwellings, as required by Provincial and Town policy, while the wood lot will be rezoned to 'Natural Environment (NE)' to preserve the woodlot and also prohibit residential development. The applicants also own the abutting property at 838 Road 3 E and are proposing to sever and convey Parts 5 and 6 as a lot addition to Part 4 (the retained parcel at 888 Road 3 E) in an attempt to square off the lot. Lastly Parts 1 and 2 are proposed as an access right-of-way for continued access to and maintenance of the wood lot at 888 Road 3 E (Part 4).

## **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. Future dwellings will be prohibited on the retained farm parcel, including the lot addition lands, as a condition of consent, in that the retained parcel will be rezoned to ‘Restricted Agriculture (A2)’ and ‘Natural Environment (NE)’ both of which do not permit residential dwellings. See the colour coded sketch in Appendix C.

### **2.0 Official Plan**

The Official Plan for the Town of Kingsville designates the severed and retained lands as ‘Agriculture’. Schedule “B” – Natural Heritage Features identifies the woodlot portion of the subject lands as ‘Environmentally Significant Lands’ (see the outlined area in Appendix D).

Comment: The requested consent and zoning applications conform to the policies of Section 7.3.1, Agriculture Land Division, of the Official Plan.

### **3.0 Comprehensive Zoning By-law**

The subject property is presently zoned ‘Agriculture (A1)’ in the Comprehensive Zoning By-law. The severed surplus dwelling, shown as Part 3 on the applicant’s sketch, has an area of 1.3 ha (3.2 ac.) with 93.57 m (307 ft.) of frontage on Road 3 E. With the addition of the 1.65 ha (4.1 ac.) lot addition lands (Parts 4 & 5), the retained farm parcel will have an area of approximately 20.8 ha (51.4 ac.) and provide a frontage of 209.20 m (686.4 ft.) on Road 3 E.

Comment: There are no zoning issues created as a result of the creation of the surplus dwelling lot. The farmed portion of the retained parcel will be rezoned from ‘Agricultural (A1)’ to ‘Agriculture - Restricted (A2)’ to prohibit future dwellings as required by the surplus dwelling consent policies while the woodlot area of the retained lands will be rezoned to ‘Natural Environment (NE)’ which preserves the woodlot while prohibiting future dwellings, as required by both Provincial and Town Policy. The access right-of-way, shown as Parts 1 & 2, over 838 Road 3 E will function as an access to the woodlot on 888 Road 3 E.

## **LINK TO STRATEGIC PLAN**

Manage growth through sustainable planning.

### **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☒ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

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

## **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.

## **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.

### **Essex Region Conservation Authority (ERCA)**

- With the woodlot portion of the parcel falling within a Natural Heritage Feature, it is required to demonstrate no negative impact to the feature. One method to do this is rezoning the lands in such a way that prohibits development.
- ERCA has no objection to the Application for consent and the Zoning By-Law Amendment.
- See full comment in Appendix E.

### **Town of Kingsville – Technical Advisory Committee**

- Drainage re-apportionment required.
- Confirm that the location of the septic system and water service are aligned with the proposed limits of Part 3.
- Septic system inspection is required to ensure the system is located entirely within the newly proposed lot.
- The retained farm must be rezoned to prohibit future dwellings and the woodlot portion is being rezoned to protect the natural heritage feature.

*Kristina Brcic*

Kristina Brcic, MSc, BURPI  
Town Planner

*Robert Brown*

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

# **THE CORPORATION OF THE TOWN OF KINGSVILLE**

## **BY-LAW 70-2021**

---

**Being a By-law to amend By-law No. 1-2014,  
the Comprehensive Zoning By-law for the Town of Kingsville**

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

1. Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 4.22 ha (10.45 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.
2. Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 16.57 ha (40.94 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Natural Environment (NE)'.
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
23<sup>rd</sup> DAY OF AUGUST, 2021.**

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**MAYOR, Nelson Santos**

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
**ACTING CLERK, Sandra Kitchen**

Schedule A




**888 Road 3 E**  
**Part of Lot 5 & 6, Concession 3 ED,**  
**Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247**  
**ZBA/07/21**

Meters



Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 4.22 ha (10.45 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.



Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 16.57 ha (40.94 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Natural Environment (NE)'.

## 838 &amp; 888 Road 3 E



## Legend

## Essex Municipalities

&lt;all other values&gt;

Kingsville

Street

Severance

Kingsville Assessment

## Notes

Surplus/Lot addition

THIS MAP IS NOT TO BE USED FOR NAVIGATION

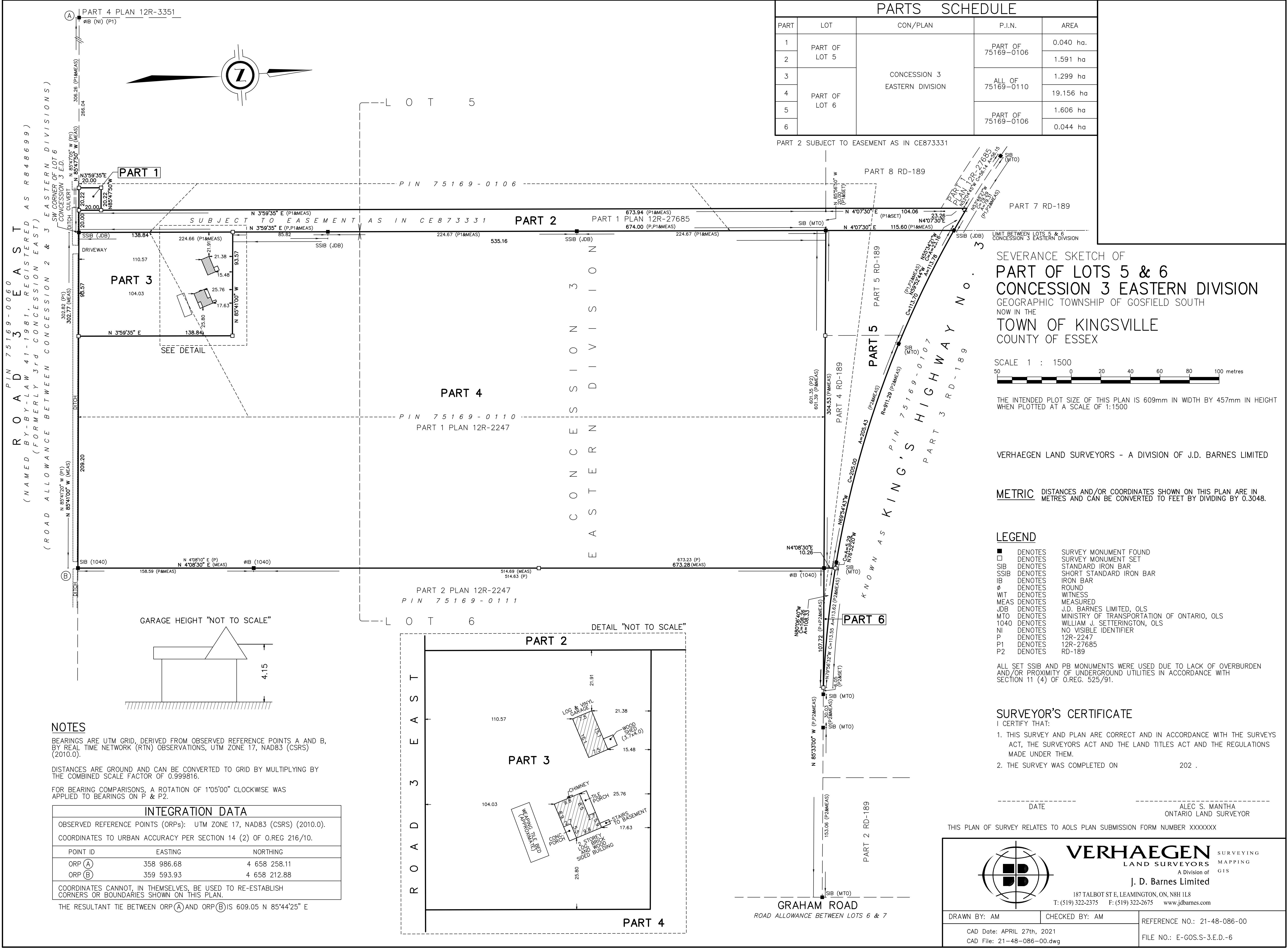
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0 166.48 333.0 Meters

1: 9,987



4/30/2021





## Legend

Essex Municipalities

<all other values>

Kingsville

Street

Kingsville Assessment

0 85.63 171.3  
Meters

1: 5,137

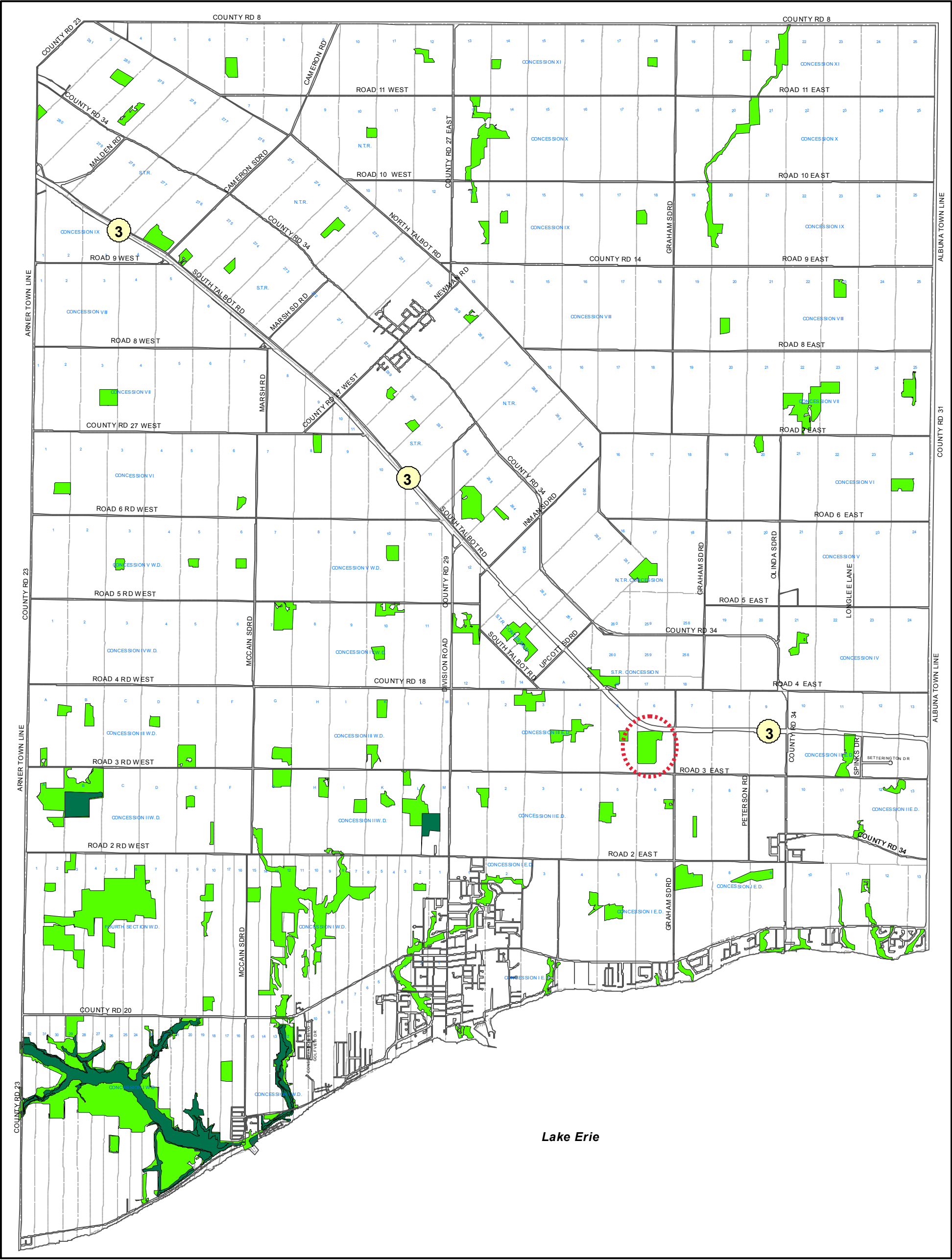


8/12/2021

## Notes

Colour Coded Sketch

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0 1 2 Km

SCALE: 1:63,000

**SCHEDULE "B"**  
**OFFICIAL PLAN**  
**NATURAL HERITAGE FEATURES**



Environmental Protection Areas



Environmentally Significant Areas



planning@erca.org

P.519.776.5209

F.519.776.8688

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

May 06, 2021

Ms. Kristina Brcic, Town Planner  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario, N9Y 2Y9

Dear Ms. Brcic:

RE: Application for Consent B-10-21 and Zoning By-Law Amendment ZBA-07-21  
888 ROAD 3 E, 838 ROAD 3 E  
ARN 371136000000101, 371136000000200; PIN: 751690110, 751690106  
Applicant: ROCK ISLAND MANAGEMENT INC

The following is provided as a result of our review of Application for Consent B-10-21 and Zoning By-Law Amendment ZBA-07-21. It is proposed that the dwelling at 888 be severed on a 1.299 ha (3.2 ac.) (Part 3) as surplus to the farmer operations of the owners. The remaining farm parcel (Part 4) will be rezoned to prohibit future dwellings and proposing to sever and convey parts of the property directly North of subject site.

**DELEGATED RESPONSIBILITY TO REPRESENT THE 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 3rd Concession Drain East. 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*.

**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.



Ms. Brcic  
May 06, 2021

#### **SECTION 1.6.6.7 Stormwater Management (PPS, 2020)**

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

#### **PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020**

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

The subject property is within, and/or is adjacent to (within 120 metres of), a natural heritage feature that is identified as a significant woodland, significant wildlife habitat under the Provincial Policy Statement (PPS).

Section 2.15 of the PPS states - Development and site alterations shall not be permitted in significant woodland... 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.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 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.”

Notwithstanding the above noted references to the PPS policies, we note that the purpose of this application for consent is to sever off a surplus dwelling lot only, and that there will be no change in land use. We also acknowledge that the retained lot will be subject to a re-zoning that will prohibit future dwellings on the subject parcel. Based upon this, therefore it is our recommendation to the Municipality that a further demonstration of no negative impact is not required.

Ms. Brcic  
May 06, 2021

**FINAL RECOMMENDATION**

With the review of background information and aerial photograph, ERCA strongly advises that the Municipality may consider additional protection when undertaking a Zoning By-Law amendment to ensure ongoing protection of the woodlot.

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

Sincerely,



Vitra Chodha, E.P  
*Resource Planner*  
/vc



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

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR:  
DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT**

**APPLICATIONS:** **DRAFT PLAN OF SUBDIVISION SUB/01/2021, COUNTY OF ESSEX  
FILE # 37-T-21002  
(Section 22 of the Planning Act R.S.O. 1990, C.P. 13)**

**ZONING BY-LAW AMENDMENT - ZBA/08/2021  
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)**

**APPLICANT:** **1646322 ONTARIO LTD**

**LOCATION OF PROPERTY:** **V/L SS County Road 20, Part of Lots 8, 9 & 10, 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, extends south toward Heritage Road and abuts the Golfview subdivision to the west and Cottage Grove subdivision to the east. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 51.6 ha (127.5 ac.) vacant farm parcel. A draft plan of subdivision was brought forward to Council several years ago however neither the Town nor County granted final approval. As such, the applicant appealed the non-decision to the Ontario Municipal Board, which subsequently granted the draft approval for up to 750 lots along with a requested zoning amendment. The County issued final approval as ordered by the OMB however that approval lapsed in 2018. This has required the applicant to resubmit for draft approval. The approved zoning remains in place however there are some minor amendments needed to reflect adjustments to the plan and address side yard requirements for townhouse development.

The revised draft plan that has been submitted proposes a total of 642 lots for a mix of single detached, semi-detached and townhouse dwellings. The lot fabric and road pattern have been developed in consultation with the Town. The plan is proposed to be developed in 15 phases from south to north. The subdivision will be connected to Lake Drive and Essex St. in the Cottage Grove subdivision and Championship Way and Creekview Blvd in the Golf Side subdivision. Phase 5 will see the full extension of the main north south road within the new subdivision connect to County Road 20. As a result of concerns regarding construction traffic entering through the existing subdivisions to the east or west the developer will be required to provide a temporary construction route and access to the site from County Road 20. Street connection to the existing subdivisions will be limited and the timing of those connections will be outlined in the development agreement.

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

**WHEN:** August 23, 2021

**WHERE:** ELECTRONIC MEETING ON ZOOM

**TIME:** 6:00 p.m.

If you have comments on these applications, they may be forwarded by email ([rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)), or letter mail to the attention of: **Robert Brown, Manger, Planning Services**, 2021 Division Road N, Kingsville, ON N9Y 2Y9. Comments and opinions submitted on these matters, including your name and address, may become part of the public record and may be viewed by the general public and may be published in a planning report or reproduced in a Council agenda and/or minutes.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuse to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Ontario Land Tribunal.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information specific to the draft plan of subdivision approval, contact the Manager, Planning Services, County of Essex, 360 Fairview Ave West, Essex, ON, N8M 1Y6, indicating the County of Essex file number 37-T-21002.

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

**IF A PERSON** or public body does not make oral submissions at a public meeting, or make written submission to Council before the zoning by-law is adopted or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**PARTICIPATION** in the upcoming meeting will be electronic via Zoom only. If you wish to speak at the meeting you are asked to contact planning staff to provide contact information. Instructions on electronic participation will be provided with a link to the meeting which will be forwarded shortly prior to the meeting date.

**TO VIEW MEETING ONLY** you can visit the Town's website under the Town Hall tab then click Council Meetings and go to the August 23 meeting and click the Video link in the chart.

**ADDITIONAL INFORMATION** can be requested from Planning Services. The plans circulated in advance of the June 22<sup>nd</sup>, Planning Advisory Committee meeting remain unchanged.

**DATED AT THE TOWN OF KINGSVILLE** on July 12<sup>th</sup>, 2021.

# Valente Subdivision



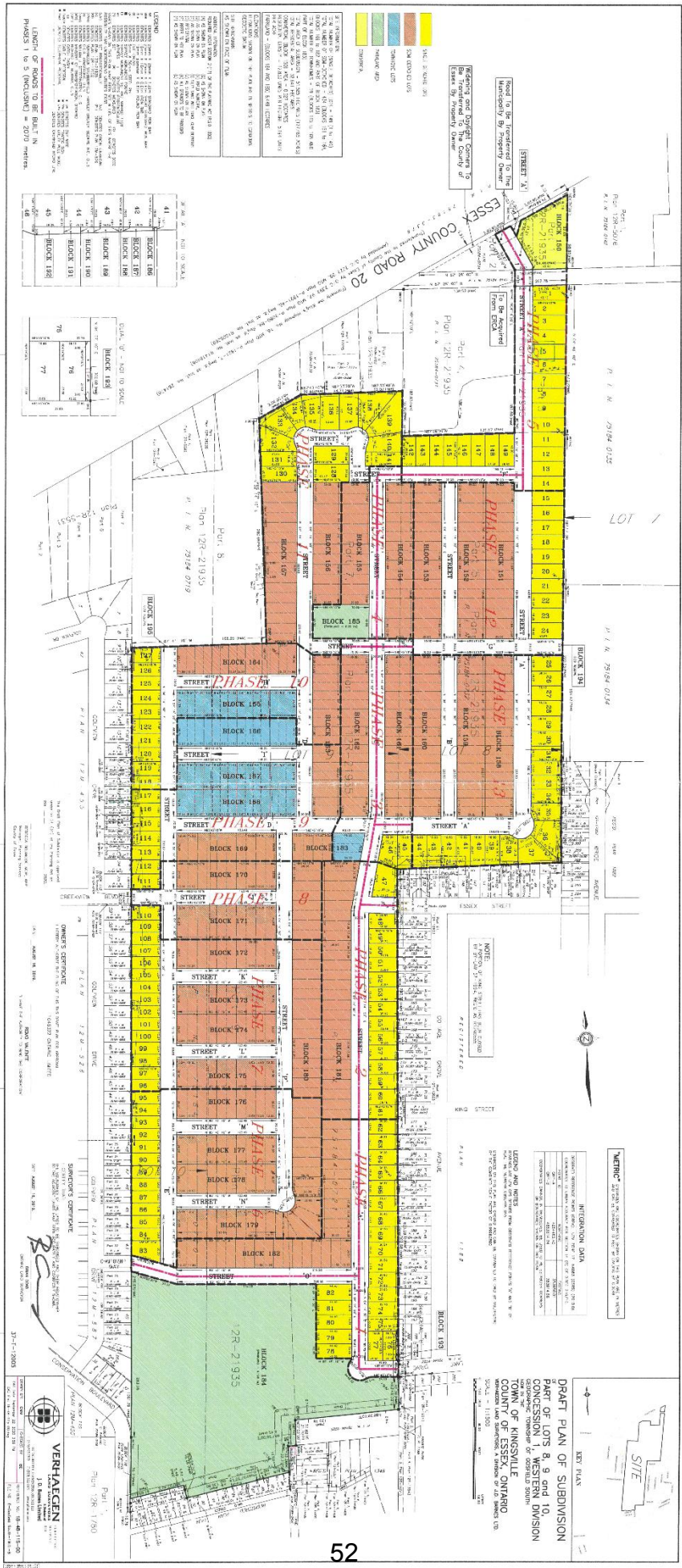
**Notes**  
Draft Plan/Zoning

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
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- Legend**
- Essex Municipalities
    - all other values
    - Kingsville
  - Street
  - Severance
  - Kingsville Assessment

0 224.20 448.4 Meters  
1:13,450  
4/30/2021





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**Date:** August 9, 2021

**To:** Mayor and Council

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

**RE:** Application for Draft Plan of Subdivision SUB/01/2021 (County File #37-T-21002 & Zoning By-law Amendment Application ZBA/08/2021 by 1646322 Ontario Ltd. V/

**Report No.:** PS 2021-035

---

## RECOMMENDED ACTION

That Council:

Approve zoning amendment application ZBA/08/2021 to:

amend the zoning on the subject lands as outlined in the amending by-law to reflect the revised layout of the draft plan of subdivision, and

amend the Lakeshore Residential Exception 32 (holding), (LR-32(h)) to reduce the required lot frontage for a semi-detached dwelling on a corner lot from 11.8 m to 10.3 m, reduce the required lot frontage for a townhouse on end units from 8.8 m to 8.5 m and corner lots from 11.8 m to 10.3 m.

Approve a resolution in support of the draft plan of subdivision, County File No. 37-T-21002, subject to the conditions outlined by the County in the draft approval and approval of a development agreement with the applicant to the satisfaction of the Town.

Direct administration to forward the resolution of support to the County Planner for final approval of the draft plan of subdivision.

## **BACKGROUND**

The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20 which extend south toward Heritage Road and abuts the Golfside subdivision to the west and Cottage Grove subdivision to the east. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 51.6 ha (127.5 ac.) vacant parcel (currently farmed). A zoning amendment was brought forward to Council in 2012 however was refused. The County of Essex, as the approval authority for plans of subdivision, failed to make a decision on the draft plan of subdivision. As such, the applicant appealed the non-decision and refusal to the Ontario Municipal Board (OMB) now the Local Planning Appeal Tribunal (LPAT), which subsequently granted the draft approval for up to 750 lots (Appendix A) along with the requested zoning by-law amendment. The County issued final approval as ordered by the OMB however that approval lapsed in 2018. This has required the applicant to resubmit for draft plan approval. The approved zoning remains in place however there are some minor amendments needed to reflect adjustments to the plan and address lot frontage requirements for the semi-detached and townhouse development.

## **DISCUSSION**

### **1) Provincial Policy Statement (PPS), 2020:**

PPS, Section 1.1.3.1 states that, “Settlement areas shall be the focus of growth and development.”

Section 1.1.3.3 further outlines that, “Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.6 goes on to say, “New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Comment: The development of the subject lands is infill between two existing plan of subdivision, the older area of around Cottage Grove to the east and the newer development of Golfside to the west. The proposed development will include a range

of housing, single detached, semi-detached and townhouses, along with parkland and a commercial lot at the subdivision entrance on County Road 20.

## **2) County of Essex Official Plan**

The County Official Plan includes the subject property within a Settlement Area. The County OP is very similar to that of PPS in terms of applicable policies and encouragement of intensification of development within the Settlement Area boundaries. The proposed development would be consistent with the County Official Plan.

Both the Town and County require a number of background studies to be completed as part of all subdivision development and include the following:

i) Planning Justification Report

Comment: The applicant had a report prepared that is attached as Appendix B.

ii) Archaeological screening

Comment: A Phase 1 and 2 archaeological assessment has been completed on the subject lands and clearance received from the applicant ministry. (Appendix C)

iii) Traffic impact assessment

Comment: A traffic impact assessment was requested by the County of Essex given that access to the development is directly off County Road 20 and indirectly off Heritage Road via Lake Drive. The study was completed by Baird AE and reviewed by County Infrastructure. The County noted that no improvements would be required to County Road 20 or Heritage as a result of the development's initial phases however has noted that updates will be required to the TIS every three years as the development builds out. The County planner has outlined that draft approval of the plan would be granted for the entire subdivision however individual final approval will only be given on a phased basis.

iv) Storm water management plan

Comment: A plan was prepared for the development. Storm water will be collected via road drains and rear yard catch basins designed in accordance with the Town's development standards. The system will outlet to the Linden Beach Relief Drain which then outlets to Wigle Creek.

The Town requests that the applicant provide details on the intended drainage and grading between the proposed development and the existing lots to the east and west to ensure that there is no interim impact as a result of construction. This is in addition to the standard submission of individual lot grading plans required as part of the building permit process.

v) Environmental Impact Assessment

Comment: The applicant had the subject site reviewed by a qualified ecologist who in turn provided that information to the Ministry of Environment, Conservation and Parks (MECP). The Ministry has provided clearance to the development based on the ecologist's review. (Appendix D) it was noted that an area along the south end of the proposed park should incorporate improvements that would support Eastern Fox snake habitat. Mature trees should be retained where possible and appropriate precautions be taken prior to construction on the site to avoid erosion into the Linden Beach Relief Drain. It was also recommended that the area along the drain be retained as a buffer. The Town has already extended a pathway along the north side of the drain. There no additional works plan for this and the south side of the drain will remain as is save and except general maintenance.

### 3) Town of Kingsville Official Plan

The subject parcel is designated 'Lakeshore Residential West' within the Official Plan for the Town of Kingsville. Section 3.6.4 states, "The purpose of the "Lakeshore Residential West" designation is to recognize the residential development south of County Road 20 along the Lake Erie shoreline and west of the Town's main urban centre. This area of the municipality is currently serviced with full municipal services."

Comment: The proposed development is consistent with the goals outlined in Section 3.6.4 as required servicing is or will be available in the short-term, is infilling and provides a greater variety of housing type.

Section 3.6.4 Policies go on to outline that:

- a) residential development shall consist primarily of single unit dwellings but may also include single unit detached, two-unit and single unit attached dwellings.

Comment: The proposed development is low density residential (12.8 units per ha) and will include a mix of single detached, semi-detached and townhouse dwellings. The mix of housing is located in such a way to provide transition between the existing single detached to the east and west and the proposed semi-detached and townhouse development in the core of the new subdivision.

Provincial Policy, the County Official and Town Official Plan all speak to the provision of affordable housing. The proposed subdivision does not directly address or propose affordable housing as defined by the Province. What it does do, which is supportive of the location, is provide a mix of lower density buffer, single detached homes, and higher density, semi-detached and town houses.

#### **4) Comprehensive Zoning By-law**

The subject property is zoned 'Lakeshore Residential Exception 31 (holding), (LR-31(h))' Lakeshore Residential Exception 32 (holding), LR-32(h))', 'Parkland (PG)' and 'Neighbourhood Commercial Exception 2 (C1-2)'. This mix of zoning will remain however as a result of the modification to the plan there are minor adjustments required to both residential zones and location and footprint of the parkland. Overall, the adjustments do not result in any net gain or loss of a particular use just relocation. The specific details are shown on Schedule 'A' of the amending by-law.

The applicant has also requested an adjustment of the required lot frontage for a semi-detached dwelling on a corner lot from 11.8 m to 10.3 m, an adjustment of the required townhouse lot frontage for end units from 8.8 m to 8.5 m and corner lots from 11.8 m to 10.3 m. This adjustment is based mainly on the existing reduction in the exterior side yard setback from 4.5 m to 3 m. With this reduction the need for larger corner lots is removed. These changes do not result in more units but do provide for greater consistency with current corner lot setbacks. This adjustment is applicable only to the Lakeshore Residential Exception 32 (holding), (LR-32(h)) zone.

#### **5) Plan of Subdivision Layout**

This development has been undergoing review for several years leading up to the plan that is now under consideration. The initial plan generated concerns with the size, impacts to existing subdivisions to the east and west, access to County Road 20 and the type of housing. The revised plan developed as part of the settlement agreed to by the Town to resolve the OMB appeal was scaled back in size however had not really addressed all of the concerns.

In October of 2017, after significant discussion between the Town and developer, a new draft plan was presented to the public at an open house as an alternative to the OMB settlement which better addressed concerns with the development in general and reduced the scale. Feedback from this open house was generally positive and most of the residents in attendance preferred the new plan.

The revised draft plan that has been submitted proposes a total of 642 lots with a mix of single detached (149), semi-detached (434) and townhouse dwellings (59). The plan also includes the original commercial block abutting County Road 20, 0.527 ha (1.3 ac.) and a total of 6.45 ha (15.94 ac.) of parkland in two blocks. (Appendix E)

The proposed lot fabric and road pattern have been developed in consultation with the Town and took many of the suggestions from the public open house in October of 2017. The applicant has also had a number of meetings with individual landowners to address questions on boundary locations.

What are the main changes to the plan?

- i) Fewer lots 642 versus 750;
- ii) Realignment of internal streets to provide traffic calming between the existing subdivisions;
- iii) Timing of connections can be addressed via development agreement
- iv) Fewer phases – meaning quicker build out to County Road 20
- v) Agreement that a temporary construction access is required to County Rd 20;
- vi) Wider north/south collector road;
- vii) Shifted northerly park lot;
- viii) Agreed to boundary conveyances along abutting lots in the Cottage Grove area.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

### **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☒ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

If approved the development will result in an increase in assessment, collection of development charges and building permit fees.

## **CONSULTATIONS**

### **Public Consultations**

A Planning Advisory Committee (PAC) meeting was held on June 22. PAC was provided with a report outlining the details of the subdivision and requested zoning amendment. Comment was also received from several residents. (Appendix F). While PAC hear comment from the public and also had comments itself no motion or direction to Council was provided.

Property owners within 200m (120 m is the required buffer) of the subject site boundaries received the Notice of Public meeting by mail (sent July 13). The notice was also posted on the Town website and social media.

### **Public Comment To Date**

Additional comments received since the June 22<sup>nd</sup> PAC meeting are included as Appendix F-1 The concerns from both are as follows:

#### **Traffic Impact**

Comment: This was the number one issue raised by many of the residents in the subdivisions to the east and west. Traffic impact is both a concern at the construction phase and the final build out. There is no question that the addition of 642 dwellings lots represents a significant addition to the Town regardless of the location. With limited frontage on County Road 20 to the north and only Lake Drive to the south access remains a challenge. The County has indicated to the Town and developer that it expects updates to be undertaken to the traffic review, every three years, as the subdivision moves forward.

The bulk of the traffic concern is related to construction. This is addressed through a number of directions including a revised phasing plan, quicker south to north development, and provision for a dedicated construction access route until Phase 5, connection to County Road 20, is completed. Based on ongoing public comment this is not seen as fully addressing the issue. This is further addressed through the timing of connections to the existing subdivision which is discussed in more detail below.

As the subdivision builds out there will of course be additional new resident traffic. There is also concern that the eventual connections to Cottage Grove and Golfside will both add traffic to these areas and possibly alter existing traffic flows. Both of these existing subdivisions have either no sidewalks or limited sidewalks.

## Connection Timing

Comment: It is clear from the existing street pattern in the Cottage Grove area and the Golfside subdivision that future connections were planned to the subject lands. This does not mean that the connections are necessary immediately once construction begins. The Town determines when and if a street connection is made and bases this on the Town's Development Standards. The specific details on the timing of these connections will be outlined in the development agreement. One potentially viable option is suggested as follows:

- 1) Once approved the initial phase of construction will involve the installation of sanitary sewers including connection to the existing lines on Lake Drive and Championship Way. Water service will need to be extended into the subdivision from County Road 20 and will also need to be looped into the existing system. Much of this work will take place on the subject lands and access will be from County Road 20. However, there will need to be some access from Lake Drive and Championship Way to make connection to the existing systems. All work related to the storm water system are on-site and do not require off-site connections. The bulk of the initial construction will not require access from the neighboring lands.
- 2) Street construction will occur on site and access can be limited to the proposed construction access from County Road 20. Like the water and sewer there will need to be connections made, as part of Phase 1, to Lake Drive and Championship Way. This does not mean that these access points will be opened as this point.
- 3) Once all of the necessary servicing is completed and the Town has accepted the initial Phase(s) on maintenance building permits will be available to begin house construction. What is suggested is for access to continue to be limited to the temporary construction access from County Road 20 however once occupancy of the new homes begins at least one access point to an open Town street must be provided. Much of Phase 1 and possibly Phase 2 could be developed with a single access however only if emergency access can be provided via the temporary construction access and only if the emergency services is in agreement. If this is not the case then connection the Championship Way will need to be opened. However, this does not mean that access is being opened for construction purposes. The develop will need to provide signage on County Road 20 and within the abutting subdivision to direct construction traffic. It is important to keep in mind that the Town, County or both may require the connection to County Road 20 be completed earlier than Phase 5 if access or traffic concerns warrant.

## Lot Alignment

Comment: The majority of the single detached lots that abut the existing lots in Cottage Grove and Golfside will align with the existing lots. This is however is not the case in all

areas. This is in part because of inconsistent lot patterns or different home types. This does not represent a significant compatible or design issue and is not uncommon in many other subdivisions around Kingsville. The main concern was expressed by a Essex Street resident however it is worth noting that the developer has agreed to convey lands along the backs of several of the Essex Street lots which currently encroach on the subject lands.

### Construction Impacts

Comment: The proposed development represents a significant amount of construction over what will likely be several years. Residents in the existing subdivisions will be impacted by noise, dust and the view of construction. This is the side effect of infill development.

### Impact to the Nature Environment

Comment: As part of all subdivision development an environmental assessment has to be completed to determine what floral and fauna are present and if there are any species at risk. The assessment has been completed, reviewed and a clearance issued by the Ministry of Natural Resources and Forestry. As noted earlier in the report the developer is required to take steps to safeguard certain locations on the property and make best efforts to maintain, where possible any mature trees.

### Loss of Agricultural Lands

Comment: The Ontario Federation of Agriculture has recently expressed concern with the ongoing loss of productive agricultural lands to residential development. Most notable is the fact that single detached housing development is the single largest impacting force on agricultural land loss. That said, the subject lands were lost to residential development the day they were designated for residential use in the current Official Plan. As the Town moves forward, and if growth continues, it will be important to focus on maximizing the use of the existing lands within the settlement area and encouraging higher density development.

### Service Capacity

Comment: From the onset of this development there has been concern for the existing capacity of the water and sanitary sewer to accommodate what is proposed. Sanitary sewer capacity is available for the development. Water capacity, although initial available to the subject property has gradually decreased as other development in the area built out. This has result in the need to upgrade water service to the remaining residential areas on the west side of Kingsville. Those works have been approved and design work is being completed for a new water line extension.

Storm water management is always a concern with new development particularly when it is located between two existing subdivisions. The proposed development is required to prepare a storm water management plan that will collect, store and direct its water to

an appropriate outlet. That plan has been prepared and reviewed by the Town and ERCA.

### **Agency & Administrative Consultations**

Both internal and external agencies have been provided with the detail of the project.

#### **1) Essex Region Conservation Authority (ERCA)**

ERCA has not indicated any objection to the proposed development but has noted that requirements incorporated as part of the OMB approved plan may still be applicable and will need to be included in the development agreement. The full comment has been attached as Appendix G.

#### **2) Technical Advisory Committee**

The overall plan is seen as a positive improvement over the original OMB approved layout. TAC did comment that the main north-south collector road should incorporate a roundabout at the midpoint to act as a traffic calming measure while retaining function as a collector road. The proposed semi-detached development along the collector will also need to take into consideration parking needs, as there will be limited space along this main street for on-street parking.

Servicing of the subdivision has been reviewed. The proposed storm water management is acceptable and there is adequate capacity in the sanitary sewer system to accommodate the development. Municipal water however remains in limited supply to the area. Infrastructure upgrades to increase supply to the west have been approved however still require installation prior to the subdivision moving forward.

*Robert Brown*

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

STATISTICS:

TOTAL AREA = 51.60 ha (127.48 acres)  
PHASE 1 = 9.166 ha (22.5 acres) INCLUDES COMMERCIAL AND PARK LAND

PHASE 2 = 3.44 ha (8.5 acres)  
PHASE 3 = 3.42 ha (8.5 acres)  
PHASE 4 = 3.42 ha (8.5 acres)  
PHASE 5 = 4.8 ha (11.9 acres)  
PHASE 6 = 4.20 ha (10.4 acres)  
PHASE 7 = 2.26 ha (5.56 acres)  
PHASE 8 = 2.31 ha (5.70 acres)  
PHASE 9 = 2.59 ha (6.4 acres)  
PHASE 10 = 2.53 ha (6.25 acres)  
PHASE 11 = 2.53 ha (6.25 acres)  
PHASE 12 = 3.28 ha (8.10 acres)  
PHASE 13 = 2.42 ha (6.00 acres)  
PHASE 14 = 2.8 ha (7.45 acres)  
PHASE 15 = 2.6 ha (6.04 arces)

PHASE 1 = 10 SINGLE DETACHED UNITS  
= 36 SEMI-DETACHED UNITS

PHASE 2 = 12 SINGLE DETACHED UNITS  
= 50 SEMI-DETACHED UNITS

PHASE 3 = 22 SINGLE DETACHED UNITS  
= 30 SEMI-DETACHED UNITS

PHASE 4 = 58 SEMI-DETACHED UNITS

PHASE 5 = 49 SINGLE DETACHED UNITS

PHASE 6 = 27 SINGLE DETACHED UNITS  
= 20 SEMI-DETACHED UNITS

PHASE 7 = 40 SEMI-DETACHED UNITS

PHASE 8 = 16 SINGLE DETACHED UNITS  
= 20 SEMI-DETACHED UNITS

PHASE 9 = 9 SINGLE DETACHED UNITS  
= 43 TOWNHOME UNITS

PHASE 10 = 58 TOWNHOME UNITS

PHASE 11 = 42 SEMI-DETACHED UNITS  
= 5 TOWNHOME UNITS

PHASE 12 = 60 SEMI-DETACHED UNITS

PHASE 13 = 6 SINGLE DETACHED UNTS  
= 41 TOWNHOME UNITS

PHASE 14 = 6 SINGLE DETACHED UNITS  
= 42 TOWNHOME UNITS

PHASE 15 = 6 SINGLE DETACHED UNITS  
= 42 TOWNHOME UNITS

TOTAL UNITS = 750 LOTS

Appendix A



CONCEPT #1

CONCEPTUAL DEVELOPMENT PLAN  
FIGURE 1

- SUBJECT SITE

SINGLE DETACHED LOTS

SEMI-DETACHED LOTS

TOWNHOME LOTS

PARKLAND AREA

COMMERCIAL
- PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

PHASE 14

PHASE 15

crozierbaird

ENGINEERS  
PLANNERS  
ARCHITECTS

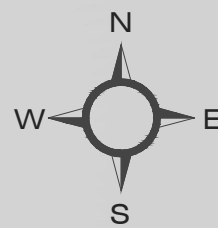
27 PRINCESS STREET, SUITE #102  
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N8H 2X8  
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WINDSOR, ONTARIO  
N9A 4K4.

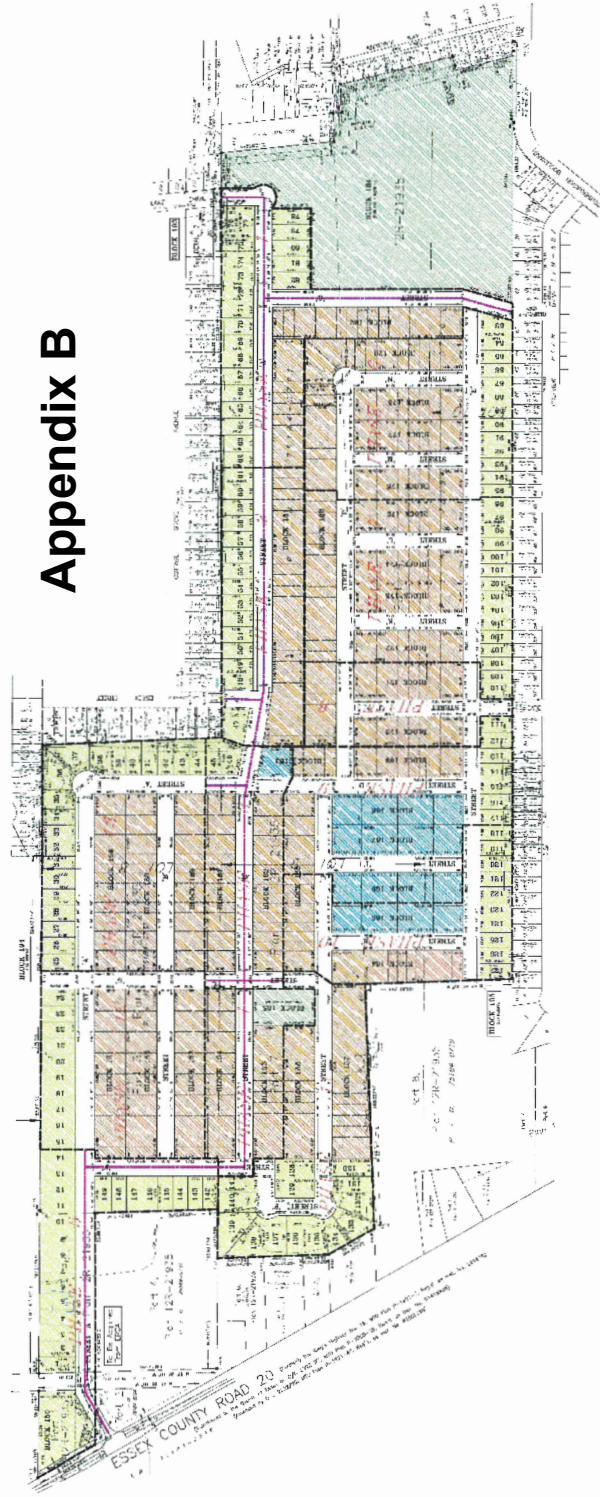
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CHECKED BY: J.L  
DESIGNED BY: P.S

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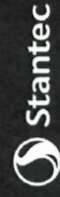
PROJECT: 14-145 STATUS: DRAFT DATE: 05/28/15



## Appendix B

# Planning Justification Report Proposed Residential Community Kingsville, ON

November 30, 2020



## SIGN-OFF SHEET

This **Planning Justification Report** was prepared by **Stantec Consulting Ltd. ("Stantec")** for the account of **1646322 Ontario Limited (the "Client")** to support the Client's application for a Zoning By-Law Amendment and Draft Plan of Subdivision for lands legally known as **Parts of Lots 8, 9 and 10, Concession 1 Western Division**. Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope and other limitations stated in the document and in the contract between Stantec and the Client. In connection thereto, this document may be reviewed and used by the provincial and municipal government agencies participating in the planning application process in the normal course of their duties. Except as set forth in the previous sentence, any reliance on this document by any third party for any other purpose is strictly prohibited. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any unauthorized use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on unauthorized use of this document.

Prepared by   
(signature)

**Amelia Sloan, MCIP RPP**



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## 1.0 INTRODUCTION

Stantec Consulting has been retained by 1646322 Ontario Limited to prepare a Planning Justification Report in support of a Zoning By-law Amendment and Draft Plan of Subdivision application in the Town of Kingsville, ON. The applicant is proposing the following:

- To amend the Zoning By-law to permit Special Provisions to the current R-4 zoning regulation, to address minimum lot sizes, minimum lot frontages, maximum lot coverage, and setbacks; and
- To develop a residential subdivision consisting of a mix of single detached, semi-detached, and medium-density townhome units. The proposed plan of subdivision also contains parkland and a limited amount of commercial development with access to County Road 20.

The intent of this report is to analyze the land use planning merits to determine the appropriateness of the proposed development and the relevant planning documents including the Provincial Planning Policy, County of Essex Official Plan, Kingsville Official Plan and Town of Kingsville Zoning By-Law. This report is to be submitted with required servicing, transportation and environmental reports and fees to form a "complete" application.

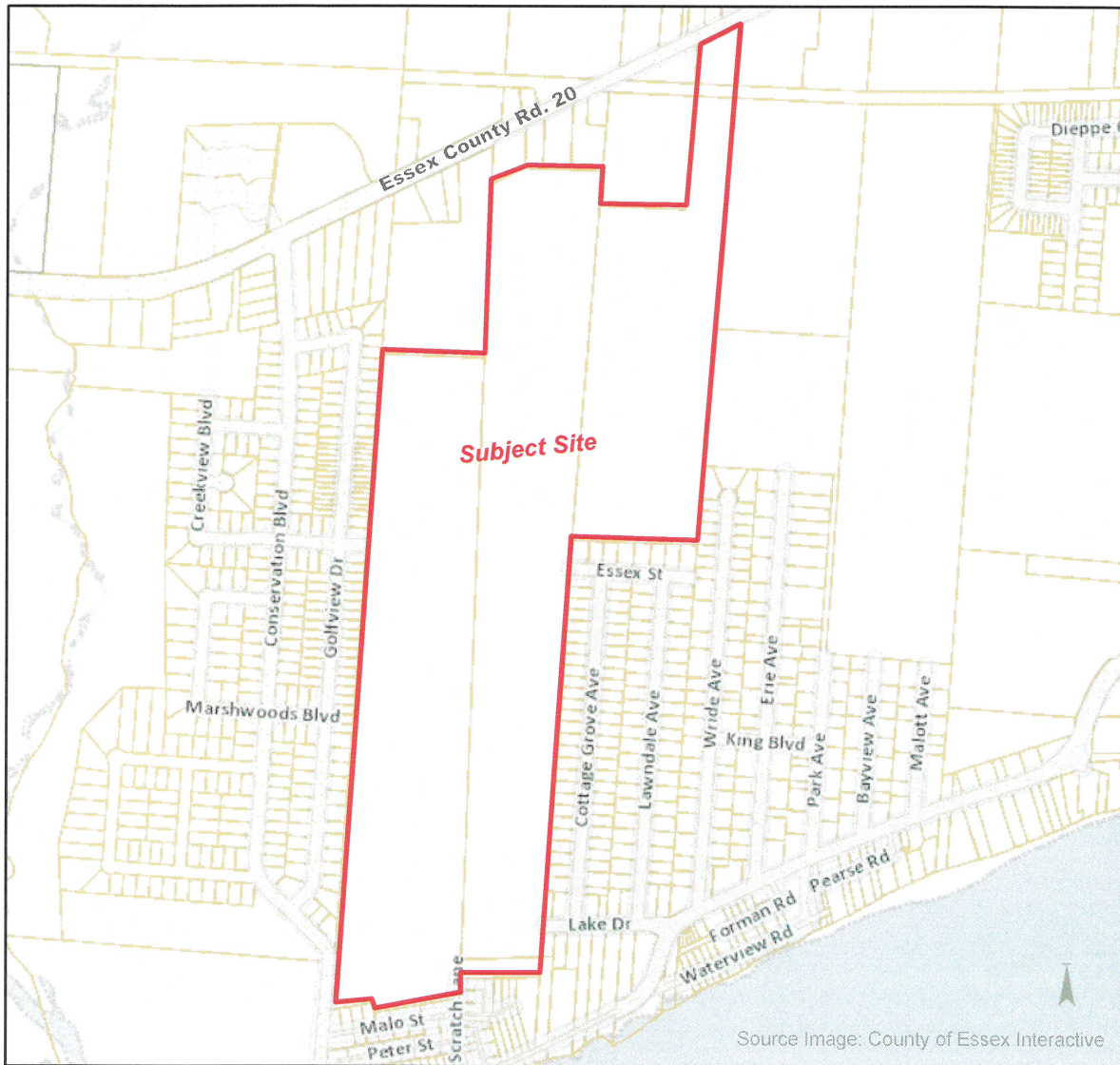
## 2.0 SITE DESCRIPTION

The subject site, identified in Figure 1 Site Location, is legally described as parts of Lot 8-10, Concession 1, Western Division and are currently owned by the proponent (1646322 Ontario Limited). The lands are generally located south of County Road 20, immediately east of Golfview Drive, and north of Heritage Road and Lake Erie shoreline.

The subject site consists of 51 ha (126 ac) of generally flat, undeveloped lands that are currently being cultivated for agricultural purposes, with sparse tree growth (hedgerows) surrounding portions of the individual parcel perimeters. Generally, the site drains southward and outlets into Wigle Creek. Based on the Soils Map of Essex County, the soil conditions are classified as Caistor clay loam with the northern portion classified as Harrow sandy loam.

Primary access into the planned neighbourhood will be from County Road 20 to the north, Essex Street and Lake Drive to the east, and Creekview Blvd. to the west. Both developed and undeveloped lands surround the subject site, which are all planned and identified for residential land uses.

The developed areas adjacent to the site consist of single-family residential development to the west (York Subdivision), south, and southeast of the site. The balance of the lands to the east and north are primarily undeveloped and used for residential/agricultural purposes. To the south, the shoreline of Lake Erie is a short walking distance away from the site. The more established downtown Kingsville area is within a kilometer to the east. Refer to Figure 2 Aerial Imagery & Context.



**Figure 1 Site Location**

## 3.0 CONTEXT

### 3.1 PREVIOUS PLANNING APPLICATIONS

On October 18, 2012, an application was made on behalf of the same proponent and landowner to amend the Town's Zoning By-Law (ZBA16/12). Concurrently, an application was submitted for approval of draft plan of subdivision (37T-12005) to create 973 residential (including single-detached, semi-detached, townhouses), commercial block, and parkland.

The Town had refused the request for a Zoning By-law Amendment (ZBA) and the County of Essex failed to make a decision regarding the related draft plan of subdivision (37-T-12005). The

two applications were appealed to the Ontario Municipal Board (OMB) under Case No. PL140547 (Appendix 2). Prior to the OMB decision, a settlement was reached to reduce the draft plan of subdivision to decrease the number of lots from 973 to 750 lots. The Hearing was subsequently held on August 31, 2015.

On September 16, 2015, the OMB issued a decision that found that the revised and agreed upon ZBA and draft subdivision was consistent with the Provincial Policy Statement and conformed to the County of Essex and Town of Kingsville's Official Plans. The revised draft plan of subdivision and zoning by-law amendment applications were approved by Board Order.

As per Part VI of the Planning Act, the proponent has failed to meet the time period for the issued Board Order and therefore, the OMB Decision has since lapsed.



**Figure 2 Aerial Imagery & Context**

### 3.2 EXISTING PLANNING FRAMEWORK

The following is a listing of the relevant local Municipal Planning framework which are applicable to the proposed for development of the subject lands:

**Table 1: Municipal Planning Framework**

<p><b>County of Essex Official Plan (2014)</b></p>	<p><b>Schedule A1</b> – Land Use Plan (Settlement Area)</p> <p><b>Schedule A2</b> – Settlement Structure Plan (Primary Settlement Area)</p> <p><b>Schedule C5</b> – (Medium to High Ground Water Recharge Vulnerability)</p> <p><b>3.2 Settlement Areas; and 3.2.4 Primary Settlement Areas:</b> the site is identified as a primary settlement area and anticipated for residential growth.</p>
<p><b>Town of Kingsville Official Plan (2012)</b></p>	<p><b>Schedule A</b> – Land Use Plan (Lakeshore Residential West and Parks and Open Space)</p> <p><b>3.6.4 Lakeshore Residential West:</b> This designation is intended to recognize the anticipated residential development south of County Road 20 and along the Lake Erie shoreline, west of the Town's main urban centre. This area of the municipality is currently serviced with full municipal services.</p> <p><b>3.5 Parks and Open Space:</b> this designation ensures that future development supplies the Town with adequate supply and access to open space.</p>
<p><b>Zoning By-law 1-2014, as amended by Board Order PL140547</b></p>	<p>Parkland (PG) zone</p> <p>Lakeshore Residential Exception 29 (LR-29(h)) zone</p> <p>Lakeshore Residential Exception 30 (LR-30(h)) zone</p> <p>Neighbourhood Commercial Exception 1 (C1-1(h)) zone</p>

As per the Previous Planning Applications (Section 3.1), the Zoning By-law was previously approved by Board Order (See Appendix 2 Ontario Municipal Board Order PL140547), however this application proposes to reallocate parkland uses, specifically relocating the small park in the north and reconfiguring the community park in the south. Therefore, an application to amend the Zoning By-law is required with this application to be consistent with the proposed draft plan of subdivision. A comprehensive review of these relevant planning regulatory documents is contained in Section 6.0 of this Report.

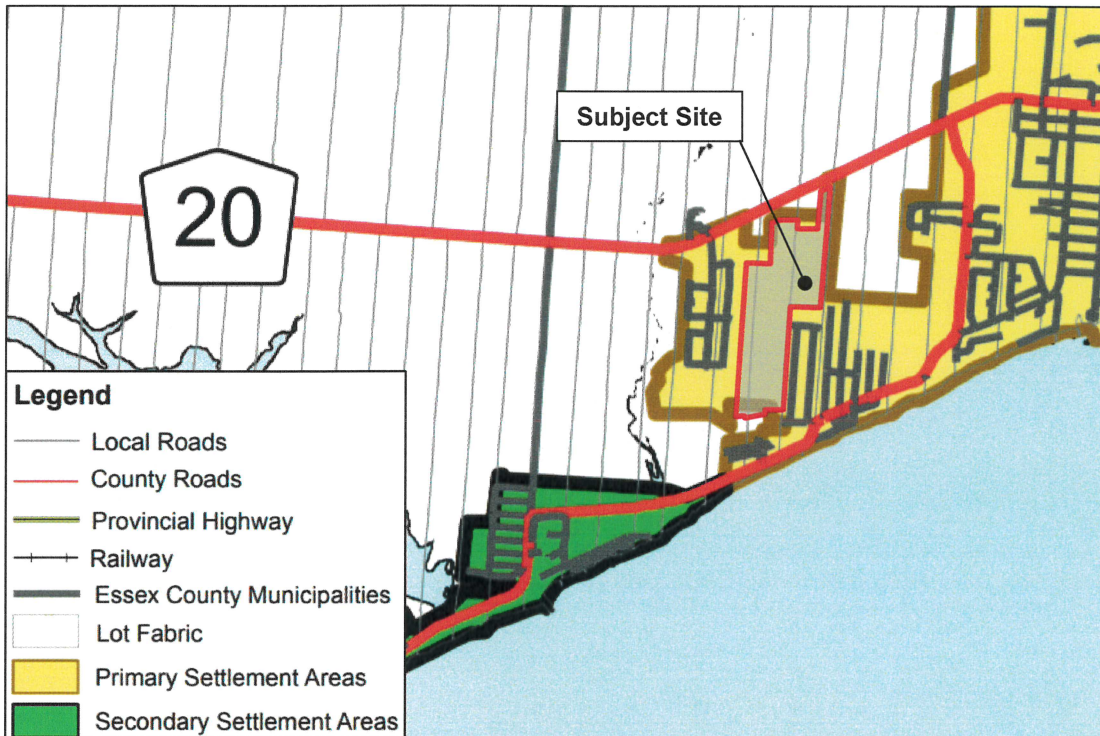


Figure 3 County of Essex Official Plan – Schedule A2 – Settlement Structure Plan

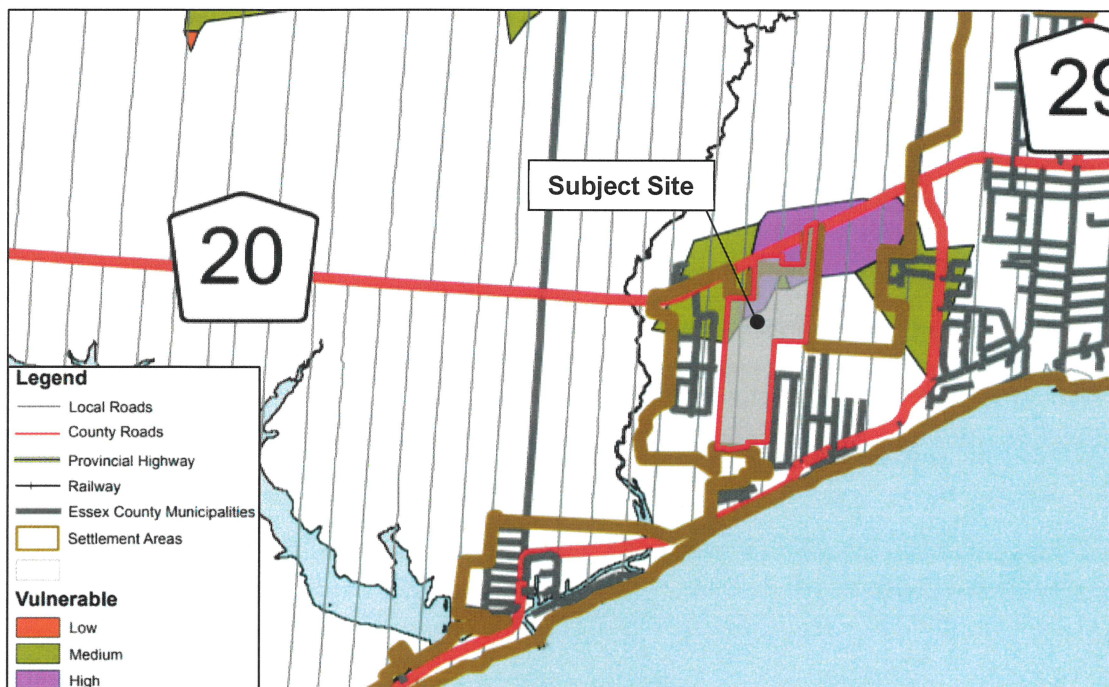
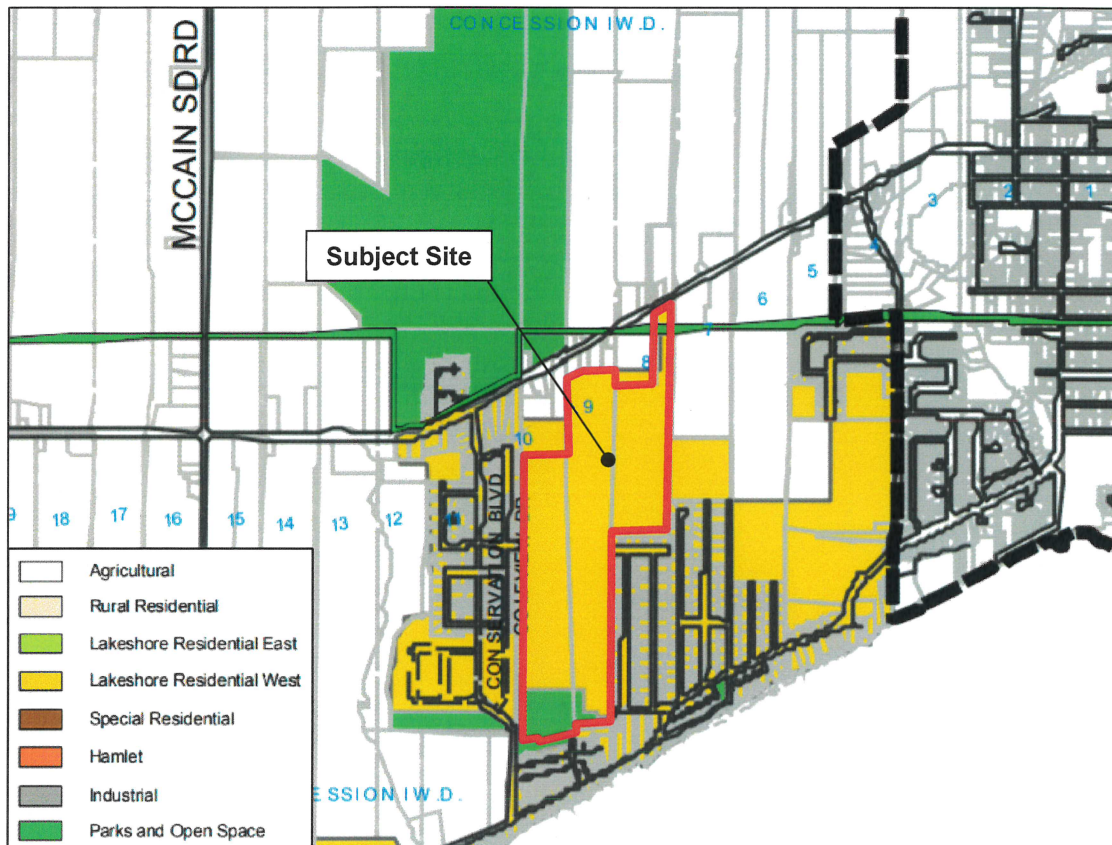


Figure 4 County of Essex Official Plan – Schedule C5 – Significant Groundwater Recharge Areas



**Figure 5 Town of Kingsville Official Plan – Schedule “A” - Land Use Plan**

## 4.0 PROPOSED DEVELOPMENT

This application constitutes a revised submission of the previously approved draft plan of subdivision, that reduces the number of residential lots, realigns streets to encourage traffic calming, and reconfigures parkland to improve design layout and efficiency.

The proponent intends to create a residential development that will offer a combination of single detached, semi-detached, and townhouse dwellings set within a modified grid street network. The modified grid pattern is in keeping with current sustainability initiatives by making it a walkable neighbourhood and reaching densities in an efficient and viable configuration. It also reflects with the precedent set by adjoining neighbourhoods and connects into the existing streets (Scratch Ln, Lake Dr, Championship Way, Creekview Blvd, and Essex St).

The proposed development has also reconfigured and improved the road network from the previous approval. One roadway design improvement includes the redirection of Creekview Blvd/Essex Street, that no longer provides a direct connection through the draft plan. By redirecting traffic, this design revision will deter shortcutting, reduce traffic speeds, and provide a safer neighbourhood street for residents. Curvilinear roads and cul-de-sacs have also been removed, improving circulation permeability, route options, and safety.

The north-south connection through this draft plan of subdivision, linking Heritage Road to County Road 20, has also been redesigned to reduce the length of road and number of lots being created in the first 5 phases. The proposed phasing of development has reduced the lot frontage by approximately 105 lots, improving the rate of which development will occur to make this connection approximately 8 years earlier than the previous draft plan approved by the OMB. This phasing concept has been designed to improve traffic circulation earlier in the development process, reducing traffic congestion at existing intersections while the extension of roads is created through to construction completion.

The total net residential area is approximately 33 ha in area and consists of 642 residential lots, representing a residential density of 19.7 units per net residential hectare. In general, the residential portion of the development will create 642 residential lots, a decrease of 331 lots from the original 2012 application and 108 lots less than the OMB approved design.

The perimeter lots are planned for single detached housing in a size and configuration consistent with those lots existing or planned immediately behind. This will provide a similar scale and built form to the existing/planned development of the adjacent lands. This also creates a transition between the existing larger single detached homes and the higher medium-density lots (semi-detached and townhouses) located central to the proposed draft plan. The higher-density housing is planned to consist of a combination of freehold townhouse and semi-detached dwellings with direct individual access from the respective fronting roads.

The commercial block located along the primary entry (Street "A") from County Road 20 will be used for neighbourhood commercial uses serving the nearby residents. Access and egress are provided from Street "A" and will not negatively impact the adjacent neighbourhoods. In total, there is 0.53 ha (1.3 ac) of commercial planned on a site with a depth of approx. 40 m.

Two public parks are proposed to be dedicated as parkland, providing both active and passive recreational opportunities for the Site and the surrounding neighbourhoods. A 6.2 ha (15.3 ac) community park is planned for the south end of the development, which provides opportunities for active recreational opportunities such as sports fields. The park has also been located proximity to a stormwater facility, located across Conservation Boulevard to the west, providing a connected network of open space. A smaller 0.29 ha (0.72 ac) local park is located near the north portion of the neighbourhood, centrally located and with street frontage along three sides (Streets 'D', 'G' and 'C') and will provide more passive open space for residents within a walking distance. The nature of the park spaces in terms of facilities and design have not yet been determined.

## 4.1 PROPOSED DRAFT ZONING BY-LAW AMENDMENT

A Zoning By-Law Amendment is proposed to rezone the subject lands from Agricultural (A1) Zone to facilitate the implementation of the proposed draft plan configuration. Residential areas will be rezoned to Lakeshore Residential (LR-\*) Zone with Special Provisions to permit a mix of residential uses and densities, including the development of single detached, semi-detached and townhouse uses. In addition, commercial lands in the northeast corner of the site are proposed to be rezoned to Neighbourhood Commercial (C1) Zone with special provisions to permit appropriate commercial/retail uses for both passers-by along Essex County Road 20 as

well as the daily needs of local residents. The two proposed parks will take on the Parkland (PG) Zone to permit public park uses.

**Table 1. Proposed Zoning**

Existing Zone	Proposed Zone
Agricultural (A1)	Recreational (PG) General Commercial (C4) Lakeshore Residential (LR-*)

## 4.2 DRAFT (LR-\*) ZONE SPECIAL PROVISIONS

In review of the applicable zoning requirements and the proposed development, the following special provisions are being requested for all residential lots, as follows:

### a) Permitted Buildings and Structures

The Buildings and Structures permitted in Section 6.7, as well as the following:

- i) Single Detached Dwelling
- ii) Semi-Detached Dwelling
- ii) Townhousing Dwelling

### b) Lot Area (minimum)

- i) Single Detached Dwelling 500 m<sup>2</sup>
- ii) Semi-Detached Dwelling 325 m<sup>2</sup>
- ii) Townhousing Dwelling 250 m<sup>2</sup>

### c) Lot Frontage (minimum)

- i) Single Detached Dwelling 15 m
- ii) Semi-Detached Dwelling 9 m
- ii) Townhousing Dwelling 9.5 m for the end units;  
8 m for the internal unit

### d) Lot Coverage (maximum)

52%

### e) Interior Side Yard (minimum)

1.5 m; however, where there is a common wall 0.0 m is required on a common wall side.

### f) Exterior Side Yard (minimum)

3 m

### g) Main building height (maximum)

10.6 m

**Table 2. Draft LR Zone Provisions Comparison**

<b>Provision</b>	<b>Existing LR Zone</b>	<b>Proposed LR-(*) Zone with Special Provisions</b>
a) Permitted Uses Buildings and Structures	One, single detached dwelling; Buildings and structures accessory to the Main use.	Single Detached Dwelling; Semi-Detached Dwelling; Townhouse Dwelling.
b) Lot Area (minimum)	<b>557 m<sup>2</sup> (5,995 ft<sup>2</sup>)</b> if the residence is connected to all three municipal water, sewer, and storm water services; <b>1,400 m<sup>2</sup> (15,070 ft<sup>2</sup>)</b> if the residence is not connected to any one of three municipal water, sewer, and storm water services.	Single Detached Dwelling - <b>500 m<sup>2</sup></b> ; Semi-Detached Dwelling - <b>325 m<sup>2</sup></b> ; Townhousing Dwelling - <b>250 m<sup>2</sup></b> .
c) Lot Frontage (minimum)	<b>18 m (59 ft)</b> if serviced by a municipal storm sewer; <b>24 m (78.5 ft)</b> if not serviced by a municipal storm sewer	Single Detached Dwelling - <b>15 m</b> ; Semi-Detached Dwelling - <b>9 m</b> Townhousing Dwelling: - <b>9.5 m</b> for the end unit; - <b>8 m</b> for the internal unit
d) Lot Coverage (maximum)	<b>40 %</b>	<b>52%</b>
e) Interior Side Yard (minimum)	<b>1.5 m (5 ft)</b> with an attached garage or carport; or <b>1.5 m (5 ft)</b> on one side of the main building and <b>3.0 m (10 ft)</b> on the other side when there is no attached garage or carport.	<b>1.5 m</b> ; however, where there is a common wall <b>0.0 m</b> is required on a common wall side.
f) Exterior Side Yard (minimum)	<b>4.5 m (15 ft)</b>	<b>3 m</b>
g) Main building height (maximum)	<b>11 m (36 ft)</b>	<b>10.6 m</b>

## 4.3 DRAFT C1-\* ZONE SPECIAL PROVISIONS

The following special provisions are being requested for all commercial lots, as follows:

a) Main Uses

The uses permitted in Section 8.1 as well as the following:

- i) Convenience store
- ii) Professional or General Office
- iii) Commercial School
- iv) Day Nursery
- v) Light Repair Shop
- vi) Medical Office
- vii) Personal Service Shop
- viii) Professional Studio
- ix) Retail Store (exclusive of motor vehicles or heavy machinery sales and service)
- x) Restaurant or Take-out Food Outlet
- xi) Veterinary clinic with indoor facilities only

## 4.4 DRAFT PLAN OF SUBDIVISION

The Draft Plan of Subdivision is shown in **Appendix 1**. The Draft Plan proposes to create:

- 642 total residential lots
  - 149 lots for single detached dwellings (Lots 1 to 149)
  - 434 lots for semi-detached dwellings (Blocks 151 to 164, Blocks 169 to 182, and part Block 183)
  - 59 lots for townhouse dwellings (Blocks 165 to 168 and part of Block 183)
- 2 parkland blocks (Block 184 and 185)
- 1 commercial block (Block 150)
- 16 new public streets (Streets A to P)

An easement is proposed to transect the large parkland (block 184) for stormwater drainage purposes.

**Table 3. Land Use Area Breakdown**

Land Use	Hectares	Percent
Commercial	0.527	1%
Community Park	6.159	12%
Local Park	0.29	0.6%
Circulation	11.568	22.6%
Residential	32.641	63.8%
<b>Gross Area</b>	<b>51.185</b>	<b>100%</b>

## 4.5 DEVELOPMENT PHASING

The proposed phasing for the subdivision is illustrated in Appendix 1 Draft Plan of Subdivision, which identifies a total of 13 potential phases of development. The larger community park is to be dedicated with the first phase of development. As such, the initial phase has been identified at the south end on the Site, including Street "A" from Lake Drive and Street "O" from Championship Way. A priority has also been made to connect the lands south of the Site to Essex County Road 20 via Street A within the first 5 phases. The remaining phases have been illustrated to provide a logical order and extension of municipal services.

## 5.0 SUPPORTING STUDIES

### 5.1 TRAFFIC IMPACT ASSESSMENT

An updated Traffic Impact Assessment (TIA) has been completed and updated by F. R Berry & Associates (June 2018 & January 2020 Addendum) using peak period traffic counts at key intersections surrounding the proposed subdivision:

- County Road 20 and County Road 23
- County Road 20 and Conservation Boulevard
- County Road 20 and County Road 50
- County Road 50 and Conservation Boulevard
- County Road 50 and Lake Drive

The report assumes an extended construction timeline, commencing with Phases 1 through 5, with initial access and servicing from County Road 50. It is expected that approximately 183 residential lots will be completed through Phases 1 to 5 of the subdivision completing a north-south connection with access to County Road 20 to the north and County Road 50 to the south. The remaining Phases 6 through 13 will round out the community once this roadway connection to County Road 20 is completed. With this expected timeline, it was agreed with County staff that the TIA would be undertaken generally as follows:

- Assessment of existing traffic conditions at five key intersections (identified in Section 2).
- Projection of background traffic volumes to 2023 and to 2028 on County Roads 20 and 50.
- Assessment of 2023 demand, including site generated traffic, on County Roads 20 and 50.
- Assessment of 2028 demand, including site generated traffic, on all five key intersection plus Street A.
- Undertake a high level overview of the potential impact at full development, no date specified.

An assessment of traffic impact of the commercial lot, located south of County Road 20, was excluded from this level of review as it would be more appropriate to be completed with site plan review when greater detail is available.

In summary of the assessment, intersection improvements will not be required, and traffic signals are not warranted at any of the 5 key intersections reviewed.

## 5.2 STORMWATER MANAGEMENT

An updated Stormwater Management Report has been prepared by Baird Architecture + Engineering (May 2019 and February 2020) to assess the potential impacts and management of stormwater produced by the proposed development. The study concludes:

- The proposed development of 54.65 ha in size will be required to provide quality mitigation measures of stormwater runoff.
- The preliminary storm sewer network is designed to convey the 5-year storm event based on Windsor rainfall data. All minor storm will convey through storm sewer network to Linden Beach Drain.
- For major storm events where surcharging of the storm sewers exceeds the ground surface, runoff will be conveyed via roadways, grass and swale to Linden Beach Relief Drain which outlet into Wagle Creek.
- Water quality is proposed to be provided by two Oil Grit Separators, located at the south end of the site.
- The existing Linden Beach Relief Drain open channel can convey all minor and major storm including 150mm 100-year stress test storm.
- A detailed maintenance plan should be incorporated into the detailed design.

The proposed development is located toward the downstream end of the Wagle Creek drain so quantity control is not required. The proposed Oil Grit Separators have been designed to adequately address water quality, by removing 85.6% of Total Suspended Solids.

Recommendations also include the provision of erosion and sediment control measures that will be further detailed with the tender process. The Report demonstrates that the proposed applications for Zoning By-law amendment and Draft Plan of Subdivision approval will not have negative impacts on the hydrogeological function of the Site.

## 6.0 PLANNING POLICY ANALYSIS

### 6.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) 'PPS' was issued under Section 3 of the Planning Act and came into effect in May 2020. The PPS establishes the policy foundation for regulating the development and use of Land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. These directives depend on the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety; and facilitate economic growth.

In our professional opinion, the planned commercial, parkland and residential development is consistent with the relevant policies and intentions of the PPS.

PPS Policy	Policy Consistency
<b>1.0 Building Strong Communities</b>	
1.1.1 Healthy, livable and safe communities are sustained by:	The development proposes a mix of residential uses to meet long-term market demands. The site is also located in proximity to other existing and proposed residential, commercial, and park uses, and is a logical extension of municipal services resulting in efficient and cost-effective development.
a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;	
b) accommodating an appropriate range and mix of residential, (including second units, affordable housing and housing for older persons), employment (including industrial, and commercial and), institutional uses), (including places of worship, cemeteries and long-term care homes), recreational, park and open space, and other uses to meet long-term needs;	The proposed development promotes efficient land use by providing a range of low and medium density residential development for its intended market and is near open space, commercial uses, municipal services, and a major transportation corridor.
c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;	The proposed land uses will not cause environmental or public health and safety concerns.
d) avoiding development and land use patterns that would prevent the efficient expansion of <i>settlement areas</i> in those areas which are adjacent or close to <i>settlement areas</i> ;	The proposed development is located within Kingsville's settlement area and fills a void in between non-contiguous development, improving the operation and maintenance of the road network and municipal services.
e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;	Full municipal services are proposed. No unplanned extension of municipal services is required to accommodate this development.
h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.	The proposed development is a large-scale intensification of agricultural land between non-contiguous residential development. The Site has historically been cleared and used for crop production, therefore does not have significant natural features present.
1.1.2 Sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i> , to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years....  Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas....	The proposed development will assist in providing for the residential needs of the Town of Kingsville for the long-term, providing an anticipated 13 phases of residential development within the settlement boundary.
<b>1.1.3 Settlement Areas</b>	
1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	The proposed development is entirely within Kingsville's settlement boundary. The proposed draft plan is an efficient utilization of agricultural land for urban development. The proposed density and mix of commercial, parkland and residential housing (single detached, semi-detached and townhouse

PPS Policy	Policy Consistency
	dwellings) represents an appropriate compact form that is appropriate for the location and market within Kingsville. The logical progression of phasing of the proposed draft plan will bring on convenient and necessary roadway connections to County Rd 20, which will allow for the timely rounding out of development for following phases.
<p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li>1. efficiently use land and resources;</li> <li>2. are appropriate for, and efficiently use, the <i>infrastructure and public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and</li> <li>3. minimize negative impacts to air quality and climate change, and promote energy efficiency;</li> </ol>	<p>The proposed development contributes to a desirable land use pattern within the settlement area by being located within an area already identified and designated for development, making use of available and planned extensions of services, and being located in proximity to existing/future residential and commercial uses, reducing the need for and duration of private vehicle trips. The proposed development will provide a mix of housing forms in the overall development. In addition, opportunities for open space will provide active recreational opportunities for residents and surrounding communities and providing greenspace.</p>
<p>b. a range of uses and opportunities for <i>intensification and redevelopment</i> in accordance with the criteria in policy 1.1.3.3.</p>	<p>This Site represents the development of vacant/underutilized land between non-contiguous residential neighbourhoods. The proposed development provides valuable transportation and servicing network connections.</p>
<p>1.1.3.6 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure and public service facilities</i>.</p>	<p>The proposed development is located adjacent to existing and developing residential development to the west and east, allowing for logical extensions of rights-of-way and public utilities.</p>
<p><b>1.4 Housing</b></p> <p>1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>The proposed development will provide a mix of single detached, semi-detached, and townhousing choices to help meet both short and longer-term housing demands in Kingsville. The proposed development accommodates 13 phases, depending on market uptake.</p>

PPS Policy	Policy Consistency
<b>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</b> 1.5.1 Healthy, active communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate <i>active</i> transportation and community connectivity;	<p>The proposed internal neighbourhood streets have been designed primarily using grid geometry, like adjacent residential developments, to provide connectivity and several routing options. However, the design has also consciously deterred short-cutting through the neighbourhood (i.e. Essex Road). Streets will provide traffic and pedestrian functionality and be designed in accordance with County and Town design parameters to provide a safe level of service.</p>
b) Planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for <i>recreation</i> , including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water- based resources;	<p>A small park and large park are planned to be dedicated with this subdivision design, providing open space for active recreational activities for the planned and neighbouring communities.</p>
c) Providing opportunities for public access to shorelines; and	<p>While not directly adjacent to the shoreline, this subdivision design aids in providing connectivity to the Lake Erie shoreline via Conservation Blvd and Scratch Ln.</p>
d) Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.	<p>The proposed development allocates two park spaces to be integrated into the community and provides both passive and active recreational opportunities. Programming details have not yet been determined.</p>
<b>1.6 Infrastructure &amp; Public Services</b> 1.6.1 <i>Infrastructure</i> , electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs....	<p>Municipal stormwater, wastewater, and water services are available at the property boundaries and capacity is available in the system, facilitating an efficient and cost-effective development.</p>
1.6.2 Planning authorities should promote green <i>infrastructure</i> to complement <i>infrastructure</i> .	<p>The proposed development dedicates two public parks that provide opportunities for improved water absorption, that may be improved by using increased topsoil depth, swales and other LID principles.</p>
1.6.6.2 <i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible.	<p>The development will utilize full municipal services, which are available at the property boundary of the Site.</p>

PPS Policy	Policy Consistency
<p>1.6.6.7 Planning for stormwater management shall:</p> <ul style="list-style-type: none"> <li>a) minimize, or wherever possible, prevent increases in contaminant loads;</li> <li>b) minimize changes in water balance and erosion;</li> <li>c) not increase risks to human health and safety and property damage;</li> <li>d) maximize the extent and function of vegetative and pervious surfaces; and</li> <li>e) promote stormwater best management practices, including stormwater attenuation and re-use, and low impact development.</li> </ul>	<p>Stormwater will be appropriately managed and in accordance with all applicable municipal design standards. A stormwater management report has been prepared in accordance with Windsor-Essex Region Stormwater Management Standards Manual and submitted under separate cover.</p>
<p><b>1.6.7 Transportation Systems</b></p> <p>1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</p>	<p>The site is immediately adjacent to County Road 20 and will extend local streets through to Conservation Boulevard and Lake Road to the south. New internal streets network will facilitate the safe and convenient movement of residents through the site and to adjacent communities.</p>
<p>1.6.7.2 Efficient use shall be made of existing and planned <i>infrastructure</i>, including through the use of <i>transportation demand management</i> strategies where feasible.</p>	<p>Existing municipal infrastructure is located at the boundary of the Site. A Traffic Impact Study has been prepared and submitted under separate cover.</p>
<p>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and <i>active transportation</i>.</p>	<p>The proposed development includes a mix of residential and recreational uses in close proximity to commercial/business development to minimize the length and number of vehicle trips.</p>
<p><b>1.6.8 Transportation and Infrastructure Corridors</b></p> <p>1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.</p>	<p>This subdivision connects to the existing County Road 20, via local streets to be dedicated to the Town with subdivision registration. No additional utility or service corridors are anticipated.</p>
<p><b>1.7 Long-term Economic Prosperity</b></p> <p>1.7.1 Long-term economic prosperity should be supported by:</p>	
<p>a) Promoting opportunities for economic development and community investment readiness;</p>	<p>The proposed development supports Kingsville's long-term economic prosperity by providing for a range of residential development, contributing to the local economy, and making efficient use of existing and planned servicing and transportation infrastructure.</p>
<p>b) optimizing the long-term availability and use of land, resources, <i>infrastructure</i>, electricity generation and transmission and distribution systems, and <i>public service facilities</i>;</p>	<p>The proposed development is a logical extension of services provided by abutting residential development from the east and west, and transportation corridor (County Road 20) from the north, making use of underutilized land and public services.</p>

PPS Policy	Policy Consistency
c) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including <i>built heritage resources</i> and <i>cultural heritage landscapes</i> ;	A sense of place will be provided through well designed built form and physical and visual access to the open space/public park areas. No existing built heritage resources or cultural heritage features were identified on the property.
i) promoting energy conservation and providing opportunities for development of <i>renewable energy systems</i> and <i>alternative energy systems</i> , including district energy;	Energy conservation will be addressed primarily through the construction of high quality housing. Blocks oriented north-south also make use of solar exposure in windows to improve passive solar heating in winter months.
j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;	Contemporary sustainable building practices, combined with the green open space aids in minimizing the effects of climate change, while also providing some wildlife habitat or landscaping opportunities using native plant species.
<b>1.8 Energy Conservation, Air Quality and Climate Change</b> 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:	
a) promote compact form and a structure of nodes and corridors;	The proposed development plans to construct a relatively compact development, that is appropriately balanced with respect to local market conditions and the surrounding land use context.
b) promote the use of active transportation and public transit in and between residential, employment (including commercial and industrial and institutional uses) and other areas;	Active transportation is promoted by the inclusion of a local roadway connections, sidewalks and a connection to public parks.
e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and	The proposed development adds to the mix of housing choice in proximity to commercial and business/employment uses on County Road 20.
f) promote design and orientation which: 1. maximize energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of <i>renewable energy systems</i> and <i>alternative energy systems</i> ; and	The subdivision plan promotes building orientation which utilizes passive solar capture to heat rooms in the winter season.
g) maximize vegetation within settlement areas, where feasible.	Parkland will be dedicated and may provide additional vegetation and planting of native plant species and provide additional wildlife habitat. Boulevard tree planting, where practical, will also aid in providing urban street coverage.
<b>2.1 Natural Heritage</b> 2.1.1 Natural features and areas shall be protected for the long term.	

PPS Policy	Policy Consistency
	Not applicable for this site, which was historically cultivated for crop production. No significant natural heritage features are present.
<b>2.2 Water</b>	
2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:	The Site is located within medium to high risk groundwater recharge zones. The existing site conditions were evaluated, and no concerns or issues are presented to the ground water or other hydrologic functions of natural features or waterbodies.
d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;	
f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;	The proposed development will utilize appropriate stormwater management practices. A Stormwater Management Report has been completed and submitted under separate cover.
h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.	
<b>2.3 Agriculture</b>	
2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.	The subject lands are within a defined settlement area, intended to focus growth and development.
<b>2.4 Minerals and Petroleum</b>	
2.4.1 Minerals and petroleum resources shall be protected for the long term.	Not applicable. There are no mineral or petroleum resources on this Site.
<b>2.5 Mineral Aggregate Resources</b>	
2.5.1 Mineral aggregate resources shall be protected for long term use....	Not applicable. There are no mineral or petroleum resources on this Site.
<b>2.6 Cultural Heritage &amp; Archaeology</b>	
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	There are no significant built heritage resources or cultural heritage landscapes on this Site.
2.6.2 <i>Development and site alteration</i> shall not be permitted on lands containing <i>archaeological resources or areas of archaeological potential</i> unless <i>significant archaeological resources</i> have been conserved.	A Stage 1-2 archaeological study has been completed for the Site.
<b>3.1 Natural Hazards</b>	
3.1.1 Development shall generally be directed to areas outside of:	
b) Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.	The proposed development does not contain any natural or man-made hazards.
d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding	There are no floodways on the Site.
<b>3.2 Human-made Hazards</b>	

PPS Policy	Policy Consistency
<b>3.2.1</b> Development on, abutting or adjacent to lands affected by <i>mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations</i> may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	Not applicable - there are no known human-made hazards or contamination on or adjacent to the Site.

## 6.2 COUNTY OF ESSEX OFFICIAL PLAN

The County of Essex Official Plan was adopted by County Council in 2014 and approved by MMAH April 28, 2014. The County of Essex Official Plan (OP) provides a policy framework and direction to the seven local municipalities with respect to land use planning matters. Local Official Plans are then prepared in conformity with the County OP. With regard to new development, the County establishes Settlement Areas based on growth projections and demands and dictates that these areas develop on full municipal services.

In our professional opinion, the planned commercial, parkland and residential development is consistent with the relevant policies and intentions of the County Essex Official Plan.

County of Essex Official Plan Policy	Consistency
<b>1.5 Goals for a Healthy County</b>	
c) To direct the majority of growth (including intensification and affordable housing), and investment (infrastructure and community services and facilities) to the County's Primary Settlement Areas. These Primary Settlement Areas will serve as focal points for civic, commercial, entertainment and cultural activities.	The proposed development is located within the Kingsville Primary Settlement Area.
d) To encourage reduced greenhouse gas emissions and energy consumption in the County by promoting built forms and transportation systems that create more sustainable, efficient, healthy, and livable communities.	
e) To create more mixed use, compact, pedestrian-oriented development within designated and fully serviced urban settlement areas.	The proposed draft plan is an efficient utilization of land for urban development. The proposed density and mix of commercial, parkland and residential housing (single detached, semi-detached and townhouse dwellings) represents an appropriate compact form that is appropriate for the location and market within Kingsville
f) To provide a broad range of housing choices, employment and leisure opportunities for a growing and aging population.	The proposed development will provide a mix of housing forms in the overall development. In addition, opportunities for open space will provide active recreational opportunities for residents and surrounding communities and providing greenspace where residents can live and play.

County of Essex Official Plan Policy	Consistency
g) To prohibit urban forms of development outside of designated "Settlement Areas" and discouraging urban development in areas with partial municipal services.	The proposed development is located within the Kingsville Primary Settlement Area.
h) To create and maintain an improved balance between residential and employment growth in each of the Primary Settlement Areas, as detailed in Section 3.2 of this Plan, by increasing employment opportunities closer to where people live.	The proposed development contributes to a desirable land use pattern by making use of available and planned extensions of services, locating residential uses near higher order transportation corridors and commercial/business uses (County Road 20), reducing the need for and duration of private vehicle trips.
p) To protect and enhance the quality and quantity of ground and surface water and the function of sensitive ground water recharge/discharge areas, highly vulnerable aquifers, headwaters and Intake Protection Zones.	The Site is located within medium to high risk groundwater recharge zones. The existing site conditions were evaluated and no concerns or issues are presented to the ground water or other hydrologic functions of natural features or waterbodies.
q) To protect life and property by directing development away from natural and human-made hazards.	Not applicable, there are no hazards located on the site.
s) To support the creation of interesting and accessible public places to generate activity and vitality and attract people and business to Essex County communities.	Public street and parks will be designed to provide safe and walkable neighbourhoods inducing a sense of community pride.
<b>2.2 Growth Management</b>	
a) Direct non-resource related growth and development to settlements where it can be serviced, with a particular emphasis on Primary Settlement Areas.	Existing municipal services and connections are adjacent to the Site and provide a logical extension of municipal infrastructure.
c) Minimize adverse effects on agricultural lands and operations and be phased in accordance with the availability of appropriate types and levels of services.	The logical progression of phasing of the proposed draft plan will create convenient roadway connections to County Rd 20, which will allow for the timely rounding out of development for following phases.
<b>2.4 Flooding and Erosion (Natural Hazards)</b> <b>2.4.1 Lake St Clair, Detroit River, and Lake Erie</b> Local municipalities will identify areas susceptible to flood and/or erosion along areas of Lake St. Clair, Detroit River and Lake Erie in consultation with local Conservation Authorities....	There are no Natural Hazards within this Site.
<b>2.5 Water Resources Management</b>	
d) The County implementing necessary restrictions on development and site alteration to: i) protect all municipal drinking water supplies and designated vulnerable areas; and ii) protect, improve or restore vulnerable surface and groundwater, sensitive surface water features and sensitive ground water features and their hydrologic functions.	The Site is located within medium to high risk groundwater recharge zones. The existing site conditions were evaluated and no concerns or issues are presented to the surface or ground water resources. It was determined with all applicable that a Groundwater Study is not required.

County of Essex Official Plan Policy	Consistency
g) Ensuring stormwater management practices do not adversely affect stormwater flows or volume, minimize contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.	A stormwater management report has been completed and submitted under separate cover. No adverse impacts will be created with this development.
h) Promoting the use of Low Impact Development stormwater strategies and practices.	LID principles may be implemented on public parks and open spaces, increasing water absorption that improving quality and reducing quantity of runoff stormwater.
<b>2.5.2 Groundwater</b> b) Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA.	The Site is located within medium to high risk groundwater recharge zones. The existing site conditions were evaluated and no concerns or issues are presented. It was determined that a Groundwater Study was not required.
<b>2.5.3 Stormwater Quality and Quantity</b> Stormwater management reports/plans, acceptable to the County, local municipalities, local Conservation Authorities, and the Ministry of the Environment will generally be required in advance of draft approval of applications involving lot creation and/or development or redevelopment.... Stormwater management reports and plans shall be prepared in accordance with the 2003 Ministry of the Environment Stormwater Management Guidelines, as amended, and other resource materials.	A Stormwater Management Report has been completed and submitted under separate cover. The Report has determined that no adverse impacts will be created with this development.
<b>2.7 Cultural Heritage and Archaeological Resources</b> a) Local Official Plans shall include policies to implement the identification, recognition and conservation of built heritage resources and cultural heritage landscapes of cultural heritage value or interest.	Not applicable; there are no cultural heritage features identified on the Site.
<b>2.8 Transportation</b> <b>2.8.1 Roads</b> e) Strive to minimize conflict between local and non-local traffic by protecting the County Road system depicted on Schedule "D1". The County shall discourage new development that would adversely impact traffic movement along the County Road system unless road improvements can be undertaken to eliminate the adverse impact. New development proposing access onto County Roads outside of "Settlement Areas" shall be managed according to the County's access policies.	The proposed subdivision is located within the Primary Settlement Area and connects into County Road 20. A Traffic Impact Study has been completed and submitted under separate cover. This development does not negatively impact the County Road.

County of Essex Official Plan Policy	Consistency
i) Ensure that development proposals that are likely to generate significant traffic are accompanied by a traffic impact study addressing the potential impact on the Provincial and County Road systems and the surrounding land uses and how to minimize any identified negative impact.	A Traffic Impact Study has been completed and submitted under separate cover. This development does not negatively impact the County Road.
<b>2.10 Sewage and Water Systems</b>	
a) Full municipal sewage services and municipal water services are the preferred form of servicing for all settlement areas.	Municipal services are provided to the Draft Plan boundary and capacity is available for the planned development.
<b>3.2 Settlement Areas</b> <b>3.2.2 Goals</b>	This Site represents the development currently vacant/underutilized land between non-contiguous developments. The proposed development provides valuable transportation and servicing network connections.
a) Support and promote public and private re-investment in the Primary Settlement Areas.	
b) To support and promote healthy, diverse and vibrant settlement areas within each of the seven Essex County municipalities where all county residents, including special interest and needs groups can live, work and enjoy recreational opportunities.	The proposed development will provide a mix of single detached, semi-detached and townhousing in the overall development. In addition, opportunities for open space will provide active recreational opportunities for residents and surrounding communities and providing greenspace.
c) To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.	The proposed development contributes to a desirable land use pattern within the settlement area by being located within an area already identified and designated for a range of residential uses.
d) To promote the creation of public places within all neighbourhoods that foster a sense of community pride and well-being and create a sense of place.	Two public parks will be dedicated with the subdivision design to provide local residents, as well as surrounding communities, with places to congregate and recreate.
e) To require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools as provided for in the growth management policies contained within this Plan.	The proposed development provides a mix of residential uses with an appropriate density that makes use of available and planned extensions of services and is located in proximity to existing/future residential, increasing the population.
f) To support long term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth.	The proposed development supports the County's long-term economic prosperity by providing for a range of residential development, contributing to the local economy, and making efficient use of existing and planned servicing and transportation infrastructure.
i) Promote residential intensification within Primary Settlement Areas, and to a lesser extent, within full serviced Secondary Settlement Areas.	The Site is located between two existing residential communities, making use of isolated agricultural land and making use of available and planned municipal services.
<b>3.2.4.1 Policies</b>	

County of Essex Official Plan Policy	Consistency
The following policies apply to Primary Settlement Areas:	
a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.	The Site is located within the Primary Settlement Area.
b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).	The planned development abuts existing residential development and provided with available municipal services at the site boundary. The subdivision design allows for single detached, semi-detached and townhousing development in proximity to open space, and is well-connected allowing multiple routes through the community, which encourages walking and active forms of recreation.
c) All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.	The Site is located within the Primary Settlement Area and provided with municipal services at the site boundary.
d) Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.	The subdivision design generally uses a grid pattern with multiple local street connections and an appropriate range of residential and open space land uses that do not generate any negative environmental, health, or safety impacts

## 6.3 TOWN OF KINGSVILLE OFFICIAL PLAN

The Town of Kingsville Official Plan was adopted by council on December 19<sup>th</sup>, 2011 and later approved by the County of Essex on February 1, 2012. The Town of Kingsville Official plan guides future development within the Town for a twenty-year planning horizon. All forecasts of growth and related land uses requirements correspond to this planning period.

The Kingsville Official Plan outlines the general development intentions for the Kingsville community in an orderly and controlled allocation of land uses. This is initially controlled through the establishment of Settlement Areas that delineate areas to be considered for development as opposed to those deemed to remain in their form which for the most part is agricultural. As the subject site falls within the settlement area boundaries, the policies controlling the development are more supportive by directing development in certain considerations rather than opposing it.

In our professional opinion, the proposed Zoning and Draft Plan of Subdivision applications are consistent with the relevant policies and intentions of the County Essex Official Plan.

Kingsville Official Plan Policy	Consistency
<b>2.1 General</b> <b>2.1.1 Land Use Planning Principles</b> a) to create more compact development within designated and fully serviced urban settlement areas;	The proposed development will utilize an efficient grid pattern road layout, which will maximize densities in a compact urban form.
b) to provide a broad range of housing, employment and leisure opportunities for a growing and aging population;	To maximize densities and maintain the intent to provide a range of housing types, the proposed zoning includes single-family detached, semi-detached, and medium-density townhomes, which are appropriate and desirable for this market area.
c) to promote opportunities for intensification and redevelopment within built-up areas which are supported by the appropriate levels of infrastructure and public service facilities	Site servicing will be completed by the logical extension of the existing services adjacent to the development boundaries.
d) to discourage urban type development outside of the designated settlement areas of the Village of Cottam, the Hamlet of Ruthven and the Town of Kingsville;	The Site is located within the Town's primary settlement area and planned for future residential growth.
e) to create and maintain an improved balance between residential and employment growth;	The subdivision does not intend for employment uses; however, the increased population will add to local workforce and support local business viability.
h) to protect prime agricultural areas for agricultural use;	The proposed development is located within the primary settlement area and is not considered a prime agricultural area.
i) to protect remaining natural heritage features and other natural resources that are provincially and regionally significant;	There are no natural heritage features located on, or adjacent to, the Site. The subject lands have historically been actively cultivated for crop production and vegetation has been removed.

<b>2.3 Barrier Free Design</b> Barrier free design should be considered in any development or redevelopment of properties, whether in draft plans of subdivision or in site plan applications. Kingsville recognizes the importance of providing accessibility for persons with disabilities and the elderly throughout the built landscape.	The proposed subdivision will be developed in accordance with the Town's Development Manual, ensuring a safe, convenient and accessible streets and sidewalks for its residents.
<b>2.8 Site Suitability</b> 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;	A geotechnical and servicing review confirms the site suitability for residential development.
b) the necessary services are available to adequately accommodate the proposed development;	Municipal services are available at the subdivision boundary and may be extended for abutting residential subdivisions east and west of the site.
c) no traffic hazards will result because of excess traffic generation or limited sight lines on curves or grades;	A Traffic Impact Study has been completed under separate cover that advises of any improvements needed to ensure no traffic hazards will result from the proposed development.
d) the land fronts on a public road which is of a reasonable standard of construction;	Various points of accesses are available for safe and convenient construction access to the phased development.
e) adequate measures will be taken to minimize adverse impacts that the proposed use may possibly have upon any proposed or existing adjacent use.	The proposed land uses are consistent with the development of the adjacent properties. The perimeter lots are larger in area, maintaining a consistent lot size with the abutting existing developments. Smaller and multi-family lots are located internal to the draft plan layout, reducing any perceived negative impacts.
<b>3.1 Agriculture</b> a) to preserve prime agricultural land for agricultural purposes;	The proposed subdivision is located within the primary settlement area and is planned for residential growth.
<b>3.6.4 Lakeshore Residential West Goals</b> The following goals are established for the areas designated "Lakeshore Residential West" on Schedule "A" of this Plan:	
a) to recognize existing residential development and areas previously designated for residential development;	The perimeter lots of the Draft Plan are larger in area, maintaining a consistent lot size with abutting existing single detached lots. Smaller single detached, semi-detached and townhouse lots are all internal to the draft plan layout, reducing any perceived negative impacts, to provide a gradual transition of residential densities.
b) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;	A servicing review has been completed for the proposed development and ensures that all municipal services are available, within capacity, and/or planned to be provided.

c) to encourage infilling of the existing development pattern;	The proposed draft plan is located between two existing residential developments, filling in a significant vacant area that would connect transportation and servicing networks, and is a logical extension of services.
d) to provide the opportunity for the provision of affordable housing in accordance with Provincial Policy;	The proposed subdivision creates a variety of housing types, including single detached, semi-detached and townhousing providing housing choice for a wide range of household types and incomes. Opportunities for secondary suites, rental housing, or other opportunities will be available in accordance with Provincial Policy, the County OP, and other applicable policies of the Kingsville OP.
e) to ensure that expansions of the Lakeshore Residential West designation are serviced by full (sanitary sewage, potable water and stormwater management) municipal servicing and the uncommitted reserve sewage system and/or reserve water system capacity of the Town's sanitary sewage and potable water systems can adequately accommodate the expansion of the designation.	The development will be fully serviced in accordance with Kingsville's Development Manual and accommodated within expected level of service.
<b>3.6.4 Lakeshore Residential West Policies</b>  The following policies are established for the areas designated "Lakeshore Residential West" on Schedule "A" of this Plan:	
a) residential development shall consist primarily of single unit dwellings but may also include single unit detached, two unit and single unit attached dwellings. Other uses which are complementary to residential areas such as schools, parks, churches, day-care centres, home occupations, may also be permitted;	The proposed subdivision design facilitates the construction of a variety of housing types, including single detached, semi-detached and townhousing dwelling types. A smaller pocket park will be dedicated as well as a larger community park, both providing active recreational opportunities. The park will also be adjacent to an existing Stormwater Management Facility (SWM) on the neighboring development, which will ultimately result in a larger open space for the community to utilize.
c) undeveloped lands in the "Lakeshore Residential West" designation may be placed in a holding zone in the implementing Zoning By-law. The holding symbol will be removed when appropriate agreements regarding servicing are executed with the Town;	The development will be provided with full municipal services and constructed in accordance with Kingsville's Development Manual. A request to remove the existing holding zone will be required.
f) full municipal sewage (sanitary and storm) and municipal potable water services are the means of servicing within the "Lakeshore Residential West" designation in accordance with Section 6.3 of the Plan. Development on private septic facilities shall not be allowed within the sewer service area.	
<b>4.5 Water Resources Goals</b>	

<p>The goals relating to water resources are:</p> <p>a) to protect, improve, restore and enhance the quality and quantity of surface and ground water;</p>	<p>The Site is located within medium to high risk groundwater recharge zones. The existing site conditions were evaluated, and no concerns or issues are presented. It was determined with all applicable parties that a Groundwater Study was not required.</p>
<p><b>6.1.4 Local Roads</b></p> <p>i) Special minimum right-of-way widths and other special restrictions (e.g. setbacks and access limitations to protect adjacent uses and maintain traffic flows) shall be as prescribed by the Ministry of Transportation, the County of Essex or the Town, depending on the agency having jurisdiction. The implementing Zoning By-law shall make provisions for adequate setbacks for all new developments, having regard for both the width and function of the abutting road and in accordance with site plan control where deemed necessary.</p>	<p>All streets within the proposed subdivision layout are defined as local streets. Local roads within the proposed subdivision design have been designed for typical local roadways, to allow for safe access and traffic flows.</p>
<p><b>6.3 MUNICIPAL SERVICES</b></p> <p><b>6.3.1 Servicing Standards</b></p> <p>All development within the Town of Kingsville shall be serviced in accordance with the Development Standards Manual which has been adopted by Council resolution and is amended from time to time.</p>	<p>The development will be fully serviced in accordance with Kingsville's Development Manual and accommodated within expected level of service.</p>
<p><b>7.1 General</b></p> <p>... The division of land will only be allowed if the proposed lots conform to the policies of this Official Plan and comply with the provisions of the Zoning By-law for the Town which shall establish minimum lot frontages and areas in accordance with Provincial and municipal requirements established at the time of approval of this Plan. Where any by-law amendment or minor variance is necessary, it shall be a condition of the consent or plan of subdivision approval....</p>	<p>As indicated above, the proposed subdivision development is consistent with the relevant policies of the Official Plans for the Town of Kingsville and the County of Essex, as well as the Provincial Policy Statement. To permit the proposed subdivision design, an amendment to the Zoning By-law will be required with this application.</p>

## 7.0 CONCLUSION

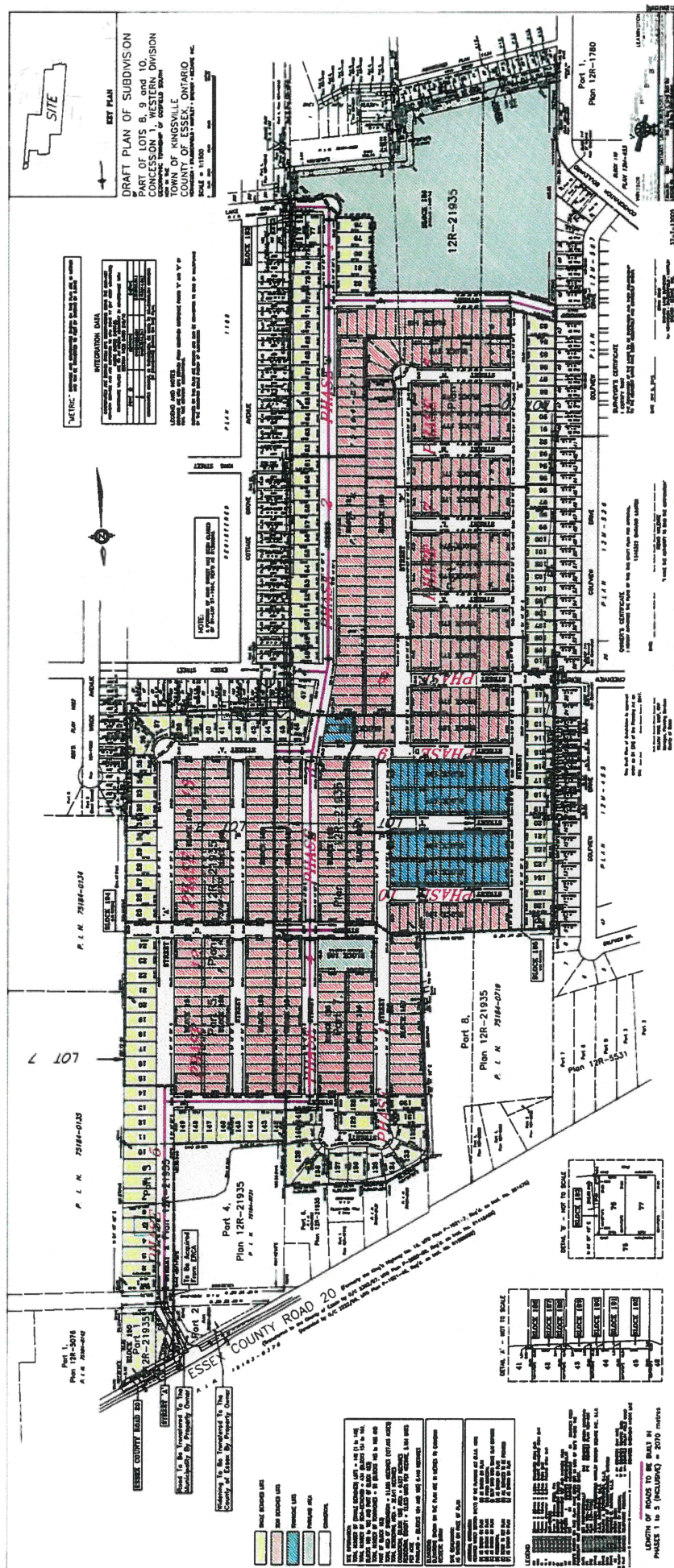
Stantec has been by 1646322 Ontario Limited to prepare this planning justification for their landholdings located south of County Road 20 and east of Golfview Drive. The applications being requested are improvements to the former Draft Plan of Subdivision approved by the Ontario Municipal Board. A total of 642 dwelling units are proposed, surrounding two public parks to be dedicated, and a commercial site adjacent to County Road 20. This Planning Justification Report, in review of the appropriate planning regulations and policies, concludes that the proposed applications are appropriate and represents good planning for the following reasons:

- The proposed applications are consistent with the policies of the Provincial Policy Statement (2014).
- The proposed applications are consistent with the County of Essex Official Plan.
- The proposed applications conform with the policies of the Lakeshore Residential West designation of the Town of Kingsville Official Plan.
- The proposed residential density and development will not have undue negative impacts to the existing residential development.
- The requested zoning and special provisions will permit single detached, semi-detached and townhousing, which is appropriate for this area and the surrounding neighbourhood context.
- The proposed draft plan creates an appropriate street layout and configuration of residential lots that comprise of best practices and good design principals.
- Parkland is proposed to be dedicated that will serve the local residents, as well as the surrounding communities providing amenity space for passive and active forms of recreation.
- The Site can be provided with full municipal services through existing service connections at the site boundary are is a logical extension of services; and
- The proposed development will not generate traffic that cannot be accommodated by the existing road network.

Based on the abovementioned items, it is our professional planning opinion that the submitted applications are consistent with sound planning principles and should be approved.

Appendix 1  
Draft Plan of Subdivision

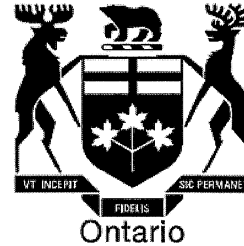




Appendix 2

OMB Decision PL140547

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** September 16, 2015

**CASE NO(S):** PL140547

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	1646322 Ontario Limited
Subject:	Proposed Plan of Subdivision - Failure of County of Essex to make a decision
Purpose:	To permit a subdivision with 973 residential units, including single detached dwellings, semi-detached dwellings, townhomes, neighbourhood commercial and a regional park
Property Address/Description:	Concession 1, WD PT, Part of Lots 8, 9, 10, South of County Road 20
Municipality:	County of Essex
Municipal File No.:	37-T-12005
OMB Case No.:	PL140547
OMB File No.:	PL140547
OMB Case Name:	1646322 Ontario Limited v. Essex (County)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	1646322 Ontario Limited
Subject:	Application to amend Zoning By-law No. 59-1998 – Refusal or neglect of Town of Kingsville to make a decision
Existing Zoning:	"Agricultural (A1)" zone
Proposed Zoning:	"Lakeshore West Residential Exception Holding (R4-18(h))" zone
Purpose:	To permit a mixed use development comprised of single detached dwellings, semi-detached dwellings, townhomes, neighbourhood commercial and a regional park
Property Address/Description:	Concession 1, WD PT, Part of Lots 8, 9, 10, South of County Road 20

Municipality:	Town of Kingsville
Municipal File No.:	ZBA/16/12
OMB Case No.:	PL140547
OMB File No.:	PL140609

**Heard:** August 31, 2015 in Kingsville, Ontario

## **APPEARANCES:**

<u><b>Parties</b></u>	<u><b>Counsel*/Representative</b></u>
1646322 Ontario Limited	A. Patton
County of Essex	C. Riley
Town of Kingsville	C. Riley

## **DECISION DELIVERED BY S. JACOBS AND ORDER OF THE BOARD**

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### **BACKGROUND**

[1] 1646322 Ontario Limited (the “applicant”) wishes to develop a subdivision south of County Road 20 in the Town of Kingsville (the “Town”). The Town refused the applicant’s request for a zoning by-law amendment (the “ZBA”) and the County of Essex (the “County”) failed to make a decision regarding the related draft plan of subdivision. The applicant therefore brought appeals to the Ontario Municipal Board (“the Board”) pursuant to s. 34(11) and s. 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the “Act”).

[2] At the outset of the hearing, counsel for the parties advised that they had reached a settlement resulting in a draft plan of subdivision containing 750 units (Exhibit 1, Tab 5, p. 1), in contrast to the 973 units originally proposed, and a draft ZBA (Exhibit 3).

[3] Jacqueline Lassaline, qualified to provide opinion evidence in the area of land use planning, testified in support of the settlement. The Board also received a witness statement from Karl Tanner, a land use planner retained by the Town and the County, in support of the settlement (Exhibit 4).

[4] Eight area residents testified as participants in opposition to the applications: Reg Tease, James Shean, David Croley, Nicole Ward, Cheryl Pracey, David Overbury, Cheryl Bogert, and Robert Adams. The Board notes that Tom Schinkelshoek also attended the hearing as a participant, but that he declined to testify, as his concerns had been addressed by the other participants.

### **The Subject Property**

[5] The subject property is an approximately 51.57 hectare ("ha") parcel located south of County Road 20 and north of County Road 50 (also known as 'Heritage Road'). The property is currently vacant, and though it has been used for agriculture, it is located within the urban settlement area of the Town.

[6] The subject property is located in between two existing plans of subdivision. Cottage Grove to the east is an existing residential plan of subdivision, while York subdivision, to the west, is completing the final phase of development of the residential plan of subdivision. To the north of the subject property, across County Road 20, is the Kingsville Golf and Country Club, which consists of a commercial golf course and a residential plan of condominium at the south-west corner of the golf course.

[7] The property is designated as Lakeshore Residential west in the Town's Official Plan ("OP") and is zoned Agriculture (A1) in the Town's Zoning By-law No. 1-2014 (the "Zoning By-law").

## **The Proposed Development**

[8] The proposal before the Board consists of a draft plan of subdivision containing a total of 750 residential units, with a mix of single detached, semi-detached, and townhouse units, to be constructed over 15 phases (Exhibit 1, Tab 5, Page. 1). Where proposed lots abut existing lots in the adjacent Cottage Grove or York subdivisions, those lots are proposed to match the dwelling type of the adjacent lot. The proposed subdivision also contains a commercial block at the north end that is limited to neighbourhood commercial uses in the draft ZBA (Exhibit 3, s. 3).

[9] The phases are proposed to be constructed from south to north so as to allow the Town and the County to assess traffic impacts and requirements on a phase-by-phase basis. The applicant would be required to enter into a new development agreement prior to constructing each phase, and the applicant would be required to complete a traffic impact study and, potentially, related traffic improvements. Ms. Riley submitted that this phasing is crucial to the Town and County, as their main shared concern is about traffic impacts of the proposed subdivision. At Phase 1, the subdivision will gain access by connecting Street 'I' to Lake Drive to the east, which allows for access to County Road 50, and to Golfview Drive to the west. The construction of phases 5 and 6 will entail a new connection at the north end of the subdivision, to County Road 20.

[10] The proposed Phase 1 consists of a 6.10 ha regional park that is to be shared with the York subdivision, in exchange for the proposed subdivision's use of the storm water management pond in the York subdivision.

## **ISSUES AND ANALYSIS**

[11] In considering the draft plan of subdivision and ZBA, the Board must determine whether the applications are consistent with the *Provincial Policy Statement 2014* (the

“PPS”) and conform to the Town and County OP. The Board must also have regard to the criteria set out in s. 51(24) of the Act when considering the draft plan of subdivision, and also considers whether the ZBA will result in any unacceptable adverse impacts.

### **Consistency with the PPS**

[12] Based on Ms. Lassaline’s evidence, the Board is satisfied that both the draft plan of subdivision and ZBA are consistent with the PPS. Specifically, Ms. Lassaline referred the Board to Policy 1.1.1 to support her opinion that the proposed development sustains healthy, livable and safe communities through its connection to existing municipal water and sewer services, the York and Cottage Grove subdivision road networks, providing a mix of housing types, and having servicing requirements that are well below the 1030 units allocated by the municipality.

[13] Ms. Lassaline also addressed Policy 1.1.2, which directs municipalities to make sufficient land available to meet projected needs for a time horizon of up to 20 years. In her opinion, the proposal is consistent with this policy, and is also consistent with the PPS’ Settlement Areas policies, being located in the Town’s urban settlement area and adjacent to existing built-up areas. She also noted that the proposal provides a mix of housing, consistent with Policy 1.4.3. The proposal’s provision of oversized parkland promotes healthy and active communities in accordance with Policy 1.5.

[14] Ms. Lassaline explained that there are hedgerows on the perimeter of the subject property that initially raised a concern about eastern foxsnake habitat. While further study did not identify any eastern foxsnake on the subject property, the oversized parkland allows for a 2:1 ratio of compensatory land area for the creation of snake habitat, and is therefore consistent with the PPS Natural Heritage policy 2.1.7.

[15] Mr. Croley indicated that the removal of agricultural land is inconsistent with the PPS. However, upon cross-examination, it became apparent that his comment related

to a previous version of the OP, as the current OP designates the subject property for residential use and it is part of the Town's settlement area.

[16] The Board finds that both the draft plan of subdivision and ZBA are consistent with the PPS.

### **Conformity to the Town and County OPs**

[17] The Board heard no evidence to contradict Ms. Lassaline's opinion that the proposal conforms to both the Town and County OP. The County OP directs that the majority of development should occur in the Primary Settlement Area of a municipality; as the proposed plan of subdivision is located in the Town's settlement area, it conforms to this policy (s. 3.2.1). In addition, Ms. Lassaline explained, the proposal meets the County OP's goals for settlement areas including providing for a range of housing types and ensuring the efficient use of land, resources, water and sanitary facilities (s. 3.2.2), and supporting residential intensification (s. 3.2.6(b)).

[18] As noted above, the subject property is designated Lakeshore Residential West in the Town OP. The policy direction for this designation is for infill development to occur in a manner that is in keeping with the capacity of the services available in the municipality (s. 3.6.4). Given that the development is an infill between two existing residential subdivisions and that municipal services are available, it is Ms. Lassaline's opinion that the proposal conforms to this policy. The applicable residential policies allow for a range of dwelling types, with which the proposal conforms (s. 3.6.1).

[19] The Board finds, based on Ms. Lassaline's uncontradicted evidence regarding the OPs, that the draft plan of subdivision and ZBA conform to both the Town and County OP.

**Criteria in s. 51(24) of the Act and Adverse Impacts**

[20] Section 51(24) of the Act sets out several criteria for the Board to have regard to in considering a draft plan of subdivision. Two of the criteria were at issue in the hearing: (1) whether the proposed subdivision is premature or in the public interest (s. 51(24)(a)); and (2) the adequacy of roads within and adjacent to the subdivision (s. 51(24)(e)). Based on the testimony of the participants, it was evident to the Board that these concerns are also tied to concerns about unacceptable adverse impacts of the ZBA.

[21] Many of the residents questioned whether this plan of subdivision is premature, given the availability of land to be developed in the Town. Ms. Lassaline and Mr. Tanner agree that there is currently a 9.6 year supply of draft approved lots available for development in the Town (Exhibit 1, Tab 25, p. 5 and Exhibit 4, Page. 11). Given the number of lots proposed and the phasing plan, the Board concurs with Ms. Lassaline's opinion that the proposal is not premature, and refers to her earlier evidence about the proposal's conformity with Policy 1.1.2 of the PPS regarding the availability of land for a 20 year time horizon.

[22] The concerns relating to the public interest and roads are interrelated. Nearly all of the participants raised concerns about the traffic from the proposed subdivision, particularly regarding the south to north phasing plan that will initially rely on an access from Lake Drive to County Road 50. Many participants noted the poor condition of this road and questioned its ability to handle the additional traffic from this subdivision. They also raised concerns about the rate of phasing of the subdivision, including a concern that all 15 phases could be developed simultaneously. Mr. Tease also spoke of current traffic concerns within and adjacent to the existing subdivisions, including the need for speed bumps that the municipalities have not addressed.

[23] As Ms. Riley noted, traffic is currently a concern for the existing subdivisions. She submitted that the proposed phasing will allow the Town and the County to address these concerns as the subdivision develops, revisiting them with the development of each phase. She referred the Board to the proposed conditions of draft plan approval (Exhibit 6), which may require the applicant to conduct a Traffic Impact Study and to construct any necessary traffic improvements. She also referred the Board to the draft ZBA, which requires the applicant to enter into a development agreement in order for the holding provision for each phase to be removed (Exhibit 3). The Board agrees with her characterization that there are checks and balances in place to allow the municipalities to ensure that any traffic concerns are addressed as the subdivision develops. The Board also agrees with Ms. Riley that, until the Town and County know exactly how this 750-unit will progress, specific traffic improvements cannot be determined.

[24] Several participants also raised concerns about servicing and drainage, questioning whether the Town has servicing capacity for the subdivision, and whether the subdivision will cause drainage problems. As noted earlier, Ms. Lassaline advised that the subdivision's servicing requirements are well below what has been allocated by the Town. Further, the conditions of draft plan approval require the municipality to confirm that capacity is available prior to approving each phase of the subdivision. The conditions also require the applicant to enter into a subdivision agreement that will address stormwater management.

[25] It was apparent to the Board that the participants had not had an opportunity to consider the proposal before the Board, other than through Ms. Lassaline's evidence at the hearing. Their testimony was largely based on the earlier proposal for a 973-unit subdivision concept that had been discussed at a public meeting for the ZBA. That said, the Board takes seriously the concerns of the residents with regard to traffic impacts and related safety concerns. In fact, as Ms. Riley submitted, these concerns are paramount to both the Town and the County. This is reflected in the 15-phase plan before the Board, which the Board is satisfied will allow the municipalities to assess the

traffic issues and potentially require improvements at each and every phase of the proposed development.

[26] The Board finds that the proposed subdivision is appropriate having regard to the criteria set out in s. 51(24) of the Act and that the ZBA will not result in any unacceptable adverse impacts.

## **CONCLUSION**

[27] The Board finds that the proposed subdivision and draft ZBA are consistent with the PPS and conform to both the County and Town OPs. The Board is satisfied that the subdivision is appropriate having regard to the criteria set out in s. 51(24) and that the ZBA will not result in any adverse impacts. While the Board is sympathetic to the concerns expressed by the residents, it notes that they have not had an opportunity to fully review the revised plan of subdivision and to seek clarification from municipal staff. As Ms. Riley explained, many of the residents' concerns will be addressed as this development unfolds, either through the conditions of draft plan approval or the development agreement required at each phase of the subdivision.

## **ORDER**

[28] The appeals are allowed in part. Town of Kingsville By-law No. 1-2014 is amended in accordance with Attachment 1.

[29] The draft plan of subdivision as shown in Exhibit 1, Tab 5, page 1, is approved subject to the fulfillment of the conditions set out in Exhibit 6 and included here as Attachment 2.

*"S. Jacobs"*

S. JACOBS  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

# ATTACHMENT 1

## THE CORPORATION OF THE TOWN OF KINGSVILLE

### BY-LAW NUMBER ##-2015

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*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 regulating the use of lands and the character, location and use of buildings and structures within the Corporation of the Town of Kingsville;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

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

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

1. That Subsection 6.7 Lakeshore Residential West Exceptions is amended with the addition of the following new subsection:

**"6.7.29 Lakeshore Residential Exception 29 (LR-29(h)) zone:**

No person shall, within the (LR-29(h)) zone, use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

**6.7.29.1 Permitted Uses**

Those uses permitted under Subsection 6.7 a);

**6.7.29.2 Permitted Buildings and Structures**

Those buildings and structures permitted under Subsection 6.7 b);

**6.7.29.3 Regulations**

Notwithstanding provisions under Subsection 6.7 c) the following provisions shall apply to lands zoned (LR-29):

- i) Lot area (minimum) = 464 m<sup>2</sup>
- ii) Lot frontage (minimum) = 15 m
- iii) Lot coverage (maximum) = 50 %
- iv) Building height (maximum) = 10.6 m
- v) Front yard (minimum) = 6 m
- vi) Interior Side Yard (minimum) = 1.5 m on both sides of the main building and 3.0 m on the other side of the main building when there is no attached garage or carport;
- vii) Exterior Side Yard (minimum) = 3.0 m
- viii) Combined total of lots zoned (LR-29) and (LR-30) shall not exceed 750 lots.

ix) the Holding (h) provision will be removed by phase and after authorization of a development agreement by Council."

2. That Subsection 6.7 Lakeshore Residential West Exceptions is amended with the addition of the following new subsection:

**6.7.30 Lakeshore Residential Exception 30 (LR-30(h)) zone:**

No person shall, within the (LR-30(h)) zone, use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

**6.7.30.1 Permitted Uses**

The uses permitted in Subsection 6.7 as well as the following:

- a) Residential uses
- b) Home occupation;
- c) Accessory uses

**6.7.30.2 Permitted Buildings and Structures**

The buildings and structures permitted in Subsection 6.7 as well as the following buildings are permitted on property zoned (LR-30):

- a) Single detached dwelling
- b) Two unit dwelling (semi-detached)
- c) One unit of semi-detached
- d) One unit of a townhouse complex (single unit attached)
- e) Accessory buildings

**6.7.30.3 Zone Provisions**

All lot and zone requirements shall be in compliance with the following table:

	<b>Single detached</b>	<b>Semi-detached</b>	<b>Single unit of a semi-detached</b>	<b>Townhouse (single attached per unit)</b>
<b>Lot Area (minimum)</b>	484 m <sup>2</sup>	557 m <sup>2</sup>	289 m <sup>2</sup>	223 m <sup>2</sup>
<b>Lot Frontage (minimum)</b>	15 m	18 m	8.8 m for an interior lot and 11.8 m for a corner lot	7 m for an interior lot; 8.8 m for a lot containing an exterior unit; 11.8 m for a corner lot
<b>Lot Coverage (maximum)</b>	50%	52%	52%	52%
<b>Front Yard (minimum)</b>	8 m	6 m for unit 1 5.4 m for unit 2	6 m for unit 1 5.4 m for unit 2	6 m for unit 1 5.4 m for unit 2 6 m for unit 3 5.4 m for unit 4 6 m for unit 5
<b>Building Height (maximum)</b>	10 m			
<b>Interior Side Yard (minimum)</b>	1.5 m side yard with an attached garage or carport for each dwelling unit, or			

	1.5 m on one side of the main building and 4.5 m on the other side when there is no attached garage or carport, and 0 m for the common wall side of a single attached unit (2 units or more)
Exterior Side Yard (minimum)	3.0 m
Rear yard (minimum)	6 m
Combined total of lots	For lands zoned (LR-29) and (LR-30), the combined total number of lots shall not exceed 750 lots
Holding provision removal	The Holding (h) provision will be removed by phase and after authorization of a development agreement by Council

3. That Subsection 8.1 Neighbourhood Commercial Exceptions is amended with the addition of the following new subsection:

**8.1.1 Neighbourhood Commercial Exception 1 (C1-1(h)) zone:**

No person shall, within the (C1-1(h)) zone, use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

**8.1.1 Permitted Uses**

The uses permitted in Subsection 8.1 as well as the following:

- a) Convenience store;
- b) Professional or General Office;
- c) Commercial School;
- d) Day Nursery;
- e) Light Repair Shop (exclusive of lawn and garden equipment, and scooters);
- f) Medical Office;
- g) Personal Service Shop;
- h) Professional Studio;
- i) Retail Store (exclusive of motor vehicles or heavy machinery sales and service);
- j) Restaurant or Take-out Food Outlet;
- k) Veterinary clinic with indoor facilities only.

**8.1.2 Zone Provisions**

Notwithstanding provisions under Subsection 8.1.1 the following provisions shall also apply to lands zoned (C1-1(h)).

- a) The Holding (h) provision will be removed by phase and after authorization of a development agreement by Council."

4. Schedule 'A' to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Agriculture (A1)' zone in the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville to 'Neighbourhood Commercial Exception 1 (C1-1(h))' zone

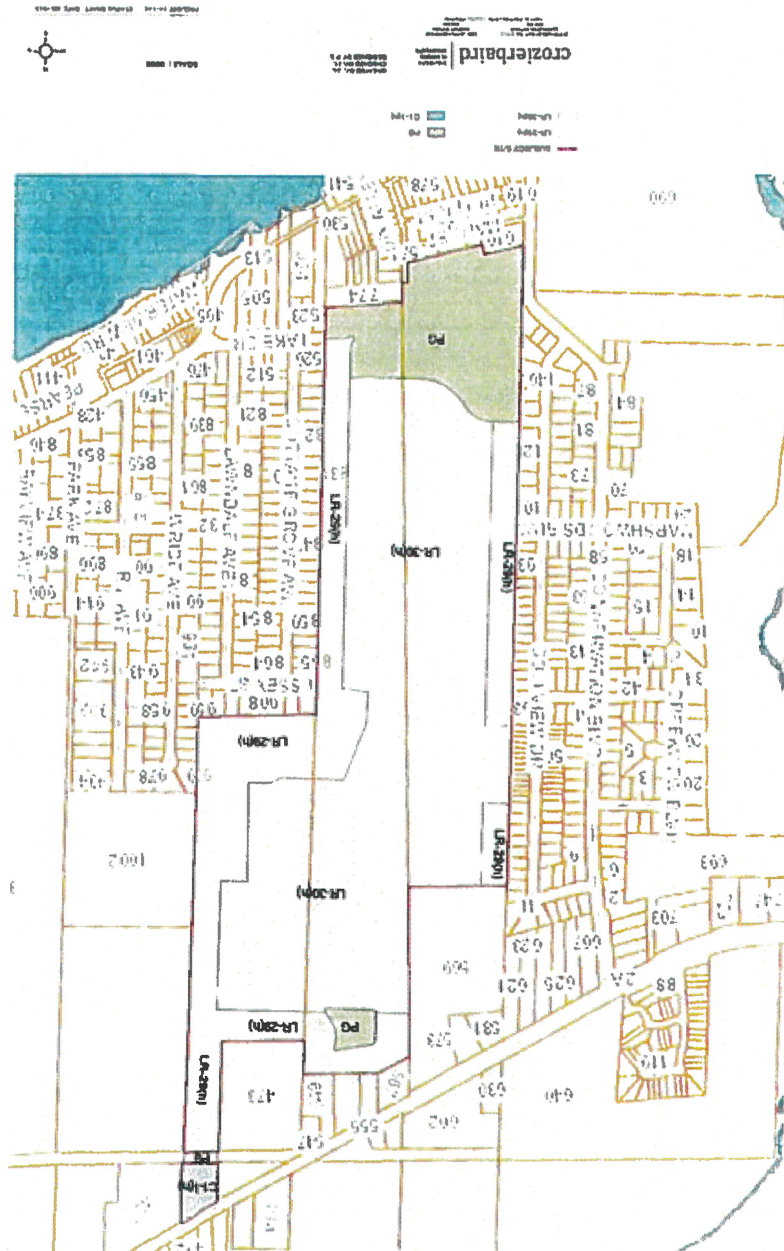
5. Schedule 'A' to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Agriculture (A1)' zone in the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville to 'Parkland (PG)' zone.
6. Schedule 'A' to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Agriculture (A1)' zone in the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville to 'Lakeshore Residential Exception 29 Holding (LR-29 (h))' zone.
7. Schedule 'A' to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Agriculture (A1)' zone in the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville to 'Lakeshore Residential Exception 30 Holding (LR-30 (h))' zone.
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  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
NELSON SANTOS, MAYOR

\_\_\_\_\_  
SANDRA KITCHEN, CLERK

BY-LAW  
-2015  
SCHEDULE 'A'



# ATTACHMENT 2

**Applicant:** 1646322 Ontario Limited  
**File No.:** 37-T-12005  
**Municipality:** Town of Kingsville  
**Location:** Part of Lots 8, 9, and 10, Concession 1,  
Western Division (Gasfield South)

**Date of Decision:** DRAFT  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

## NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision  
Subsection 51(37) of the Planning Act

Approval of Draft Plan of Subdivision to the application in respect of the subject lands noted above, is proposed to be given by the County of Essex. A copy of the decision is attached.

### When and How to File An Appeal

Notice to appeal the decision to the Ontario Municipal Board must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

- (1) set out the reasons for the request for the appeal (a helpful form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca)), and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

### Who Can File An Appeal

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal to the decision of the County, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the County, made oral submission at a public meeting or written submissions to the Council or, in the Ontario Municipal Board's opinion, there is reasonable grounds to add the person or public body as a party.

### Right of Applicant or Public Body to Appeal Conditions

The applicant, the Minister, the Municipality, or any public body that, before the County made its decision,

made oral submissions at a public meeting or written submissions to the County, may at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County to the Ontario Municipal Board by filing with the County a notice of appeal.

### How to receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the County made its decision, made oral submissions at a public meeting or written submissions to the County, or made a written request to be notified of the changes to the conditions.

### Other Related Applications

None.

### Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Kingsville.

### Mailing Address for Filing a Notice of Appeal:

County of Essex  
Attention: William King, Manager, Planning Services  
360 Fairview Avenue West  
Essex, ON N8M 1Y6  
Tel: (519) 778-6441, Ext 1329  
Fax: (519) 778-4455

**Applicant:** 1646322 Ontario Limited  
**File No.:** 37-T-12005  
**Municipality:** Town of Kingsville  
**Location:** Part of Lots 8, 9 and 10, Concession 1  
Western Division (Gosfield South)

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

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The County of Essex conditions and amendments to final plan of approval for registration of this Subdivision are as follows:

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**No. Conditions**

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1. That this approval applies to the draft plan of subdivision, prepared by Andrew Mantha, O.L.S. dated October 11, 2012, that shows a total of one hundred and forty-nine (149) lots and/or blocks for nine hundred and seventy-three single detached, semi-detached, townhouse and multi-family residential uses, one block for parkland (Block 34), and two blocks for commercial uses (Blocks 32 and 33).
2. That the Owner enters into a subdivision agreement with the Municipality wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Municipality concerning the payment of development charges, provisions of roads, installation and capacity of services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands within the plan.
3. That the subdivision agreement between the Owner and the Municipality contain provisions requiring financial contributions be made and/or secured to the Municipality including all required letters of credit, cash securities and insurances. Securities will not be released or reduced until after final completion of all required municipal infrastructure and services and any and all deficiencies have been addressed to the satisfaction of the Municipality.
4. That the subdivision agreement between the Owner and the Municipality be registered against the lands to which it applies prior to the registration of the plan of subdivision.
5. That the road allowances included in this draft plan shall be shown and dedicated as public highways, and that dead ends and open sides of road allowances created by this plan of subdivision, shall be terminated in 0.3 metre reserves to be conveyed to and held in trust by the Municipality.
6. That the streets shall be named to the satisfaction of the Municipality.
7. That the Owner convey up to 5% of the land included in the plan to the Municipality for park or other recreational purposes. Alternatively, the Municipality may require cash-

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in-lieu of all or a portion of the conveyance. This shall include Block 34 as shown on the draft plan.

8. That prior to final approval by the County of Essex, the County is to be advised by the Municipality that this proposed subdivision conforms to the zoning by-law in effect.
9. That the Owner shall provide easements as may be required for services, utility or drainage purposes in a form satisfactory to the Municipality or utility.
10. That prior to final approval, the Municipality shall confirm that sewage treatment conveyance capacity and water supply capacity is available for all lots in the proposed development.
11. That the subdivision agreement between the Owner and the Municipality contain provisions to the satisfaction of the Municipality and the Essex Region Conservation Authority, that the Owner finalize, to the satisfaction of the Municipality and the Essex Region Conservation Authority, the report entitled "Valerie Residential Subdivision Draft Stormwater Management Report Prepared for 1646322 Ontario Limited" prepared by Stantec Consulting Ltd. dated April 11, 2012, and install all stormwater management measures identified in the final report as part of the development of the site.
12. That prior to final approval the Essex Region Conservation Authority shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans/reports and requirements noted above in Condition 11.
13. That prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from the Essex Region Conservation Authority.
14. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School Board and the Municipality, requiring sidewalks or a hard surface pad to facilitate bus stops, student safety and walkers.
15. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Windsor-Essex Catholic District School Board, the Greater Essex County District School Board, and the Municipality, requiring notice on

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title for purchasers of lots to be aware that students may not be able to attend the closest neighbourhood school and could be bused to a distant school with available capacity.

16. That prior to final approval, of any phase in the development, by the County of Essex, the Owner shall submit for review and approval by the Municipality and the County, a draft of the final 12M plan.
17. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of Canada Post Corporation and the Municipality, requiring notice on the title for purchasers of lots to be aware of the locations of any community mailboxes within or serving the plan and that mail delivery will be provided via community mailboxes.
18. That prior to site alteration of any kind, and final approval by the County of Essex, the Owner shall provide to the Municipality and the County, a "Letter to Proponent", along with any other letters/authorizations/directions from the Ministry of Natural Resources and Forestry, and confirm that any site alteration will be completed in accordance with the Endangered Species Act, 2007.
19. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that require the Owner to finalize the report entitled "Environmental Evaluation for a Proposed Subdivision known as Valente-Kingsville Subdivision on Part Lots 8, 9 and 10, Front Concession, Town of Kingsville, Ontario", dated October 15, 2012 and prepared by Gerry Waldron, Consulting Ecologists, and implement all recommendations contained in the final report to mitigate the potential impacts on the natural features or their ecological functions on the subject and adjacent lands, and address any concerns regarding Threatened and Endangered Species and/or habitats under the Provincial Policy Statement and the Endangered Species Act.
20. That prior to site alteration of any kind, and final approval by the County of Essex, the Municipality and the County shall be provided with a clearance letter from the Department of Fisheries and Oceans (DFO) confirming compliance with the requirements of the Fisheries Act and the Species at Risk Act (SARA).
21. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Municipality and the County of Essex Engineer, that require that the Owner prepare a Traffic Impact Study, to the satisfaction of the

**Applicant:** 1646322 Ontario Limited  
**File No.:** 37-T-12005  
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Municipality and the County of Essex Engineer, and to construct any highway improvements identified in the final report as part of the development of the site.

21. That prior to final approval by the County of Essex, the County is advised in writing by the Municipality how Conditions 1 to 11 inclusive, and 14 to 20 inclusive have been satisfied.
22. That prior to final approval by the County of Essex, the County is advised in writing by the Essex Region Conservation Authority how Conditions 11 to 13 inclusive have been satisfied.
23. That prior to final approval by the County of Essex, the County is advised in writing by the Greater Essex County District School Board how Conditions 14 and 15 have been satisfied.
24. That prior to final approval by the County of Essex, the County is advised in writing by the Windsor-Essex Catholic District School Board how Condition 15 has been satisfied.
25. That prior to final approval by the County of Essex, the County is advised in writing by the Canada Post Corporation how Condition 17 has been satisfied.

#### **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Essex, quoting the file number "37-T-12005".
2. We suggest that you make yourself aware of section 144 of the Land Titles Act and subsection 78(10) of the Registry Act.

Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the owner of the land has been certified under the Certification of Titles

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**Act.** Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of Environment under Section 23 and Section 24 of the Ontario Water Resources Act, R.S.O. 1980.
4. The Ministry of the Environment did not review this subdivision with respect to any groundwater, soil or soil atmosphere testing to fully discount the possibility that waste materials and/or other contaminants are present within or in close proximity to this subdivision. If either the Municipality or the Owner requires this assurance before proceeding any further with this plan of subdivision, a consultant(s) should be engaged to conduct the necessary investigations.
5. The Ministry of the Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision. If waste materials or contaminants are discovered, a further approval under Section 46 of the Environmental Protection Act may be required from that Ministry.
6. The costs of any relocations or revisions to Hydro One Networks Inc. (HONI) facilities or any other local electrical utility that are necessary to accommodate the subdivision will be borne by the developer.
7. Any easement rights of Hydro One Networks Inc. (HONI) or any other local electrical utility are to be respected.
8. The developer should contact the local Hydro One Networks Inc. Services office or other local electrical utility to verify if any low voltage distribution lines may be affected by this proposal.
9. The developer is hereby advised that prior to commencing any work within the plan, the developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the developer elects not to pay for such connection to and/or extension of the existing

**Applicant:** 1646322 Ontario Limited  
**File No.:** 37-T-12005  
**Municipality:** Town of Kingsville  
**Location:** Part of Lots 8, 9 and 10, Concession 1  
Western Division (Gosfield South)

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

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communication/telecommunication infrastructure, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services, i.e., 911 Emergency Services.

10. It is suggested that the Municipality register the subdivision agreement as provided by subsection 51(26) of the Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.
11. Clearances are required from the following agencies:

Mr. Robert Brown  
Town of Kingsville  
2021 Division Road North  
Kingsville, ON N9Y 2Y9

Mr. Mike Nelson  
Essex Region Conservation Authority  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

Mr. Peter Neice  
Greater Essex District School Board  
451 Park Street West, P.O. Box 210  
Windsor, ON N9A 6K1

Mr. Mario Iatonna  
Windsor-Essex Catholic District School Board  
1325 California Avenue  
Windsor, ON N9B 3Y6

Mr. Tom Zadorsky  
Canada Post Corporation  
955 Highbury Avenue North  
London, ON N5Y 1A3

**Applicant:** 1646322 Ontario Limited  
**File No.:** 37-T-12005  
**Municipality:** Town of Kingsville  
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**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

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If the agency's clearance concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. The County of Essex does not require a copy of the agreement.

12. All measurements in subdivision and condominium final plans must be presented in metric units.
13. The approval of the draft plan will lapse on \_\_\_\_\_. It is the responsibility of the applicant to request an extension of the draft approval if one is needed.

A request for extension should be made at least 60 days before the approval lapses because no extension can be given after the lapsing date. The request should include the reasons why an extension is needed and a resolution in support of the extension from the Town of Kingsville.



## Appendix C

**Ministry of Tourism, Culture and Sport**

Culture Programs Unit  
Programs and Services Branch  
Culture Division  
401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel.: 416-212-5107  
Email: wai.kok@ontario.ca

**Ministère du Tourisme, de la Culture et du Sport**

Unité des programmes culturels  
Direction des programmes et des services  
Division de culture  
401, rue Bay, bureau 1700  
Toronto ON M7A 0A7  
Tél. : 416-212-5107  
Email: wai.kok@ontario.ca



November 27, 2012

Scott Martin  
Golder Associates Ltd.  
110 Hanover Drive,  
Building A, Suite 203,  
St. Catharines, ON  
L2W 1A4

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment, Proposed Valente Subdivision, Lots 8, 9, and 10, Concession I.W.D., Geographic Township of Gosfield, Town of Kingsville, Essex County, Ontario", Dated June 21, 2012, Filed by MTCS Toronto Office July 12, 2012, MTCS Project Information Form Number P218-238-2011, MTCS File Number 37SB063**

Dear Dr. Martin:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.<sup>1</sup> This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in *Figure 2 and Figure 5* of the above titled report and recommends the following:

- The Stage 2 archaeological assessment resulted in the identification of two archaeological sites, Location 1 and Location 2, from which pre-contact Aboriginal cultural material was recovered. Due to the small amount of material identified at each site the cultural heritage

<sup>1</sup>In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

value or interest of Location 1 and Location 2 is judged to be low and no further archaeological assessment is recommended.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wai Kok', with a horizontal line drawn underneath the name.

Wai Kok  
Archaeology Review Officer

cc. Mike Jones, Stantec Consulting Ltd.  
Amanda-Brae Watson, Town of Kingsville

## Appendix D

Ministry of the Environment,  
Conservation and Parks

Ministère de l'Environnement,  
de la Protection de la nature et des  
Parcs

Office of the Minister

Bureau du ministre

77 Wellesley Street West  
11th Floor, Ferguson Block  
Toronto ON M7A 2T5  
Tel.: 416.314.6790  
Fax: 416.314.6748

77, rue Wellesley Ouest  
11<sup>e</sup> étage, édifice Ferguson  
Toronto (Ontario) M7A 2T5  
Tél. : 416 314-6790  
Télec. : 416 314-6748



Permit Number: **AY-C-008-17**

**PERMIT UNDER clause 17(2)(c) of THE ENDANGERED SPECIES ACT, 2007**

**Issued to:** 1646322 Ontario Limited (the "Corporation").

**Location:** Part Lots 8, 9, 10, Concession 1 Western Division, south of County Road 20 in Kingsville, in the Town of Kingsville, Essex County, as shown in Appendix B as the Subject Lands (the "Property").

**Term:** This permit comes into force on the date it is issued and shall expire on **February 1, 2025**.

1. **Authority.** This permit is issued to the Corporation under clause 17(2)(c) of the *Endangered Species Act, 2007* (the "ESA").
2. **Application to Species.** This permit applies to Eastern Foxsnake – Carolinian population (*Pantherophis gloydi*), a species listed as Endangered on the Species at Risk in Ontario (SARO) List in Ontario Regulation 230/08.
3. **Authorization.** This permit authorizes the Corporation for the following activities:
  - (a) to destroy up to 1.5 hectares of habitat for Eastern Foxsnake for the purpose of constructing a multi-unit residential subdivision on the Property (the "Project"); and,
  - (b) to kill, harm and harass Eastern Foxsnake despite measures implemented to avoid killing, harming and harassing  
as necessary to carry out the Project and fulfill the conditions of this permit.
4. **Application of Authorization.** The authorization applies to the Corporation only as is necessary to:
  - (a) carry out the Project on the Property; and,
  - (b) fulfil the conditions of this permit.
5. **Conditions.** The activities authorized by this permit are subject to all the conditions specified herein.
6. **Appendices.** The following appendices form part of this permit:

Appendix A – Conditions

Appendix B – Proposed Draft Plan Revision Overlay

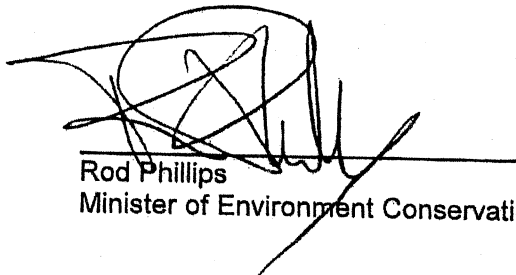
Appendix C – Proposed Draft Plan Revision, Proposed Habitat Creation Area  
and Key Habitat Features

Appendix D – Meadow Creation Plan

Appendix E – Notification / Contact Schedule

Failure to comply with conditions in this permit may result in a contravention of the ESA.

Pursuant to clause 17(2)(c) of the ESA, I hereby issue this permit authorizing the activities described above, subject to the conditions set out herein.



Rod Phillips  
Minister of Environment Conservation and Parks

Dec 10/18  
Date:

## APPENDIX A: CONDITIONS

### Part A: Definitions

#### 1. Definitions

1.1. In this permit, the following words shall have the following meanings:

**"Construction Activities"** means vegetation removal, excavation, grading, road improvements, and construction work related to the Project;

**"Eastern Foxsnake"** means Eastern Foxsnake (Carolinian population) (*Pantherophis gloydi*) listed as Endangered on the SARO List;

**"Effective Date"** means the date this permit comes into effect;

**"Habitat Creation Area"** means the area of the Property shown in Appendix C as the Total Proposed Habitat Creation Area, where meadow habitat and Key Habitat Features will be created;

**"Incidental Encounter"** means any encounter with an Eastern Foxsnake on the Property that does not occur as in the course of monitoring;

**"Key Habitat Features"** means brush piles, rock piles, nesting cribs, and hibernacula suitable for Eastern Foxsnake;

**"Meadow Creation Plan"** means the document in Appendix D that outlines the process to be followed for creating habitat suitable for Eastern Foxsnake in the Habitat Creation Area;

**"The Ministry"** means the office of the Ontario government indicated on the "Notification/Contact Schedule";

**"Notification / Contact Schedule"** means the document in Appendix E that outlines the protocol to be followed to communicate with the ministry, which may be amended from time to time;

**"permit"** means this permit #AY-C-008-17;

**"Qualified Biologist"** means a professional with training and professional expertise in the biology, handling, and monitoring of Eastern Foxsnake;

**"Species"** means Eastern Foxsnake; and,

**"Wildlife Custodian"** means a person who holds a valid wildlife custodian authorization under the *Fish and Wildlife Conservation Act, 1997*.

### Part B: Measures to Minimize Adverse Effects and Achieve Overall Benefit

#### 2. Qualified Biologists

- 2.1. The Corporation shall retain a Qualified Biologist(s) to carry out the following activities:
- (a) create ESA education and awareness training materials, and provide education and awareness training in accordance with condition 4.1;
  - (b) create an ESA educational pamphlet in accordance with condition 4.4;

- (c) guide and oversee the design, installation, and repair of the temporary snake barrier fencing in accordance with condition 5;
- (d) guide and oversee vegetation removal activities in accordance with condition 6;
- (e) respond to Incidental Encounters in accordance with condition 7;
- (f) conduct the Meadow Creation Plan in accordance with condition 8.1;
- (g) guide and oversee the creation of Key Habitat Features, including determining the locations of the Key Habitat Features, in accordance with conditions 8.4 and 8.7;
- (h) conduct monitoring and reporting in accordance with condition 10; and,
- (i) assist in determining the need for corrective actions and adaptive management in accordance with condition 11.

### 3. General

- 3.1. A copy of this permit shall be maintained on the Property at all times when conducting activities under the authority of this permit.
- 3.2. A copy of this permit shall be carried by any person who transports an Eastern Foxsnake under the authority of this permit for the purposes of providing custodial or veterinary care.
- 3.3. The Corporation shall not intentionally kill or harm a member of the Species, and shall act with due diligence to avoid killing or harming the Species and to minimize impacts to members of the Species, while carrying out the Project and fulfilling the conditions of this permit.
- 3.4. All construction machinery and equipment that is left idle for one (1) hour or longer, or is parked overnight, on the Property between April 1<sup>st</sup> and November 30<sup>th</sup> of any year the permit is in force shall be visually surveyed for the presence of Eastern Foxsnake before (re)ignition. This visual examination shall include all lower components of the machinery, including operational extensions and running gear.
- 3.5. In order to avoid attracting members of the Species, the Property shall be kept clean and free of debris while conducting Construction Activities and activities in the Habitat Creation Area between April 1<sup>st</sup> and November 30<sup>th</sup> of any year the permit is in force. Materials such as excavated soils shall only be stored in areas that have previously been mowed to a height of 7 centimetres or shorter. Excavated soil shall not be stored on the Property for extended periods of time. Any material stockpiles created on the property shall be visually examined for Eastern Foxsnake prior to disturbance between April 1<sup>st</sup> and November 30<sup>th</sup> of any year the permit is in force.
- 3.6. The Corporation shall contact the ministry immediately if it is unable to satisfy any condition of this permit.
- 3.7. The Corporation shall notify the Ministry immediately where the Corporation
  - (a) is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or a receiver is appointed on account of the Corporation insolvency,
  - (b) takes a step toward dissolution, or is amalgamated, or

- (c) undergoes a change in control which adversely affects the Corporation ability to satisfy some or all of the conditions of this permit.
- 3.8. Contact with, or notifications to the Ministry shall be provided in accordance with the Notification / Contact Schedule in Appendix E.

#### **4. ESA Awareness: Personnel Training and Landowner Education**

- 4.1. The Corporation shall ensure that any personnel entering the Property to perform Construction Activities or activities in the Habitat Creation Area are provided with Species information and are given education and awareness training by a Qualified Biologist about Eastern Foxsnake in a manner that addresses:
  - (a) the existence of Eastern Foxsnake habitat on the Property, the permit, and the requirements of the permit;
  - (b) protection afforded to Eastern Foxsnake and its habitat under the ESA;
  - (c) identification of Eastern Foxsnake and its habitat;
  - (d) appropriate action to take if an Incidental Encounter with an Eastern Foxsnake occurs, including how to record and report Incidental Encounters to the Ministry; and,
  - (e) methods to limit site disturbance when undertaking work on the Property, in order to prevent unnecessary damage or destruction of Eastern Foxsnake habitat as well as actions that might kill, harm or harass Eastern Foxsnake.
- 4.2. Personnel who must be trained in accordance with condition 4.1 shall be given the training prior to the first time they begin Construction Activities or activities in the Habitat Creation Area on the Property.
- 4.3. The Corporation shall keep a record of training conducted under condition 4.1 and submit it to the Ministry as part of the monitoring and reporting described in condition 10. The record shall include:
  - (a) the date(s) of training;
  - (b) the names of the Qualified Biologist(s) who gave the training;
  - (c) the names of the personnel trained; and,
  - (d) copies of the training material.
- 4.4. The Corporation shall retain a Qualified Biologist to create an educational pamphlet related to Eastern Foxsnake that addresses the following topics at a minimum:
  - (a) the existence of Eastern Foxsnake habitat on the Property and the surrounding area;
  - (b) protection afforded to Eastern Foxsnake and its habitat under the ESA;
  - (c) identification of Eastern Foxsnake and its habitat;
  - (d) appropriate action to take if an Incidental Encounter with an Eastern Foxsnake occurs, including how to record and report Incidental Encounters to the Ministry; and,

- (e) best management practices for living in naturalized areas where species at risk are known to occur (e.g. impacts of free-ranging domestic animals, depositing of yard waste, encouragement of planting native species).
- 4.5. The educational pamphlet shall be provided to the Ministry a minimum of thirty (30) days prior to the anticipated date of printing, and shall be endorsed by the Ministry prior to printing and distribution.
- 4.6. The educational pamphlets shall be distributed (i.e. in a package for new home owners) to all purchasers of residences within the Property, and distribution shall occur within one (1) month of the closing date of sale for each new purchaser.
- 4.7. A summary of the pamphlet creation and distribution completed shall be included in the monitoring and reporting to the Ministry in accordance with condition 10.

## 5. Snake Barrier Fencing

- 5.1. Prior to any Construction Activities, the Corporation shall install temporary snake barrier fencing around the perimeter of the Property to prevent the movement of Eastern Foxsnake into the Property.
- 5.2. The temporary snake barrier fencing shall be installed in accordance with specifications outlined in OMNF 2013 *"Best Practices Technical Note: Reptile and Amphibian Exclusion Fencing Version 1.1"* (available online at: [http://files.ontario.ca/environment-and-energy/species-at-risk/mnr\\_sar\\_tx\\_rptl\\_amp\\_fnc\\_en.pdf](http://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_rptl_amp_fnc_en.pdf)), or as otherwise endorsed by the Ministry and shall be:
  - (a) installed between November 1<sup>st</sup> and March 15<sup>th</sup>; and
  - (b) secure so that Eastern Foxsnake may not pass under the fencing or between any openings.
- 5.3. The temporary snake barrier fencing shall be maintained and inspected daily between March 15<sup>th</sup> and November 1<sup>st</sup> of each year until Construction Activities have been completed.
- 5.4. Any damage to the fencing (e.g. sagging or rips) shall be repaired immediately, and a Qualified Biologist shall inspect the repairs within twenty-four (24) hours.
- 5.5. The Corporation shall keep a record of the temporary snake barrier fencing activities to be reported to the Ministry in accordance with condition 10. The record shall include the following information at a minimum:
  - (a) mapping of the location of the temporary snake barrier fencing;
  - (b) summary of the fencing materials, design, and dimensions used;
  - (c) summary of monitoring of the fencing, including digital photographs; and,
  - (d) summary of all circumstances when damage to the fencing was observed, and actions taken.
- 5.6. Following the completion of the Construction Activities and activities in the Habitat Creation Area, the Corporation shall install permanent barrier fencing in locations on the Property as shown in Appendix C. Permanent barrier fencing shall be installed in accordance with specifications outlined in OMNF 2013 *"Best Practices Technical Note: Reptile and Amphibian Exclusion Fencing Version 1.1"*

## **6. Vegetation Removal**

- 6.1. Vegetation removal shall begin after the temporary snake barrier fencing is installed, and in accordance with the following:
- (a) between November 1<sup>st</sup> and March 14<sup>th</sup>, or as endorsed by the Ministry;
  - (b) understory vegetation shall be trimmed with handheld trimming equipment and removed prior to any additional vegetation removal with heavy machinery;
  - (c) fallen logs, brush piles, and other woody debris shall be removed under the supervision of a Qualified Biologist; and,
  - (d) woody material cleared from the Property shall be salvaged for creation of Key Habitat Features described in condition 8.4.

## **7. Incidental Encounters**

- 7.1. In the case of an Incidental Encounter of Eastern Foxsnake on the Property, the Corporation shall:
- (a) cease all activities within 30 metres of the individual and notify a Qualified Biologist;
  - (b) monitor the location of the individual until it has left on its own accord from any area where Construction Activities are taking place;
  - (c) receive confirmation from a Qualified Biologist as to when the ceased activities may begin again; and,
  - (d) contact the Ministry immediately if the individual has not fled the area within 24 hours of the observation, otherwise contact the Ministry the next business day or within 48 hours to report the observation.
- 7.2. If an Eastern Foxsnake is found injured on the Property, the Corporation shall:
- (a) ensure that the individual is collected by a Qualified Biologist and protected from further harm;
  - (b) obtain veterinary advice and/or care for the individual from a member of the College of Veterinarians of Ontario with appropriate reptile experience;
  - (c) after obtaining appropriate veterinary care or advice in accordance with condition 7.2(c), the Corporation shall transfer the Eastern Foxsnake to an authorized Wildlife Custodian experienced in handling snake species; and,
  - (d) report the incident to the Ministry the next business day, or within 48 hours, providing required information in accordance with condition 7.4 as well as the circumstances under which the individual was found injured.
- 7.3. Despite the measures put in place to avoid killing Eastern Foxsnake, should an Eastern Foxsnake be accidentally killed or found dead on the Property, the Corporation shall:
- (a) collect the individual and store it in a safe and refrigerated place;
  - (b) report the incident to the Ministry the next business day or within 48 hours, providing required information in accordance with condition 7.4 as well as the circumstances under which the individual was killed or found dead; and,

- (c) comply with any instructions provided by the Ministry regarding the handling and transfer of the deceased individual.
- 7.4. The Corporation shall keep a record of all Incidental Encounters under conditions 7.1 to 7.3 to be reported to the Ministry in accordance with condition 10. The record shall include the following information at a minimum:
  - (a) name and contact information of observer;
  - (b) date and time of observation;
  - (c) location of the observation, including UTM coordinates;
  - (d) digital photograph of the Species, if possible; and,
  - (e) summary of action taken.

## **8. Habitat Creation and Key Habitat Features**

- 8.1. The Corporation shall create on the Property a minimum of 3.3 hectares of meadow habitat suitable for Eastern Foxsnake and in accordance with the following:
  - (a) the Meadow Creation Plan included as Appendix D shall be implemented within the Habitat Creation Area; and,
  - (b) the Meadow Creation Plan shall be conducted by a Qualified Biologist.
- 8.2. Despite condition 8.1, the Corporation may alter the Meadow Creation Plan to a method that is approved by a Qualified Biologist and is determined to result in equal or greater benefit to Eastern Foxsnake.
- 8.3. Activities within the Habitat Creation Area shall be monitored and documented using digital photographs and GPS for five (5) consecutive years between 2020 and 2024, or as endorsed by the Ministry. The summary of findings shall be included in the Annual Reports in accordance with condition 10.3.
- 8.4. The Corporation shall create Key Habitat Features within the Habitat Creation Area under the direction of a Qualified Biologist and in accordance with the following:
  - (a) creation and placement of a minimum of twelve (12) brush piles with the minimum dimensions of 3 metres in diameter and 1 metre in height, or as endorsed by a Qualified Biologist;
  - (b) creation and placement of a minimum of six (6) rock piles with the minimum dimensions of 1.5 metres in diameter and 0.5 metres in height, constructed of large round or flat stones (minimum of 0.3 metres in diameter), or as endorsed by a Qualified Biologist;
  - (c) creation and placement of a minimum of six (6) nesting cribs with the minimum dimensions of 1.5 metres in width and 1.5 metres in height, constructed using a mix of mulch, woodchips, and organic material, or as endorsed by a Qualified Biologist;
  - (d) construction of two (2) hibernacula, using the design published from the Toronto Zoo or as endorsed by a Qualified Biologist and,
  - (e) the locations of the Key Habitat Features within the Habitat Creation Area shall be determined by a Qualified Biologist based on suitability for use by Eastern Foxsnake.

- 8.5. The creation and placement of the brush piles, rock piles, and nesting cribs shall be completed by March 31, 2020, or as endorsed by a Qualified Biologist.
- 8.6. The construction of the hibernacula shall be completed by July 31, 2020, or as endorsed by a Qualified Biologist.
- 8.7. The Key Habitat Features shall be monitored and documented using digital photographs and GPS for five (5) consecutive years between 2020 and 2024, or as endorsed by the Ministry. The summary of findings including timing for the creation of the features shall be included in the Annual Reports in accordance with condition 10.3.

## **9. Long-term Protection**

- 9.1. For the purpose of assisting with the long-term protection and securement of habitat for Eastern Foxsnake on the Property, the Corporation shall complete the following:
  - (a) grant a conservation easement to a conservation body or organization under the Conservation Land Act, R.S.O. 1990, c. C. 28, with respect to the Habitat Creation Area, and the easement shall be registered against the property on which the Habitat Creation Area is located; or,
  - (b) convey the Habitat Creation Area to the Town of Kingsville, or a conservation organization, on terms that provide for the protection of the Habitat Creation Area; or,
- 9.2. The Corporation shall comply with condition 9.1 by December 31, 2020 and confirmation of compliance shall be submitted to the Ministry by February 1, 2021.

## **10. Monitoring and Reporting**

- 10.1. The Corporation shall work with a Qualified Biologist to submit a Construction Report to the Ministry by December 31<sup>st</sup>, 2019, summarizing the following information, as applicable:
  - (a) training conducted in accordance with condition 4.3;
  - (b) educational pamphlet creation and distribution conducted in accordance with condition 4.7;
  - (c) temporary barrier fencing conducted in accordance with condition 5.5;
  - (d) vegetation removal timing and methodology conducted in accordance with condition 6.1; and,
- 10.2. Incidental Encounters responded to in accordance with condition 7.4. The Corporation shall retain a Qualified Biologist to complete five (5) consecutive years of monitoring of the Habitat Creation Area and Key Habitat Features.
  - (a) Monitoring shall begin once Key Habitat Features have been created and placed (i.e. 2020 and 2024 inclusive);
  - (b) Monitoring shall involve assessing the implementation of the Meadow Creation Plan, establishment and health of the created meadow habitat, as well as the creation and use of the Key Habitat Features;

- (c) Digital photographs of the Habitat Creation Area and each of the Key Habitat Features shall be documented annually to be included in the Annual Reports in accordance with condition 10.3.
- 10.3. The Corporation shall work with a Qualified Biologist to submit an Annual Report to the Ministry by December 31<sup>st</sup> of each year between 2020 and 2024 inclusive, summarizing the following information at a minimum (as applicable):
- (a) training conducted in accordance with condition 4.3;
  - (b) educational pamphlet creation and distribution conducted in accordance with condition 4.7;
  - (c) temporary barrier fencing conducted in accordance with condition 5.5;
  - (d) permanent barrier fencing conducted in accordance with condition 5.6;
  - (e) Incidental Encounters responded to in accordance with condition 7.4;
  - (f) habitat creation and the Meadow Creation Plan conducted in accordance with condition 8.3;
  - (g) Key Habitat Features conducted in accordance with condition 8.7; and,
  - (h) corrective actions and adaptive management in accordance with condition 11.

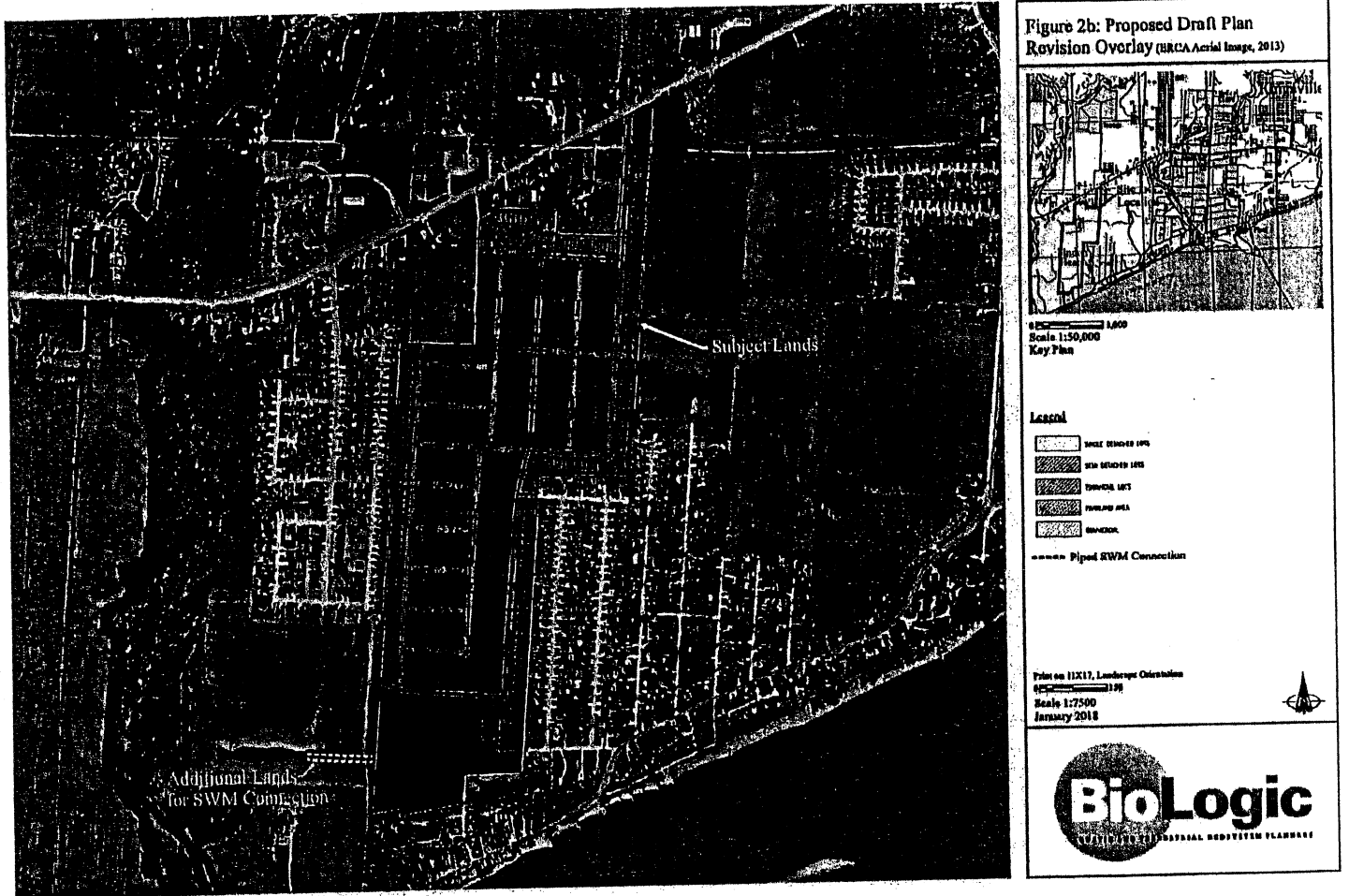
## **11. Corrective Actions and Adaptive Management**

- 11.1. In the event any of the above conditions are determined to be ineffective toward the protection of Eastern Foxsnake habitat, the Corporation shall contact a Qualified Biologist immediately for additional guidance.
- 11.2. The Corporation shall complete additional or alternative activities as may be required to provide more effective protection and/or beneficial actions for Eastern Foxsnake habitat in consultation with a Qualified Biologist.

## **12. Observation**

- 12.1. On reasonable notice, the Corporation shall undertake reasonable steps to obtain permission for the Ministry staff to enter the Property for the purpose of observing the Construction Activities, snake barrier fencing, Habitat Creation Area, and Key Habitat Features.

## APPENDIX B – PROPOSED DRAFT PLAN REVISION OVERLAY



# APPENDIX C – PROPOSED DRAFT PLAN REVISION, PROPOSED HABITAT CREATION AREA AND KEY HABITAT FEATURES



Figure 4b: Proposed Draft Plan Revision,  
Proposed Habitat Creation Area and Key  
Habitat Features (2013 ERCA Aerial Image)



Scale 1:50,000  
Key Plan

## Legend

- Total Proposed Habitat Creation Area/Greenway (3.3ha)
- Proposed Active Habitat Creation Area (3.02ha)
- Proposed Passive Habitat Creation Area
- Existing Eastern Pondworks habitat to remain
- Bank Pile
- Rock Pile
- Netting Pile
- Hibernaculum
- ==== Piped SWM Connection
- ==== Permanent Chain Link Fencing

Print on 11X17, Landscape Orientation  
Scale 1:2500  
January 2018



## APPENDIX D: MEADOW CREATION PLAN

### Meadow Creation Plan

1. The Corporation (hereafter in Appendix D referred to as the "proponent") shall delineate the Habitat Creation Area on the ground a minimum of two weeks prior to the commencement of any meadow creation activity using high visibility marking methods, which may include flagging tape, marking paint, or other methods as endorsed by a Qualified Biologist. Markers shall be in place for the duration of any herbicide application, site preparation, seeding, mowing, prescribed burning, or Key Habitat Feature creation.

2. The proponent shall conduct soil testing within the Habitat Creation Area to determine the soil texture, including percent silt, sand, clay, or loam to assess which plant species are most suited to the site conditions. Generally, the soils within the Habitat Creation Area are expected to be Caistor Clay (ERCA Online Mapping, 2015).

3. The proponent shall undertake site preparation within the Habitat Creation Area under the following conditions and measures:

- (a) Competing vegetation shall be removed by applying glyphosate [if required].
- (b) All persons applying herbicide will be licensed under the Pesticides Act, 2009.
- (c) The proponent shall comply with section 33 of O. Reg. 63/09 under the Pesticides Act, 2009. Upon request from the Ministry, the proponent shall produce proof of its receipt of the opinion as required under O. Reg. 63/09.
- (d) Glyphosate application shall be repeated a minimum of two (2) times, with the final application at least four (4) months after the first to ensure that competing vegetation is treated adequately.

4. When site preparation has been completed, the proponent shall seed the Habitat Creation Area according to the following conditions:

- (a) Seed shall be of genetic stock that is local to Essex County.
- (b) Seed mix shall consist of a mixture of 60 to 70 percent grass by weight, and 30 to 40 percent forbs by weight.
- (c) Seed shall be "ready to germinate" (eg. cold-moist stratified if required).
- (d) Seed mix shall contain a minimum of 20 species. Species shall be suited to the soil type identified according to condition previously. Preference shall be given to species identified as core prairie species. The assessment of suitability and core prairie indicator status shall be determined by a Qualified Biologist. Seed shall be applied by no-till drilling, hand broadcasting, or machine broadcasting. Seed shall be applied at a rate prescribed in Delaney et al. for each technique that is used. Seed shall be applied between March 1 and May 15, or as otherwise endorsed by a Qualified Biologist. No-till drilling is preferred.
- (e) A thin cover of weed-free mulch will be applied immediately following seeding, either by hydroseeding or other method. Mulch should be applied in a manner so that seed germination and growth is not suppressed. Mulch will serve to retain moisture, reduce the potential for soil and seed removal by wind, and to create a site surface that inhibits the germination of typical weed seeds.

#### APPENDIX D CONTINUED: MEADOW CREATION PLAN

5. The proponent shall retain a Qualified Ecological Professional to monitor the success of the seeding according to guidelines provided by the Ministry in this permit. In each of the first three (3) growing seasons, perennial invasive species shall be controlled by hand pulling, or applying glyphosate to individual stems of invasive species. If herbicide is used, application shall be conducted in accordance with the Pesticides Act and applied to weeds prior to production of seedheads as possible. Annual invasive and non-target native species (eg. Canada goldenrod) shall be controlled by removing seedheads prior to seed ripening and dispersal if the Qualified Ecological Professional deems that their persistence in the landscape threatens the continued success of the habitat.

6. Following successful meadow establishment, the proponent shall maintain open habitat conditions by halting succession of woody vegetation, and preventing spread of invasive species in accordance with the following conditions:

(a) The proponent shall retain a Qualified Ecological Professional to determine whether exotic invasive species are present, and if those species represent a threat to the continued persistence of the meadow habitat. If the species present are deemed to be a threat, they shall be controlled via herbicide or manual removal;

(b) The proponent shall halt succession of woody vegetation through prescribed burning, mowing, or as endorsed by a Qualified Biologist;

(c) If a prescribed burn will be used, it shall be conducted in a manner endorsed by the Ministry prescribed in this permit;

(d) Mowing shall be conducted only after November 1 and before April 1 of any year;

(e) Plant material shall be removed following mowing;

(f) The proponent may act to halt or regress successional change by any other method that is endorsed by the Ministry if it results in equal or greater benefit to Eastern Foxsnake.

7. The proponent shall report on the progress of habitat management as part of an annual report for the duration of this permit.

## **APPENDIX E: NOTIFICATION / CONTACT SCHEDULE**

### **Email:**

All contact for notification / reporting / inquiries relating to this permit should be directed to:

Primary Contact:  
Management Biologist  
ESA.Aylmer@ontario.ca

Secondary Contact:  
District Planner  
MNR.F.Ayl.Planners@ontario.ca

### **Phone and Fax:**

All phoned or faxed notification / reporting / inquiries relating to this permit should be directed to:

Phone #: 519-773-9241  
FAX #: 519-773-9014

### **Mailing Address:**

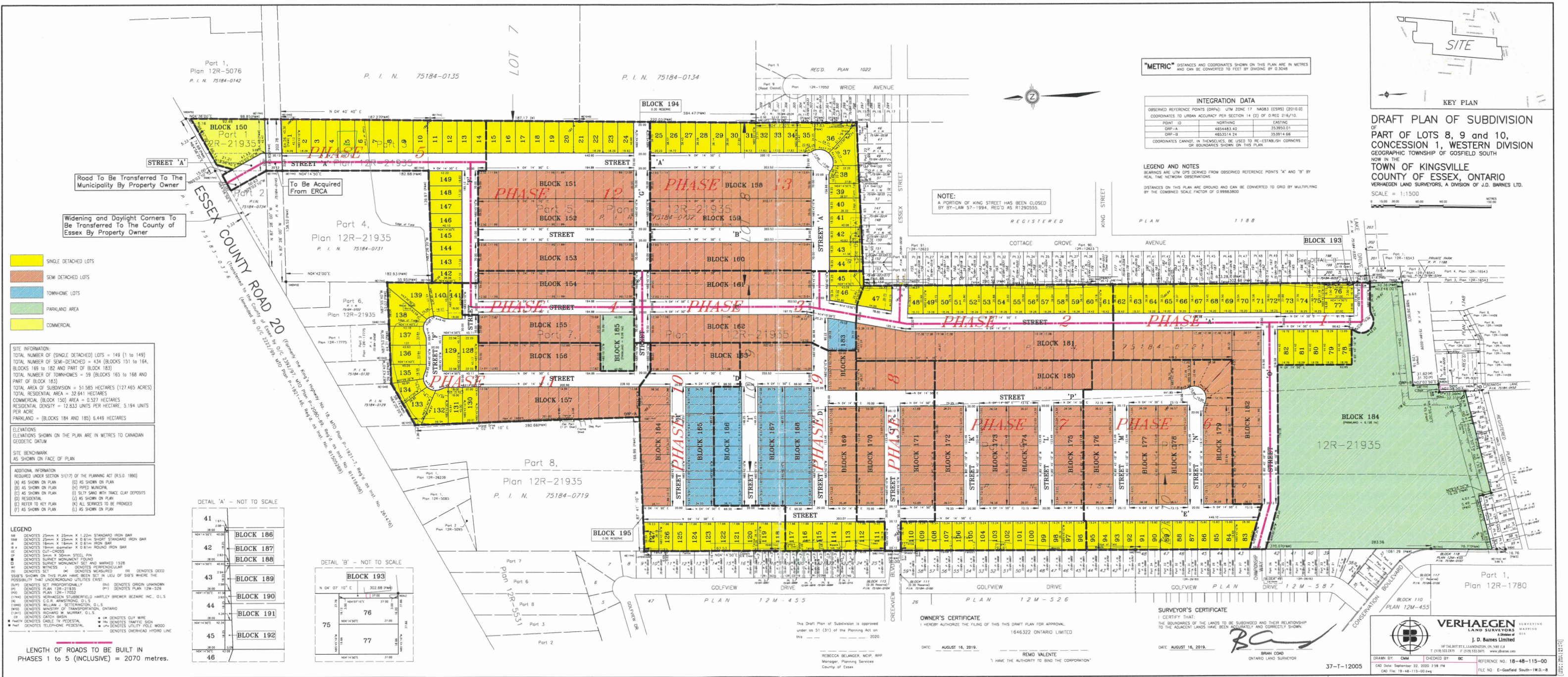
All mailed notification / reporting / inquiries relating to this permit should be directed to:

The Ministry of Natural Resources and Forestry  
Aylmer District  
615 John Street North  
Aylmer, ON N5H 2S8

### **Notes:**

1. The preferred method of contact with the Ministry is by email, and all communications should reference the permit #: AY-C-008-17.
2. This Schedule may be updated or replaced from time to time by the Ministry. Any updates or replacements shall be attached to and form part of the permit.

Appendix E



**From:** [Stephanie Coussens](#)  
**To:** [Robert Brown](#)  
**Cc:** [Kristina Brcic](#)  
**Subject:** PAC June 22/21 Attendance  
**Date:** June 14, 2021 2:39:55 PM

---

Hello Robert;

Are you keeping a list of people that would like to join the PAC meeting?

I received this request today to

. [loriasschert@cogeco.ca](mailto:loriasschert@cogeco.ca)

17 Golfview Drive

Kingsville, ON

ph:

**Stephanie Coussens**  
**Administrative Support, Planning Services**

**From:** LORI DALTON <

**Sent:** Monday, June 14, 2021 12:19 PM

**To:** KingsvilleWorks <[Kingsvilleworks@kingsville.ca](mailto:Kingsvilleworks@kingsville.ca)>

**Subject:** Attendance at the Public Meeting of the Planning Advisory Committee on June 22/21 at 7 pm by Zoom

Hello:

I am writing to inform you my husband and I wish to attend this meeting (to view the meeting).

Re: Plan of Subdivision Sub/01/2021, County of Essex File # 37-T-21002  
June 22, 2021 via Zoom @ 7:00 p.m.

Thank you

Marcel and Lori Asschert

17 Golfview Drive

Kingsville, ON

ph:

email:

**From:** [Yvonne Bauer](#)  
**To:** [Robert Brown](#)  
**Subject:** v/l ss county road 20 part of ots 8, 9, 10 concession 1wd  
**Date:** May 19, 2021 5:06:53 PM

---

I was in attendance at previous meetings regarding this land and concerns with proposed buildings.

I live on Essex Street and to the west is a natural habitat that should be left untouched and I'm not sure that this was originally addressed.

There was discussion that the properties proposed would match/line up with the property boundaries to those that live on Essex.

The property line that begins at 906 Essex Street and east is diagonal and not squared off.

During a meeting with Mr. Valente and the town planner they were made aware of this irregular property line and Mr. Valente had made mention to square off this and allocate the additional land to those on Essex Street; however to date nothing has been addressed or been proposed in legal terms.

It had been suggested that a walking path/trail similar to the one that connects our subdivision to Conservation Street be made so it would encircle the new properties yet maintain the natural habitat that exists to the west and east. I would like that revisited.

I would also like to review the propose dwellings as to where the single homes vs townhomes are to be built.

These previous meetings generated a lot of comments however no decisions or agreements were made.

I have had the town planner out to our home to discuss this initiative and note the drainage/habitat/uneven property line.

Mr. Valente stands to make significant financial gain from this endeavour and as a community we have maintained this additional property between our boundary and that to the field.

I would suggest that he engages his lawyers and allocates this additional property to those on Essex Street at his expense.

If you have questions of this email please contact me directly. I invite you to our property to provide you with a visual means of our concerns at your convenience.

Best regards

Yvonne Bauer

P.S. I am working on the 22 of June and will not be able to attend the Zoom meeting however i would like you to bring forward these questions/comments.

**From:** [Cathy Bond](#)  
**To:** [Robert Brown](#)  
**Subject:** Fw: Subdivision & Zoning By-Law  
**Date:** June 9, 2021 12:29:31 PM

---

----- Forwarded Message -----

**From:** Cathy Bond  
**To:** [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca) <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)>  
**Sent:** Monday, May 24, 2021, 10:47:30 a.m. EDT  
**Subject:** Subdivision & Zoning By-Law

Good morning,

I am a new resident of Kingsville, having moved here in February from Stratford. After viewing the proposal, I do have one question. I am concerned about no zoning for commercial property. With that many more residents in the area, there will be a need for a grocery store, gas station.... I would like to be able to at least view the meeting, and perhaps also speak to this issue. Would the zoom meeting be an appropriate venue to raise these questions?

Thank you for your consideration,

Cathy Bond  
610 Heritage Rd  
Kingsville, ON

**From:** [noreply](#) on behalf of [Jan Chauvin](#)  
**To:** [Robert Brown](#)  
**Subject:** June 22 Planning Advisory Committee Open House  
**Date:** June 6, 2021 4:25:16 PM

---

Hello,

As a Golfview subdivision resident, I am requesting to be included in the above mentioned Zoom meeting. I also request that a larger version of the draft plan be provided for my review at least a few days prior to the meeting.

Thank you,  
Jan Chauvin

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Origin: [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2fen%2ftown-hall%2fadministration-and-departments.aspx&c=E.1.AHLzPLxaLeDOThs\\_UC4QBZsQ-P0BVkzcXPuHZiz-erKGF1IYWbkd6zvH711n6AYyYjtj2qQHDeOnSJHxpUnSx4MkaKeyAZUEhSXIOy4MiDjHs7U--F7k&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2fen%2ftown-hall%2fadministration-and-departments.aspx&c=E.1.AHLzPLxaLeDOThs_UC4QBZsQ-P0BVkzcXPuHZiz-erKGF1IYWbkd6zvH711n6AYyYjtj2qQHDeOnSJHxpUnSx4MkaKeyAZUEhSXIOy4MiDjHs7U--F7k&typo=1)  
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This email was sent to you by Jan Chauvin through [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2f.&c=E.1.XbhbK\\_M\\_YpIOBM9PSiQ\\_\\_VaoSFVCfKTdGrf0V-qnrwwNkr\\_6zmUozHoIDprec0lzleGTjfrB1zrrZyJRL32ewdkC9o93CNJHVkNyQxNiklw.&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2f.&c=E.1.XbhbK_M_YpIOBM9PSiQ__VaoSFVCfKTdGrf0V-qnrwwNkr_6zmUozHoIDprec0lzleGTjfrB1zrrZyJRL32ewdkC9o93CNJHVkNyQxNiklw.&typo=1)

**From:** [Sue Froats](#)  
**To:** [Robert Brown](#)  
**Subject:** Re:file#37-T-21002 county of Essex new housing planned subdivision  
**Date:** May 29, 2021 11:01:19 AM

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Re letter regarding new subdivision

In my great understanding golfside village has entrance/exit,, rd 20 and heritage rd,,as per homeowner with continual traffic i regret voting this subdivision in with access only off count rd 20. These subdivisions various two working and children family dwellings and the traffic is heavy discouraging any out door activities for families/children this plan needs more direction in area of entry and exit as accessed. The knowledge of people operating and being paid through our tax dollars i have had encounters with have in my opinion not been too aggressively intelligent and i sure hope someone at this point has their thinking cap on along side a degree to make these kind of decisions as per salary. I do have a deck attached to my fence per my neighbour and when i called township,,,i was asked to compromise??.,,what the hell is that??.,,i apologize for my rant at this time but am concerned for the town moving forward with any plan with an uneducated guess to deal with later,,,see you at the loud meeting!

Sent from my Galaxy

**From:** [Tom W. Harris](#)  
**To:** [Robert Brown](#)  
**Cc:** [Tom Steinke](#)  
**Subject:** Fw: Valente Subdivision  
**Date:** June 15, 2021 10:49:16 AM

---

I agree with the points made in this letter. Time for the city to listen to residents instead of big business.

Tom Harris  
57 Golfveiw Dr.

----- Forwarded Message -----

**From:** Tom Steinke

**Sent:** Tuesday, June 15, 2021, 07:41:17 AM EDT  
**Subject:** Fwd: Valente Subdivision

Hi Guys, here's a copy of a letter Ilene sent to the town this morning. Emails from you and your neighbours will help with this.  
Thanks Tom

Sent from Tom's pad

Begin forwarded message:

**From:** Ilene Steinke  
**Date:** June 15, 2021 at 7:08:06 AM EDT  
**To:** Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)>  
**Subject:** Re: Valente Subdivision

Robert Brown, the Manager of Planning Services,  
[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

I wish to register with you my concerns regarding the application of 1646322 Ontario Ltd for the development of the Valente Subdivision.

As a resident of the Golfside Village subdivision adjacent to the west of the subject property, I am greatly concerned about the construction traffic for the Valente Subdivision having access through my subdivision.

It is necessary for the Valente Subdivision to open access from County Road #20 from the outset (not Phase 5 as shown on the Plan), however, that alone is not sufficient.

The Valente Subdivision Plan shows Phase 1 having a road into the Valente Subdivision by Championship Way off Golfview Drive. If that access is allowed, Conservation Blvd. and Golfview Drive can expect to be flooded with construction

vehicles for years, as that will be the simplest route for them to enter the Valente Subdivision.

Another access route shown going into the Valente Subdivision is Creekview Blvd. (Phase 8). We need both Championship Way and Creekview Blvd. to stay closed until the Valente Subdivision is substantially completed. Our Golfside Village is now almost completed, but it has taken 15 years, and we look forward to the end of the construction traffic. We shouldn't have to deal with the dirt, noise and damage from Valente subdivision construction vehicles for the years that it takes to complete that subdivision.

It is not unreasonable for the Valente subdivision to have access only by way of County Road #20. The Golfside Village subdivision was successfully built with access solely from #20, then opening onto County Road #50 only towards the end of the development period.

When available, could you please provide me with the instructions and link for the meeting.

Thank you for your attention.

Ilene Steinke

Ilene Steinke  
28 Conservation Drive  
Kingsville, ON



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**From:** [Paul Mc](#)  
**To:** [Robert Brown](#)  
**Subject:** Public Meeting of the Planning Committee  
**Date:** May 21, 2021 9:32:19 AM  
**Attachments:** [Kingsville Notice of Planning Advisory.pdf](#)

---

Good morning Robert,

I received the attached letter this week and would like to be included on the June 22nd Zoom meeting.

Thanks in advance,

Paul McAvoy

62 Conservation Blvd, Kingsville, ON , Canada

**From:** [Philip Schaus](#)  
**To:** [Robert Brown](#)  
**Subject:** Comment on Application and Link to Meeting File #37-T-21002 - June 22, 2021 7:00 pm  
**Date:** May 21, 2021 6:17:20 AM

---

Dear Mr. Brown,

My home address is 867 Cottage Grove Avenue.

Please provide me with a link to the subject meeting. My comment is that traffic on Essex Street would likely increase significantly as the proposed subdivision includes a new shortcut to and from downtown Kingsville for residents of Essex, Lawndale, Cottage Grove and Lake. For safety, I propose that sidewalks be added to Essex, Lawndale, Cottage Grove and Lake before any of the new subdivision's roads open.

**Philip Schaus**

**Watch CFCC's new documentary**

**[REACHING FURTHER](#)**

*CLOSING THE DIGITAL DIVIDE*

**From:** [Ilene Steinke](#)  
**To:** [Robert Brown](#)  
**Subject:** Re: Valente Subdivision  
**Date:** June 15, 2021 7:08:21 AM

---

Robert Brown, the Manager of Planning Services,  
[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

I wish to register with you my concerns regarding the application of 1646322 Ontario Ltd for the development of the Valente Subdivision.

As a resident of the Golfside Village subdivision adjacent to the west of the subject property, I am greatly concerned about the construction traffic for the Valente Subdivision having access through my subdivision.

It is necessary for the Valente Subdivision to open access from County Road #20 from the outset (not Phase 5 as shown on the Plan), however, that alone is not sufficient.

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Another access route shown going into the Valente Subdivision is Creekview Blvd. (Phase 8). We need both Championship Way and Creekview Blvd. to stay closed until the Valente Subdivision is substantially completed. Our Golfside Village is now almost completed, but it has taken 15 years, and we look forward to the end of the construction traffic. We shouldn't have to deal with the dirt, noise and damage from Valente subdivision construction vehicles for the years that it takes to complete that subdivision.

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When available, could you please provide me with the instructions and link for the meeting.

Thank you for your attention.

Ilene Steinke

Ilene Steinke  
28 Conservation Drive  
Kingsville, ON



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**From:** [Ron Wigle](#)  
**To:** [Robert Brown](#)  
**Subject:** public meeting of planning advisory committee  
**Date:** May 19, 2021 6:28:57 PM

---

Good Afternoon, today we received your notice in regards to the new subdivision draft plan file #37-T-21002 and we would like to be included in the meeting on June 22nd , If you could forward us the contact information for the Zoom meeting that would be great , we live at 902 Essex Street, Ron and Cathy Wigle.. Thanks

--

Ron Wigle



planning@erca.org

P.519.776.5209

F.519.776.8688

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

May 06, 2021

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

Dear Mr. Brown:

RE: Application for Draft Plan of Subdivision / Zoning By-law Amendment:  
Municipal File. No. SUB/01/2021 (County File: 37-T-21002) & ZBA/08/2021  
COUNTY RD 20 S (Creekview Blvd, E of Golfview Dr, W of Cottage Grove)  
ARN 371127000001750, 371127000001400, 371127000001110,  
371127000001010; PIN: 751840721, 751840732, 751840720  
Applicant: 1646322 Ontario Ltd

The following is provided for your information and consideration in regard to the circulated Applications for a Draft Plan of Subdivision and Zoning By-law Amendment.

We understand that the subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h) under the Kingsville Comprehensive Zoning By-law.

It is our understanding that the previous Draft Plan of Subdivision, 37-T-12005 and related Zoning By-law Amendment Application, received Ontario Municipal Board approval, on September 16, 2015, as per Case No. PL140547 and that the County issued final approval, as ordered by the OMB, however that approval lapsed in 2018. This has required the applicant to resubmit for draft approval. The approved zoning remains in place, however, there are some minor amendments needed to reflect adjustments to the plan and address side yard requirements for townhouse development. The revised draft plan that has been submitted, proposes a total of 642 lots for a mix of single detached, semi-detached and townhouse dwellings.

Our concerns regarding the proposed Valente Subdivision were reflected in condition numbers 11, 12, 13, 19 and 23 of the original draft plan approval, on September 16, 2015, as per Case No. PL140547 and we acknowledge that our requirements will be addressed through the implementing subdivision agreement. Upon review of the revisions now being circulated, we can confirm that our previous conditions listed in the Ontario Municipal Board Decision on September 16, 2015, as per Case No. PL140547, (the original Draft Plan of Subdivision Application 37-T-12005), will still apply, with some minor modifications, to reflect the newly submitted Draft Plan, including a requirement, that any

Mr. Brown  
May 06, 2021

previously submitted reports and / or studies be updated or revised accordingly, based on any comments received through the application's recent circulation and that any of these reports and / or studies be finalized to the satisfaction of the Essex Region Conservation Authority.

For convenience we provide the following update for the proposed Draft Plan of Subdivision and Zoning By-law Amendment and review of the new proposed subdivision layout.

**DELEGATED RESPONSIBILITY TO REPRESENT THE 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 (the most southern portion 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). The parcel falls within the regulated area of Lake Erie. 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*.

**WATERSHED BASED RESOURCE MANAGEMENT AGENCY**

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

**SECTION 1.6.6.7 Stormwater Management (PPS, 2020)**

ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse due to the proposed development on this site. ERCA recommends that stormwater quality and stormwater quantity will need to be addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the "Windsor-Essex Region Stormwater Management Standards Manual". We acknowledge that the previous Draft Approval included reference to a Stormwater Management Report, prepared for 1646322 Ontario Ltd. Due to the proposed revised lot and street layout plan, we would advise the owner's engineering consultant to review and re-assess the stormwater management report, to include the new changes in layout, stormwater overland flow direction, and lot coverage.



Mr. Brown  
May 06, 2021

We therefore request inclusion of the following conditions in the Subdivision Agreement:

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

#### **CONSERVATION AUTHORITIES AS LANDOWNERS**

We also note, that the circulated layout plan identifies an access road that would cross the property (Chrysler Canada Greenway) which is owned and managed by the Essex Region Conservation Authority. Prior to any construction and/or site alteration activities adjacent to this property, please contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351.

#### **PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020**

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 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.”

Our information indicates that the subject property may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS, 2020 –

*“Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with*



Mr. Brown  
May 06, 2021

*provincial and federal requirements". All species listed as endangered or threatened (aquatic species, plants, mammals, birds, reptiles, amphibians, etc.) as well as their related habitats, are protected under the Ontario *Endangered Species Act*. Prior to initiating any proposed works on this property, it is the proponent's responsibility to contact the Species at Risk Branch of the Ontario Ministry of Environment, Conservation & Parks (MECP) to ensure all issues related to the *Endangered Species Act* are addressed. All inquiries regarding the *Endangered Species Act* should be made with Permissions and Compliance Section of the MECP (e-mail address: [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)).*

### **FINAL RECOMMENDATION**

We have no objections to this Draft Plan of Subdivision and Zoning By-law Amendment, at this time. We will also ask the County of Essex or the approval authority, in this case, to forward a copy of the Notice of Decision and Subdivision Agreement for our records. We also request a copy of the Notice of Passing of the implementing Zoning By-law Amendment from the Municipality.

If you should have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Kim Darroch, B.A., M.P.L., RPP, MCIP  
Team Lead, Planning Services  
/kd

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 9-2021

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### Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

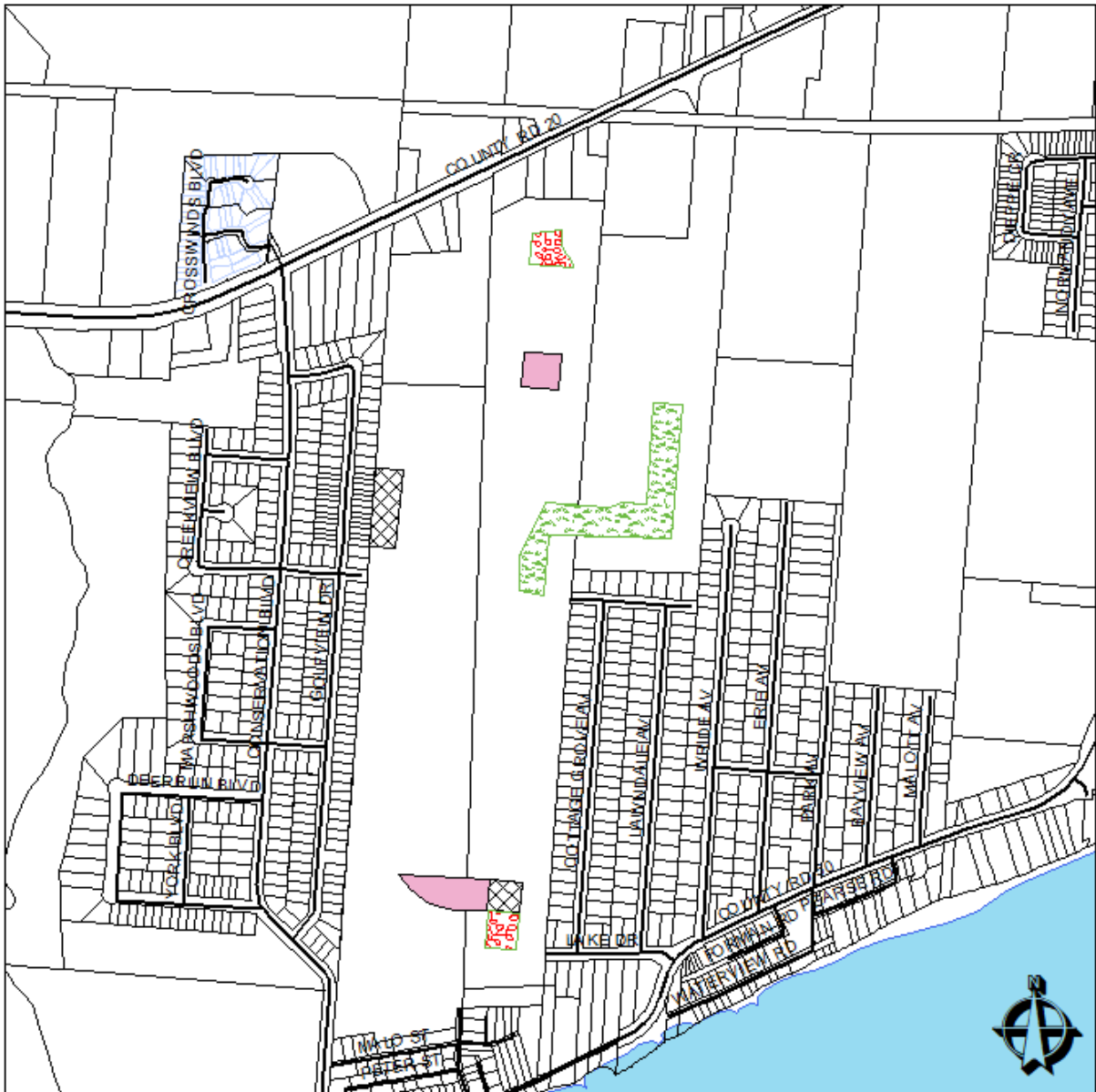
1. That Subsection 6.7.32 LAKESHORE RESIDENTIAL (LR) Exception 32 is amended by deleting 6.7.32 c) ii) and replacing with the following:
  - a) Zone Provisions
    - Lot Frontage (minimums)
      - Single detached dwelling - 15 m
      - Semi-detached dwelling - 18 m
      - Semi-detached dwelling unit - (interior lot) – 8.5 m  
(corner lot) – 10.3 m
      - Townhouse dwelling unit - (interior lots) – 7 m  
(end units) – 8.5 m  
(corner lot units) – 10.3 m
2. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 31(holding), (LR-31(h))' to 'Lakeshore Residential Exception 32 (holding), (LR-32(h))'
3. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 32(holding), (LR-32(h))' to 'Lakeshore Residential Exception 31 (holding), (LR-31(h))'
4. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Parkland, (PG)' to 'Lakeshore Residential Exception 31 (holding), (LR-31(h))'
5. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 32(holding), (LR-32(h))' to 'Parkland (PG)'
6. This by-law shall come into force and take full 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  
23<sup>RD</sup> DAY OF AUGUST, 2021.**

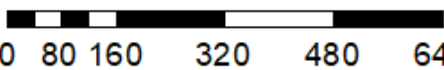
**\_\_\_\_\_  
MAYOR, Nelson Santos**





**\_\_\_\_\_  
ACTING CLERK, Sandy Kitchen**

# Schedule A



**V/L South Side County Road 20**  
**Part of Lots 8, 9 & 10, Concession 1 WD**



-  - 'Lakeshore Residential Exception 31 (holding) - (LR-31(h)) to Lakeshore Residential Exception 32 (holding) - (LR-32(h))'
-  - 'Lakeshore Residential Exception 32 (holding) - (LR-32(h))' to Lakeshore Residential Exception 31 (holding) - (LR-31(h))'
-  - 'Parkland (PG) to Lakeshore Residential Exception 31 (holding) - LR-31(h)'
-  - 'Lakeshore Residential Exception 32 (holding) - (LR-32(h)) to Parkland (PG)'



**Town of Kingsville  
Council Summary Report  
2021**

**Cheque Distributions for the Month of:  
Department Summary:**

JULY

Dept. No.	Department Name	Amount
-	TD Canada Trust - RM Visa	\$ 10,256.84
-	TD Canada Trust - JN Visa	\$ 269.63
-	TD Canada Trust - NS Visa	\$ -
000	Default - Clearing	\$ 31,130.94
110	Council	\$ 45.79
112	General Administration	\$ 54,083.32
114	Information Technology	\$ 219.80
120	Animal Control	\$ 37,962.55
121	Fire	\$ 27,983.03
122	OPP	\$ 6,431.12
124	Building	\$ 11,441.32
130	Transportation - Public Works	\$ 611,692.89
131	Sanitation	\$ 183,055.92
151	Cemetery	\$ 298.47
170	Arena	\$ 15,365.13
171	Parks	\$ 116,851.71
172	Fantasy of Lights	\$ -
173	Marina	\$ 9,154.00
174	Migration Festival	\$ -
175	Recreation Programs	\$ 77,316.54
176	Communities in Bloom	\$ -
177	Highland Games	\$ -
178	Facilities	\$ 3,798.57
180	Planning	\$ 7,338.52
181	BIA	\$ 436.55
184	Accessibility Committee	\$ 172.99
185	Tourism & Economic Development Committee	\$ 5,754.03
186	Heritage Committee	\$ -
201	Environmental - Water	\$ 32,527.85
242	Kingsville/Lakeshore West Wastewater	\$ 18,768.40
243	Cottam Wastewater	\$ 3,762.20
<b>Total of Current Expenditures:</b>		<b>\$ 1,266,118.11</b>

**Total Number of Current Cheques Issued:**

152

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

**Comparison Data:**

**JULY 2020**

**Total of Approved Expenditures:**

\$2,254,368.75

**Total Number of Cheques Issued:**

224

*\* denotes monies recouped, refunded or billed to third party*

## TOWN OF KINGSVILLE CHEQUE DISTRIBUTION

JULY 2021

TD Canada Trust - RM Visa

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
77085		7/30/2021	AMZN Mktp CA*2X21A06U1	COVID MASKS	01-112-360-72057	\$45.27
77085		7/30/2021	ALLEGRA KINGSVILLE	AD - POSTCARDS	01-174-099-60306	\$116.36
77085		7/30/2021	AMZN Mktp CA*2X3D23JJ2	COVID MASKS	01-112-360-72057	\$47.18
77085		7/30/2021	AMZN Mktp CA*2X8089KO1	CANADA DAY - BALLOONS	01-175-149-60785	\$113.90
77085		7/30/2021	FACEBK *3Y7Y94FQC2	AD - CAMP IN A BAG	01-175-099-60627	\$24.00
77085		7/30/2021	AMZN Mktp CA*2X4CY6RM1	CANADA DAY - BALLS & BOOKS	01-175-149-60785	\$206.28
77085		7/30/2021	PROFESSIONAL ENGINEERS ON	MEMBERSHIP FEES - T D	01-130-099-60345	\$269.66
77085		7/30/2021	PREMIUMBEAT.COM	MUSIC BED - JUNE 2021	01-112-099-60306	\$91.62
77085		7/30/2021	TERANET	TERAVIEW - PACKAGE	01-112-099-60319	\$605.47
77085		7/30/2021	WWW.PARTYCITY.CA	CANADA DAY - BAGS	01-175-149-60785	-\$202.26
77085		7/30/2021	AMZN Mktp CA*2X5EX2UE2	ES - OFFICE SUPPLIES	02-201-099-60309	\$10.99
77085		7/30/2021	FACEBK *MGUKH4PPC2	AD - SHAPE K'VILLE REC	01-175-099-60306	\$30.00
77085		7/30/2021	S E M INC	PICKLEBALL - COIN UNIT	01-170-099-60315	\$971.87
77085		7/30/2021	GO DEEP INTERNATIONAL INC	MARINA - SOLAR LIGHTS	01-173-099-60316	\$695.75
77085		7/30/2021	AMZN Mktp CA*210876Y61	FIRE - VALVE	01-121-099-60316	\$76.85
77085		7/30/2021	LSO PORTAL	2021 MEMBERSHIP - J W	01-112-099-60320	\$1,537.55
77085		7/30/2021	OSG.CA #70672	TRN'G - D W, T S	01-112-098-60254	\$915.84
77085		7/30/2021	THE HARBOUR CHANDLER LTD	MARINA - PYRAMID ANCHOR	01-173-099-60315	\$824.99
77085		7/30/2021	AMZ*WBO	CANADA DAY - BALLOONS	01-175-149-60785	-\$0.15
77085		7/30/2021	AMZ*WBO	CANADA DAY - BALLOONS	01-175-149-60785	-\$0.14
77085		7/30/2021	iStock.com	AD IMAGE - CANADIAN FOOD TRAIL	01-185-099-63104	\$36.63
77085		7/30/2021	Amazon.ca Prime Member	MEMBERSHIP FEE	01-112-099-60320	\$8.13
77085		7/30/2021	ZOOM.US 888-799-9666	PLNG - ZOOM WEBINARS	01-180-099-60317	\$53.93
77085		7/30/2021	FACEBK *2QRDV4PPC2	AD - SHAPE K'VILLE REC	01-175-099-60306	\$40.00
77085		7/30/2021	FACEBK *GRVTC57HR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$2.50
77085		7/30/2021	FACEBK *S8K6J5KGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$2.50
77085		7/30/2021	FACEBK *SRAW267GR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$2.50
77085		7/30/2021	FACEBK *6DWFQ53HR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$2.54
77085		7/30/2021	INDEED	AD - P&R & OFFICE SUPPORT	01-112-099-60306	\$106.41
77085		7/30/2021	FACEBK *MA4LJ5KGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$4.07
77085		7/30/2021	FACEBK *PDHRM5PGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$6.11
77085		7/30/2021	OETC E-TRAINING	TRN'G - S M	02-242-098-60254	\$195.00
77085		7/30/2021	FACEBK *YY3ZQ4XPC2	AD - SHAPE K'VILLE REC	01-175-099-60306	\$10.18
77085		7/30/2021	FACEBK *YY3ZQ4XPC2	AD - CANADA DAY	01-175-149-60306	\$61.06
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$401.75
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$325.63
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$10.38
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$10.38
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$41.52
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$41.52
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$401.75
77085		7/30/2021	CADUCEON ENVIRONMENTAL LA	ANALYSIS - VARIOUS	02-201-099-63040	\$41.52
77085		7/30/2021	FACEBK *6H79K5KGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$9.16
77085		7/30/2021	LIVINGSTON INTERNATION	SHIP - PLAYGROUND SET	01-170-000-15000	\$459.83
77085		7/30/2021	FACEBK *MCJNK5KGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$12.21
77085		7/30/2021	FACEBK *ABA936TGR2	AD - CANADIAN FOOD TRAIL	01-185-099-63104	\$20.35
77085		7/30/2021	POLLARD WATER	ES - BAR FINDERS	02-201-099-63020	\$1,568.25
					Total For RM Visa	\$10,256.84

TD Canada Trust - JN Visa

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
77082	*	7/16/2021		MISC - J N	01-112-099-60317	\$3.80
77082		7/16/2021	AMZN Mktp CA*211ZP87B1	CAO - OFFICE SUPPLIES	01-112-099-60301	\$3.25
77082	*	7/16/2021		MISC - J N	01-112-099-60317	\$6.14
77082		7/16/2021	AMZN Mktp CA*217FT2MZ0	CAO - OFFICE SUPPLIES	01-112-099-60317	\$45.76
77082		7/16/2021	FACEBK *M6NUK4FCY2	AD - PORTAL CAMPAIGN	01-112-099-60306	\$137.37
77082		7/16/2021	INTEREST CHARGE -PURCHASE	SERVICE FEES	01-000-099-60348	\$73.31
					Total For JN Visa	\$269.63

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76940	*	7/12/2021	HYDRO ONE	1 Conc Lot22 Moroun Pump St	01-000-023-14080	\$305.32
76940	*	7/12/2021	HYDRO ONE	Streetlights - Dimar Dr	01-000-006-13199	\$31.13

76996	*	7/15/2021	I.B.E.W. #636	REMITTANCE-JUN13-26, 2021	01-000-000-21006	\$974.86
77003	*	7/15/2021	Kingsville Fire Fighter Assoc	REMITTANCE - MAY 2021	01-000-000-21014	\$348.00
77035	*	7/15/2021	REALTAX INC	TAX REGISTRATION - 141-12200	01-000-030-21307	\$435.05
77035	*	7/15/2021	REALTAX INC	TAX REGISTRATION - 310-22900	01-000-030-21307	\$435.05
77035	*	7/15/2021	REALTAX INC	TAX REGISTRATION - 440-00950	01-000-030-21307	\$435.05
77035	*	7/15/2021	REALTAX INC	TAX REGISTRATION - 080-02700	01-000-030-21307	\$435.05
77035	*	7/15/2021	REALTAX INC	TAX REGISTRATION - 560-02503	01-000-030-21307	\$435.05
77038		7/15/2021	Royal Benefits Inc	BENEFITS - JUNE 2021	01-000-006-12002	\$5.29
77069		7/15/2021		ARENA - PAINT BRUSHES	01-000-099-60348	(\$3.20)
77071		7/15/2021	Workplace Safety & Insurance Board	REMITTANCE - JUNE 2021	01-000-000-21007	\$25,112.98
77079	*	7/16/2021		RFND - PAVILLION JUL 9-11 2021	01-000-030-21383	\$108.00
77080	*	7/16/2021		RFND DECK PERMIT 1 WOODLAND	01-000-000-21410	\$2,000.00
77082		7/16/2021	TD Canada Trust - JN Visa	SERVICE FEES	01-000-099-60348	\$73.31
Total For Department						\$31,130.94

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-110-099-60327	\$45.79
Total For Department						\$45.79

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76935		7/12/2021	Cogeco	2021 DIVISION RD N	01-112-099-60327	\$310.05
76937		7/12/2021	Enbridge Gas Inc.	2021 Division Rd N - Town Hall	01-112-099-60314	\$209.33
76940		7/12/2021	HYDRO ONE	2021 Division Admin #J027150	01-112-099-60314	\$2,641.37
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-112-099-60327	\$320.54
76943		7/12/2021	Town of Kingsville (water)	2021 Division Admin	01-112-099-60314	\$58.82
76944		7/15/2021	1797465 Ontario Limited	TOWN HALL - SEWAGE PUMPED	01-112-099-60315	\$834.43
76946		7/15/2021	Advance Business Systems	SEALING SOLUTION	01-112-099-60303	\$28.70
76953		7/15/2021	BDO Canada LLP	2020 CEMETERY TRUST AUDIT	01-112-099-60326	\$2,332.00
76953		7/15/2021	BDO Canada LLP	2020 FS AUDIT	01-112-099-60326	\$25,348.40
76955		7/15/2021		POLICE CLEARANCE	01-112-099-60317	\$41.00
76957		7/15/2021	Isabel Carreira	SATURDAY JUNE 19, 2021	01-112-072-60129	\$275.00
76959		7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-112-099-60341	\$2,289.60
76963		7/15/2021		DRIVERS ABSTRACT	01-112-099-60317	\$12.00
76968		7/15/2021	Culligan Water	WATER COOLER - TOWN HALL	01-112-099-60315	\$28.44
76977		7/15/2021	Ernie's TV and Appliances	TOWN HALL - FRIDGE	01-112-099-60315	\$762.18
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-112-099-60311	\$39.82
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-112-099-60311	\$2.42
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-112-099-60311	\$75.42
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-112-099-60311	\$337.94
76985		7/15/2021		GC - T I RETIREMENT	01-112-099-60317	\$164.07
76988		7/15/2021	Global Industrial Canada	FACE MASKS	01-112-360-72057	\$609.53
77006		7/15/2021	LBC Capital	RECP PRINTER-JUL15-AUG14/21	01-112-099-60311	\$72.30
77006		7/15/2021	LBC Capital	CAO COPIER-JUL17-AUG16/21	01-112-099-60311	\$16.99
77006		7/15/2021	LBC Capital	CLERKS COPIER - JUL17-AUG16/21	01-112-099-60311	\$227.80
77006		7/15/2021	LBC Capital	TREASURY - JUL17-AUG16/21	01-112-099-60311	\$227.80
77010		7/15/2021	Linda Lyman	SATURDAY JULY 3 2021	01-112-072-60129	\$275.00
77010		7/15/2021	Linda Lyman	SATURDAY JULY 3 2021	01-112-072-60129	\$6.06
77017		7/15/2021	Merchant Paper Company	COVID - SUPPLIES	01-112-360-72057	\$421.29
77019		7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-112-099-60301	\$447.60
77024		7/15/2021		MAP LAW UNIT 3 - 1ST HALF	01-112-098-60254	\$185.71
77025		7/15/2021	Orkin Canada Corporation	TOWN HALL - PEST CONTROL	01-112-099-60315	\$98.71
77026		7/15/2021		POLICE CLEARNACE	01-112-099-60317	\$41.00
77038		7/15/2021	Royal Benefits Inc	BENEFITS - JUNE 2021	01-112-072-60222	\$481.50
77038		7/15/2021	Royal Benefits Inc	BENEFITS - JUNE 2021	01-112-072-60223	\$84.26
77041		7/15/2021		AMCTO TRN'G - MAP UNIT 3	01-112-098-60254	\$185.71
77044		7/15/2021	Shillington McCall LLP	ARNER STOP SPILL	01-112-099-60319	\$3,231.90
77045		7/15/2021	Shred-It International ULC	RECORDS ARCHIVE DESTRUCTION	01-112-099-60317	\$117.53
77050		7/15/2021	Southpoint Publishing Inc	TAX FLYER INSERTS	01-112-099-60301	\$862.77
77057		7/15/2021	Thomson Reuters Canada	WESTLAW SUBSCRIPTION-JUNE 2021	01-112-099-60320	\$142.67
77067		7/15/2021	Warkentin Plumbing	TOWN HALL - HVAC	01-112-099-60315	\$166.01
77068		7/15/2021	Windsor Factory Supply	FIRE - TYVEK COVERALLS	01-112-360-72057	\$446.98
77081		7/16/2021	TD Canada Trust - RM Visa	JULY VISA STMT - RMC	01-112-099-60317	\$9,613.23
77082		7/16/2021	TD Canada Trust - JN Visa	MISC - J NORTON	01-112-099-60317	\$3.80
77082		7/16/2021	TD Canada Trust - JN Visa	MISC - J NORTON	01-112-099-60317	\$6.14
Total For Department						\$54,083.82

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-114-099-60327	\$219.80
Total For Department						\$219.80

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
77022		7/15/2021	Municipality of Leamington	ANIMAL CTRL-TRAP'G MAR-APR2021	01-120-280-60124	\$783.55
77022		7/15/2021	Municipality of Leamington	ANIMAL CTRL - 2021	01-120-280-60371	\$37,179.00
Total For Department						\$37,962.55

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76933		7/12/2021	Allstream Business Inc	Fire Emergency Calls	01-121-099-60327	\$45.79
76936		7/12/2021	E.L.K. Energy Inc	120 Fox St	01-121-099-60314	\$193.93
76937		7/12/2021	Enbridge Gas Inc.	120 Fox St	01-121-099-60314	\$129.19
76938		7/12/2021	Gosfield North Communications	COTTAM FIRE HALL	01-121-099-60327	\$126.46
76940		7/12/2021	HYDRO ONE	1720 Division Rd N	01-121-099-60314	\$698.16
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-121-099-60327	\$249.31
76943		7/12/2021	Town of Kingsville (water)	1720 Division Rd N	01-121-099-60314	\$71.21
76945		7/15/2021	311874 Ontario Limited	FIRE - HVAC COIL	01-121-099-60315	\$16.79
76945		7/15/2021	311874 Ontario Limited	FIRE - HVAC MOTOR & WHEEL	01-121-099-60315	\$663.47
76948		7/15/2021	A.J. Stone Company Ltd.	FIRE - SENSOR REPLACE FREIGHT	01-121-099-60316	\$15.25
76959		7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-121-099-60341	\$356.16
76959		7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-121-099-60341	\$183.17
76960		7/15/2021	Cintas Canada Limited	FIRE - MATS NORTH	01-121-099-60315	\$45.53
76960		7/15/2021	Cintas Canada Limited	FIRE - MATS KING	01-121-099-60315	\$83.17
76960		7/15/2021	Cintas Canada Limited	FIRE - MATS NORTH	01-121-099-60315	\$45.53
76966		7/15/2021	Commercial Truck Equipment Co	FIRE - 218	01-121-099-60316	\$810.01
76966		7/15/2021	Commercial Truck Equipment Co	FIRE - 123	01-121-099-60316	\$654.32
76966		7/15/2021	Commercial Truck Equipment Co	FIRE - HANDLE	01-121-099-60316	\$158.34
76971		7/15/2021		FIRE-MEAL (AIR COMPRESSOR P/U)	01-121-099-60317	\$13.54
76971		7/15/2021		FIRE - FUEL FOR 221	01-121-099-60340	\$12.64
76971		7/15/2021		FIRE - MARKERS	01-121-099-60301	\$7.63
76971		7/15/2021		FIRE - MERCURY MOTOR ADDITIVE	01-121-099-60340	\$44.10
76972		7/15/2021	DeLage Landen	FIRE COPIER LEASE - AUG 2021	01-121-099-60311	\$137.83
76972		7/15/2021	DeLage Landen	FIRE COPIER LEASE - JULY 2021	01-121-099-60311	\$137.83
76981		7/15/2021	Fireservice Management Ltd.	FIRE - EQUIPMENT REPAIR	01-121-099-60316	\$135.24
76981		7/15/2021	Fireservice Management Ltd.	FIRE - EQUIPMENT REPAIR	01-121-099-60316	\$199.35
76981		7/15/2021	Fireservice Management Ltd.	FIRE - EQUIPMENT REPAIR	01-121-099-60316	\$181.03
76982		7/15/2021	Fire Marshal's Public Fire Safety Co	FIRE - PUB EDUCATION SUPPLIES	01-121-100-60710	\$872.16
76983		7/15/2021	Fluent IMS	BURN PERMITS.COM 2021	01-121-100-60710	\$992.16
76989		7/15/2021		FIRE - 221 FUEL	01-121-099-60340	\$22.51
77015		7/15/2021		FIRE - FUEL 221	01-121-099-60340	\$69.39
77016		7/15/2021	Melton Bros.Welding & Marine Ltd	FIRE - GAS TANK	01-121-360-70909	\$104.96
77019		7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-121-099-60301	\$160.71
77025		7/15/2021	Orkin Canada Corporation	FIRE - EARWIG SPRAY	01-121-099-60315	\$127.20
77034		7/15/2021		FIRE - FUEL	01-121-099-60340	\$63.30
77034		7/15/2021		FIRE-LUNCH FIRE FEST MTG	01-121-099-60317	\$65.49
77034		7/15/2021		FIRE - COFFEE	01-121-099-60301	\$27.01
77040		7/15/2021	Safedesign Apparel Ltd.	FIRE - EQUIPMENT REPAIR	01-121-099-60316	\$295.54
77040		7/15/2021	Safedesign Apparel Ltd.	FIRE - R ARSENAULT HELMET	01-121-099-60701	\$512.86
77049		7/15/2021	Southwest Diesel Service Inc	218 - SERVICE	01-121-099-60316	\$658.18
77049		7/15/2021	Southwest Diesel Service Inc	219 - SERVICE	01-121-099-60316	\$2,195.32
77053		7/15/2021	Talbot Marketing Inc.	FIRE - UNIFORMS	01-121-072-60216	\$60.84
77053		7/15/2021	Talbot Marketing Inc.	FIRE - B GIRLING	01-121-072-60216	\$20.32
77056		7/15/2021	Thames Communications Ltd.	FIRE - EQUIPMENT	01-121-099-60316	\$305.28
77060		7/15/2021	Town of LaSalle	DISPATCHING - Q2 2021	01-121-100-60715	\$13,348.50
77068		7/15/2021	Windsor Factory Supply	FIRE - BLOWER	01-121-099-60316	\$127.20
77072		7/15/2021	Work Authority	FIRE - S BOUTETTE BOOTS	01-121-072-60216	\$90.06
77074		7/15/2021	Xerox Canada Ltd.	XEROX - MAY 26 - JUN 27/2021	01-121-099-60311	\$34.34
77086		7/30/2021	Tire Tyme	FIRE - 123 TIRES	01-121-099-60316	\$2,414.72
Total For Department						\$27,983.03

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
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76936	7/12/2021	E.L.K. Energy Inc	41 Division St S	01-122-099-60314	\$640.33
76937	7/12/2021	Enbridge Gas Inc.	41 Division St S	01-122-099-60314	\$23.27
76938	7/12/2021	Gosfield North Communications	OPP - TALBOT ST COTTAM	01-122-099-60327	\$121.88
76941	7/12/2021	Reliance Home Comfort	41 Division St S	01-122-099-60314	\$75.78
76959	7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-122-099-60341	\$1,922.24
76959	7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-122-099-60341	\$284.93
76960	7/15/2021	Cintas Canada Limited	OPP - MATS	01-122-099-60315	\$107.45
76968	7/15/2021	Culligan Water	WATER COOLER - OPP	01-122-099-60315	\$35.56
76997	7/15/2021	John and Michelle Ivanisko	COTTAM OPP LEASE - AUG 2021	01-122-260-60342	\$540.31
77012	7/15/2021	Margie's	CELL CLEANING	01-122-099-60315	\$127.20
77061	7/15/2021	Uline Shipping Supply Specialists	OPP - SOAP	01-122-099-60315	\$307.34
77078	7/16/2021	Hotel-Dieu Grace Healthcare	EQUIP-CELL,CAR INS,PRINTER ETC	01-122-030-21390	\$1,467.06
77078	7/16/2021	Hotel-Dieu Grace Healthcare	EQUIP-CELL,CAR INS,PRINTER ETC	01-122-030-21391	\$777.77
Total For Department					\$6,431.12

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-124-099-60327	\$239.14
77004		7/15/2021	Laser Art Inc.	BLDG - UNIFORMS	01-124-072-60216	\$32.36
77018		7/15/2021	Wayne Mills Consulting	BLDG - INSPECTIONS JUN 7-18	01-124-072-60120	\$6,390.52
77018		7/15/2021	Wayne Mills Consulting	BLDG - INSPECTIONS JUN 21-30	01-124-072-60120	\$4,253.56
77019		7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-124-099-60301	\$138.05
77054		7/15/2021		BYLAW - SAFETY SUPPLIES	01-124-099-60347	\$228.95
77054		7/15/2021		BYLAW - SAFETY SUPPLIES	01-124-072-60216	\$73.24
77062		7/15/2021		BLDG - VOICE RECORDER	01-124-099-60301	\$85.50
Total For Department						\$11,441.32

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76934		7/12/2021	Bark Buster	ROAD SIDE WEED SPRAY - 2021	01-130-118-60416	\$17,560.35
76936		7/12/2021	E.L.K. Energy Inc	390 Main St E Traffic Lights	01-130-110-60402	\$63.25
76936		7/12/2021	E.L.K. Energy Inc	Wigle Traffic Lights	01-130-110-60402	\$50.91
76936		7/12/2021	E.L.K. Energy Inc	Jasperson Traffic Lights	01-130-110-60402	\$195.72
76936		7/12/2021	E.L.K. Energy Inc	Street Lights - Kingsville	01-130-114-60412	\$5,188.67
76936		7/12/2021	E.L.K. Energy Inc	Division Traffic Lights	01-130-110-60402	\$151.84
76936		7/12/2021	E.L.K. Energy Inc	Spruce Traffic Lights	01-130-110-60402	\$195.72
76936		7/12/2021	E.L.K. Energy Inc	Santos & Main Traffic Lights	01-130-110-60402	\$28.92
76936		7/12/2021	E.L.K. Energy Inc	Jasperson Crosswalk	01-130-110-60402	\$19.69
76936		7/12/2021	E.L.K. Energy Inc	Street Lights - Cottam	01-130-114-60412	\$1,098.03
76937		7/12/2021	Enbridge Gas Inc.	2021 Div RdN - PW Garage	01-130-099-60314	\$83.77
76937		7/12/2021	Enbridge Gas Inc.	2021 Division - Garage	01-130-099-60314	\$90.47
76939		7/12/2021	Leamington Int. Trucks	PW - HOSE ASSEMBLY	01-130-099-60316	\$40.48
76939		7/12/2021	Leamington Int. Trucks	16-01 - SAFETY & SERVICE	01-130-110-60422	\$1,351.57
76940		7/12/2021	HYDRO ONE	Streetlights - Kratz	01-130-114-60412	\$3.13
76940		7/12/2021	HYDRO ONE	Combination All Street Lights	01-130-114-60412	\$2,551.68
76940		7/12/2021	HYDRO ONE	PW Garage	01-130-099-60314	\$811.25
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-130-099-60327	\$45.79
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-130-099-60327	\$559.68
76943		7/12/2021	Town of Kingsville (water)	PW Garage	01-130-099-60314	\$179.67
76949		7/15/2021		PW/ES - REUSABLE WATER BOTTLES	01-130-099-60301	\$111.88
76949		7/15/2021		PW - CLOTHING ALLOTMENT	01-130-072-60216	\$129.57
76964		7/15/2021	Coco Paving Inc	OVERLAY - GRAHAM SDRD	01-130-360-72027	\$65,122.41
76967		7/15/2021	County Wide Tree Service	TREE REMOVAL - WO 24712	01-130-099-60426	\$6,549.47
76967		7/15/2021	County Wide Tree Service	STUMPS - WO24932 & 23939	01-130-099-60426	\$164.85
76967		7/15/2021	County Wide Tree Service	TREES & STUMPS - WO 25236	01-130-099-60426	\$1,732.97
76967		7/15/2021	County Wide Tree Service	TREE TRIM - MCCALLUM	01-130-099-60426	\$295.10
76967		7/15/2021	County Wide Tree Service	TREE TRIM - WO 25626	01-130-099-60426	\$442.66
76967		7/15/2021	County Wide Tree Service	TREE TRIM - WO 25532	01-130-099-60426	\$885.31
76967		7/15/2021	County Wide Tree Service	STUMP REMOVAL - WO25091&25130	01-130-099-60426	\$512.87
76968		7/15/2021	Culligan Water	WATER COOLER - PW	01-130-099-60315	\$28.44
76969		7/15/2021	D & L Digging	CURBAN BASIN REPAIRS	01-130-141-60439	\$3,000.39
76973		7/15/2021	Dillon Consulting	RD#11 IRWIN DR - CULVERT	01-130-360-71962	\$454.99
76978		7/15/2021	E.R.(Bill) Vollans Ltd.	PW - REPAIR BUSH HOG	01-130-099-60316	\$170.86
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-130-099-60301	\$10.95
76987		7/15/2021	Gillett Sheet Metal Inc.	PW - CONSTRUCTION SIGN BASES	01-130-132-60428	\$1,821.50
76990		7/15/2021	Golder Associates	MATERIALS TESTING - JASPERSON	01-130-360-71925	\$2,702.43
76994		7/15/2021	Hurricane SMS Inc	PW - CLEAN & FLUSH CATCH BASIN	01-130-099-60452	\$814.08
76999		7/15/2021	J & J Lepera Infrastructures Inc.	JASPERSON DR RECONSTRUCTION	01-130-360-71925	\$384,321.95

77001	7/15/2021	Kelcom Radio Division	AVL & RADIOS FOR FLEET - JUL	01-130-099-60460	\$761.93
77005	7/15/2021	Lawson Products Ltd.	PW - SHOP SUPPLIES	01-130-099-60335	\$457.35
77006	7/15/2021	LBC Capital	PW COPIER - JUL17-AUG16/21	01-130-099-60301	\$43.81
77011	7/15/2021		DRIVERS PHYSICAL EXAM	01-130-098-60254	\$40.00
77019	7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-130-099-60301	\$16.06
77023	7/15/2021	N.J. Peralta Engineering Ltd.	ENG SERV - CLARK ST INSPECTION	01-130-360-72050	\$8,822.59
77033	7/15/2021	Queens Auto Supply	PW - BUG REPELLENT	01-130-099-60347	\$35.35
77033	7/15/2021	Queens Auto Supply	PW - WOOD CHIPPER PLUG	01-130-360-72113	\$63.60
77033	7/15/2021	Queens Auto Supply	PW - THERMOMETER SHOP	01-130-099-60315	\$20.17
77036	7/15/2021	Rene Blain Trucking Ltd	PW - BULK COLD PATCH	01-130-110-60418	\$3,288.93
77042	7/15/2021	Shilson Excavation & Trucking Inc.	ROAD CROSSING COLLAPSE	01-130-141-60414	\$19,437.68
77046	7/15/2021	Signs by Nommel	DECALS - FLEET	01-130-360-72114	\$539.33
77046	7/15/2021	Signs by Nommel	DECALS - FLEET	01-130-360-72113	\$269.66
77047	7/15/2021	SkyMobile	FLEET TRACKING - JULY 2021	01-130-099-60460	\$1,017.60
77050	7/15/2021	Southpoint Publishing Inc	AD - MAY 2021	01-130-099-60306	\$293.07
77050	7/15/2021	Southpoint Publishing Inc	AD - MAY 2021	01-130-099-60306	\$457.92
77051	7/15/2021	StressCrete Limited	TRAFFIC SIGNAL BASE COVERS	01-130-110-60402	\$4,178.26
77063	7/15/2021	Vermeer Canada Inc	WOODCHIPPER 1982 TO 2021	01-130-360-72113	\$51,997.86
77066	7/15/2021	Waddick Fuels	PW - GASOLINE	01-130-099-60340	\$2,232.47
77066	7/15/2021	Waddick Fuels	PW - DIESEL	01-130-099-60340	\$669.02
77066	7/15/2021	Waddick Fuels	PW - GASOLINE	01-130-099-60340	\$1,955.44
77066	7/15/2021	Waddick Fuels	PW - GASOLINE	01-130-099-60340	\$1,097.84
77066	7/15/2021	Waddick Fuels	PW - GASOLINE	01-130-099-60340	\$1,786.47
77066	7/15/2021	Waddick Fuels	PW - DIESEL	01-130-099-60340	\$1,010.00
77066	7/15/2021	Waddick Fuels	PW - GASOLINE	01-130-099-60340	\$2,621.40
77066	7/15/2021	Waddick Fuels	PW - DIESEL	01-130-099-60340	\$1,787.53
77066	7/15/2021	Waddick Fuels	PW - DIESEL	01-130-099-60340	\$998.93
77073	7/15/2021	WSP Canada Inc.	TRANSPORTATION MASTER PLAN	01-130-360-72110	\$6,100.76
77080	* 7/16/2021		RFND DECK PERMIT 1 WOODLAND	01-130-066-41265	\$100.00
77084	7/30/2021	Economy Rental Centre	PW - CHAIN SAW SHARPENING	01-130-099-60316	\$20.30
77084	7/30/2021	Economy Rental Centre	PW - 2 CYCLE OIL (CHAINSAW)	01-130-099-60335	\$28.29
Total For Department					\$611,692.89

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76980		7/15/2021	Essex-Windsor Solid Waste	WASTE DISPOSAL - JUNE 2021	01-131-400-60370	\$21,384.87
76980		7/15/2021	Essex-Windsor Solid Waste	YARD WASTE - JUNE 2021	01-131-400-60370	\$4,171.75
76980		7/15/2021	Essex-Windsor Solid Waste	FIXED COSTS - JUNE 2021	01-131-400-60370	\$40,211.00
76980		7/15/2021	Essex-Windsor Solid Waste	PERPETUAL CARE- JULY&AUG 2021	01-131-400-60404	\$8,370.00
76980		7/15/2021	Essex-Windsor Solid Waste	WHITE GOODS - APR-JUN 2021	01-131-400-60381	\$2,434.10
76986		7/15/2021	GFL Environmental Inc	WTE COLLECTION - JUNE 2021	01-131-400-60380	\$52,958.54
76986		7/15/2021	GFL Environmental Inc	FRONT END - ARENA	01-131-400-60380	\$142.46
76986		7/15/2021	GFL Environmental Inc	FRONT END - COTTAM/LP CONDO	01-131-400-60380	\$499.78
76986		7/15/2021	GFL Environmental Inc	WASTE COLLECTION - JUL 2021	01-131-400-60380	\$52,883.42
Total For Department						\$183,055.92

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76936		7/12/2021	E.L.K. Energy Inc	Greenhill Cemetery	01-151-099-60314	\$15.93
76937		7/12/2021	Enbridge Gas Inc.	Mill St Cemetery	01-151-099-60314	\$32.59
77084		7/30/2021	Economy Rental Centre	CEMETERY - BOBCAT	01-151-072-60121	\$249.95
Total For Department						\$298.47

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76933		7/12/2021	Allstream Business Inc	Carnegie/Arena Elevator	01-170-099-60327	\$45.00
76933		7/12/2021	Allstream Business Inc	Arena - Fax/Debit	01-170-099-60327	\$90.00
76935		7/12/2021	Cogeco	1741 JASPERSON	01-170-099-60327	\$112.60
76937		7/12/2021	Enbridge Gas Inc.	1741 Jasperson Lane	01-170-099-60314	\$544.89
76940		7/12/2021	HYDRO ONE	Arena Complex	01-170-099-60314	\$3,140.04
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-170-099-60327	\$457.92
76943		7/12/2021	Town of Kingsville (water)	1741 Jasperson Lane	01-170-099-60314	\$26.79
76947		7/15/2021	AGO Industries Inc.	ARENA - CLOTHING	01-170-072-60216	\$997.09
76960		7/15/2021	Cintas Canada Limited	ARENA - MATS	01-170-099-60315	\$100.04
76968		7/15/2021	Culligan Water	WATER COOLER - ARENA	01-170-099-60315	\$27.95
76984		7/15/2021	Fusion Managed Services	COPIER METER READS-JUN4-JUL3	01-170-099-60301	\$177.27
76987		7/15/2021	Gillett Sheet Metal Inc.	ARENA - HANDRAIL	01-170-099-60315	\$3,214.65

76991	7/15/2021	Great Lakes Safety Products	ARENA - SAFETY SUPPLIES	01-170-099-60347	\$53.75
77006	7/15/2021	LBC Capital	P&R COPIER - JUL17-AUG16/21	01-170-099-60301	\$86.10
77013	7/15/2021	Mark's Commercial	BOOTS -	01-170-072-60216	\$199.12
77017	7/15/2021	Merchant Paper Company	ARENA - SUPPLIES	01-170-099-60335	\$160.80
77019	7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-170-099-60301	\$278.96
77030	7/15/2021	Phasor Industrial	P&R - LOCATES	01-170-099-60315	\$386.00
77058	7/15/2021	Tiercel Technology Corp	P&R - BENCHES	01-170-099-60315	\$2,573.58
77068	7/15/2021	Windsor Factory Supply	ARENA - SAFETY SUPPLIES	01-170-099-60347	\$43.02
77069	7/15/2021		ARENA - PAINT BRUSHES	01-170-099-60335	\$49.56
77076	* 7/16/2021		RFND - PAVILION OCT 21, 2022	01-170-006-12063	\$600.00
77077	* 7/16/2021		RFND-PAVILLION SEP 30-OCT 1-2	01-170-006-12063	\$400.00
77079	* 7/16/2021		RFND - PAVILLION JUL 9-11 2021	01-170-006-12063	\$1,600.00
Total For Department					\$15,365.13

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Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76936		7/12/2021	E.L.K. Energy Inc	Queen St - NE Corner	01-171-099-60314	\$15.38
76936		7/12/2021	E.L.K. Energy Inc	Queen St - NW Corner	01-171-099-60314	\$17.08
76936		7/12/2021	E.L.K. Energy Inc	315 Queen St - Meter Cab	01-171-099-60314	\$25.36
76936		7/12/2021	E.L.K. Energy Inc	169 Cty Rd 34W (Cottam Rotary)	01-171-099-60314	\$29.96
76939		7/12/2021	Leamington Int. Trucks	14-05 - FUEL INJECTOR & PUMP	01-171-099-60316	\$7,824.25
76940		7/12/2021	HYDRO ONE	ERCA - Ticket Booth	01-171-099-60314	\$30.96
76943		7/12/2021	Town of Kingsville (water)	ERCA - Park Washrooms	01-171-099-60314	\$198.60
76956		7/15/2021	Capogna Flowers Inc.	HS - FLOWERS	01-171-150-60344	\$2,241.92
76956		7/15/2021	Capogna Flowers Inc.	P&R - LAKESIDE GARDEN	01-171-150-60344	\$53.53
76958		7/15/2021	Chapman Signs	PLAQUE - MEMORIAL	01-171-099-60424	\$331.23
76958		7/15/2021	Chapman Signs	P&R - NOTICE SIGNS	01-171-099-60315	\$89.14
76961		7/15/2021	Cindy's Home and Garden	HS - FLOWERS	01-171-150-60344	\$3,052.80
76962		7/15/2021	CnR Landscape	P&R - CONTRACT MOWING	01-171-072-60120	\$13,123.98
76967		7/15/2021	County Wide Tree Service	TREE REMOVAL - COTTAM PARK	01-171-099-60339	\$552.56
76976		7/15/2021	Electrical Wholesale Supp.	P&R - PVC COUPLINGS	01-171-099-60315	\$61.57
76976		7/15/2021	Electrical Wholesale Supp.	P&R - PVC CAPS	01-171-099-60315	\$32.10
76978		7/15/2021	E.R.(Bill) Vollans Ltd.	P&R - PARTS	01-171-099-60316	\$103.75
76987		7/15/2021	Gillett Sheet Metal Inc.	P&R - HANDRAIL	01-171-099-60315	\$4,498.15
76987		7/15/2021	Gillett Sheet Metal Inc.	P&R - GATES	01-171-099-60315	\$226.42
76995		7/15/2021	Huron Tractor Ltd	SURPLUS 17-03, NEW 20-03,20-04	01-171-360-72116	\$33,580.78
76995		7/15/2021	Huron Tractor Ltd	SURPLUS 17-03, NEW 20-03,20-04	01-171-360-72117	\$33,580.78
77000		7/15/2021	Joe Johnson Equipment Inc.	P&R - PAINT/DECALS TRACKLESS	01-171-099-60316	\$571.75
77008		7/15/2021	Loblaw Inc.	MARINA - PLANTS	01-171-099-60344	\$102.00
77017		7/15/2021	Merchant Paper Company	P&R - SUPPLIES	01-171-099-60335	\$841.43
77027		7/15/2021		P&R - RUBBER BOOTS	01-171-099-60315	\$61.05
77031		7/15/2021	Plant Products	P&R - VINEGAR	01-171-099-60337	\$783.69
77031		7/15/2021	Plant Products	P&R - HERBICIDE	01-171-099-60337	\$440.29
77033		7/15/2021	Queens Auto Supply	P&R - BELTS	01-171-099-60316	\$42.40
77033		7/15/2021	Queens Auto Supply	P&R - PARTS	01-171-099-60315	\$7.58
77033		7/15/2021	Queens Auto Supply	P&R - FILTERS	01-171-099-60316	\$43.27
77033		7/15/2021	Queens Auto Supply	P&R - AXLE NUT SOCKET	01-171-099-60315	\$20.65
77039		7/15/2021	Ruthven Nursery & Garden Centre	HS - MULCH	01-171-150-60344	\$447.74
77039		7/15/2021	Ruthven Nursery & Garden Centre	HS - MULCH	01-171-150-60344	\$447.74
77039		7/15/2021	Ruthven Nursery & Garden Centre	P&R - MULCH	01-171-099-60344	\$279.84
77043		7/15/2021		HS - LAKESIDE PARK FLOWERS	01-171-150-60344	\$15.21
77046		7/15/2021	Signs by Nommel	DECALS - FLEET	01-171-360-72116	\$269.66
77046		7/15/2021	Signs by Nommel	DECALS - FLEET	01-171-360-72117	\$269.66
77048		7/15/2021	Southwestern Sales Corp. Ltd.	P&R - GRANULAR	01-171-099-60337	\$1,282.64
77058		7/15/2021	Tiercel Technology Corp	SHADE TABLES - RUTHVEN PARK	01-171-360-72119	\$4,846.21
77058		7/15/2021	Tiercel Technology Corp	SHADE TABLES - RUTHVEN PARK	01-171-360-72119	\$4,591.81
77064		7/15/2021	Vichem Manufacturing	P&R - HORNET SPRAY	01-171-099-60335	\$283.65
77065		7/15/2021		P&R - LAWNMOWER TIRE ASSEMBLY	01-171-099-60316	\$90.44
77066		7/15/2021	Waddick Fuels	P&R - DIESEL	01-171-099-60340	\$979.00
77068		7/15/2021	Windsor Factory Supply	P&R - ROPE	01-171-099-60335	\$62.89
77068		7/15/2021	Windsor Factory Supply	P&R - ELBOW	01-171-099-60315	\$17.95
77068		7/15/2021	Windsor Factory Supply	P&R - PARTS	01-171-099-60316	\$12.17
77068		7/15/2021	Windsor Factory Supply	P&R - PARTS	01-171-099-60316	\$88.19
77068		7/15/2021	Windsor Factory Supply	P&R - ADAPTER	01-171-099-60316	\$58.93
77084		7/30/2021	Economy Rental Centre	P&R - AIR FILTER PARTS	01-171-099-60316	\$71.61
77084		7/30/2021	Economy Rental Centre	P&R - OIL	01-171-099-60316	\$78.85
77084		7/30/2021	Economy Rental Centre	P&R - WEED WHIPPER STRING	01-171-099-60316	\$58.97
77084		7/30/2021	Economy Rental Centre	P&R - OIL	01-171-099-60316	\$14.14
					Total For Department	\$116,851.71

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76933		7/12/2021	Allstream Business Inc	Boat Ramp - 599 Cedar Dr	01-173-099-60327	\$48.62
76940		7/12/2021	HYDRO ONE	Cedar Beach Marina-W Dock	01-173-099-60314	\$56.10
76940		7/12/2021	HYDRO ONE	Cedar Island Boat Slips	01-173-099-60314	\$47.83
76940		7/12/2021	HYDRO ONE	Cedar Island Washrooms	01-173-099-60314	\$74.51
76940		7/12/2021	HYDRO ONE	Boat Ramp Booth - 599 Cedar Dr	01-173-099-60314	\$39.76
76943		7/12/2021	Town of Kingsville (water)	Docks - Cedar Island Dr	01-173-099-60314	\$14.87
76987		7/15/2021	Gillett Sheet Metal Inc.	MARINA - FUEL AREA IMPROVEMENT	01-173-099-60315	\$3,460.00
76987		7/15/2021	Gillett Sheet Metal Inc.	MARINA - DOCK REPAIRS	01-173-099-60315	\$2,550.50
76987		7/15/2021	Gillett Sheet Metal Inc.	MARINA - BOAT LAUNCH	01-173-099-60315	\$1,780.00
77055		7/15/2021	Technical Standards & Safety	MARINA - FUEL SAFETY LICENCE	01-173-152-60360	\$740.00
77066		7/15/2021	Waddick Fuels	LITTLE TOOT - DIESEL	01-173-099-60340	\$150.23
77075		7/15/2021	XPlornet Communications Inc	MARINA COMMUNICATIONS-APR	01-173-099-60327	\$71.60
77075		7/15/2021	XPlornet Communications Inc	MARINA COMMUNICATIONS - JUN	01-173-099-60327	\$59.99
77075		7/15/2021	XPlornet Communications Inc	MARINA COMMUNICATIONS - JUL	01-173-099-60327	\$59.99
Total For Department						\$9,154.00

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76932		7/2/2021	Wattman Trains & Trams Inc	EXPRESS TRAIN - BALANCE	01-175-360-72137	\$52,078.45
76950		7/15/2021	Allegra Kingsville	CANADA DAY - EVENT CARDS	01-175-149-60306	\$180.29
77004		7/15/2021	Laser Art Inc.	P&R - CAMP IN A BAG	01-175-099-60627	\$242.19
77008		7/15/2021	Loblav Inc.	CANADA DAY MARKERS	01-175-149-60761	\$26.42
77008		7/15/2021	Loblav Inc.	CAMP IN A BAG	01-175-099-60627	\$33.71
77009		7/15/2021		CANADA DAY - GIVEAWAY PRIZE	01-175-149-60785	\$202.74
77009		7/15/2021		CAMP IN A BAG	01-175-099-60627	\$2,422.97
77019		7/15/2021	Monarch Office Supply	OFFICE SUPPLIES - JUNE 2021	01-175-099-60627	\$372.14
77052		7/15/2021	Sweet Memories Bakery	CANADA DAY COOKIES	01-175-149-60761	\$1,400.00
77061		7/15/2021	Uline Shipping Supply Specialists	P&R - SANDWICH BOARDS	01-175-099-60628	\$277.63
77069		7/15/2021		ARENA - PAINT BRUSHES	01-175-099-60628	\$40.00
77069		7/15/2021		ARENA - PAINT BRUSHES	01-175-099-60628	\$40.00
77083		7/29/2021	Sun Parlour Folk Music Society	YEAR 3 - SPONSORSHIP 2021	01-175-099-60680	\$20,000.00
Total For Department						\$77,316.54

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76933		7/12/2021	Allstream Business Inc	Carnegie/Arena Elevator	01-178-171-60327	\$52.66
76933		7/12/2021	Allstream Business Inc	Lions Hall	01-178-159-60327	\$45.00
76933		7/12/2021	Allstream Business Inc	Park Pavilion	01-178-155-60327	\$48.62
76935		7/12/2021	Cogeco	37 BEECH ST	01-178-172-60327	\$129.95
76935		7/12/2021	Cogeco	103 PARK ST	01-178-135-60327	\$119.89
76936		7/12/2021	E.L.K. Energy Inc	21 Mill St - Lions Hall	01-178-159-60314	\$15.14
76936		7/12/2021	E.L.K. Energy Inc	28 Division St S	01-178-171-60314	\$144.54
76936		7/12/2021	E.L.K. Energy Inc	315 Queen St - Pavilion	01-178-155-60314	\$117.53
76936		7/12/2021	E.L.K. Energy Inc	21 Mill St - Lions Hall	01-178-159-60314	\$309.93
76936		7/12/2021	E.L.K. Energy Inc	37 Beech St (42 Main)	01-178-172-60314	\$106.21
76936		7/12/2021	E.L.K. Energy Inc	103 Park St	01-178-135-60314	\$26.15
76936		7/12/2021	E.L.K. Energy Inc	103 Park St	01-178-135-60314	\$300.89
76936		7/12/2021	E.L.K. Energy Inc	124 Fox - Ridgeview Park	01-178-176-60314	\$16.35
76936		7/12/2021	E.L.K. Energy Inc	122 Fox St	01-178-173-60314	\$184.16
76937		7/12/2021	Enbridge Gas Inc.	124 Fox St	01-178-176-60314	\$72.67
76937		7/12/2021	Enbridge Gas Inc.	21 Mill St - Lions Hall	01-178-159-60314	\$114.10
76937		7/12/2021	Enbridge Gas Inc.	28 Division St S	01-178-171-60314	\$23.27
76937		7/12/2021	Enbridge Gas Inc.	37 Beech St	01-178-172-60314	\$47.50
76937		7/12/2021	Enbridge Gas Inc.	122 Fox St	01-178-173-60314	\$138.54
76937		7/12/2021	Enbridge Gas Inc.	315 Queen St	01-178-155-60314	\$47.50
76937		7/12/2021	Enbridge Gas Inc.	103 Park St	01-178-135-60314	\$72.96
76940		7/12/2021	HYDRO ONE	1741 Jasperson Lane	01-178-177-60314	\$130.06
76941		7/12/2021	Reliance Home Comfort	24 Mill St - Lions Hall	01-178-159-60314	\$24.36
76959		7/15/2021	Cheema Cleaning Services Ltd	CLEANING SERVICES - JUNE 2020	01-178-172-60341	\$410.00
76960		7/15/2021	Cintas Canada Limited	BIA - MATS	01-178-171-60315	\$52.95
77002		7/15/2021	Kelcom Telemessaging	EMERGENCY ELEVATOR LINE	01-178-171-60315	\$68.74
77048		7/15/2021	Southwestern Sales Corp. Ltd.	PAVILLION - GRAVEL	01-178-155-60315	\$64.95
77061		7/15/2021	Uline Shipping Supply Specialists	UNICO - AED SIGNS	01-178-172-60315	\$54.09
77067		7/15/2021	Warkentin Plumbing	PAVILLION - HVAC	01-178-155-60315	\$748.56

77068	7/15/2021	Windsor Factory Supply	RIDGEVIEW - SUPPLIES	01-178-176-60315	\$111.30
Total For Department					\$3,798.57

180

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-180-099-60327	\$45.79
76979		7/15/2021	Essex Free Press	ADBY-LAW ZBL UPDATE	01-180-099-60306	\$411.44
76998		7/15/2021	Jeffrey J. Hewitt, Lawyer	LPAT - M&M FARMS SPA/19/19	01-180-099-60326	\$4,273.92
77007		7/15/2021	Tim Lindsay	CCIP - 25% FUNDING	01-180-360-71741	\$1,116.45
77021		7/15/2021	Mousseau DeLuca McPherson Prince, LL	NONCONFORMING REVIEW	01-180-099-60326	\$81.41
77029		7/15/2021	Pearsall Marshall Halliwell & Seaton	REG OF SPA/05/21	01-180-099-60326	\$254.40
77029		7/15/2021	Pearsall Marshall Halliwell & Seaton	REG OF SPA/05/21	01-180-099-60326	\$76.39
77029		7/15/2021	Pearsall Marshall Halliwell & Seaton	AGR REGISTRATION	01-180-099-60326	\$254.40
77029		7/15/2021	Pearsall Marshall Halliwell & Seaton	AGR REGISTRATION	01-180-099-60326	\$76.39
77050		7/15/2021	Southpoint Publishing Inc	AD - MAY 2021	01-180-099-60306	\$384.65
77050		7/15/2021	Southpoint Publishing Inc	AD - ZONING BYLAW ZBA/09/21	01-180-099-60306	\$363.28
					Total For Department	\$7,338.52

181

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
77037		7/15/2021	RKM Awards & Promotional Products	BIA - WINDOW DECALS	01-181-099-60306	\$436.55
					Total For Department	\$436.55

184

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76992		7/15/2021	Hall Telecommunications Supply Ltd	TEXTNET SERVICE - JUNE 2021	01-184-099-63300	\$172.99
					Total For Department	\$172.99

185

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	01-185-099-60327	\$45.79
76951		7/15/2021	B&T Waechter Holdings Ltd (Cdn Tire)	ECDEV - CARTS & FIRST AID KITS	01-185-099-63112	\$126.14
76958		7/15/2021	Chapman Signs	SIGN - OPEN STREETS	01-185-099-63112	\$491.60
76958		7/15/2021	Chapman Signs	SIGNS - OPEN STREETS	01-185-099-63112	\$124.56
76958		7/15/2021	Chapman Signs	SIGNS - OPEN STREETS	01-185-099-63112	\$49.86
76958		7/15/2021	Chapman Signs	SIGNS - OPEN STREETS	01-185-099-63112	\$318.21
76970		7/15/2021	Daytripping	AD - 1/2 PAGE	01-185-099-63112	\$3,712.20
76993		7/15/2021	The Harrow News & County Print	BUSINESS CARDS - N COBBY	01-185-099-60307	\$76.27
77014		7/15/2021	Marsh Canada Limited	INSURANCE - OPEN STREETS	01-185-099-63112	\$326.50
77028		7/15/2021	Pattison Outdoor Advertising LP	BILLBOARD RENTALS-JUN14-JUL11	01-185-099-63100	\$469.66
77069		7/15/2021		ARENA - PAINT BRUSHES	01-185-099-63112	\$13.24
					Total For Department	\$5,754.03

201

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76942		7/12/2021	Telus Mobility	CELL PHONE - JUN 28-JUL 27/21	02-201-099-60327	\$366.34
76943	*	7/12/2021	Town of Kingsville (water)	Coin Meter	02-201-099-60314	\$22.66
76947		7/15/2021	AGO Industries Inc.	ES - Q2 CLOTHING ISSUE	02-201-072-60216	\$949.47
76949		7/15/2021		PW/ES - REUSABLE WATER BOTTLES	02-201-099-60301	\$111.89
76954		7/15/2021	Bridgeview Customs Brokers Limited	BROKERAGE FEE - NEW LOCATORS	02-201-099-63020	\$60.04
76965		7/15/2021	comPeters inc.	LOCATE SOFTWARE - JULY 2021	02-201-099-63020	\$381.60
76974		7/15/2021	DiMenna Excavating	CURB STOP REPAIRS	02-201-180-60403	\$1,780.80
76990		7/15/2021	Golder Associates	GEO FEE - WATERMAIN	02-201-360-72050	\$1,924.49
77020		7/15/2021	Moore Canada Corporation	WATER BILLS	02-201-099-60301	\$544.49
77032		7/15/2021	Preview Inspections and Consulting	BACKFLOW PREVENTION-MAY2021	02-201-180-60405	\$1,933.44
77033		7/15/2021	Queens Auto Supply	ES - BACK UP ALARM	02-201-099-60316	\$23.15
77033		7/15/2021	Queens Auto Supply	ES - LARGER RUBBER GLOVES	02-201-072-60216	\$37.76
77070		7/15/2021	Wolseley Canada Inc	ES - METER HARDWARE	02-201-099-63015	\$93.44
77070		7/15/2021	Wolseley Canada Inc	ES-METER FITTINGS&SERV SADDLES	02-201-099-63015	\$1,405.44
77070		7/15/2021	Wolseley Canada Inc	ES-METER FITTINGS&SERV SADDLES	02-201-099-63025	\$1,255.62
77070		7/15/2021	Wolseley Canada Inc	ES - METER PIT LIDS	02-201-099-63017	\$6,385.44
77070		7/15/2021	Wolseley Canada Inc	ES - LOCATE PAINT	02-201-099-63020	\$317.49
77070		7/15/2021	Wolseley Canada Inc	ES - SERVICE SADDLE INSERTS	02-201-099-63025	\$546.45
77070		7/15/2021	Wolseley Canada Inc	ES - 3 LOWER HYDRANT ASSEMBLY	02-201-099-63045	\$14,246.39
77070		7/15/2021	Wolseley Canada Inc	ES - SERVICE SADDLE	02-201-099-63025	\$141.45

Total For Department \$32,527.85

242

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76936		7/12/2021	E.L.K. Energy Inc	98 McCallum Dr	02-242-099-60314	\$80.46
76936		7/12/2021	E.L.K. Energy Inc	Bernath Pump Station	02-242-099-60314	\$30.87
76936		7/12/2021	E.L.K. Energy Inc	67 Heritage Sewage 2	02-242-099-60314	\$2,462.16
76936		7/12/2021	E.L.K. Energy Inc	250 Queen St	02-242-099-60314	\$549.03
76940		7/12/2021	HYDRO ONE	Normandy Pump Station	02-242-099-60314	\$83.71
76940		7/12/2021	HYDRO ONE	1562 Heritage Rd Pump 4	02-242-099-60314	\$77.28
76940		7/12/2021	HYDRO ONE	Pump Station Cedar Island	02-242-099-60314	\$126.51
76940		7/12/2021	HYDRO ONE	1053 Cedar Dr	02-242-099-60314	\$130.14
76940		7/12/2021	HYDRO ONE	690 Heritage Rd	02-242-099-60314	\$14,037.59
76940		7/12/2021	HYDRO ONE	1902 Heritage Rd Pump 5	02-242-099-60314	\$62.24
76940		7/12/2021	HYDRO ONE	18 Hwy Lane Sewage Lagoon	02-242-099-60314	\$42.45
76940		7/12/2021	HYDRO ONE	Forcemain over Bridge	02-242-099-60314	\$28.84
76940		7/12/2021	HYDRO ONE	1460 Road 2 East Pump	02-242-099-60314	\$1,057.12
Total For Department						\$18,768.40

243

Cheque	*	Date	Vendor Name	Description	G/L Account	Amount
76936		7/12/2021	E.L.K. Energy Inc	168 Cty Rd 27 N	02-243-099-60314	\$273.90
76936		7/12/2021	E.L.K. Energy Inc	Rear 17 Lyle	02-243-099-60314	\$37.34
76936		7/12/2021	E.L.K. Energy Inc	16 whitewood (Behind)	02-243-328-64365	\$81.81
76936		7/12/2021	E.L.K. Energy Inc	168 Cty Rd 27 N - Lagoon	02-243-099-60314	\$223.75
76936		7/12/2021	E.L.K. Energy Inc	20 Whitewood	02-243-328-64365	\$28.27
76938		7/12/2021	Gosfield North Communications	PUMP HOUSE ALARM	02-243-099-60327	\$48.15
76973		7/15/2021	Dillon Consulting	COTTAM SAN SEWAGE UPGRADE	02-243-360-71950	\$3,068.98
Total For Department						\$3,762.20

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

\$1,266,118.61



2021 Division Road North  
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**Date:** August 6, 2021

**To:** Mayor and Council

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

**RE:** Outline of the Current Home Occupation Regulation -  
Section 4.18 of the Kingsville Comprehensive Zoning By-law

**Report No.:** PS 2021-055

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## **RECOMMENDED ACTION**

There is no recommended action.

## **BACKGROUND**

At the June 14, 2021 meeting of Council a notice of motion was presenting asking, "That Council, at a future meeting of Council, be provided with a brief plain language report explaining exactly what a home occupation (in a residential zone) is, and information as to how the Town deals with complaints in regard to same."

## **DISCUSSION**

A home occupation can represent a couple of different types of businesses. It can be a secondary income source such as Mary Kay, Avon, Tupperware or some type of part-time work a homeowner undertakes in their spare time. A home occupation can also be a small-scale main business such as a consultant, accountant, one-person law office, hair stylist/barber or massage therapist. Often this helps to permit one person to remain at home and perhaps care for children or retired persons to supplement income or just remain engaged.

The Kingsville Zoning By-law, under Section 4.18 attached as Appendix A, permits a home occupation in all residential zones. This section also provides specific guidance on the type and scale of use. These main items are as follows:

- i) Not more than 25% of the dwelling is used for a home occupation
- ii) Limited to one additional employee
- iii) Owner occupied
- iv) Contained within a home and not a garage or outbuilding
- v) Limited retail sales

- vi) Limited signage
- vii) Generally not creating a nuisance
- viii) Residential remains the predominate use of the property

Many home occupations are registered with the Town however many more are not, as it is voluntary. Enforcement is generally complaint-based and related to the scale, location or type of home occupation under operation. Individuals are advised of the issue or issues related to their business operation and advise of what corrective actions are required. Generally, home occupations are not encouraged to make application for zoning changes to commercial zoning as the type, scale and location of commercial businesses permitted in residential areas is limited.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

### **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☒ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

Home occupations form an important part of the economy of any area. They can act as an incubator and often lead to the development of larger-scale businesses developing elsewhere on appropriately zoned lands.

## **CONSULTATIONS**

SMT

*Robert Brown*

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

## Appendix A

### 4.18 Home Occupation

Unless otherwise specifically provided in this by-law, a *home occupation* is a *permitted use* in a *dwelling unit*, provided that it is conducted in accordance with the following regulations:

- a) No more than one employee is *permitted* to engage in the business and working in the *home occupation*;
- b) Notwithstanding subsection a) above, no more than 2 employees are *permitted* to be engaged in the business and working in the *home occupation* where the subject *lot* is greater than 0.2 hectares in area or is *zoned* (A1);
- c) a *maximum* of 25% of the *gross floor area* or a *maximum* of 30 m<sup>2</sup> (323 ft<sup>2</sup>), whichever is the lesser *floor area*. This limitation *shall* not apply to *guest rooms* and *guest facilities* within a *bed and breakfast dwelling*;
- d) it is carried on exclusively by the inhabitants of the *dwelling unit*;
- e) it is conducted entirely within the main *dwelling*, not in a *garage* or *accessory building*;
- f) only 1 *home occupation* shall be *permitted* on a *lot*;
- g) there *shall* be no visible indication from the exterior of the *dwelling unit* that a *home occupation* is being carried on except for a *sign* having a *maximum sign* face area of 0.5 m<sup>2</sup> (5.4 ft<sup>2</sup>);
- h) there *shall* be no sale of goods other than those produced on the premises;
- i) there *shall* be no external storage of materials, goods or equipment related to the *home occupation*;
- j) there *shall* be no generation of perceptible noise, odour, fumes or dust outside the *dwelling unit*;
- k) The following *home occupations* shall only be *permitted* on a *lot* that has frontage or an exterior *lot* line on a *County Road* or a major arterial road:
  - i) a *medical office*;
  - ii) a dog groomer.
- l) The following *uses* are prohibited as a *home occupation*:
  - i) an *adult entertainment* establishment;
  - ii) dating/escort services;
  - iii) contractors *yard*;
  - iv) tattoo parlour;
  - v) taxi stand, taxi dispatch, taxi establishment;

- vi) any *use* involving the parking, storage, repair, maintenance and/or towing of motor *vehicles*, *recreational vehicles*, *commercial* trucks or engines;
  - vii) any *use* requiring ventilation, other than ventilation typically found in a residence;
- m) a *bed and breakfast* shall operate in compliance with Subsection 4.5 of this By-law.



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**Date:** August 16, 2021  
**To:** Mayor and Council  
**Author:** Doug Plumb  
**RE:** Highland Games Kingsville Tartan Request  
**Report No.:**

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## **RECOMMENDED ACTION**

That Council approves the purchase of fabric for the purpose of producing various merchandizing items to be sold at the Highland Games. (Merchandising plan attached)

## **BACKGROUND**

The fabric was adopted by Council as our official tartan for the Town of Kingsville and has now been registered with the Scottish Register of Tartans. Fabric will be produced by Locharron of Scotland.

Money to be taken from the Highland Games Reserve fund.

## **DISCUSSION**

Merchandizing items will be manufactured by The Canadian distributor and liaison for Locharron of Scotland is Burnett's & Struth Scottish Regalia Ltd. in Barrie, Ontario.

Expected revenue from the sale of products ... \$1,176

Money to be taken from the Highland Games Reserve fund

Due to the unique nature of having tartans designed, registered and produced, additional quotes are not available.

## **LINK TO STRATEGIC PLAN (highlight one(s) you believe it connects to)**

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

**Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☒ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

Fabric purchase	\$3,893.21
Revenue from the sale of items.	\$5,070.00
Profit to The Town	\$1,176.79

\*Due to the unique nature of having a tartan designed, registered and produced, additional quotes are not available.

\*The Kingsville Highland Games made a substantial profit from the first event. Money is available within this fund.

### **Tartan Merchandising Plan:**

Attached.

*Doug Plumb - Highland Games Chair*

*Karen Loney*

Karen Loney, MA  
Manager of Recreation Programs and Special Events

### Kingsville Highland Games (KHG) Tartan Merchandise Recommendation – July 19, 2021

The Town of Kingsville Tartan has now been registered with the Scottish Register of Tartans and will be produced by Locharron of Scotland in the Scottish Border town of Selkirk. The tartan can be produced in 3 different weights: Strome Heavy Weight (16oz) which is used for Traditional and Casual Kilts, Medium Weight (13oz) which is used for Casual Kilts, Jackets & Waistcoats and Reiver Weight (10oz) which is used for ties, sashes, scarves and trousers. The minimum order requirement for production of each weight is 11 metres of double width fabric (140-150cm wide). There is a price break per metre on orders over 30 metres. The Canadian distributor and liaison for Locharron of Scotland is Burnett's & Struth Scottish Regalia Ltd. in Barrie, Ontario.

While Burnett's & Struth can produce items made from the Reiver Weight Tartan, it is much more cost effective to have those items produced in Scotland. Traditional and Casual Kilts however, because they are custom made to order, would be made by Burnett's & Struth in Canada.

The wholesale cost for production of the Tartan ranges from \$92 per metre for Reiver Weight to \$99 per metre for Medium and Strome Weight and the price break at 30+ metres is \$68 and \$74 respectively. These custom tartans typically retail for around \$200 per metre. Lead time for production is 12 to 14 weeks.

All fabric must be purchased in advance of any production. The ordering and production of Kilts and the resultant retail cost will be managed by Burnett's & Struth. Strome Weight Tartan would be purchased by KHG from Locharron of Scotland and Burnett's & Struth would warehouse it for KHG. When a kilt is ordered KHG would be reimbursed for the tartan used at an agreed-to price. The estimated cost of production by Burnett's & Struth is \$265 for a Traditional Kilt using 4 metres of fabric and \$130 for a Casual Kilt using 2 metres of fabric. KHG's revenue stream from the production of kilts will come from the mark-up on the tartan only and the retail price is beyond our purview.

Burnett's & Struth have provided production costs for the production of specific items along with the amount of fabric required to make each item. It is recommended that the following items be produced to get started and their costs are as follows:

ITEM	FABRIC COST*	PRODUCTION	TOTAL COST
Tie	\$ 15.35	\$ 9.75	\$ 25.10
Mini Rosette	\$ 15.33	\$ 16.08	\$ 31.41
Scarf	\$ 30.67	\$ 16.08	\$ 46.75
90" Sash	\$ 42.32	\$ 16.08	\$ 58.40
* \$92 per metre			



Based on a review of competitive pricing and the costs of production, the following retail prices are recommended:

ITEM	TOTAL COST	UK RETAIL	B&S RETAIL	KHG RETAIL
Tie	\$ 25.10	\$ 85.00	\$ 36.00	\$ 35.00
Mini Rosette	\$ 31.41	\$ 42.50	NA	\$ 40.00
Scarf	\$ 46.75	\$ 68.00	\$ 60.00	\$ 60.00
90" Sash	\$ 58.40	\$ 107.00	\$ 80.00	\$ 75.00
* \$92 per metre				



### TARTAN MINI ROSETTE

The mini rosettes are custom made from our light weight (Reiver 10 oz.) tartan fabric.

These should be worn across the shoulder and fastened on the upper chest with a pin to allow to drape down the back. Rosette Dimensions: 14 x 85 ems.

Made in Scotland. Dry Clean Only.

**Retail Price \$40**



### TARTAN SCARF

These scarves are custom made from our light weight (Reiver 10 oz.) tartan fabric. They measure 24 x 148 ems and are beautifully hemmed and fringed.

Made in Scotland. Dry Clean Only.

**Retail Price \$60**



### TARTAN SASH

Sashes are custom made from our light weight (Reiver 10 oz.) tartan fabric. There are various ways you can wear these sashes: Can be worn across the body and fastened at the hip with a brooch; Can be worn as a belt or sash on a dress. Sash Dimensions: 30 x 230 cm and is hemmed and fringed.

Made in Scotland. Dry Clean Only.

**Price \$75**



### TARTAN SKINNY TIE

These skinny tartan ties are custom made from light weight tartan fabric (Reiver 10oz). Tie Dimensions: 6 ems x 142 ems. Please note: tie lengths and widths may vary slightly.

Made in Scotland. Dry clean only.

**Retail Price \$35**

### KHG Tartan Merchandise Purchase Recommendation & Budget:

It is recommended that 30 metres of Strome Weight Fabric be purchased at a cost per metre of \$74 and resold at a blended price of \$100 per metre (\$74 and \$140).

Since the demand for finished product is unknown, it is recommended that only 11 metres of Reiver Weight Fabric be purchased at this time. One of each item produced will be kept for marketing and merchandising purposes and therefore will not be reflected in revenue. Once demand has been determined a larger purchase can be made and will be included in the 2022 KHG budget. It is recommended that the following items be produced: 19 Ties; 18 Mini Rosettes; 6 Scarves; 6 Sashes

### KHG Tartan Merchandise Budget

<u>Item</u>	<u>Expense</u>	<u>Revenue</u>	<u>Profit</u>
30 metres Strome Tartan	\$2,220	\$3,000	\$780.00
19 Ties	\$476.89	\$630.00	\$153.11
18 Mini Rosettes	\$564.44	\$765.00	\$199.56
6 Scarves	\$280.48	\$300.00	\$19.52
6 Sashes	\$350.40	\$375.00	\$24.60
<b>TOTAL</b>	<b>\$3,893.21</b>	<b>\$5,070.00</b>	<b>\$1,176.79</b>



## **REGULAR MEETING OF COUNCIL**

### **MINUTES**

**Monday, July 26, 2021**

**6:00 PM**

**Council Chambers**

**2021 Division Road N**

**Kingsville, Ontario N9Y 2Y9**

Members of Council	Mayor Nelson Santos Councillor Tony Gaffan Councillor Thomas Neufeld Councillor Larry Patterson Councillor Kimberly DeYong Councillor Laura Lucier
Absent	Deputy Mayor Gord Queen
Members of Administration	J. Astrologo, Director of Legislative Services/Solicitor/Clerk  R. Brown, Manager of Planning Services K. Brcic, Planner A. Plancke, Director of Infrastructure & Engineering R. Baines, Deputy Clerk - Administrative Services J. Norton, CAO John Quennell, Fire Chief Karen Loney, Manager of Recreation, Programs and Special Events M. Schroeder, Manager of Financial Services J. Wiesenthal, Solicitor R. Wyma, Director of Community and Development Services

#### **A. CALL TO ORDER**

Mayor Santos called the Regular Meeting to order at 6:01 p.m. All other members of Council were in attendance, except for Deputy Mayor Queen (absent on personal business). All members present participated in the meeting through video conference technology from remote locations.

**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 singing of O'Canada.

**C. NATIONAL ANTHEM**

Live Singing of O'Canada by Avery Neufeld.

**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. CLOSED SESSION**

**466-2021**

**Moved By** Councillor Larry Patterson

**Seconded By** Councillor Tony Gaffan

That Council enter into Closed Session to address the following items:

Subsection 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose on each of the following items:

- i) Agenda Item H. 1, being Application for Consent B/11/21;
- ii) Agenda Item H. 2, being Zoning By-law Amendment Application ZBA/14/21;
- iii) Agenda Item H.3, being Zoning By-law Amendment Application ZBA/15/21;  
and
- iv) Agenda Item H.4, being Zoning By-law Amendment Application ZBA/16/21.

**CARRIED**

**F. REPORT OUT OF CLOSED SESSION**

Upon rising from Closed Session at 6:53 pm, Mayor Santos reported that Council discussed four items (as detailed above) as follows:

E.i. RE: Application for Consent B/11/21--Council received information and legal advice regarding an application for consent;

E.ii. RE: ZBA/14/21-Council received legal advice;

E.iii RE: ZBA/15/21--Council received legal advice; and

E.iv. RE: ZBA/16/21-- Council received legal advice.

**G. PRESENTATIONS/DELEGATIONS**

**1. Introduction of Richard Wyma, Director of Community and Development Services for the Town of Kingsville**

CAO Norton introduced and welcomed Richard Wyma as the new Director of Community and Development Services for the Town of Kingsville.

**2. Introduction of Patrick Girard, Manager of Information Technology for the Town of Kingsville**

CAO Norton welcomed and introduced Patrick Girard as the new Manager of Information and Technology for the Town of Kingsville.

**3. Mary and Pino Porrone and their representative Shane Lafontaine, P. Eng.-- Request for exemption to sidewalk installation prior to Initial Acceptance for a current phase of Queens Valley Subdivision**

Mary and Pino Porrone request that the installation of sidewalks in the Queens Valley Subdivision be deferred until all utilities have been installed. The developer's Engineer was present and provided additional information to Council regarding timing of the development.

Administration conveyed its support for this request.

**467-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Larry Patterson

That the installation of sidewalks in the Queens Valley Subdivision can be delayed for no more than 1 year to permit the installation of utilities as long as the developer guarantees that any homeowners who take possession prior to the installation of the sidewalks are notified that sidewalks are going to be installed.

**CARRIED**

**4. Jim Liovas of Liovas Homes--RE: Vacant land on Maple Street (proposed housing development)**

Mr. Liovas provided an update on proposed housing development on Maple St and clarified that these units will not be for guest worker housing. He advised that it is for family housing and that they have made specific requests and that he is trying to accommodate those requests.

**468-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Larry Patterson

To defer the Maple Street proposed housing development matter to Administration for further review.

**CARRIED**

Mayor Santos called for a recess at 7:50 p.m. and reconvened the meeting at 7:57 p.m.

**H. MATTERS SUBJECT TO NOTICE**

**1. Application for Consent B/11/21 by Willy & Donna Jean Krahn – Owners  
Brotto Investments Inc. – Authorized Agent 183 Main St. E. Part  
of Lot 2, Concession 1 ED Roll No. 3711 210 000 00700**

K. Brcic, Town Planner

i) Notice of Complete Application and Public Meeting: Consent Application dated July 6, 2021;

ii) Report of K. Brcic dated July 13, 2021;

iii) Comments from the Kingsville Municipal Heritage Advisory Committee (correspondence dated July 20, 2021).

The applicant, Harry Froussios, provided comments on the severance request and stated that regardless of zoning outcome, the property will be developed.

The applicant's solicitor, Analee Baroudi, expressed concern that the application was originally circulated as going to the Committee of Adjustment, but then taken off that agenda and brought to Council.

Administration will provide Ms. Baroudi with written correspondence advising of that position.

Comments received from the public:

Anne Marie Lemire, resides at 171 Main St E, opposes the application. She stated that the development would take away from the heritage aspects of the property and encouraged Council to deny the application.

Les McDonald - provided comments opposing severance. He stated that this is setting a precedent and that the appeal and heritage designation should be waited out before making a decision.

**469-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Thomas Neufeld

That Council deny Application for Consent B/07/21.

**CARRIED**

**2. Zoning By-law Amendment Application ZBA/14/21 by Rock Island Investments Inc. 2037 Peterson Lane Pt. Lot 8, Concession 2 ED Pt. Part 1 RP 12R 6854 Roll No. 3711 300 000 23801**

K. Brcic, Town Planner

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated June 30, 2021;

ii) Report of K. Brcic, dated July 13, 2021;

iii) Proposed By-law 62-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

The applicant, Richard Colasanti, stated that the standards and rules are being followed as set out by the law. Engineering, Health Canada, and the Fire Department all have to approve before he proceeds. The lack of housing affects all farmers and stated that he is trying to use the rural area to take the pressure off the urban areas.

There were no public comments at the meeting.

**470-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Kimberly DeYong

That Council defer Zoning By-law Amendment Application ZBA/14/21 for no more than 60 days to allow Administration to obtain public feedback.

**LOST**

**471-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Larry Patterson

That Council approve Zoning By-law Application ZBA/14/21 to amend the zoning of the subject parcel, Pt. Lot 8, Concession 2 ED, Pt. Part 1 RP 12R 6854, known as 2037 Peterson Lane from 'Agriculture (A1)' to 'Agriculture Exception 85 (A1-85)' to permit the use of a rural residential dwelling for worker housing, and adopt the implementing by-law.

**LOST**

**472-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Kimberly DeYong

That Council receive all correspondence items for Zoning By-law Amendment Application ZBA/14/21.

**CARRIED**

**3. Zoning By-law Amendment Application ZBA/15/21 by Rock Island Investments Inc. 1566 Road 3 E Pt. Lot 9, Concession 3 ED Roll No. 3711 300 000 01700**

K. Brcic, Town Planner

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment dated June 30, 2021;

ii) Report of K. Brcic dated July 13, 2021;

iii) Proposed By-law 63-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

The applicant advised that this bunkhouse is for 10 people.

Ms. Brcic noted that additional comments were received by email and had been forwarded to Council members for information.

**473-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Laura Lucier

That Council defer Zoning By-law Amendment Application ZBA/15/21 for no more than 60 days for the purposes of public consultation.

**LOST**

**474-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Larry Patterson

That Council approve Zoning By-law Application ZBA/15/21 to amend the zoning of the subject parcel, Pt. Lot 9, Concession 3 ED, known as 1566 Road 3 E from 'Agriculture (A1)' to 'Agriculture Exception 85 (A1-85)' to permit the use of a rural residential dwelling for worker housing, and adopt the implementing by-law.

**LOST**

**475-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Tony Gaffan

That Council receive the information for Zoning By-law Amendment Application ZBA/15/21.

**CARRIED**

4. **Zoning By-law Amendment Application ZBA/16/21 by Rock Island Investments Inc., 1557 Road 3 E, Pt Lot 9, Conc 3 ED (roll no. 37-11-300-000-32800)**

K. Brcic, Town Planner

- i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated June 30, 2021;
- ii) Report of K. Brcic dated July 13, 2021;
- iii) Proposed By-law 64-2021, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

There were no comments from the applicant.

**476-2021**

**Moved By** Councillor Larry Patterson

**Seconded By** Councillor Thomas Neufeld

That Council:

Approve Zoning By-law Application ZBA/16/21 to amend the zoning of the subject parcel, Pt. Lot 9, Concession 3 ED, known as 1557 Road 3 E from 'Agriculture (A1)' to 'Agriculture Exception 85 (A1-85)' to permit the use of a rural residential dwelling for worker housing, and adopt the implementing by-law.

**LOST**

**I. AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

**J. ADOPTION OF ACCOUNTS**

**1. Town of Kingsville Accounts for the monthly period ended June 30, 2021**

**477-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Larry Patterson

That Council receives Town of Kingsville Accounts for the monthly period ended June 30, 2021 being TD cheque numbers 0076731 to 0076931 for a grand total of \$2,323,891.85.

**CARRIED**

**K. STAFF REPORTS**

**1. Fire Chief John Quennell and Manager of Recreation Programs, Special Events, Tourism--Kingsville Fire Fest Celebration Update and Open Streets Update**

J. Quennell, Fire Chief

K. Loney, Manager of Recreation Programs, Specials Events, Tourism

**478-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Kimberly DeYong

That Council receives the staff presentation on Kingsville Fire Fest Celebration Update and Open Streets Update.

**CARRIED**

**479-2021**

**Moved By** Councillor Larry Patterson

**Seconded By** Councillor Thomas Neufeld

That Council extends curfew for this meeting to 10:15 p.m.

**CARRIED**

**2. Multi-Year Accessibility Plan Status Update**

R. Baines, Deputy Clerk-Administrative Services

**480-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Tony Gaffan

That Council receives the 2020-2024 Multi-Year Accessibility Plan Status Report for information.

**CARRIED**

3. **Application for Minor Development Agreement by Laszlo  
Lakatos & Krisztina Szabo 1749 Road 4 E, Part of Lot 10,  
Concession 3 ED**

R. Brown, Manager of Planning Services

**481-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Laura Lucier

That Council:

Approves the proposed minor development agreement to permit a second dwelling (temporarily) at 1749 Road 4 E (County Road 18) during the construction of a new dwelling on the same lot, and authorize the Mayor and Clerk to sign the minor development agreement, and register said agreement on title.

**CARRIED**

4. **Application for Site Plan Amendment SPA/20/21 by Keller Bros.  
Greenhouses Inc., 1890 Road 5 E, Part of Lot 22, Concession 5, Parts 1 to 5,  
RP 12R 12745**

R. Brown, Manager of Planning Services

**482-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Larry Patterson

That Council:

Approves site plan amendment application SPA 20/21 for the replacement of existing greenhouse growing area 0.265 ha (0.65 ac.) on lands located at 1890 Road 5 E, subject to the conditions and requirements outlined in the site plan agreement amendment and authorize the Mayor and Clerk to sign the amending agreement and register said agreement on title.

**CARRIED**

- |           |  |                                     |
|-----------|--|-------------------------------------|
| <b>5.</b> | <b>Application for Part Lot Control Exemption by</b><br><b>Management Inc.</b> <b>12 &amp; 14 Mettawas Lane</b><br><b>Lots 28 &amp; 29, Part of Walkway &amp; Pt. Blks. C &amp; D RP 965 &amp; Pt.</b> | <b>HTM</b><br><br><br><b>Pt. of</b> |
|-----------|--|-------------------------------------|

R. Brown, Manager of Planning Services

That Council:

**CARRIED**

G.A. Plancke, Director of Infrastructure and Engineering

That Council authorizes the future expenditure of \$89,380.05 plus HST burden consistent with the declaration of Final Acceptance and assumption of the Woodridge Estates Phase 1 Development related to upsizing costs of the Woodridge Estates storm water pump station / amalgamation of the Wilos storm water pump station and to;

**CARRIED**

G.A. Plancke, Director of Infrastructure and Engineering

**485-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Laura Lucier

That Council receives the Report "Cityworks Report 2nd Quarter 2021" for information.

**CARRIED**

**L. MINUTES OF THE PREVIOUS MEETINGS**

**1. Regular Meeting of Council--July 12, 2021**

**486-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Kimberly DeYong

That Council adopts Regular Meeting of Council Minutes dated July 12, 2021.

**CARRIED**

**M. MINUTES OF COMMITTEES AND RECOMMENDATIONS**

**1. Planning Advisory Committee--March 16, 2021**

**487-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Larry Patterson

That Council receives Planning Advisory Committee Meeting Minutes dated March 16, 2021.

**CARRIED**

**2. Committee of Adjustment--May 18, 2021**

**488-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Thomas Neufeld

That Council receives Committee of Adjustment Meeting Minutes dated May 18, 2021.

**CARRIED**

**3. Union Water Supply System Joint Board of Management--May 19, 2021**

**489-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Larry Patterson

That Council receives Union Water Supply System Joint Board of Management Meeting Minutes dated May 19, 2021.

**CARRIED**

**4. Kingsville B.I.A.--June 8, 2021**

**490-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Kimberly DeYong

That Council receives Kingsville B.I.A. Meeting Minutes dated June 8, 2021.

**CARRIED**

**N. BUSINESS CORRESPONDENCE - INFORMATIONAL**

**1. Municipality of Callander--Motion of Support passed June 22, 2021 for Kingsville Motion RE: C-31**

**2. Township of Tarbutt--Support correspondence dated June 22, 2021 RE: Bill C-21, an Act to amend certain Acts and to make certain consequential amendments (firearms)**

3. **Township of Wainfleet--Correspondence dated June 23, 2021 RE: Resolution--Action on Invasive Phragmites**
4. **City of Mississauga--Resolution 0155-2021 passed June 30, 2021 RE: Canada Day and 2019 Human Rights Tribunal Ruling.**
5. **Township of Scugog--Correspondence dated July 6, 2021 RE: Williams Point Road and Beacock Road School Bus Turnarounds**
6. **The Lions Club of Kingsville--Letter of thanks dated July 9, 2021**
7. **City of Kitchener--Correspondence dated July 12, 2021 RE: Motion M-84 Anti-Hate Crimes and Incidents and private member's Bill-C 313 Banning Symbols of Hate Act**
8. **City of Kitchener--Correspondence dated July 12, 2021 RE: Rising cost of building materials**
9. **Township of Georgian Bay--Resolution C-194-2021 passed July 12, 2021 RE: Truth and Reconciliation Commission of Canada**
10. **Town of Thessalon--Correspondence dated July 14, 2021 RE: Bill C-21 (Firearms)**
11. **City of Woodstock--Correspondence dated July 16, 2021 RE: Affordable housing, homelessness, and addictions crisis**
12. **Deputy Mayor G. Queen--Correspondence dated July 20, 2021 RE: Information item for the Council Members of the Town of Kingsville**
13. **Lorraine Jewell, Windsor Family Support Liaison for Windsor/Essex for Childcan--Request to have September 2021 proclaimed as Childhood Cancer Awareness Month in the Town of Kingsville. SEE: draft Proclamation/Resolution attached as provided by Childcan**

**491-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Thomas Neufeld

That Council receives Business Correspondence-Informational Items 1-13.

**CARRIED**

**492-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Larry Patterson

That Council supports City of Woodstock's correspondence item dated July 16, 2021 re: Affordable housing, homelessness and addictions crisis.

**CARRIED**

**493-2021**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Laura Lucier

That Council supports Township of Wainfleet's correspondence item dated June 23, 2021 re: Action on Invasive Phragmites.

**CARRIED**

**O. NOTICES OF MOTION**

**1. Councillor Lucier may move or cause to have moved**

**494-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Kimberly DeYong

That Administration review the recommendations of the Lions Park Residents Group as presented at the July 12, 2021 Council meeting and bring a report back to council on the consequences of pausing the approved work, as well as identifying which of the recommendations can be incorporated and what other measures can be taken to address these ongoing concerns including vehicle access, noise, and nuisance, both immediately and as improvements continue.

**CARRIED**

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

Councillor Patterson advised that after receiving new information from Infrastructure and Engineering Services he would like to withdraw his motion. This letter will be presented at the next council meeting.

**495-2021**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Laura Lucier

To amend to extend curfew to conclude meeting.

**LOST**

**R. CONFIRMATORY BY-LAW**

**1. By-law 65-2021**

**496-2021**

**Moved By** Councillor Tony Gaffan

**Seconded By** Councillor Larry Patterson

That Council reads By-law 65-2021, being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its July 26, 2021 Regular Meeting, a first, second and third and final time.

**CARRIED**

Mayor Santos and CAO Norton acknowledged that this was the last meeting for the Clerk, Ms. Astrologo, and thanked her for her years of service.

**S. ADJOURNMENT**

**497-2021**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Thomas Neufeld

That Council adjourns this Regular Meeting at 10:21 p.m.

**CARRIED**



## COMMITTEE MINUTES

### TOURISM AND ECONOMIC DEVELOPMENT COMMITTEE

APRIL 8, 2021 @ 5:30 P.M.

Zoom

#### A. CALL TO ORDER

Mayor N. Santos called the Meeting to order at 5:35 p.m. with the following persons in attendance:

##### MEMBERS OF COMMITTEE:

Mayor N. Santos  
Councillor T. Gaffan  
C. Bedal  
B. Durward  
D. Hunt  
M. Law  
S. Lowrie  
M. Somerville

##### MEMBERS OF ADMINISTRATION:

John Norton, Chief Administrative Officer  
Natalie Cobby, Tourism Coordinator  
Ryan McLeod, Director of Financial & IT Services  
Karen Loney, Manager of Recreation Programs and Special Events

#### B. DISCLOSURE OF PECUNIARY INTEREST

Mayor N. Santos reminded the Committee that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

#### C. MINUTES OF THE PREVIOUS MEETING

1. Tourism/Economic Development Committee Meeting Minutes —March 11, 2020

**65-2021** Moved by M. Law, seconded by B. Durward to receive the minutes of the Tourism and Economic Development Committee Meeting dated March 11, 2020.

**CARRIED**

#### D. NEW AND UNFINISHED BUSINESS

1. Spring Campaign Review, N. Cobby  
N. Cobby and K. Loney gave update on Tourism activities, including ongoing business support, staycation campaign, and picnic-in-the-park initiative. N. Santos indicated Tourism will maintain course with staycation campaign but will extend message to broader catchment area when it is safe to do so.

**66-2021** Moved by M. Law, seconded by B. Durward to receive the report.

**CARRIED**

2. Business Coffee Hour Update, J. Norton

J. Norton spoke about efforts to engage and support local businesses. Indicated importance of connecting businesses with the WindsorEssex Economic Development Corporation which offers seminars, training, and grants. Discussed efforts to align with Council priorities.

3. Marketing Work Group Update, Mayor N. Santos

N. Santos indicated that a request for proposal (RFP) is being done for a Marketing and Destination Development position as per committee's recommendation. S. Lowrie inquired if administration can go to Council to request a contract position for an Economic Development Officer as an alternative.

**67-2021** Moved by S. Lowrie, seconded by M. Law to approach Council to consider a non-permanent, full-time contract position for the purpose of tourism destination and development of the Town of Kingsville for the next 2 years from COVID-19 funding.

**CARRIED**

4. Request from Kingsville BIA (Letter Seeking Promotion Support), Mayor N. Santos

N. Santos indicated that Kingsville BIA is requesting funds to purchase contents of staycation package and to support BIA dollar giveaway.

**68-2021** Moved by T. Gaffan, seconded by D. Hunt to support \$1,500 to support the staycation package and BIA dollar giveaway promotion.

**CARRIED**

### **E. NEXT MEETING DATE**

1. The next meeting of the Tourism and Economic Development Committee shall take place on May 13, 2021 via Zoom @ 5:30 p.m.

### **F. ADJOURNMENT**



## COMMITTEE MINUTES

**69-2021** Moved by B. Durward, seconded by D. Hunt to adjourn this Meeting at 7:44 p.m.

**CARRIED**

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**CHAIR, Mayor Nelson Santos**

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**RECORDING SECRETARY,  
N. Cobby**



## COMMITTEE MINUTES

### TOURISM AND ECONOMIC DEVELOPMENT COMMITTEE

MAY 13, 2021 @ 5:30 P.M.

VIA ZOOM

#### A. CALL TO ORDER

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

##### MEMBERS OF COMMITTEE:

Mayor N. Santos  
Councillor T. Gaffan  
C. Bedal  
B. Durward  
D. Hunt  
M. Law  
S. Lowrie  
M. Somerville

##### MEMBERS OF ADMINISTRATION:

John Norton, Chief Administrative Officer  
Natalie Cobby, Tourism Coordinator  
Karen Loney, Manager of Recreation  
Programs and Special Events

#### B. DISCLOSURE OF PECUNIARY INTEREST

Mayor N. Santos reminded the Committee that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

#### C. MINUTES OF THE PREVIOUS MEETING

1. Tourism/Economic Development Committee Meeting Minutes —April 8, 2021

**70-2021** Moved by D. Hunt, seconded by S. Lowrie to receive the minutes of the Tourism and Economic Development Committee Meeting dated April 8, 2021.

**CARRIED**

#### D. NEW AND UNFINISHED BUSINESS

1. Staycation Review, N. Cobby  
Committee discussed Tourism Windsor Essex Pelee Island Staycation Campaign, Daytripping Magazine, and Open Streets.

**71-2021** Moved by T. Gaffan, seconded by M. Law to receive the report.

## **CARRIED**

2. Council Priorities Update, J. Norton  
J. Norton discussed Council priorities that relate to economic development and COVID-19 recovery. Sought input from committee on how Committee can push forward priorities.
3. Request to Approach Council for Economic Development Position, J. Norton  
Committee discussed need for Economic Development Officer in order to carry out the recommendations made by MBD report. J. Norton said he is preparing to bring forward committee's recommendation at Council. S. Lowrie left meeting at 6:50 PM.

## **E. NEXT MEETING DATE**

1. The next meeting of the Tourism and Economic Development Committee shall take place on June 10, 2021 via Zoom @ 5:30 p.m.

## **F. ADJOURNMENT**

- 72-2021** Moved by B. Durward, seconded by M. Law to adjourn this Meeting at 6:52 p.m.

## **CARRIED**

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**CHAIR, Mayor Nelson Santos**

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**RECORDING SECRETARY,  
N. Cobby**



## COMMITTEE MINUTES

### TOURISM AND ECONOMIC DEVELOPMENT COMMITTEE

JULY 8, 2021 @ 5:30 P.M.

VIA ZOOM

#### A. CALL TO ORDER

Mayor N. Santos called the Meeting to order at 5:34 P.M. with the following persons in attendance:

##### MEMBERS OF COMMITTEE:

Mayor N. Santos  
Councillor T. Gaffan  
B. Durward  
D. Hunt  
M. Somerville

##### MEMBERS OF ADMINISTRATION:

John Norton, Chief Administrative Officer  
Karen Loney, Manager of Recreation  
Programs, Special Events, Tourism

Absent: C. Bedal, M. Law, S. Lowrie

#### B. DISCLOSURE OF PECUNIARY INTEREST

Mayor N. Santos 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. STAFF REPORTS

1. Natalie continues to meet with businesses to learn their needs. Primary concern is not having qualified staff. Sharing government grants and programs with businesses.

**73-2021** Moved by D. Hunt, seconded by B. Durward to receive the report as presented

**CARRIED**

#### D. MINUTES OF THE PREVIOUS MEETING

1. Tourism/Economic Development Committee Meeting Minutes—May 13, 2021

**74-2021** Moved by D. Hunt, seconded by B. Durward to receive the minutes of the Tourism and Economic Development Committee Meeting dated May 13, 2021

**CARRIED**

## **E. NEW AND UNFINISHED BUSINESS**

### **1. Tourism Recovery Response**

Decision by Council was not to re-consider the motion to look at hiring a COVID-19 Economic Recovery Officer. J. Norton will continue the work of Tourism and Economic Development with support from the Mayor and staff. J. Norton is continuing to meet with business owners. He indicated that residential, commercial and industrial development continues to occur. Several groups are looking at expansion. Most of the work is focused on COVID-19 recovery. Labour shortage is an increasing challenge. Indicated he is connecting businesses to Workforce Windsor Essex, St. Clair College Career Services, and Goodwill Futures. Housing is a challenge to attract talent due to the housing prices and stock.

Town will provide resources to support complete Tourism and Economic Development. A report is going to Council on Monday regarding Committee of Council review. It is recommended that TEDC functions will be completed by a committee of the whole.

Open Streets is continuing to bring people to Kingsville and is welcomed by the business.

The Arts Society of Kingsville will be using the Carnegie Arts & Visitor Centre as a place to showcase art and be a tourism driver for Kingsville.

Bike Kingsville is a cycle tourism initiative for the Town. The first annual Bike Kingsville Day is on Saturday, July 10, 2021 at 9:00 am with special guest speakers and a community ride. Explore Your County Community Rides are taking place August 14, September 11, and October 9, 2021 from 10:00 am – 12:00 pm. Kingsville launched an Interactive Cycling Map at [www.mykingsville.ca/cycling](http://www.mykingsville.ca/cycling).

TWEPI is rolling out the Staycation campaign and will be focused on Kingsville content in the coming month.

We are currently researching weekend packages including Girlfriends weekend and Holiday Christmas Stroll.

We are offering a ribbon cutting ceremony when a new business opens in the Town.

A question was raised on the school plans and if the size of the building will be large enough to accommodate the growing population in Kingsville. Since this is outside of the Town's authority it was suggested that the question, or a deputation be done, by the committee, to the school board.

## **F. NEXT MEETING DATE**



## COMMITTEE MINUTES

1. To be determined based on the outcome of the Council's decision.

### **G. ADJOURNMENT**

**75-2021** Moved by B. Durward, seconded by D. Hunt to adjourn this Meeting at 6:38 P.M.

**CARRIED**

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**CHAIR, Mayor Nelson Santos**

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**RECORDING SECRETARY,  
K. Loney**

**KINGSVILLE BIA**  
**MAY 11, 2021 @ 6:16 P.M.**  
**Carnegie Arts & Visitor Centre, 28 Division St. S, Kingsville**

## **A. CALL TO ORDER**

Beth Riddiford called the Meeting to order at 6:18 p.m. with the following Members in attendance:

### **MEMBERS OF BIA BOARD:**

Beth Riddiford  
Councilor Tony Gaffan  
Councilor Laura Lucier  
Heather Brown  
Roberta Weston  
Trevor Loop  
Amanda Everaert  
Maria Edwards  
Izabel Muzzin  
Jason Martin  
Dave Debergh

### **MEMBERS OF ADMINISTRATION:**

Christina Bedal

## **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. Christina Bedal presented the report and motion carried by Council to allocate 350 Hours per year to the BIA for support of the beautification program and miscellaneous requests.

## **D. AMENDMENTS TO THE AGENDA**

NONE

## **E. ADOPTION OF ACCOUNTS**

1. **BIA Accounts** – RE: Budget actuals ending April 2021

**BIA-229-2021** Moved by Trevor Loop, seconded by Heather Brown to receive the accounts ending APRIL 2021

**CARRIED**

## **F. STAFF REPORTS**

1. BIA COORDINATOR PRESENTED HER REPORT- Membership renewal update, administrative duties updates, membership support and communications updates, upcoming promotions, sponsorship update, holiday décor actions required, decals ordered.
2. LAURA LUCIER PRESENTED HER REPORT – Updated on by-law procedure updates, CIB has new members, Migration Fest is looking for volunteers, physician recruitment, Peralta update, Jasperson Phase 3 approved, Queen's auto site approved, school site approved, covered patio approved, Main Street study approved and BIA public works support and rent relief approved.
3. EDDK REPORT – One new member has joined and meetings take place by zoom.

## **G. BUSINESS/CORRESPONDENCE – ACTION REQUIRED**

NONE

## **H. MINUTES OF THE PREVIOUS MEETING**

1. Kingsville BIA Committee Meeting Minutes—April 13, 2021

**BIA-230-2021** Moved by Tony Gaffan, seconded by Maria Edwards to receive the minutes of the Kingsville BIA Meeting dated April 13, 2021

**CARRIED**

## I. NEW AND UNFINISHED BUSINESS

1. RENT RELIEF UPDATE – approved by Council

2. HOLIDAY CHEER BOARD PLANNING – Ideas and concepts were discussed

**BIA-231-2021** Moved by Maria Edwards, seconded by Izabela Muzzin to purchase garland and lights for the four corners, JOY sign, new lights for existing lamp post garland and invest an additional \$25 in winter ground planters.

**CARRIED**

3. LAPTOP – the board was informed that the laptop may need some repairs

4. DAY TRIPPER – discussed ad options

**BIA-232-2021** Moved by Tony Gaffan, seconded by Roberta Weston to purchase banner ad in the amount of \$1400 in the next three Day Tripper editions.

**CARRIED**

## ADDITIONAL ITEMS:

**NONE**

## J. NEXT MEETING DATE

The next meeting of the Committee will be held on Tuesday, June 8, 2021 at 6:15 PM via zoom.

## K. ADJOURNMENT

The meeting adjourned 7:43 pm.

*Beth Riddiford*  
**CHAIR, Beth Riddiford**

*Christina Bedal*  
**RECORDING SECRETARY,  
Christina Bedal**



# COMMITTEE MINUTES

**KINGSVILLE BIA**  
**JULY 13, 2021 @ 6:16 P.M.**  
**Carnegie Arts & Visitor Centre, 28 Division St. S, Kingsville**

## **A. CALL TO ORDER**

Beth Riddiford called the Meeting to order at 6:17 p.m. with the following Members in attendance:

### **MEMBERS OF BIA BOARD:**

Beth Riddiford  
Councilor Tony Gaffan  
Councilor Laura Lucier  
Heather Brown  
Amanda Everaert  
Maria Edwards  
Izabel Muzzin  
Jason Martin

### **MEMBERS OF ADMINISTRATION:**

Christina Bedal

### **ABSENT:**

### **REGRETS:**

Trevor Loop  
Dave Debergh  
Roberta Weston

## **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**

NONE

## **D. AMENDMENTS TO THE AGENDA**

NONE

## **E. ADOPTION OF ACCOUNTS**

1. **BIA Accounts** – RE: Budget actuals ending June 2021

**BIA-236-2021**      Moved by Roberta Weston, seconded by Heather Brown to receive the accounts ending JUNE 2021

**CARRIED**

## **F. STAFF REPORTS**

1. BIA COORDINATOR PRESENTED HER REPORT- Membership update, administrative duties updates, membership support and communications updates, upcoming promotions, sponsorship update, budget preparation, decals being distributed.
2. LAURA LUCIER PRESENTED HIS REPORT – Updated on presentations made to council, roadwork updates, committee review completed, building updates.
3. EDDK REPORT – no update

## **G. BUSINESS/CORRESPONDENCE – ACTION REQUIRED**

NONE

## **H. MINUTES OF THE PREVIOUS MEETING**

1. Kingsville BIA Committee Meeting Minutes—June 8, 2021

**BIA-237-2021**      Moved by Laura Lucier, seconded by Maria Edwards to receive the minutes of the Kingsville BIA Meeting dated June 8, 2021

**CARRIED**

## I. NEW AND UNFINISHED BUSINESS

### 1. 2021 LEVY REVIEW

**BIA-235-2021** Moved by Laura Lucier, seconded by Maria Edwards to approve report.

**CARRIED**

2. LIBRO ACCOUNT LETTER – to be reviewed

3. 2022 BUDGET PREPARATION – to be further discussed next meeting

4. 2022 BEAUTIFICATION PLANNING- to be further discussed next meeting

## ADDITIONAL ITEMS:

**NONE**

## J. NEXT MEETING DATE

The next meeting of the Committee will be held on Tuesday, July 13, 2021 at 6:15 PM via zoom.

## K. ADJOURNMENT

The meeting adjourned 7:43 pm.

*Beth Riddiford*

**CHAIR, Beth Riddiford**

*Christina Bedal*

**RECORDING SECRETARY,  
Christina Bedal**



## COMMITTEE MINUTES

### KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE WEDNESDAY, MAY 18, 2021 AT 4:30 P.M. VIA ZOOM

#### A. CALL TO ORDER

Chair Sacheli called the Meeting to order at 4:30 p.m. with the following Members in attendance:

#### MEMBERS OF MUNICIPAL HERITAGE ADVISORY COMMITTEE:

Matt Biggley  
Elvira Cacciavillani  
Kimberly DeYong  
Bruce Durward  
Anna Lamarche  
Margie Luffman  
Sarah Sacheli  
Shannon Olson

#### MEMBERS OF ADMINISTRATION:

Kristina Brcic, Town Planner  
Stephanie Coussens, Administrative

Absent: Christine Mackie

#### B. DISCLOSURE OF PECUNIARY INTEREST

Ms. Sacheli reminded the Committee members in attendance that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

#### C. REPORTS AND ACCOUNTS

1. Veronica Brown – May 2021 Research Report submitted, on May 17<sup>th</sup>, 2021

Ms. Sacheli presented Ms. Brown's May 2021 Research Report including south side of Mill St West. Unlike the North side, the South side of Mill St W was not surveyed into a registered plan, which made researching the properties challenging.

There are 5 houses between Epworth United Church and the house at 59 Queen St and they have the same legal address: CON 1 WD PT LOT 1

29 Mill St W; built in 1874;	Owners: William & Winnifred Wigle
33 Mill St W; built in 1913;	Owners: William & Lulu Long
37 Mill St W; built in 1913	Owners: Allan & Jennie Mills

41 Mill St W; built in 1871  
47 Mill St W; built in 1887

Owners: David & Mary Elliott  
Owners: Harry & Carrie Layman

Assessment rolls are a valuable piece when researching properties. Owners/tenants in the pre-1923 rolls are listed alphabetically. Later rolls are listed by streets.

**MHC24-2021** Moved by Bruce Durward, seconded by Anna Lamarche that the Committee receive the May 2021 Research Report of Veronica Brown.

**CARRIED**

## **D. MINUTES OF THE PREVIOUS MEETING**

1. Kingsville Municipal Heritage Advisory Committee Meeting Minutes — April 21, 2021

Amend, subcommittee list; Kimberly DeYong is not a member.

**MHC25-2021** Moved by Anna Lamarche, seconded by Matt Biggley to adopt the Minutes of the Kingsville Municipal Heritage Advisory Committee Meeting dated April 21, 2021 as amended.

**CARRIED**

## **E. BUSINESS/CORRESPONDENCE – INFORMATIONAL**

1. V. Brown – Approved Invoice for Research Services – March 2021

**MHC26-2021** Moved by Matt Biggley seconded by Anna Lamarche that the Committee receive the approved invoices of V. Brown for research services for March 2021.

**CARRIED**

## **F. NEW AND UNFINISHED BUSINESS**

1. Jack Miner Bird Sanctuary update—B. Durward

Mr. Durward updated that the waiting to hear back from the Jack Miner Bird Sanctuary board on direction and heritage status. Mr. Durward will keep trying to contact Amanda Everaert; acting Executive Director, via email.

## **2. Website Info Update – B. Durward**

Mr. Durward, shared the Heritage of Thorold website ([www.heritagethorold.com](http://www.heritagethorold.com)) and Town of Amherstburg ([www.amherstburg.ca](http://www.amherstburg.ca)) as great samples to work off of.

Town Planner, Kristina Brcic asked for more information on what information we want to share on the website. Ms. Brcic asked if this would be included in the [www.Kingsville.ca](http://www.Kingsville.ca) website; or would it be a standalone website? Ms. Brcic let the committee know that the Amherstburg website is more realistic as to what the Town of Kingsville would have. We are limited to how we can design the website. Thorold is more of a standalone website.

Ms. Sacheli asked who controls the town website, and who is responsible for the data being inputted going forward? Ms. Brcic will reach out to Sandra Kitchen, Deputy Clerk to obtain that information and confirm responsibility. Ms. Kim DeYong spoke to the in-house website administration, due to accessibility, we can't have a standalone website. Ms. Sacheli asked if the content of the old website is still available, noting that the committee has not had a website during the sitting of this committee term.

Manager of Information Technology, Tony Iacobelli sent a report last month, asking for feedback on what information the committee would like to see on the website. The committee would like to have the Walking Tour included in the website; a list of all of the designations; an explanation of the Heritage Tax Credit, as well as a link to [A Division in Time](#). Elvira Cacciavillani suggested we add a link to the Ontario Heritage website. Only the designation by-law, no reports, or photos. Town Planner, Kristina Brcic suggested we research what is permitted on the website, and then have a full discussion on what we want to see on the website.

## **3. Update: Photography Contest**

Matt Biggley, Kim DeYong and Anna Lamarche have meeting scheduled for Tuesday, May 25<sup>th</sup>, 2021 to discuss the contest. More information will be reported at the June 2021 meeting.

## **4. Heritage Brochure of Designated Homes.**

Bruce Durward, Matt Biggley and Anna Lamarche will work together to update the Brochure. To include designations that were registered before the current term of this committee. Discussion was had regarding the presentation of the brochure, will it be online only or will there be a printed version? In the past copies were available for pick up at the Carnegie Hall, Town Hall and Library. Sarah Sacheli asked for the subcommittee to get quotes for printing?



## COMMITTEE MINUTES

Town Planner, Kristina Brcic asked for a summary of the previous year's costs; how many brochures were printed; how many brochures were picked up or left over. Ms. Brcic will reach out to Sandra Kitchen for previous years' records.

### **5. Town Website**

See item 2 above. (item repeated on agenda)

### **6. 257 Lakeview – N. Santos**

Mayor Nelson Santos was not in attendance. No update.

### **7. Agenda prep and deadlines – K. Brcic.**

Town Planner, Kristina Brcic asked that committee members submit by email to Ms. Brcic at [kbrbic@kingsville.ca](mailto:kbrbic@kingsville.ca) any information that is to be reviewed or requested, by end of business day Wednesday, before the meeting to give time to prep the agenda. Ms. Brcic will send out the Agenda on the Friday by end of business day, before the meeting.

### **8. Accounts Reporting Quarterly -K. Brcic**

Town Planner, Kristina Brcic asked for direction from committee on preference of receiving the Accounts monthly, or quarterly? Sarah Sacheli would prefer to keep the reporting as it is currently, monthly.

### **9. Other**

Town Planner, Kristina Brcic informed the committee about the Zoom link. Further discussion was had regarding the schedule of upcoming meeting dates. Bruce Durward provided his availability with regards to his work scheduled and ask to accommodate his availability by changing the meeting schedule month to month.

Anna Lamarche noted that she holds the photos of all the designations in her possession on a USB stick. Ms. Lamarche will deliver the USB stick to Ms. Brcic.

Sarah Sacheli asked for an update on the designation report from Elvira Cacciavillani. Ms Cacciavillani inquired if 49 Division St N, has been removed from the list as voted on by the committee.

Sarah Sacheli made a recommendation that the committee begin the designation process for the Conklin Block, Fox Block, and David Block to 19 Main St - 14 Division St S. Currently there are 7 designations ready to go.

Research / Designation Report's to be completed:

Margie Luffman - Concklin (7 properties)

Shannon Olson - Union Block (has one building designated)

Bruce Durward - DeJean Block (The Main)

Town Planner, Kristina Brcic asked if the committee had considered approaching building owners regarding the removing medal cladding; to show the heritage / brick work. Sarah Sacheli spoke about the subcommittee of Urban Design of the Main Street Development Review Committee and the view they have for Main St. Ms. Brcic suggested the committee also reach out to business owners in Cottam.

## **G. NEXT MEETING DATE**

1. Proposed date Tuesday, June 15, 2021 at 4:30 p.m. via Zoom. Committee Chair, Sarah Sacheli and Town Planner, Kristina Brcic to discuss future meeting dates and forward details to the committee via email.

## **H. ADJOURNMENT**

**MHC27-2021** Moved by Bruce Durward, seconded by Elvira Cacciavillani that the Meeting adjourn at 5:23 p.m.

**CARRIED**

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**CHAIR, Sarah Sacheli**

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**TOWN PLANNER,  
Kristina Brcic**



## COMMITTEE MINUTES

### KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE

JUNE 15, 2021 AT 4:30 P.M

VIA ZOOM

#### A. CALL TO ORDER

Chair Sacheli called the Meeting to order at 4:30 p.m. with the following Members in attendance:

#### MEMBERS OF MUNICIPAL HERITAGE ADVISORY COMMITTEE:

Elvira Cacciavillani  
Kimberly DeYong  
Bruce Durward  
Christine Mackie  
Anna Lamarche  
Margie Luffman  
Sarah Sacheli  
Shannon Olson

#### MEMBERS OF ADMINISTRATION:

Kristina Brcic, Town Planner

#### Absent:

Matt Biggley

#### B. DISCLOSURE OF PECUNIARY INTEREST

Ms. Sacheli reminded the Committee members in attendance that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

#### C. REPORTS AND ACCOUNTS

1. Veronica Brown – June 2021 Research Report submitted, on June 11<sup>th</sup>, 2021

Ms. Sacheli presented Ms. Brown's June 2021 Research Report including Beech St. which was part of the 1850 Registered Plan of Kingsville

There are 6 houses on Beech St.

31 Beech St; built in 1922; Owners: Fred & Minnie Cooper

45 Beech St; built in 1923;	Owners: Kenneth & Dorothea Dawson
47 Beech St; built in 1923	Owners: Louisa Ware
51 Beech St; built in 1923	Owners: James & Mabel Wakefield
53 Beech St; built in 1923	Owners: William & Ella Bowles
57 Beech St; built in 1869	Owner: David S. Wigle

**MHC28-2021** Moved by Bruce Durward, seconded by Anna Lamarche that the Committee receive the May 2021 Research Report of Veronica Brown.

**CARRIED**

## **D. MINUTES OF THE PREVIOUS MEETING**

1. Kingsville Municipal Heritage Advisory Committee Meeting Minutes — May 18, 2021

**MHC29-2021** Moved by Kim, seconded by Christine to adopt the Minutes of the Kingsville Municipal Heritage Advisory Committee Meeting dated May 18, 2021 subject to minor corrections.

**CARRIED**

## **E. BUSINESS/CORRESPONDENCE – INFORMATIONAL**

### **F. NEW AND UNFINISHED BUSINESS**

#### **1. Designation Reports for Info Purposes and Examples – S. Sacheli**

Ms. Sacheli requested that a shared dropbox be establish to share files amongst members.

Mr. Durward asked Ms. Brcic to adjust the Agenda format. After some discussion, the committee concluded that Ms. Brcic continue providing the Agenda is the same format.

#### **2. Jack Miner Bird Sanctuary update – B. Durward**

Mr. Durward informed the committee that a letter was received from Jack Miner Bird Sanctuary. Ms. Sacheli replied that elements of designation needed to be figured out before going to Council. Ms. Sacheli questioned meeting with members of the board in

person to present pictures and information. Mr. Durward and Ms. Sacheli will attend said meeting, any others interested in attending are to inform Mr. Durward.

### **3. Website Info Update – K. Brcic & B. Durward**

Ms. Brcic informed the committee that she looked into the whereabouts of the old website data and discovered it was all erased. Since the website would have to be re-built from scratch and all documents would need to be made Accessible, the committee would like to explore the option of obtain help from a student worker. Mr. Durward sent an email providing the policy on accessible web documents.

### **4. Heritage-themed Photography Contest – M. Biggley, K DeYong & A. Lamarche**

No updates, revisit at next meeting.

### **5. Heritage Brochure – B. Durward, M. Biggley, A. Lamarche & K. Brcic**

No Update from the members in the working group. The committee requested that Ms. Brcic locate a digital copy of the previous version of the brochure as well as the invoice on the printed copies. Ms. Lamarche explained a full updated would be required.

### **6. Designations / Report Progress Updates**

- Margie Luffman - Concklin (7 properties)
- Shannon Olson - Union Block (has one building designated)
- Bruce Durward - DeJean Block (The Main)

Request for designation info received from owner of 98 Division St S.

Mrs. Brcic asked how to proceed. Ms. Sacheli replied that such requested should be email to her and she will contact the owner with information.

Mr. Olson informed he has plaques to install. Ms. Sacheli asks that when they are installed to let the committee know so that pictures can be taken.

### **7. Other**

Ms. Sacheli reminded the committee that the CAO said it would be a good idea to have the heritage expert provide advice on scoring a property. Perhaps the consultant could be invited to attend a future committee meeting.

Ms. Sacheli asked Ms. Brcic for information about the consent application submitted for 183 Main St E. Ms. Brcic provided that the applicant is seeking to sever the house and

establish an easement for the driveway for both severed and retained lots. Ms. Sacheli explained that designation encompasses the property as a whole, not just the dwelling.

Ms. Brcic asked for discussion on the designation of Lakeside park since she recently received a permit to demolish the bathrooms.

Ms. Mackie asked when she could proceed with the scoring of 1969 Seacliff, due to current Covid restrictions. Ms. Sacheli explained that once restrictions were lifted we can safely proceed.

## **NEXT MEETING DATE**

1. July 20, 2021

## **G. ADJOURNMENT**

**MHC31-2021** Moved by B. Durward, seconded by E. Cacciavillani that the Meeting adjourn at 5:48 p.m.

**CARRIED**

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**CHAIR, Sarah Sacheli**

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**TOWN PLANNER,  
Kristina Brcic**



# JOINT BOARD OF MANAGEMENT

Wednesday, June 16, 2021

9:00 AM

Virtually in Zoom

## MINUTES

**Members Present** Mayor MacDonald (Vice-chair); Councillors Dunn, Hammond, Jones, Tiessen - Leamington  
Mayor Santos (Chair), Deputy Mayor Queen, Councillor DeYong, Patterson - Kingsville  
Councillor VanderDoelen - Essex  
Councillor Walstedt - Lakeshore

**Members Absent** Deputy Mayor Verbeke - Leamington

**Also in Attendance:** Rodney Bouchard, Union Water Supply System Manager  
Khristine Johnson, Recording Secretary

**Municipal Staff Present:** Kevin Girard, Andy Graf - Town of Essex  
Ryan McLeod, Shaun Martinho - Town of Kingsville  
Albert Dionne - Municipality of Lakeshore  
Laura Rauch, Shannon Belleau, Nelson Carvalho - Municipality of Leamington

**OCWA Staff Present:** Dale Dillen, Susan Budden  
Ken Penney, Dave Jubenville

**Call to Order:** 9:00 am

**Disclosure of Pecuniary Interest:** none

**Adoption of Board Minutes:**

**No. UW-38-21**

**Moved by:** Councillor Dunn

**Seconded by:** Councillor Walstedt

That the Minutes of the UWSS Joint Board of Management meeting of Wednesday, May 19, 2021 is received.

Carried

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**Business Arising out of Minutes:**

There was none

**Report UW/23/21 dated June 11, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Works to June 11, 2021**

The Manager reviews his report with the Board. He notes that some projects are moving along very quickly. The Filter #2 and #4 rehabilitation project is almost completed, ahead of what he had written in the report provided to the Board. Everything has been installed and he is hoping that Filter #4 will be online by the end of the day and Filter #2 online by the end of the week. This is great news for operational staff as it will assist with the high water demands, and there have been a few issues with the clarifiers.

The Kingsville Water Tower (KWT) project is moving along nicely and the tarps are being removed. He anticipates that the scaffolding will be coming down shortly. All of the antennas are being reinstalled on top of the KWT and he anticipates full operation by the end of July or early August. Prior to full operation the operations staff need to fill and disinfect the inner tank. He notes that there should be substantially less noise in the area at this point of the project.

The Manager explains that the Low Lift Pump #6 was removed from service and refurbished. It was put back in service on June 7<sup>th</sup>. High Lift pump #9 was experiencing some vibrating issues and is now repaired and back in service. The Manager notes that only one more Low Lift pump requires refurbishing and then all will have been completed.

The north settling pond was taken out of service in early Spring 2021 to allow the sediment to settle. DiMenna Excavating is scheduled to remove the sediment in mid-July 2021 to allow for some drying time and then removal to the landfill.

The new laboratory is complete with furniture moving in and the cabinets have been ordered. Some equipment and sampling items have been installed. The Manager will be providing a tour once we are able to meet again. The decommissioning of the Chloramination system continues, and most of this work has been completed by staff members during down time.

The Dissolved Air Floatation (DAF) detailed engineering design has been completed to retrofit Clarifier #2. The work has been completed by Associated Engineering (AE). This project pre-qualified general contractors and was issued in Merx on May 20<sup>th</sup>, 2021. Six (6) contractors were pre-qualified. The closing date for the Tender is July 6<sup>th</sup>, the manager notes that it was originally July 2<sup>nd</sup>, but was moved due to possible holidays after Canada Day. He also confirms that on June 6<sup>th</sup>, six (6) contractors were on site. Once the tender is closed the Manager will schedule a meeting with Board members to review and award the project to allow work to commence immediately.

Eramosa Engineering of Guelph was retained to retrofit eight (8) hydrants in Leamington, Kingsville and Essex. Lakeshore was not needed in this round, as there are already two (2) hydrants being monitored within their zone. These retrofit monitors will allow the UWSS to obtain real time data on pressure and temperature. The Manager notes that this technology is also available to the municipalities.

The Manager explains that the UWSS is completing a UWSS Infrastructure Review Study in tandem with the Masterplan. A preliminary report is expected sometime in July 2021.

The UWSS-WUC Emergency Services Study is still ongoing. Several scenarios have been modelled and a short list has been created. Potential infrastructure improvements have been identified and he anticipates a report in July 2021.

The municipal Water Allocation Working Group (WAWG) had its third meeting on June 14<sup>th</sup>. The Manager notes that no further requests for water have come forward. In October there will be a report brought to the board regarding the allocation process and where the UWSS stands with other water related issues.

A meeting between the UWSS and the treasurers will be held on June 18<sup>th</sup>. This will allow the Manager, the PwC representatives and the treasurers to ask the necessary questions regarding the restructuring. Legal council will also be present. All the documents have been prepared. The Manager notes that he is working with the CAOs as well and another discussion will be scheduled with them.

The UWSS and OCWA plan to put the WTP under a stress test. The Manager explains that with all of the updates that have been made around the treatment plant, we need to know what the plant is capable of.

The flows over last year are up 15% and over the last 4 year average 29%. The Manager notes that he reached out to OVGv asking for assistance on May 20/21 of this year to ask large users to move their times of using municipal water over to non-municipal water. He is currently looking into data with Leamington and Kingsville to determine how much of that was actually done. The cooler weather has helped with the flows.

Due to technical difficulties with the Chair's connection to zoom the Vice-Chair took over the duties of running the meeting.

Councillor Hammond asked a question about the flows regarding the high flow day and low pressures in some areas. The Manager notes that the UWSS is surprised by some of the areas with lower pressures and also notes that efforts are being made to use the AWT to its full extent, which will hopefully regulate some of the low pressure zones in the area.

Councillor Jones asks if any outreach has been done to the cannabis industry. The Manager explains that he is working with OVGv to work collaboratively. Councillor Jones follows up with information that another cannabis facility has been dismantled and if the UWSS has the power to "turn off the taps". The Manager explains that the UWSS does not have that power. Shannon Belleau explains that the municipality does not like to shut off water service to the entire lot as there might be a home that requires water. They are looking at information through their AMI system.

Vice Chair MacDonald asks if there is a difference noted through the AMI system between vegetable growers and cannabis growers. Shannon explains that the volume the cannabis uses would not be close the volume used by the top vegetable growers as this point.

Councillor Patterson is worried about the stress test and whether there will be any consequences to the watermain or any surges that might be a concern. The Manager explains that the stress test will only involve about half of the WTP. This exercise was completed back in 2000 as well. All municipalities will be notified in advance of the stress test implementation.

Councillor DeYong asks to return to the criminal activity of the cannabis facilities that have been dismantled in the area and wanted to ask Kingsville's Shaun Martinho if he could chime in on his thoughts regarding this matter. Shaun Martinho then notes that Kingsville had recently shut off the taps to several operations. In order for the water to be turned back on several conditions need to be met and inspections have to be completed.

**No. UW-39-21**

Moved by: Deputy Mayor Queen

Seconded by: Councillor VanderDoelen

That Report dated June 11, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Works to June 11, 2021 is received.

Carried

**Report UW/24/21 dated June 11, 2021 re: Payments from May to June 2021**

**No. UW-40-21**

Moved by: Councillor Patterson

Seconded by: Councillor Hammond

That report UW/24/21 dated June 11, 2021 re: Payments from May to June 2021 is received.

Carried

**Time: 9:40**

**The Union Water Supply System Joint Board of Management then moved into an in-camera session:**

**No. UW-01-21**

Moved by: Councillor DeYong

Seconded by: Councillor Jones

That the UWSS Joint Board of Management moved into closed session for the verbal discussion under Municipal Act Section 239 (2)(c) regarding a proposed or pending acquisition or disposition of land by the Union Water Supply System Joint Board of Management.

Carried

### **Disclosures of Pecuniary Interest and General Nature Thereof**

There were none.

### **No. UW-02-21**

Moved by: Councillor Hammond

Seconded by: Councillor Jones

That the UWSS Joint Board of Management move out of closed session and return to regular meeting.

Carried

### **Report on Closed Session**

The Manager notes that a discussion occurred regarding an opportunity to purchase a property has been brought to the Board's attention. This property may be beneficial to the UWSS and the Manager received direction from the Board to further examine this opportunity.

### **New Business:**

No new business was identified.

### **Adjournment:**

### **No. UW-41-21**

Moved by: Councillor Tiessen

Seconded by: Councillor Dunn

Time: 10:06 am

**Date of Next Meeting:** Wednesday, July 21, 2021 at 9 am via Zoom

/kmj



## COMMITTEE MINUTES

**PLANNING ADVISORY COMMITTEE  
JUNE 22, 2021 @ 7:00 P.M.  
ELECTRONIC PARTICIPATION – VIA ZOOM**

### **A. CALL TO ORDER**

Chairperson Laura Lucier called the Meeting to order at 7:00 p.m. with the following persons in attendance:

#### **MEMBERS OF PLANNING ADVISORY COMMITTEE:**

Deputy Mayor Gord Queen  
Councillor Laura Lucier  
Lorrie Mensch  
Wayne Latam

#### **MEMBERS OF ADMINISTRATION:**

Manager of Planning Services, Robert Brown  
Town Planner, Kristina Brcic  
Administration, Stephanie Coussens

### **B. DISCLOSURE OF PECUNIARY INTEREST**

Chairperson Laura Lucier reminded the Committee that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

### **C. MINUTES OF THE PREVIOUS MEETING**

Review and adoption of minutes of the March 16<sup>th</sup>, 2021 Planning Advisory Meeting.

#### **PAC – 10 – 2021**

Moved by Gord Queen, seconded by Wayne Latam that the Planning Advisory Committee Meeting Minutes dated March 16<sup>th</sup>, 2021 be adopted.

**CARRIED**

### **D. ITEMS FOR DISCUSSION**

#### **1. SUB/01/2021 & ZBA/08/2021 – 1646322 Ontario Limited – V/L SS County Rd 20**

Manager of Planning Services, Robert Brown introduced the application and presented his report dated June 10<sup>th</sup>, 2021 with information on a revised draft Plan of Subdivision SUB/01/21 and Zoning By-law Amendment ZBA/08/21 for vacant lands located on the South side of County Rd 20, in the Town of Kingsville.

The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20 which extend south toward Heritage Road and abuts the Golfside subdivision to the west and Cottage Grove subdivision to the east. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h)) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 51.6 ha (127.5 ac.) vacant parcel (currently farmed). A zoning amendment was brought forward to Council in 2012 however was refused. The County of Essex, as the approval authority for plans of subdivision, failed to make a decision on the draft plan of subdivision. As such, the applicant appealed the non-decision and refusal to the Ontario Municipal Board (OMB), which changed to Local Planning Appeal Tribunal (LPAT) in 2012, and as of June 1, 2021 is now the Ontario Land Tribunal (OLT) which subsequently granted the draft approval for up to 750 lots (Appendix A) along with the requested zoning by-law amendment. The County issued final approval as ordered by the OMB however that approval lapsed in 2018. This has required the applicant to resubmit for draft plan approval. The approved zoning remains in place however there are some minor amendments needed to reflect adjustments to the plan and address lot frontage requirements for the semi-detached and townhouse development.

The development hasn't proceeded since 2015 due to a lack of adequate water supply. It was identified in 2015 that as development was continuing in the Golfside subdivision any further residential development in this area would require additional water supply. Background work was completed by Stantec Consulting to outline what type of upgrading was necessary. There are additional lands in the area between Heritage Road, McCain Side Road and south of County Rd 20 that are designated for residential development. To service the subject lands along with the other lands in the area upgrading of the current water delivery to the area is necessary. A new water line will come from Road 2 E, to Heritage Rd and then West onto County Rd 20. This development is not the sole driver of this water line extension, current residential needs, along with future development require the additional supply. Pressure and supply along the west side of town, for both current and future residential will be addressed in this multi-stage water line extension.

Mr. Brown explained what happened with the settlement agreement, giving the reasons how the decision lapsed with the County of Essex. Mr. Brown explained the original decision by the OMB and the weight it holds. The settlement was agreed to between the developer and Town and accepted by the Board. Environmental assessments, archeological assessments, storm water management servicing reviews, finalizing a road network, lot configuration, final numbers, etc. were all completed. Traffic impact currently has access off Lake Drive and County Rd 20; which required the purchase of a small portion of the greenway to be conveyed to the Town in order to provide full access and extension of the proposed main road that would go from South to North and connect with County Rd 20.

With the amount of time that has passed since October 2017 to today in finalizing the plan, Mr. Brown felt it was important to update the public, noting that new residents have moved into the area since 2017 and wanted to ensure everyone was given the opportunity to be informed. The notice of public meeting was circulated to over 500 property owners. The number one comment from residents, that has been circulated to

the committee prior to this meeting, is the concern of construction traffic using the established subdivisions as access to and from the subject lands. With both subdivisions to the east, Cottage Grove and to the west, Golf side having made provisions for connections to their abutting lands, the neighbouring property owners are concerned. The conclusion after discussion with staff, the developer and County was r. for a temporary construction access road directly from County Rd 20 to be constructed and maintained in order to provide access for heavy construction equipment into the subdivision.

Mr. Brown discussed the zoning amendment portion of the application. The amendment is required to make adjustments and recognizing the reworking of the layout of the plan, road configuration, the relocation of the northerly park, and adjusted lot configuration. In total the development represents 642 residential dwelling units, made up of a combination of 149 singles, 434 semi-detached and 59 townhouses. The plan does include a commercial block abutting County Rd 20, noting that the access for this commercial property will be off the internal road, not off of County Rd 20. Gating and crossing signage over the ERCA Greenway will be the responsibility of the developer.

Mr. Brown noted the main changes to this plan is the reduction from 750 lots to 642 lots; realignment of internal streets to provide traffic calming measures through design of the roads and connecting subdivisions. Mr. Brown explained the developer intends to begin the first phase of construction at the south end connecting to Lake Drive on the east side and Championship Way on the west. Lots will be developed and the parkland will be conveyed to the Town, as part of Phase 1. The County will be requesting updates to the traffic study as the development proceeds, in order to assess impact to Heritage and County Road 20 prior to final approval of the various phases. This development is fewer phases, which is a quicker build out to County Road 20. The Town requested a wider road allowance on the main north/south collector road, from the standard 20 m to 22 m, to accommodate multiple use of the road, sidewalks, bike lanes, etc. The current Development Manual requires sidewalks on both sides of the roads in all subdivisions. The northerly greenspace park has been relocated a little more south than the original plan. The park to the south of the development will be a regional park, supplementing the York park that is already established in the Golf side subdivision. The developer provided an easement across lands to the south of the development, for the installation of a walking trail in order to accommodate the CWATS trail. This walking trail has already been installed. Several agreed upon boundary conveyances along lots in the Cottage Grove area, to clean up and accommodate fences and sheds that were built on or near the lot line are included in this proposal.

Mr. Brown discussed the Agency and Administrative consultations by Essex Region Conservation Authority (ERCA) and the Technical Advisory Committee (TAC), noting no objection and satisfaction with the general layout, storm water management, etc. The lands have approval and a permit in place from the Ministry of Natural Resources and Forestry (MNR) based on the environmental assessment.

Mr. Brown noted the purpose of the Planning Advisory Committee is to give the public an opportunity to comment. Mr. Brown has provided as much of an overview as possible, without going into the lengthy history, as many of the residents have been involved from the start of this process. These are residentially designated lands, intended to be developed, there have been several relevant issues raised and public input is appreciated and heard by the committee.

Frank Fazio of Fazio Giorgi LLP, the solicitor for the applicant clarified that the County would grant draft approval on the entire development but will only register individual phases once the Town reviews and provides clearance. Mr. Fazio noted that if required, updates to the Traffic study or Storm Water Management will be undertaken if required by the County or the Town of Kingsville. Mr. Fazio discussed the history of the application.

Philip Schaus resident at 867 Cottage Grove Ave. Noted that the subdivision, (Cottage Grove Ave, Lawndale Ave and Lake Dr) do not have sidewalks, young families use the road to bike, walk and play. Concerned that residents will use the development as a short cut. Suggested maximum speed 40 kms.

Manager of Planning Services, Robert Brown explained the need to review and monitor the traffic as the development proceeds. The current Development Manual requires sidewalks on both sides of the roads in all subdivisions. Residents are welcome to contact Council to request sidewalks be installed, as a local improvement. Mr. Brown pointed out that the Cottage Grove subdivision is not in compliance with the current requirements for secondary access, this development will bring the subdivision into compliance and grant the Cottage Grove, Essex, Lawndale, and Lake Dr an alternate exit. Traffic calming measures could be introduced and installed if necessary.

Frank Fazio of Fazio Giorgi LLP noted that the original plan that was submitted showed Creekview Rd going straight through to Essex Dr, Mr. Valente heard the concerns of the residents and has made accommodations within the new street layout to alleviate the safety concern.

Ilene Steinke, resident at 28 Conservation Blvd. Ms. Steinke has a concern with Championship Way, she feels that the construction vehicles will use Championship Way instead of the designated construction road that is to be built. Ms. Steinke would like to request that Championship Way not be connected until the subdivision is further developed. Manager of Planning Services, Robert Brown, understands the concerns and ensured the residents that communication will be sent to the developer to come up with preventative measures, temporary traffic calming, etc. with the access point controlled by the Town.

Michael Kennedy, resident at 21 Golfview Dr, has a concern with the removal of the treeline abutting the east side of Golf Side subdivision. Mr. Kennedy requests the developer consider the privacy and the shade that these trees provide to the existing homeowners. Mr. Kennedy noted that clients may pay more for a lot with mature trees. Mr. Fazio, noted to the audience that all clearances and approvals have been received from the Ministry. Chairperson, Ms. Lucier asked Mr. Fazio if there will be an effort to save any trees? Do you have permission to remove trees, or are you required to remove these trees? Mr. Brown, noted that the trees in question are located on the subject lands to the rear of several properties in the Golf Side subdivision. These trees could be removed at any point regardless of the proposed development however if the trees do not impact on the development of the lots in this area there is benefit for the developer to maintain them. Mr. Brown will be in discussions with the developer prior to the Council presentation.

Mr. Remo Valente, the developer spoke to the value that mature trees do add to a building lot. Mr. Valente agrees that any tree that is not in the way of the building envelope, can be saved.

Lawrence Borys, resident at 107 Golfview Dr asked if the development would be constructed sequentially as Phases 1 through 12. Mr. Fazio confirmed yes that is the intention of the development. Mr. Borys expressed his concern with the increase of residential traffic with only one road adjoining to County Rd 20. Mr. Brown, explained that a second access could not be accommodated due to the limited frontage. Mr. Borys noted that GolfSide subdivision population is far less than this proposal. Chairperson, Ms. Lucier agreed and restated the variety of housing options, and the value that the mix adds to the housing options.

Chairperson Laura Lucier; asked if there were any questions or comments from the committee.

Committee member Lorrie Mensch, asked the Manager of Planning Services, Robert Brown to explain the proposed Lakeshore Residential zoning in comparison to Golf Side zoning. Ms. Mensch asked if the new traffic report that was done in June of 2020 took into consideration the condos that have been approved on the North side of County Rd 20. Mr. Brown confirmed the traffic study did include all of the proposed development. Mr. Brown, noted the main difference in the zoning is the allowance of townhouses in this new subdivision. The other regulations remain very similar to those within the Golf Side subdivision.

Deputy Mayor, Gord Queen, asked of Mr. Brown to explain the process and timing of this development, giving the residents an idea of when they can expect to see construction begin. Mr. Brown explained that Council can expect to see the proposal come forward to Council in July or August of 2021, for consideration. The County has already submitted a request to hold the Statutory Public Meeting for the development. Waterline installation will determine when groundbreaking will begin within the development, estimating approximately 1 year before you see any shovels in the ground.

Committee member Wayne Latam, brought forward his concerns about mobility, and alternative modes of transportation, other than a car are an important fact to consider when expanding land. Mr. Latam asked if there are any considerations for complete streets being adopted in this new subdivision, that would address any of the public's concerns with the traffic and dangers of children on streets. Mr. Brown, indicated that traffic calming measures can be factored into the development, noting that the Town Development Manual is under review. We are open to discussions to making provisions for bike lanes. The main street from north to south has been requested to be made wider as part of the plan to accommodate such provisions.

Mr. Brown explained the importance of public comment, encouraging everyone to submit comments as soon as possible, so that committees and Council can read and hear your concerns before the meetings so that answers can be formulated and reported back to you. Your comment and concerns are important to all involved.

## **E. NEW BUSINESS**

## **F. NEXT MEETING DATE**

The next meeting of the Planning Advisory Committee shall take place on July 20<sup>th</sup>, 2021 via Zoom @ 7:00 PM p.m.

## **G. ADJOURNMENT**

**PAC – 11 – 2021**

Moved by Gord Queen seconded by Wayne Latam to adjourn this Meeting at 8:13 p.m.

**CARRIED**

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**CHAIRPERSON, Laura Lucier**

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**RECORDING SECRETARY,  
Robert Brown**



## COMMITTEE MINUTES

### COMMITTEE OF ADJUSTMENT JUNE 22, 2021 @ 6:00 p.m. ELECTRONIC PARTICIPATION – Via Zoom

#### A. CALL TO ORDER

Chairperson Thomas Neufeld called the Meeting to order at 6:01 p.m. with the following persons in virtual attendance:

#### MEMBERS OF COMMITTEE OF ADJUSTMENT:

Councillor Thomas Neufeld  
Deputy Mayor Gord Queen  
Shannon Olson  
Russell Horrocks

#### MEMBERS OF ADMINISTRATION:

Town Planner, Kristina Brcic  
Administration, Stephanie Coussens

**ABSENT:** Allison Vilardi

#### B. DISCLOSURE OF PECUNIARY INTEREST

Chairperson Thomas Neufeld reminded the Committee that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

#### C. MINUTES OF THE PREVIOUS MEETING

1. **ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED MAY 18<sup>TH</sup>, 2021.**

#### CA-29-2021

Moved by Russell Horrocks, seconded by Shannon Olson that the Committee of Adjustment Meeting Minutes dated May 18<sup>th</sup>, 2021 be adopted.

**CARRIED**

#### D. HEARINGS

1. **A / 07 / 21 – Alexander ORTON-MEUNIER – 330 County Rd 27 E**

Town Planner, Kristina Brcic introduced the Minor Variance application and reviewed her report dated, June 14<sup>th</sup>, 2021 which provides details regarding the requested minor variance to increase

the accessory structure height to allow for the construction of a pole barn on lands known as 330 County Rd 27 E, in the Town of Kingsville.

The Town of Kingsville has received the above-noted application for lands located on the east side of County Rd 27 E, north of Road 10, as shown on the location map in Appendix A. The subject property is designated 'Agriculture' by the Official Plan and zoned 'Agriculture (A1)' by the Comprehensive Zoning By-law.

The subject land is a 0.6 ha (1.4 ac.) rural residential lot with a single detached dwelling. The applicant would like to build a new pole barn in the rear yard, as shown on the applicant's sketch in Appendix B. The applicant is seeking a 1 m (3.3 ft.) variance to increase the height of the pole barn to 6 m (19.7 ft.), in order to accommodate the storage requirements of the owner. Therefore, relief is being requested from Section 4.2 h) (Accessory Buildings and Structures) of the Town of Kingsville Zoning By-law where the maximum permitted height is 5 m (16.4 ft.). All other zone performance standards shall be met in accordance with the applicant's drawings.

The applicant Alexander Orton-Meunier was in attendance.

Chairperson, Thomas Neufeld asked if there were any comments or questions from the committee, applicant or the public.

Chairperson, Thomas Neufeld asked the applicant what he plans to store in the building. Mr. Orton-Meunier explained he requires the additional height to store his recreational / camping trailer.

Chairperson, Thomas Neufeld confirmed there were no other comments or questions from the committee, applicant or the public.

#### **CA-30-2021**

Moved by Gord Queen, seconded by Russell Horrocks that Minor Variance application A/07/21 pertaining to the lands known as 330 County Rd 27 to increase the maximum accessory building height from 5m (16.4 ft.) to 6 m (19.7 ft.) for the construction of a new pole barn, in the Town of Kingsville; be **APPROVED**, subject to the following:

- i. that any new construction complies with all other applicable provisions of the By-law.
- ii. that any new construction complies with the Ontario Building Code.

**CARRIED**

#### **2. B / 12 / 21 – 1552843 Ontario Limited / Noah Homes – VL Jasperson Dr**

Town Planner, Kristina Brcic introduced the Consent application and reviewed her report dated, June 14<sup>th</sup>, 2021 which provides details regarding the requested consent to re-establish a lot at VL Jasperson Dr., in the Town of Kingsville.

The Town of Kingsville has received the above-noted application for lands located on the east side of Jasperson Dr, at the intersection with Peachwood Dr. The portion of the subject parcel to be severed is designated 'Residential' while the retained is 'Agriculture' in the Official Plan. The portion of the parcel to be severed is zoned 'Residential Zone 2 Urban Exception 13 Holding

(R2.1-13 (h))' the portion to be retained is zoned 'Agriculture Exception 25 Holding (A1-25 (h))' under the Kingsville Comprehensive Zoning By-law.

The parcel is a 17.9 ha (44.3 ac.) vacant lot which appears to be made up of two lots which have merged by way of ownership. The applicant is pursuing a severance of the lands designated 'Residential' with 209.3 m (686.5 ft.) of frontage along Jasperson Dr and approximately 6.0 ha (14.9 ac.) in area. The retained lands will maintain approximately 217 m (711.9 ft.) of frontage on Kratz Sd Rd and 11.9 ha (29.4 ac.) in area. The current zoning of the subject lands will remain unchanged. The severed parcel does have an approved draft plan of subdivision however a development agreement is not yet in place. The retained lands are outside the Kingsville Settlement Area and as such there are no current plans in place to develop the parcel.

The applicant's agent, Robert Molliconi was in attendance.

Chairperson, Thomas Neufeld asked if there were any comments or questions from the committee, applicant or the public.

Deputy Mayor Queen, referenced the holding symbol on the property and asked the Town Planner to explain further. Town Planner, Kristina Brcic explained that the holding symbol prohibits development on the property. Building Permits would not be issued on this property until the requirements of the holding provision are fulfilled followed by an application would come to council to remove the holding symbol.

Simon Yared, the applicant's solicitor spoke to the history of the property, noting that prior to the transfer of land to the school board a consent was granted on this property, that transfer broke the consent. This is a technical consent.

Chairperson, Thomas Neufeld confirmed there were no comments or questions from the committee, applicant or the public.

## CA-31-2021

Moved by Russell Horrocks, seconded by Shannon Olson that Consent application B/12/21 to sever a lot, shown as Part 1 on the Applicants' Sketch, known as VL Jasperson Dr., Part of Lot 3, Concession 1 ED, Parts 1, 2 & 3, 12 R-25459, in the Town of Kingsville; be **APPROVED**, subject to the following conditions:

1. That a plan of survey be prepared or a reference plan deposited in the registry office, ***both an electronic and paper*** copy of either to be provided to the Town for the files of the Secretary-Treasurer.
2. That the deeds, such plan of survey or reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality including satisfactory proof as to compliance of the location of all buildings on the subject lands either by way of a plan showing the location of all buildings located thereon, or a certificate from a qualified surveyor indicating the location and sizes of all buildings on the said lands and/or favourable minor variances shall have been processed for any non-compliances.

3. That the owner shall provide that all municipal taxes be paid in full and that necessary apportionments of storm drainage be established pursuant to the provisions of the Local Improvement Act and/or the Municipal Act.
4. That as a result of severance, owners shall become liable by way of up front monies for the assessment and taxation of their properties for any waterworks or sanitary sewer systems affecting their properties, in accordance with the Fees By-law in effect on the date the consent is being endorsed on the deeds.
5. The conditions imposed above shall be fulfilled by **June 22, 2022** for this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

**CARRIED**

**E. NEW AND UNFINISHED BUSINESS**

**F. NEXT MEETING DATE**

The next meeting of the Committee of Adjustment shall take place on July 20<sup>th</sup>, 2021 via Zoom at 6:00 p.m.

**G. ADJOURNMENT**

**CA-32-2021**

Moved by Queen, seconded by Shannon Olson to adjourn this Meeting at 6:17 p.m.

**CARRIED**

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**CHAIR, Thomas Neufeld**

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**SECRETARY TREASURER,  
Kristina Brcic**



# MINUTES

## **POLICE SERVICES BOARD MEETING WEDNESDAY, MAY 26, 2021 @ 4:00 P.M. VIA WEBEX**

### **A. CALL TO ORDER**

Chairperson, Nelson Santos called the Meeting to order at 4:02 p.m. with the following persons in attendance:

Nelson Santos	-	Chairperson
Will Chisholm	-	Vice Chairperson
Kimberly DeYong	-	Board member
Bill Baird	-	Board member
Glenn Miller	-	O.P.P. Inspector
Silvano Bertoni	-	O.P.P. Constable
Patrick Lenehan	-	O.P.P. Staff Sergeant

Member of Administration: Roberta Baines, Deputy Clerk-Administrative Services

Absent: Barry Wilson, Board member

Guest: Leonardo Gil, Project Manager

### **B. DISCLOSURE OF PECUNIARY INTEREST**

Where a member of the board has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at the Regular Meeting of the Board, the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter. There were none.

### **C. DELEGATIONS/PRESENTATIONS**

#### **1. Leonardo Gil, Update on Community Safety and Well-Being Plan**

Mr. Gil provided an update regarding the Community Safety and Well-Being Plan timelines and current project status. He indicated that the project is on track and outlined next steps that will be undertaken. A final report will be submitted to municipal and county councils for adoption. The Plan is expected to be fully completed and made public by December 2021.



## MINUTES

**PSB25-2021** Moved by Bill Baird, seconded by Kim DeYong to receive the verbal report of Leonardo Gil regarding the Community Safety and Well-Being Plan

**CARRIED**

### **D. ADOPTION OF MINUTES OF PREVIOUS MEETING**

**1. Adoption of Police Services Board Minutes – held on April 28, 2021.**

**PSB26-2021** Moved by Will Chisholm, seconded by Bill Baird adopt the Police Services Board meeting minutes held on April 28, 2021.

**CARRIED**

### **E. REPORTS**

#### **1. Monthly Status Reports**

i) Town of Kingsville PSB report and Crime Stoppers report for April 2021

Inspector Miller provided an overview of the recent dismantling of large-scale cannabis production facilities. On May 5, 2021, the Ontario Provincial Police (OPP)-led Provincial Joint Force Cannabis Enforcement Team (PJFCET) executed five Cannabis Act search warrants at three greenhouse locations in Kingsville and two residences in Kingsville and Seacliff Drive West in Leamington. OPP seized just over 20,000 cannabis plants, over 1400 pounds of processed cannabis, a quantity of Canadian currency and marihuana processing equipment. He advised that 31 individuals were arrested and that the investigation is ongoing.

Constable Bertoni provided an overview of current by-law enforcement matters, speed trailer locations and facility updates proceeding at the detachment.

Staff Sergeant Lenehan provided an overview of the monthly reports for April.

**PSB27-2021** Moved by Bill Baird, seconded by Will Chisholm to receive Kingsville PSB Report and Crime Stoppers report for April 2021 as information.

**CARRIED**

### **F. ADOPTION OF ACCOUNTS**

**1. Adoption of Police Services Accounts – RE: Budget actuals ending April 30, 2021.**



## MINUTES

**PSB28-2021** Moved by Will Chisholm, seconded by Bill Baird adopt the Police Services Budget actuals ending April 30, 2021.

**CARRIED**

### **G. BUSINESS/CORRESPONDENCE**

There were none.

### **H. NEW AND UNFINISHED BUSINESS**

#### **1. Detachment Board Composition – update**

Chair Santos provided an update to board members regarding the report to Council on the detachment board composition. He stated that Council had endorsed the two board composition proposal presented at the May 25, 2021 Council meeting and asked members if they would also support the proposal.

**PSB29-2021** Moved by Bill Baird seconded by Will Chisholm to support the two board detachment proposal

**CARRIED**

#### **2. Cottam Bus Shelter**

An inquiry was made regarding the damage done to the Cottam bus shelter and whether any funds generated by fines were available for the repairs. Constable Bertoni advised that an individual had been identified and questioned, but would report back to the board regarding the actual resolution.

#### **3. Lions Park**

Members expressed concern regarding individuals hanging out at the Lions Park past curfew. OPP stated that they would increase nightly patrols in that area.

### **I. ADJOURNMENT**

**PSB30-2021** Moved by Will Chisholm, seconded by Bill Baird that Police Services Board adjourns the meeting at the hour of 4:38 p.m. and to meet again on June 23, 2021 or at the call of the Chair.

**CARRIED**



## MINUTES

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**CHAIRPERSON, Nelson Santos**

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



# MINUTES

## **POLICE SERVICES BOARD MEETING WEDNESDAY, JUNE 23, 2021 @ 4:00 P.M. VIA WEBEX**

### **A. CALL TO ORDER**

Chairperson, Nelson Santos called the Meeting to order at 4:05 p.m. with the following persons in attendance:

Nelson Santos	-	Chairperson
Bill Baird	-	Board member
Barry Wilson	-	Board member
Glenn Miller	-	O.P.P. Inspector
Silvano Bertoni	-	O.P.P. Constable
Pat Lenehan	-	O.P.P. Staff Sergeant

Member of Administration: Roberta Baines, Deputy Clerk-Administrative Services

Regrets: Will Chisholm, Vice Chairperson

Absent: Kimberly DeYong, Board member

### **B. DISCLOSURE OF PECUNIARY INTEREST**

Chairperson Nelson Santos reminded Board Members 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. DELEGATIONS/PRESENTATIONS**

There were none.

### **D. ADOPTION OF MINUTES OF PREVIOUS MEETING**

#### **1. Adoption of Police Services Board Minutes – held on May 26, 2021.**

**PSB31-2021** Moved by Bill Baird, seconded by Barry Wilson adopt the Police Services Board meeting minutes held on May 26, 2021.

**CARRIED**



# MINUTES

## E. REPORTS

### 1. Monthly Status Reports

Staff Sergeant Lenehan provided an overview of the Crime Stopper and monthly status reports.

- i) Town of Kingsville PSB report and Crime Stoppers report for May 2021

**PSB32-2021** Moved by Barry Wilson seconded by Bill Baird to receive Kingsville PSB Report and Crime Stoppers report for May 2021 as information.

**CARRIED**

## F. ADOPTION OF ACCOUNTS

- 1. **Adoption of Police Services Accounts** – RE: Budget actuals ending May 31, 2021.

**PSB33-2021** Moved by Bill Baird seconded by Barry Wilson adopt the Police Services Budget actuals ending May 31, 2021.

**CARRIED**

## G. BUSINESS/CORRESPONDENCE

- 1. OPP new schedule of fees

**PSB34-2021** Moved by Bill Baird seconded by Barry Wilson to receive the new OPP schedule of fees.

**CARRIED**

## H. NEW AND UNFINISHED BUSINESS

- 1. OPP Detachment Board Composition – update

An update was provided to members regarding the OPP detachment board composition and Council's endorsement of the two board proposal. The endorsement was sent to Tecumseh who had submitted the proposal to the province on behalf of the participating area municipalities.



## MINUTES

### 2. OPP Updates

Constable Bertoni provided updates regarding the following:

- Lions Park and extra patrols
- Boat launch damage
- Road 2 W and speeders
- Cottam Rotary Park and extra patrols
- Bus shelter damage resolution
- Linden Beach extra patrols
- Speed trailer locations
- MTO blitz on Main St resulting in 31 charges on commercial vehicles

### I. ADJOURNMENT

**PSB35-2021** Moved by Barry Wilson, seconded by Bill Baird that Police Services Board adjourns the meeting at the hour of 4:32 p.m. and to meet again on July 28, 2021 or at the call of the Chair.

**CARRIED**

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**CHAIRPERSON, Nelson Santos**

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

July 6, 2021

Via Email: [peter.julian@parl.gc.ca](mailto:peter.julian@parl.gc.ca)

Honourable Peter Julian MP  
House of Commons  
Suite 203, Wellington Building  
Ottawa ON K1A 0A6

**Re: Support Motion M-84 Anti-Hate Crimes and Incidents and  
Private Member's Bill C-313 Banning Symbols of Hate Act**

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on June 28, 2021 passed the following motion:

Moved by CI Crew Second by CI Latimer

"That the Municipality of Chatham-Kent Council support MP Peter Julian's private member's motion, Motion M-84 Anti-Hate Crimes and Incidents and his private member's bill Bill-C 313 Banning Symbols of Hate Act".

If you have any questions or comments, please contact Judy Smith at  
[ckclerk@chatham-kent.ca](mailto:ckclerk@chatham-kent.ca)

Sincerely,



Judy Smith, CMO  
Director Municipal Governance  
Clerk /Freedom of Information Coordinator

C

Local MP & MPP

Ontario Municipalities



CHRISTINE TARLING  
Director of Legislated Services & City Clerk  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7  
Phone: 519.741.2200 x 7809 Fax: 519.741.2705  
[christine.tarling@kitchener.ca](mailto:christine.tarling@kitchener.ca)  
TTY: 519-741-2385

July 12, 2021

Right Honourable Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa ON K1A 0A2

Dear Prime Minister Trudeau:

This is to advise that City Council, at a meeting held on Monday June 28, 2021, passed the following resolution with respect to Motion M-84 Anti-Hate Crimes and Incidents and private member's bill Bill-C 313 Banning Symbols of Hate Act:

"WHEREAS racism and hate crimes in Kitchener have been on the rise since the start of the global pandemic; and,

WHEREAS the City of Kitchener continues to seek opportunities to dismantle systemic racism; and,

WHEREAS the City's Strategic Plan has identified Caring Community as a priority, and the proposed motion M-84 Anti-hate crimes and incidents and private member's bill Bill-C 313 Banning Symbols of Hate Act supports several of the bodies of work currently being moved forward under this strategic goal; and,

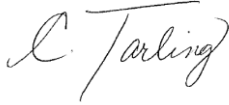
WHEREAS MP Peter Julian's motion M-84 Anti-hate crimes and incidents and private member's bill Bill-C 313 Banning Symbols of Hate Act is an opportunity to make all Canadians feel safer in the communities that they live;

THEREFORE IT BE RESOLVED that the City of Kitchener endorses MP Peter Julian's private member's motion, Motion M-84 Anti-Hate Crimes and Incidents and his private member's bill Bill-C 313 Banning Symbols of Hate Act; and,

THEREFORE BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Right Honourable Justin Trudeau, Minister of Municipal Affairs Steve Clark, Minister of Citizenship and Multiculturalism Parm Gill, to the local

MP's and MPP's, to the Federation of Canadian Municipalities, to the Association of Municipalities Ontario, and all other municipalities in Ontario."

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Tarling".

C. Tarling  
Director of Legislated Services  
& City Clerk

c: Hon. Minister Steve Clark  
Hon. Minister Parm Gill  
Mike Harris (Kitchener Conestoga), MPP  
Amy Fee (Kitchener South-Hespeler), MPP  
Laura Mae Lindo (Kitchener Centre), MPP  
Catherine Fife (Waterloo), MPP  
Raj Saini (Kitchener Centre), MP  
Tim Louis (Kitchener Conestoga), MP  
Bardish Chagger (Waterloo), MP  
Marwan Tabbara (Kitchener South-Hespeler), MP  
Association of Municipalities of Ontario (AMO)  
Ontario Municipalities



# THE CORPORATION OF THE TOWN OF COBOURG

The Corporation of the Town of Cobourg  
Legislative Services Department  
Victoria Hall  
55 King Street West  
Cobourg, ON K9A 2M2

Brent Larmer  
Municipal Clerk/  
Manager of Legislative Services  
Telephone: (905) 372-4301 Ext. 4401  
Email: [blarmer@cobourg.ca](mailto:blarmer@cobourg.ca)  
Fax: (905) 372-7558

Sent via E-Mail

Monday July 19, 2021

David Lametti  
6415 Monk Blvd.  
Montréal, Quebec  
H4E 3H8  
[David.Lametti@parl.gc.ca](mailto:David.Lametti@parl.gc.ca)

Dear David Lametti. Minister of Justice, Attorney General of Canada

## **Re: Resolution 272-21 – Support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)**

---

Please be advised that the Municipal Council of the Corporation of the Town of Cobourg at its Regular Council meeting held on June 28, 2021 passed the following Resolution in regards to Councils support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy).

### **Resolution 272-21**

**WHEREAS at the Committee of the Whole Meeting on June 21, 2021, Council considered a Memo from the Secretary of the Equity, Diversity and Inclusion Committee regarding support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)**

**NOW THEREFORE BE IT RESOLVED THAT Council send a letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland— Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.**

The accompanying Council Resolution Sheet has been enclosed in this letter for your information.

Yours truly,

Brent Larmer  
Municipal Clerk/Manager of Legislative Services  
Legislative Services Department

Encl.  
*Resolution 272-21*



Moved By

NICOLE BEATTY

Resolution No.:

Last Name Printed

N. BEATTY

272-21

Seconded By

ADAM BUREAU

Council Date:


Last Name Printed

A. BUREAU

June 28, 2021

**WHEREAS** at the Committee of the Whole Meeting on June 21, 2021, Council considered a Memo from the Secretary of the Equity, Diversity and Inclusion Committee regarding support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

**NOW THEREFORE BE IT RESOLVED THAT** Council send a letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland—Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.

	<b>THE CORPORATION OF THE TOWN OF COBOURG</b>
	<b>EQUITY, DIVERSITY, AND INCLUSION ADVISORY COMMITTEE</b>
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Jamie Kramer, Secretary
MEETING DATE:	Thursday, June 17, 2021
SUBJECT:	Motion to Support Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

The following Motion was adopted at the Thursday, June 17, 2021 Cobourg Equity Diversity and Inclusion Advisory Committee (EDIAC) Meeting:

Moved by Member Councillor Beatty

THAT the Equity Diversity and Inclusion Advisory Committee recommend Council write a letter of support to Justin Trudeau, Prime Minister of Canada and David Lametti the Minister of Justice and Attorney General and the Federal Government on behalf of Municipal Council in support of Bill C-6, being an act to amend the Criminal Code of Canada (Conversion Therapy) as it has been presented without any amendments; and

FURTHER THAT this motion and the letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland—Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.

Carried



Corporate Services Department  
Clerk's Office  
CITY of STRATFORD  
City Hall, P.O. Box 818  
Stratford ON N5A 6W1

519-271-0250 Ext. 5237  
Fax: 519-273-5041  
www.stratford.ca

July 23, 2021

Honourable Premier Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1

[premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford:

Re: Resolution to Phase Out Ontario's Gas Plants

At their June 28, 2021 Regular Council meeting, Stratford City Council adopted a resolution petitioning the provincial government to immediately take steps to replace gas powered electrical generation with non-carbon-based sustainable alternatives.

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

Sincerely,

Tatiana Dafoe  
Clerk

Encl.  
/ja

cc: MPP Randy Pettapiece  
MP John Nater  
Association of Municipalities of Ontario  
Federation of Canadian Municipalities  
All Ontario municipalities



## THE CORPORATION OF THE CITY OF STRATFORD

### Resolution: Phase Out Ontario's Gas Plants

**WHEREAS** the Earth is on course toward a climate crisis, unless timely actions are taken to minimize the greenhouse effect;

**AND WHEREAS** the use of fossil fuels is a major contributor to the greenhouse effect because of the increasing amount of heat trapping Carbon Dioxide in the atmosphere;

**AND WHEREAS** Stratford, along with other municipalities has declared a "Climate Emergency" and is considering a Carbon Net Zero goal to be achieved by 2050;

**AND WHEREAS** the 2050 Carbon Net Zero goal has been, and is being adopted by countries and governments at all levels, as well as by industries, social and economic institutions;

**AND WHEREAS** the most effective way of achieving that goal is through initiatives in reducing carbon footprint, and greening;

**AND WHEREAS** in the Province of Ontario, Electricity generation fueled by Natural gas contributes substantially to the province's carbon footprint and provides an opportunity for rapid reduction of carbon dioxide emissions through the elimination of this form of generation;

**AND WHEREAS** in the interest of environmental and economic wellbeing for the province of Ontario, immediate action to replace the gas generators by sustainable zero carbon alternatives should be undertaken;

**NOW THEREFORE IT BE RESOLVED** that the City of Stratford strongly appeal to the Government of Ontario to immediately take steps to replace gas powered electrical generation with non-carbon based sustainable alternatives;

**AND BE IT FURTHER RESOLVED** that this resolution be circulated to Ontario municipalities and their organizations including AMO and OSUM for their consideration of support.

-----  
Adopted by City Council of The Corporation of the City of Stratford on June 28, 2021

The Corporation of the City of Stratford, P.O. Box 818, Stratford ON N5A 6W1  
Attention: City Clerk, 519-271-0250 ext 5329, [clerks@stratford.ca](mailto:clerks@stratford.ca)

August 4, 2021

John Norton, CAO  
Town of Kingsville  
2021 Division Road North  
Kingsville, ON N9Y 2Y0

*Via Email Only to [jnorton@kingsville.ca](mailto:jnorton@kingsville.ca)*

Dear Mr. Norton,

**Re: 2021 Rental Housing Component of the Ontario Priorities Housing Initiative (OPHI) and Canada-Ontario Community Housing Initiative (COCHI)**

In April 2019, the Ministry of Municipal Affairs and Housing (MMAH) announced funding under the Ontario Priorities Housing Initiatives (OPHI) and Canada-Ontario Community Housing Initiative for Rental Housing Capital projects, to be delivered through Ontario's Community Housing Renewal Strategy. Housing Services has issued a Request for Proposal to eligible proponents that include a partnership between, private sector companies and a supportive agency in the form of non-profit and charitable organizations, non-profit housing providers, co-operative housing providers, social support agencies, service clubs or organizations under Ontario's Community Housing Renewal Strategy Rental Housing Component (RHC). We are writing to request if the Town of Kingsville wishes to participate in this program in 2021.

To participate in the Rental Housing Capital component of Ontario's Community Housing Renewal Strategy a municipality must:

- reduce property taxes for the rental housing project by setting the tax rate equivalent to or lower than, the single residential rate or provide a grant-in-lieu to have the same effect and;
- have a Municipal Housing Facility Bylaw to enable municipal contributions pursuant to the Municipal Act 2001.

Municipalities that agree to the single residential property tax rate requirement are referred to as "participating municipalities".

The Rental Housing Component of the program may fund up to 75% of the total pro-rated share of capital costs of the affordable units, on a 20-year forgivable loan basis.

Municipalities in which approved projects are located, are required to set property taxes for the project at rate equivalent to, or lower than, the single residential rate for the municipality for the 20-year duration of the program. Participating landlords are required to maintain rents at 80% or less of the then current CMHC or alternate average market rents for the 20 year duration of the program.

It is noted there is not a specific allocation provided to each participating municipality.

MMAH encourages but does not require participating municipalities to provide exemptions from, or reductions of Development Charges and Planning Act and related permit fees.

Delivery of the Rental Housing component requires confirmation from each member municipality that wishes to participate in the program. If a municipality does not wish to participate, proposals received for projects located within the municipality are not eligible for funding.

Housing Services is requesting if possible, on or before September 10, 2021 confirmation in writing of the intent to decline or to participate in the Rental Housing program component, even if such stated intention remains subject to your Municipal Council's approval. The Proponent is responsible to confirm that the Municipality in which the proposed project is located, is a participating municipality, you may be contacted for confirmation.

We are pleased to advise the lead for this program is Sonia Bajaj, Program Coordinator and she can be reached at 519-255-5200 x 6277 or by email at [sbajaj@citywindsor.ca](mailto:sbajaj@citywindsor.ca)

Please feel free to contact me with any questions you have regarding the property tax requirement for the program at 519-255-5200 Ext 6239 or by email to [dcercone@citywindsor.ca](mailto:dcercone@citywindsor.ca)

We look forward to working with you to ensure a successful delivery and take-up of Ontario's Community Housing Renewal Strategy in Windsor and Essex County.

Yours truly,



Debbie Cercone,  
Executive Director of Housing and Children Services

cc: Jason Reynar, Chief Administrative Officer, The Corporation of the City of Windsor  
cc: Jelena Payne, Commissioner, Human and Health Services, The Corporation of the City of Windsor



**The Corporation of the Township of Huron-Kinloss**

P.O. Box 130  
21 Queen St.  
Ripley, Ontario  
N0G2R0

Phone: (519) 395-3735

Fax: (519) 395-4107

E-mail: [info@huronkinloss.com](mailto:info@huronkinloss.com)

Website: <http://www.huronkinloss.com>

The Right Honourable Justin Trudeau  
Prime Minister  
House of Commons  
Ottawa, ON L1A 0A6  
[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

August 6, 2021

Dear Honourable Justin Trudeau,

Re: Copy of Resolution #567

Motion No.: 482

Moved by: Don Murray   Seconded by: Lillian Abbott

THAT the Township of Huron-Kinloss Committee of the Whole hereby supports Chatham Kent and the City of Kitchener in endorsing MP Peter Julian's private member's motion, Motion M-84 Anti-Hate Crimes and Incidents and his private member's bill, Bill-C 313 Banning Symbols of Hate Act AND directs Staff to circulate as appropriate.

**Carried**

Sincerely,

Kelly Lush  
Deputy Clerk

c.c The Association of Municipalities of Ontario and all Ontario Municipalities

MPP Randy Pettapiece  
[randy.pettapiece@pc.ola.org](mailto:randy.pettapiece@pc.ola.org)

August 16, 2021

**RE: Relationship with MPAC**

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Dear MPP Pettapiece,

At the regular meeting of Council held on August 5, 2021, Perth County Council passed the following resolution brought forward from a Notice of Motion:

WHEREAS municipal governments in Ontario are obliged to receive property assessment services from the Municipal Property Assessment Corporation (MPAC); and

WHEREAS municipalities are funding the mandatory services of MPAC; and

WHEREAS the work of MPAC directly affects the equitability of property taxation in Perth County and in Ontario; and

WHEREAS the Government of Ontario has announced in its 2021 Ontario Budget, that it will be undertaking a Property Assessment and Taxation Review which will address MPAC's performance and will seek the input from all benefiting municipalities; and

WHEREAS the Council of the County of Perth endorses Ontario's expressed intention for a review, including a review of the accuracy and stability of property assessments and the strengthening of governance and accountability of MPAC; and

WHEREAS the County of Perth acknowledges that an evaluation of MPAC is warranted given there have been a number of performance and level of service concerns that need to be addressed;

NOW THEREFORE, be it resolved by the Council of the County of Perth:

THAT Staff be given direction to research and prepare a report in anticipation of the Province's request for input that achieves the following:

- Reviews the details of the financial performance (e.g., balance sheet and income statement reviews) of the Municipal Property Assessment Corporation to support our understanding of the viability of the Corporation and its alignment of spend and assets for their defined mission, mandate and objectives;

- Reviews level of service parameters and performance levels (e.g., key indicators related to accuracy, timeliness, process efficiencies, consistency of outcomes, land use classification revisions, and missed properties) of MPAC efforts in Perth County, collaborating with the lower tier municipalities of Perth County to support with data collection; and
- Clarifies the current governance model and accountabilities of MPAC's Board of Directors, including accountabilities for their performance and means of complaint submission and resolution.

AND THAT, a letter, including a copy of this resolution, be distributed to MPP Randy Pettapiece, Perth-Wellington; Hon. Steve Clark, the Minister of Municipal Affairs and Housing; and all municipalities in Ontario.

We thank you for your advocacy on this matter and look forward to supportive responses from our municipal counterparts and officials from all levels of government.

Sincerely,



Jim Aitcheson, Warden  
The Corporation of the County of Perth

CC:

Hon. Steve Clark – [Steve.Clark@pc.ola.org](mailto:Steve.Clark@pc.ola.org)  
Ontario Municipalities



28 Pulford Street, Kingsville, Ontario N9Y 1B4

August 11, 2021

Sandy Kitchen  
Deputy Clerk, & Acting Clerk  
Town of Kingsville

Notice of Motion RE: Residential Housing / Home Occupations

Background:

In the Regular June Meeting of Council, a motion was passed (#391-2021)  
"That Council, at a future meeting of Council, be provided with a brief plan language report explaining exactly what a home occupation (in a residential zone ) is, and information as to how the Town deals with complaints in regard to same"

I am aware that we are awaiting that report:  
To assist in the interim, I found information that has existed for decades regarding Home Occupations. Details enclosed.

**Notice of Motion**

**At the next regular meeting of Council, I may move or cause to have moved:**

That Council receive that old or tradition information regarding Home Occupations that they may be enlightened as to historical terminology that is attached.

Gord Queen  
Deputy Mayor  
Town of Kingsville

Encl:  
Home Occupation details from the past

- b) the average level of a one slope roof, provided that a roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof;
- c) the roof deck line, in the case of a mansard roof;
- d) the average level between eaves and ridges in the case of a roof type not mentioned in subsection a), b) and c) immediately preceding.

3.50

HOME OCCUPATION, shall mean the use of part of a dwelling unit for an occupation for gain or support that is clearly secondary to the residential use of the property and shall include such things as hair dressing and other personal service shops, (excluding self-service dry cleaning and laundry establishments) insurance and other office type uses, medical and other professional type uses, ceramic and other home craft type uses, mail order establishments and bed and breakfast establishments and Ministry licensed home child care establishments that for remuneration provide temporary care to not more than five children and limousine rental establishments provided no more than one limousine is parked outdoors.

3.51

HOTEL, shall mean any tavern, inn, lounge or public house in one main building or in two or more connected or adjacent buildings designed and used mainly for the purpose of catering to the needs of the travelling public by supplying food, refreshments or both and furnishing sleeping accommodation of not less than six (6) guest rooms, each having no facilities for cooking or housekeeping and provided that each guest room may only be entered from the interior of the building, and shall include all such buildings operating under the Liquor Licence Act, R.S.O. 1980, and the Tourism Act, R.S.O.

- f) the area used for the home occupation shall not occupy more than thirty-five percent of the floor area of the dwelling unit and shall not exceed thirty (30) square metres in area;
- g) any signs used to advertise the home occupation shall be in accordance with the Municipality's sign by-law.

### 6.3 EXCEPTIONS

The special regulations contained in this subsection (6.3) shall apply to the area or areas defined below:

#### 6.3.1 DEFINED AREA R1-1 as shown on Map 1, Schedule "A" of this By-law.

##### a) Permitted Uses

Professional offices, personal service shops, retail establishments, financial institutions, small animal veterinary clinics and teaching studios or the uses permitted in the R1 zone as indicated in subsection 6.1.1 of this By-law.

##### b) Permitted Buildings and Structures

Only the existing buildings and structures or the buildings and structures for the permitted uses in subsection 6.1.1 of this By-law.

6.2.1 REGULATIONS FOR GROUP HOME DWELLINGS

No single family detached dwelling shall be used as a group home dwelling, and no new group home dwelling shall be constructed if such group home dwelling is to be located closer than 300 metres to any existing group home dwelling.

6.2.2 REGULATIONS FOR HOME OCCUPATIONS

Home occupations shall only be permitted if in accordance with the following provisions:

- a) any and all parts of the home occupations shall be confined in the dwelling unit including an attached garage;
- b) there shall not be any external storage of materials or containers;
- c) there shall be only members of the family residing in the dwelling unit engaged in the business;
- d) the home occupation shall not change the residential character of the dwelling or create or become a public nuisance particularly in regard to noise, traffic or parking;
- e) there shall not be any use of mechanical equipment that would result in any undue noise, fumes, dust or odour escaping to any adjoining premises;

#### 4.18 Home Occupation

Unless otherwise specifically provided in this by-law, a *home occupation* is a *permitted use* in a *dwelling unit*, provided that it is conducted in accordance with the following regulations:

- a) No more than one employee is *permitted* to engage in the business and working in the *home occupation*;
- b) Notwithstanding subsection a) above, no more than 2 employees are *permitted* to be engaged in the business and working in the *home occupation* where the subject lot is greater than 0.2 hectares in area or is zoned (A1);
- c) a *maximum* of 25% of the *gross floor area* or a *maximum* of 30 m<sup>2</sup> (323 ft<sup>2</sup>), whichever is the lesser *floor area*. This limitation *shall* not apply to *guest rooms* and *guest facilities* within a *bed and breakfast dwelling*;
- d) it is carried on exclusively by the inhabitants of the *dwelling unit*;
- e) it is conducted entirely within the main *dwelling*, not in a *garage* or *accessory building*;
- f) only 1 *home occupation* shall be *permitted* on a lot;
- g) there *shall* be no visible indication from the exterior of the *dwelling unit* that a *home occupation* is being carried on except for a *sign* having a *maximum sign* face area of 0.5 m<sup>2</sup> (5.4 ft<sup>2</sup>);
- h) there *shall* be no sale of goods other than those produced on the premises;
- i) there *shall* be no external storage of materials, goods or equipment related to the *home occupation*;
- j) there *shall* be no generation of perceptible noise, odour, fumes or dust outside the *dwelling unit*;
- k) The following *home occupations* shall only be *permitted* on a lot that has frontage or an exterior lot line on a *County Road* or a major arterial road:
  - i) a *medical office*;
  - ii) a dog groomer.
- l) The following *uses* are prohibited as a *home occupation*:
  - i) an *adult entertainment* establishment;
  - ii) dating/escort services;
  - iii) contractors yard;
  - iv) tattoo parlour;
  - v) taxi stand, taxi dispatch, taxi establishment;
  - vi) any *use* involving the parking, storage, repair, maintenance and/or towing of motor vehicles, recreational vehicles, commercial trucks or engines;

vii) any *use* requiring ventilation, other than ventilation typically found in a residence;

m) a *bed and breakfast* shall operate in compliance with Subsection 4.5 of this By-law.

#### 4.19 Home Industry

A *home industry* shall only be *permitted* in an *Agricultural Zone*, in conjunction with a *single detached dwelling* in an *accessory building* in accordance with the following provisions:

- a) A *home industry* is an *accessory use* only *permitted* in the 'Agricultural (A1)' *Zone*.
- b) The *home industry* shall have no *outdoor storage* of materials, containers or finished products in the *front* or *side yards*;
- c) One member, at a *minimum*, of the household residence must be employed in the *home industry*. A *maximum* of one employee from outside the household residence may be employed in the *home industry*;
- d) The *home industry* shall not become a public nuisance, particularly in regard to noise, traffic, loading or unloading, or parking;
- e) Not more than one *accessory building* with a *maximum* of 200 sq. m of *gross floor area* may be used for the purpose of the *home industry*;
- f) only 1 *home industry* shall be *permitted* on a *lot*;
- g) No more than three off-street *parking spaces* shall be associated with the *home industry*;
- h) No more than two *vehicles*, including *commercial vehicles*, shall be *permitted* to be associated with the *home industry* and *parked* on the *lot* associated with the *home industry*;
- i) A *home industry* may include, but not be limited to, the following *uses*: welding shop, *farm* implement *repair shop*, small engine *repair shop*, painting business for *farm* implements and things other than motor *vehicles*, *basement* waterproofing, a carpentry shop, a welding or machine or small tool and equipment *repair shop*, a tile drainage contractor, septic tank disposal contractors *facility*, home craft operations such as pottery, woodworking or weaving, furniture upholstery and refinishing, a seed or agricultural products dealer, or any other *use* similar in nature which conforms to the preceding criteria.

#### 4.20 Lake Erie Setback and Frontage – Non-Residential Buildings and Structures

##### **West of the urban centre**

No part of any *building* or *structure*, other than a *fence*, hedge or shoreline protective work *shall* hereafter be *erected* in any *zone* or defined area:

- a) within 60 m (197 ft) of the *top of bank* of Lake Erie, measured horizontally along a line perpendicular to a line drawn along the *top of bank* where adequate erosion facilities and shore protection works accounting for 1:100 Year wave run-up levels as designed or approved by a qualified engineer have not been *constructed*;
- b) within 10 m (33 ft) of the shore protection works along Lake Erie, measured horizontally along a line perpendicular to a line drawn along the shore protection works, where adequate erosion facilities and shore protection works accounting for 1:100 Year wave run-up levels as designed or approved by a qualified engineer have been *constructed* and certified by a qualified engineer as built to *design* standards.


##### **East of the urban centre**

No part of any *building* or *structure*, other than a *fence*, hedge or shoreline protective work *shall* hereafter be *erected* in any *zone* or defined area:

- a) within 75 m (246 ft) of the *top of bank* of Lake Erie, measured horizontally along a line perpendicular to a line drawn along the *top of bank* where adequate erosion facilities and shore protection works accounting for 1:100 Year wave run-up levels as designed or approved by a qualified engineer have not been *constructed*;
- b) within 15 m (50 ft) of the *top of bank* of Lake Erie, measured horizontally along a line perpendicular to a line drawn along the *top of bank*, where adequate erosion facilities and shore protection works accounting for 1:100 Year wave run-up levels as designed or approved by a qualified engineer have been *constructed* and certified by a qualified engineer as built to *design* standards.

#### 4.21 Lake Erie Setback and Frontage – Residential Buildings and Structures

Notwithstanding any *required setback* in this By-law, a greater *setback shall* apply to the *erection* or reconstruction of a *dwelling* or any *accessory building* or *structure* thereto between two *existing* and immediately adjacent *dwellings* which are less than 76 m (250 ft) apart measured horizontally and parallel to a line drawn along the water's edge of Lake Erie or the top of the bank of a *watercourse*, to the extent that no *person shall erect* any *dwellings* closer to the water's edge or the *top of bank*, as the case may be, than the established *building line*.

 **Gord  
QUEEN** 28 Pulford Street, Kingsville, Ontario N9Y 1B4

August 11, 2021

Sandy Kitchen  
Deputy Clerk, & Acting Clerk  
Town of Kingsville

Notice of Motion RE: Residential Housing / Home Occupations/Response

Background:

In the spring of 2021 staff were made aware of a business being conducted at 9 Pulford Street in a home that had been recently sold in a R or Residential zone.  
In May 2021 the business placed a sign on their front porch



**Notice of Motion**

**At the next regular meeting of Council, I may move or cause to have moved:**

That Council receive details as to what is being done to ensure compliance with the requirements for Home Occupations in a home in a residential zone, specifically 9 Pulford Street, Kingsville

A handwritten signature in black ink, appearing to read 'Gord Queen', written in a cursive style.

Gord Queen  
Deputy Mayor  
Town of Kingsville

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 9-2021

---

### Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

1. That Subsection 6.7.32 LAKESHORE RESIDENTIAL (LR) Exception 32 is amended by deleting 6.7.32 c) ii) and replacing with the following:
  - a) Zone Provisions
    - Lot Frontage (minimums)
      - Single detached dwelling - 15 m
      - Semi-detached dwelling - 18 m
      - Semi-detached dwelling unit - (interior lot) – 8.5 m  
(corner lot) – 10.3 m
      - Townhouse dwelling unit - (interior lots) – 7 m  
(end units) – 8.5 m  
(corner lot units) – 10.3 m
2. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 31(holding), (LR-31(h))' to 'Lakeshore Residential Exception 32 (holding), (LR-32(h))'
3. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 32(holding), (LR-32(h))' to 'Lakeshore Residential Exception 31 (holding), (LR-31(h))'
4. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Parkland, (PG)' to 'Lakeshore Residential Exception 31 (holding), (LR-31(h))'
5. Schedule "A", to By-law 1-2014 is hereby amended by changing the zone category of lands depicted on Schedule 'A' attached hereto from 'Lakeshore Residential Exception 32(holding), (LR-32(h))' to 'Parkland (PG)'

6. This by-law shall come into force and take full 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 23<sup>rd</sup> DAY OF AUGUST, 2021.**

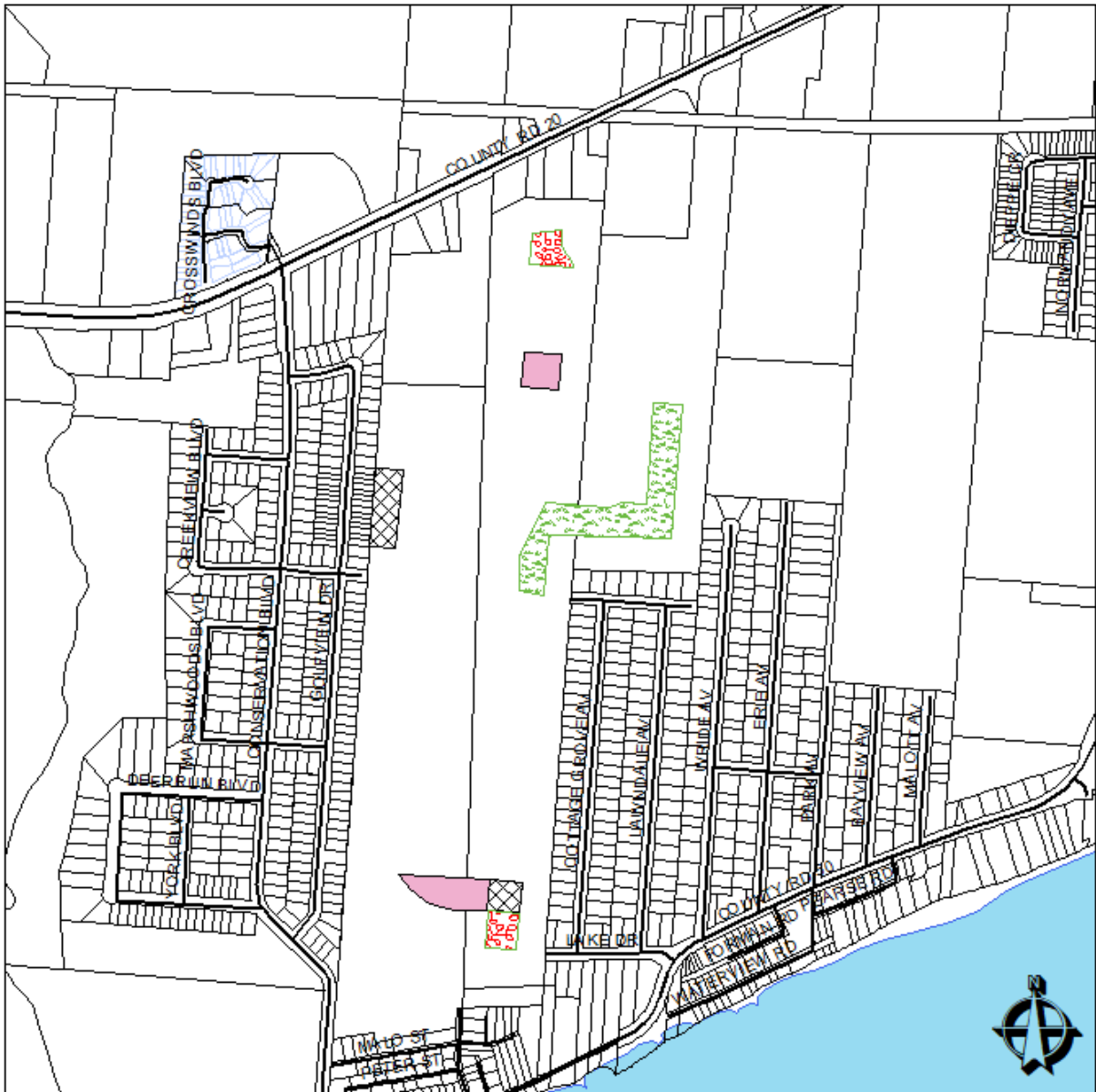
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**MAYOR, Nelson Santos**

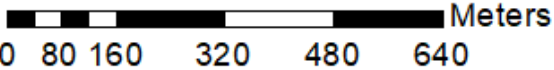
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**ACTING CLERK, Sandy Kitchen**

# Schedule A



**V/L South Side County Road 20**  
**Part of Lots 8, 9 & 10, Concession 1 WD**



- 'Lakeshore Residential Exception 31 (holding) - (LR-31(h)) to Lakeshore Residential Exception 32 (holding) - (LR-32(h))'
- 'Lakeshore Residential Exception 32 (holding) - (LR-32(h))' to Lakeshore Residential Exception 31 (holding) - (LR-31(h))'
- 'Parkland (PG) to Lakeshore Residential Exception 31 (holding) - LR-31(h)'
- 'Lakeshore Residential Exception 32 (holding) - (LR-32(h)) to Parkland (PG)'

# **THE CORPORATION OF THE TOWN OF KINGSVILLE**

## **BY-LAW 69-2021**

---

**Being a By-law to amend By-law No. 1-2014,  
the Comprehensive Zoning By-law for the Town of Kingsville**

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

1. Schedule "A", Map 29 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.26 ha (0.634 ac.) portion of land, known municipally as V/L County Rd 14, Part of Lot 13, Concession 9, Part 1, RP 12R-5422, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Rural Residential (RR)'.
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
23<sup>rd</sup> DAY OF AUGUST, 2021.**

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**MAYOR, Nelson Santos**

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**ACTING CLERK, Sandra Kitchen**

Schedule A



**V/L County Rd 14**  
**Part of Lot 13, Concession 9,**  
**Part 1, RP 12R-5422**  
**ZBA/13/21**

Schedule "A", Map 29 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.26 ha (0.634 ac.) portion of land, known municipally as V/L County Rd 14, Part of Lot 13, Concession 9, Part 1, RP 12R-5422, as shown on Schedule 'A' in cross- hatch attached hereto from 'Agriculture (A1)' to 'Rural Residential (RR)'.

0 25 50 100 150 200 Meters

# **THE CORPORATION OF THE TOWN OF KINGSVILLE**

## **BY-LAW 70-2021**

---

**Being a By-law to amend By-law No. 1-2014,  
the Comprehensive Zoning By-law for the Town of Kingsville**

**WHEREAS** By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

**AND WHEREAS** the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

**AND WHEREAS** the application conforms to the Official Plan of the Town of Kingsville;

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

1. Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 4.22 ha (10.45 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.
2. Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 16.57 ha (40.94 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Natural Environment (NE)'.
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
23<sup>rd</sup> DAY OF AUGUST, 2021.**

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**MAYOR, Nelson Santos**

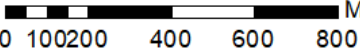
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
**ACTING CLERK, Sandra Kitchen**

Schedule A




**888 Road 3 E**  
**Part of Lot 5 & 6, Concession 3 ED,**  
**Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247**  
**ZBA/07/21**





Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 4.22 ha (10.45 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)' to 'Agriculture - Restricted (A2)'.



Schedule "A", Map 47 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 16.57 ha (40.94 ac.) portion of land, known municipally as 888 Road 3 E, Part of Lot 5 & 6, Concession 3 ED, Pts. 4, 5 & 8, RD 189 & Pt. 1, RP 12R-2247, as shown on Schedule 'A' in simple hatch attached hereto from 'Agriculture (A1)' to 'Natural Environment (NE)'.

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 71 - 2021

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### Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its August 23, 2021 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 August 23, 2021 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  
23<sup>rd</sup> day of August, 2021.**

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**MAYOR, Nelson Santos**

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**ACTING CLERK, Sandra Kitchen**