



**Regular Meeting of Council
Minutes**

Monday, March 23, 2026, 6:00 PM
Unico Community Centre
37 Beech Street
Kingsville, ON N9Y 1A9

Present:

Mayor Dennis Rogers
Deputy Mayor Kimberly DeYong
Councillor Tony Gaffan
Councillor Debby Jarvis-Chausse
Councillor Sheri Lowrie
Councillor Thomas Neufeld
Councillor Larry Patterson

Staff Present:

John Norton, Chief Administrative Officer
Angela Toole, Manager of Municipal Governance/Clerk
Ryan McLeod, Director of Finance and Corporate Services/Treasurer
Richard Wyma, Director of Planning and Development
Shaun Martinho, Director of Public Operations
Nada Tremblay, Director of Parks and Recreation
Scott Moore, Fire Chief
Tim Del Greco, Senior Manager of Capital Projects and Engineering

A. Call to Order

Mayor Rogers called the meeting to order at 5:00 p.m.

***B. Closed Session**

060-23032026

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Lowrie

That Council **enter** into Closed Session at 5:00 p.m. pursuant to Section 239 of the Municipal Act, 2001, to discuss the following item:

Item I - Legal Update to be heard under Section 239(2)(e) being litigation or potential litigation, including matters before administrative tribunals, affecting the municipality; and, Section 239(2)(f) being advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

061-23032026

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Neufeld

That Council **rise** from Closed Session at 5:51 p.m.

Carried

062-23032026

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

That Council **resume** the open portion of its Regular Meeting at 6:08 p.m.

Carried

C. Land Acknowledgement

Mayor Rogers read the Land Acknowledgement Statement.

D. Moment of Silent Reflection and National Anthem

E. Mayor's Welcome and Remarks

John Norton, Chief Administrative Officer, introduced and welcomed Nada Tremblay, the Town's new Director of Parks and Recreation.

F. Amendments to the Agenda

Councillor Patterson noted he would have an announcement.

G. Disclosure of Pecuniary Interest

Mayor Rogers 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.

H. Report Out of Closed Session

The Clerk gave the following report out of Closed Session:

Council entered Closed Session pursuant to Section 239 of the Municipal Act, 2001, on March 9, 2026 at 5:00 p.m. and discussed the following items:

Item I - Potential Acquisition and Disposition of Land - Ontario Provincial Police (OPP) Detachment heard under Section 239(2)(c), being a proposed or pending acquisition or disposition of land by the municipality; and, Section 239(2)(k), being a position, plan, procedure, criteria, or instruction to be applied to negotiations. There is nothing further to report.

Item II - West Side Collector Road Land Use Agreement heard under Section 239(2)(f), being advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, Section 239(2)(k), being a position, plan, procedure, criteria, or instruction to be applied to negotiations. There is nothing further to report.

Council entered Closed Session pursuant to Section 239 of the Municipal Act, 2001, on March 9, 2026 at 6:36 p.m. and discussed the following items:

Item I – Collective Bargaining Update heard under Section 239(2)(d), being labour relations or employee negotiations; Section 239(2)(k), being a position, plan, procedure, criteria, or instruction to be applied to negotiations. There is nothing further to report.

Item II – Property Acquisition Update heard under Section 239(2)(c), being a proposed or pending acquisition or disposition of land by the municipality; and, Section 239(2)(f), being advice that is subject to solicitor-client privilege, including communications necessary for that purpose. There is nothing further to report.

I. Minutes for Adoption

063-23032026

Moved By: Councillor Patterson

Seconded By: Councillor Jarvis-Chausse

That the following Minutes **be adopted** as presented:

- November 25, 2025, Migration Festival Committee Minutes;
- February 3, 2026, Pollinate Kingsville Committee Minutes;
- February 17, 2026, Committee of Adjustment and Appeals Minutes; and
- March 9, 2026, Regular Meeting of Council Minutes.

Carried

J. Delegations

Walter Branco, President of Noah Homes, appeared before Council regarding Item O.1 Ruthven Sanitary Sewer By-laws, Financial Reporting, and Litigation Update. Mr. Branco expressed concerns about future potential flooding risks in homes within Ruthven. He further explained the importance of addressing these concerns and the potential effects it has on his business and others within the development community.

Bert Mucci, CEO of Mucci Farms, appeared before Council regarding Item O.1 Ruthven Sanitary Sewer By-laws, Financial Reporting, and Litigation Update. Mr. Mucci noted the importance of the Town working with the greenhouse industry to find solutions to the sanitary sewer capacity issues within Ruthven.

K. Presentations

None.

L. Matters Subject to Notice

None.

M. Reports - Planning and Development Services

M.1 Heritage By-law Amendment for 86 Division Street South

064-23032026

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

That Council **approve** an amendment to Heritage Designation By-law 97-2006 for the property municipally known as 86 Division Street South (A. Eastman House) to remove the horse chestnut tree as a designated heritage attribute, as recommended by Administration and the Kingsville Municipal Heritage Advisory Committee;

And that the corresponding By-law 16-2026, being a By-law to amend By-law 97-2006, being a By-law to designate a certain property, including land and buildings, known as the A. Eastman House (86 Division St. South) as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, **be adopted** during the By-law stage of this Council Agenda.

For (7): Councillor Gaffan, Deputy Mayor DeYong, Councillor Lowrie, Mayor Rogers, Councillor Jarvis-Chausse, Councillor Patterson, and Councillor Neufeld

Carried (7 to 0)

M.2 Water and Wastewater Master Servicing Plan

The Mayor noted that this report and recommended action would be considered simultaneously with Item O.1 Ruthven Sanitary Sewer By-laws, Financial Reporting, and Litigation Update.

M.3 SWSA Watermain – Final Phase Tender Results

Tim Del Greco, Senior Manager of Capital Projects and Engineering, presented the report.

065-23032026

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That the Tender for watermain construction **be awarded** to Sherway Contracting (Windsor) Limited in the amount of \$1,983,628 (excluding HST) and the Mayor and Clerk **be authorized** to execute the requisite agreement;

And that Administration **be directed** to submit an application to Ontario Infrastructure Lands Corporation (OILC) to finance the Development Charge component of this watermain project.

For (7): Councillor Gaffan, Councillor Patterson, Councillor Neufeld, Councillor Lowrie, Councillor Jarvis-Chausse, Deputy Mayor DeYong, and Mayor Rogers

Carried (7 to 0)

N. Reports - Finance and Corporate Services

N.1 Police Services - False Alarm By-law

Ryan McLeod, Director of Finance and Corporate Services/Treasurer, presented the report.

066-23032026

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That By-law 20-2026, as amended, being a by-law to impose fees and charges for services provided by the Ontario Provincial Police in response to false security alarms on behalf of the Corporation of the Town of Kingsville, **be adopted** during the By-law stage of this Council Agenda;

And that By-law 21-2026, as amended, being a by-law to amend By-law 68-2025, to impose fees and charges for the Corporation of Town of Kingsville, **be adopted** during the By-law stage of this Council Agenda.

For (5): Councillor Patterson, Councillor Lowrie, Councillor Neufeld, Deputy Mayor DeYong, and Mayor Rogers

Against (2): Councillor Jarvis-Chausse, and Councillor Gaffan

Carried (5 to 2)

N.2 Special Events By-law

Angela Toole, Manager of Municipal Governance/Clerk, presented the report.

067-23032026

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Gaffan

That By-law 22-2026, being a By-law to Regulate and Permit Special Events in the Town of Kingsville, **be adopted** during the By-law stage of this Council Agenda;

And that By-law 23-2026, being a By-law to amend By-law 68-2025, being a By-

law to impose fees and charges by The Corporation of the Town of Kingsville, **be adopted** during the By-law stage of this Council Agenda;

And that Administration **be authorized** to submit the set fines appended to By-law 22-2026 to the Ministry of the Attorney General for approval.

For (7): Councillor Lowrie, Councillor Gaffan, Mayor Rogers, Councillor Patterson, Councillor Jarvis-Chausse, Councillor Neufeld, and Deputy Mayor DeYong

Carried (7 to 0)

O. Reports - Office of the CAO

O.1 Ruthven Sanitary Sewer By-laws, Financial Reporting, and Litigation Update

Members of the Senior Management Team presented the report.

068-23032026

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

That Administration **be directed** to issue a disconnection notice to the ten (10) greenhouse operations identified in the Report as having made little progress with the permitting process, if they do not take efforts towards full compliance with the Town's Sanitary Sewer By-laws within 90 days or sooner as required.

For (7): Councillor Patterson, Councillor Jarvis-Chausse, Deputy Mayor DeYong, Councillor Gaffan, Councillor Neufeld, Councillor Lowrie, and Mayor Rogers

Carried (7 to 0)

069-23032026

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Lowrie

That Council **proceed** with a Water and Wastewater Master Plan to develop community-wide sanitary sewer solutions for the future;

That this Water and Wastewater Master Plan **include** a plan for upgrading the Ruthven sewer system;

That Administration **maintain** emergency rental pumps and other contingencies to address any potential flooding of homes in Ruthven;

That Council **directs** Administration to bring forward a new comprehensive Sewer By-law to address all users of the sanitary sewer system, including residential, commercial, industrial and greenhouse facilities;

And that Council **directs** Administration to continue with compliance and enforcement to reduce flows from greenhouses which exceed their allotted discharge allowances.

For (7): Councillor Patterson, Councillor Gaffan, Deputy Mayor DeYong, Councillor Lowrie, Councillor Jarvis-Chausse, Mayor Rogers, and Councillor Neufeld

Carried (7 to 0)

P. Consent Agenda

None.

Q. Notices of Motion

None.

R. Unfinished Business and Announcements

Councillor Patterson made an announcement congratulating the Town and the IBEW 636 on the ratification of the new Full-Time Collective Agreement.

S. By-laws

070-23032026

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

That the following By-laws be given three readings and finally pass:

By-law 19-2026 - Being a By-law to amend By-law 97-2006, being a By-law to designate a certain property, including land and buildings, known as the A. Eastman House (86 Division St. South) as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended;

By-law 20-2026, as amended - Being a By-law to impose fees and charges for services provided by the Ontario Provincial Police in response to false security alarms on behalf of the Corporation of the Town of Kingsville;

By-law 21-2026, as amended - Being a By-law to amend By-law 68-2025, being a By-law to impose fees and charges by The Corporation of the Town of Kingsville;

By-law 22-2026 - Being a By-law to Regulate and Permit Special Events in the Town of Kingsville;

By-law 23-2026 - Being a By-law to amend By-law 68-2025, being a By-law to impose fees and charges by The Corporation of the Town of Kingsville; and

By-law 24-2026 - Being a By-law to confirm the proceedings of the Council of the Corporation of the Town of Kingsville at its March 23, 2026, Regular Meeting of Council.

Carried

T. Adjournment

071-23032026

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That the meeting **be adjourned** at 8:13 p.m.

Carried

Mayor, Dennis Rogers

Clerk, Angela Toole