



**REGULAR MEETING OF COUNCIL  
MINUTES**

**Monday, January 13, 2020**

**7:00 PM**

**Council Chambers**

**2021 Division Road N**

**Kingsville, Ontario N9Y 2Y9**

Members of Council    Mayor Nelson Santos  
                                 Deputy Mayor Gord Queen  
                                 Councillor Tony Gaffan  
                                 Councillor Thomas Neufeld  
                                 Councillor Larry Patterson  
                                 Councillor Kimberly DeYong  
                                 Councillor Laura Lucier

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

**A.    CALL TO ORDER**

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

**B.    MOMENT OF SILENCE AND REFLECTION**

Mayor Santos asked those present to stand and observe a moment of silence and reflection to be followed by the playing of O'Canada.

**C.    PLAYING OF NATIONAL ANTHEM**

**D.    DISCLOSURE OF PECUNIARY INTEREST**

Mayor Santos reminded Council that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

**E. MATTERS SUBJECT TO NOTICE**

**1. PUBLIC MEETING--Official Plan 5 Year Review**

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

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

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

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

Comments from the audience:

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

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

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

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

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

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

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

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

#### **5-2020**

**Moved By** Councillor Tony Gaffan

**Seconded By** Councillor Larry Patterson

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

**CARRIED**

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

**6-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Laura Lucier

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

**CARRIED**

A recorded vote was requested on the following motion.

**7-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Thomas Neufeld

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

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

**CARRIED (7 to 0)**

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

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

**8-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Laura Lucier

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

**CARRIED**

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

**F. AMENDMENTS TO THE AGENDA**

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

**G. ADOPTION OF ACCOUNTS**

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

**9-2020**

**Moved By** Councillor Laura Lucier

**Seconded By** Deputy Mayor Gord Queen

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

**CARRIED**

**H. STAFF REPORTS**

- 1. Mettawas Park Master Plan for Development**

D. Wolicki, Manager of Municipal Facilities and Property

**10-2020**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Deputy Mayor Gord Queen

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

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

**CARRIED (4 to 3)**

**11-2020**

**Moved By** Councillor Tony Gaffan

**Seconded By** Councillor Larry Patterson

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

**CARRIED**

**I. BUSINESS/CORRESPONDENCE-ACTION REQUIRED**

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

**12-2020**

**Moved By** Councillor Laura Lucier

**Seconded By** Councillor Tony Gaffan

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

**CARRIED**

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

**13-2020**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Kimberly DeYong

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

**CARRIED**

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

**14-2020**

**Moved By** Councillor Larry Patterson

**Seconded By** Councillor Laura Lucier

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

**CARRIED**

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

**J. MINUTES OF THE PREVIOUS MEETINGS**

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

**15-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Larry Patterson

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

**CARRIED**

**K. MINUTES OF COMMITTEES AND RECOMMENDATIONS**

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

**16-2020**

**Moved By** Councillor Laura Lucier

**Seconded By** Deputy Mayor Gord Queen

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

**CARRIED**

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



**17-2020**

**Moved By** Councillor Larry Patterson

**Seconded By** Deputy Mayor Gord Queen

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

**CARRIED**

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

**18-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Tony Gaffan

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

**CARRIED**

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

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

**19-2020**

**Moved By** Councillor Larry Patterson

**Seconded By** Deputy Mayor Gord Queen

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

**CARRIED**

**L. BUSINESS CORRESPONDENCE - INFORMATIONAL**

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

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

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

**20-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Deputy Mayor Gord Queen

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

**CARRIED**

RE: Business Correspondence - Informational Item L-8

**21-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Thomas Neufeld

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

**CARRIED**

**M. NOTICES OF MOTION**

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

**22-2020**

**Moved By** Councillor Kimberly DeYong

**Seconded By** Councillor Laura Lucier

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

**CARRIED**

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

**23-2020**

**Moved By** Councillor Thomas Neufeld

**Seconded By** Councillor Laura Lucier

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

**CARRIED**

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

**24-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Tony Gaffan

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

**CARRIED**

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

**25-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Larry Patterson

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

**CARRIED**

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

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

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

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

**O. BYLAWS**

**1. By-law 2-2020**

**26-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Kimberly DeYong

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

**CARRIED**

**2. By-law 5-2020**

**27-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Thomas Neufeld

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

**CARRIED**

**P. CONFIRMATORY BY-LAW**

**1. By-law 6-2020**

**28-2020**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Tony Gaffan

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

**CARRIED**

**Q. ADJOURNMENT**

**29-2020**

**Moved By** Councillor Larry Patterson

**Seconded By** Councillor Laura Lucier

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

**CARRIED**