



**SPECIAL MEETING OF COUNCIL
MINUTES**

**Monday, February 12, 2024
6:00 PM
Unico Community Centre
37 Beech Street
Kingsville, ON N9Y 1A9**

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

John Norton, CAO
Angela Toole, Acting Clerk

A. CALL TO ORDER

Mayor Rogers called the Special Meeting to order at 6:03 p.m.

B. CLOSED SESSION

036-02122024

Moved by Councillor Jarvis-Chausse

Seconded by Councillor Lowrie

That Council move into Closed Session at 4:45 p.m. pursuant to Section 239(2) of the *Municipal Act, 2001* to address the following items:

Item I - West Side Collector Road to be heard under Section 239(2)(c) being a proposed or pending acquisition or disposition of land by the municipality; and,

Item II - School Properties to be heard under Section 239(2)(c) being a proposed or pending acquisition or disposition of land by the municipality.

CARRIED

037-02122024

Moved by Councillor Patterson

Seconded by Councillor Gaffan

That Council rise from Closed Session at 5:47 p.m. and resume Open Session at 6:00 p.m.

CARRIED

C. LAND ACKNOWLEDGEMENT

Mayor Rogers acknowledged the Three Fires Confederacy (Ojibwe, Potawatomie and Odawa) and the Traditional ancestral, unceded territory of Caldwell First Nation; the original people of Point Pelee, Pelee Island and its surrounding waters. We recognize and respect the First Nations who are stewards of the land and waters of Turtle Island and who have embraced this stewardship since time immemorial. We would also like to acknowledge all the moccasins who have walked lands of Turtle Island.

D. MOMENT OF SILENT REFLECTION AND NATIONAL ANTHEM

Mayor Rogers invited everyone to stand for a moment of silent reflection and the National Anthem.

E. 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.

None noted.

F. PRESENTATIONS/DELEGATIONS

Gary Taveirne, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

Cindy Prince, Amico Affiliates, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

Adam and Lisa Edwards, residents, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

Peter Valente, Valente Homes, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

Rob Molliconi, Nevan Developments, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

Walter Branco, Noah Homes, appeared as a delegation for Item G.1. - West Side Collector Road and Waterline.

G. STAFF REPORTS

1. West Side Collector Road and Waterline

John Norton, CAO, Ryan McLeod, Director of Finance/Treasurer, and Tim Del Greco, Senior Manager of Capital Projects and Engineering, gave a joint presentation on the proposed West Side Collector Road and Waterline projects.

038-02122024

Moved by Councillor Patterson

Seconded by Councillor Neufeld

That point 6 of the Recommended Action BE AMENDED to include the entering into of an agreement with Amico Affiliates for pre-paid Development Charges to be paid by December 31, 2024 on their Phase 1 Project (120 units), regardless of whether building permits have yet been issued for these units.

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

CARRIED (7 to 0)

039-02122024

Moved by Councillor Patterson

Seconded by Councillor Gaffan

That Council:

1. **APPROVE** entering into a further Amending Agreement and Agreement of Purchase and Sale, on terms described in this report, with the owner of the house and lands at 258 Main St. West for the purpose of taking ownership of some of the lands within 7 days of executing the agreement;
2. **APPROVE** entering into an Agreement of Purchase and Sale to take ownership of lands within 14 days from 1552843 Ontario Ltd. (Noah Homes), per the terms of the original legal agreement, dated October 21, 2021;
3. **APPROVE** expropriating, or entering into consent agreements, to take other lands required for the road and waterline;
4. **APPROVE** applying for the Housing-Enabling Water Systems Fund grant to construct the waterline;
5. **APPROVE** completion of the Class EA and engineering for construction of the road and waterline; and
6. **APPROVE** entering into agreements for pre-paid Development Charges to be paid by December 31, 2024, on all housing units in the Kingsville Golf Club Residences project (26 units) and Valente phase 1 project (52 units), regardless of whether building permits have yet been issued for these units.

For (6): Mayor Rogers, Deputy Mayor DeYong, Councillor Gaffan, Councillor Lowrie, Councillor Neufeld and Councillor Patterson

Abstain (1): Councillor Jarvis-Chausse

CARRIED (6 to 0)

H. BY-LAWS

1. By-law 21-2024

040-02122024

Moved by Councillor Gaffan

Seconded by Councillor Neufeld

That Confirmatory By-law 21-2024 be given a first, second and third reading and finally pass.

CARRIED

I. CLOSED SESSION

041-02122024

Moved by Councillor Lowrie

Seconded by Councillor Jarvis-Chausse

That Council moved into Closed Session at 7:27 p.m. pursuant to Section 239(2) of the *Municipal Act, 2001*, to discuss the following item:

Item III - Official Plan and Zoning By-law Amendments to Create Height Limits to be heard under Section 239(2)(e) being litigation or potential litigation including matters before administrative tribunals, affecting the municipality.

CARRIED

J. ADJOURNMENT

042-02122024

Moved by Councillor Neufeld

Seconded by Councillor Patterson

That Council rise from Closed Session and adjourn the Special Meeting at 7:49 p.m.

CARRIED

MAYOR, Dennis Rogers

ACTING CLERK, Angela Toole