



## **Regular Meeting of Council**

### **Minutes**

**Monday, March 17, 2025**

**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                CAO, John Norton  
                                    Acting Clerk, Angela Toole

#### **A. Call to Order**

Mayor Rogers called the Regular Meeting to order at 6:00 p.m.

#### **B. Land Acknowledgement**

Mayor Rogers read the Land Acknowledgement Statement.

#### **C. Moment of Silent Reflection and National Anthem**

#### **D. Mayor's Welcome and Remarks**

Mayor Rogers welcomed everyone in the audience and those watching from home.

Mayor Rogers stated that he and Deputy Mayor DeYong attended the Kingsville Golf & Country Club's 100th Anniversary Open House this past weekend. He expressed appreciation for having such a cornerstone business in the community that has thrived for a century.

Mayor Rogers emphasized that over 60% of tax-funded services are delivered at the municipal level. He highlighted the importance of being supportive of residents and businesses. He urged a continued focus on long-term planning and resilience for the future.

#### **E. Amendments to the Agenda**

Deputy Mayor DeYong noted that she would bring forward a Notice of Motion.

Angela Toole, Acting Clerk, noted that Administration has a time-sensitive matter regarding Enbridge to bring to Council's attention under Section R. Unfinished Business and Announcements.

**F. 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.

Councillor Gaffan declared conflicts on Item K.1 - Subdivision Agreement for 175 Wigle Avenue because he lives in the area and Item M.1 - BIA Reserves Request due to being a member of the BIA.

Mayor Rogers declared conflicts on Items L.1 - South Essex Community Council (SECC) Lease Agreement for Lions Hall because his company provides meals for SECC's programs and Item M.1 - BIA Reserves Request due to being a business owner in the BIA area.

**G. Report Out of Closed Session**

The Acting Clerk gave the following Report out of Closed Session:

Pursuant to Section 239 of the *Municipal Act, 2001*, Council entered into Closed Session at 6:25 p.m. on February 24, 2025, to discuss the following items:

**Item I - Update on Sanitary Sewer Issue** heard under Section 239(2)(f) being advice that is subject to solicitor-client privilege; and, 239(2)(k) being a position, plan, procedure, criteria or instructions to be applied to negotiations. There is nothing further to report.

**Item II – Traffic Safety Issue** heard under Section 239(2)(f) being advice that is subject to solicitor-client privilege. There is nothing further to report.

**Item III - West Side Collector Road Land Acquisitions** heard under 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. There is nothing further to report.

**H. Delegations**

None.

**I. Presentations**

1. Update on Union Water Supply System (UWSS Inc.)

Rodney Bouchard, General Manager & Chief Executive Officer of UWSS Inc. appeared before Council and provided an update on UWSS progress since restructuring. He provided information on UWSS projects and spoke to UWSS water rate adjustments and how they affect residents and businesses.

**J. Matters Subject to Notice**

1. Official Plan and Zoning By-law Amendment (OPA & ZBA-2025-1) for 197 Lansdowne Avenue

**50-03172025**

Moved By: Councillor Patterson

Seconded By: Councillor Gaffan

That the Official Plan Amendment application OPA & ZBA-2025-1, to amend the Official Pan for the Town of Kingsville, on the subject property municipally known as 197 Lansdowne Avenue from “Industrial” to “Commercial”, **be approved;**

And that the Zoning By-law Amendment application OPA & ZBA-2025-1, to amend the Comprehensive Zoning By-law 1-2014 for the Town of

Kingsville, on the subject property municipally known as 197 Lansdowne Avenue from 'Light Industrial with Exception 4 (M1-4)' to 'General Commercial with Exception 9 (C4-9)' with the site-specific exception providing for a reduction of parking requirements to 42 spaces; and to exempt the turning radius for trucks and trailers from hard surfacing requirements **be approved**;

And that corresponding By-law 16-2025 and By-law 17-2025, **be adopted** during the By-law stage of the Council Agenda.

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

**Carried (7 to 0)**

## **K. Reports - Planning and Development Services**

### **1. Subdivision Agreement for 175 Wigle Avenue**

Councillor Gaffan declared a conflict on item K.1. and abstained from discussing or voting on the item.

#### **51-03172025**

Moved By: Councillor Patterson

Seconded By: Councillor Jarvis-Chausse

That the Subdivision Agreement for 175 Wigle Avenue (Abrahams) in the Town of Kingsville for 18 blocks for a total of 36 semi-detached dwelling units, one (1) Block (Block 19) for temporary cul-de-sac and an L-shaped right of way (Street 'A' to be named Sarkis Street), which will be dedicated as a public road, **be approved**; and

That the Mayor and Clerk **be authorized** to execute the Agreement and register the Agreement on Title; and,

That corresponding By-law 18-2025 to amend the zoning on the lands described in the Draft Plan of Subdivision in the Town of Kingsville from "Low Density Urban Residential 2.1 – Holding with exception 19 [R2.1-19 (h)] to "Low Density Urban Residential 2.1 – Holding with exception 19 (R2.1-19) **be adopted** during the By-law stage of the Council Agenda.

For (6): Mayor Rogers, Deputy Mayor DeYong, Councillor Jarvis-Chausse, Councillor Lowrie, Councillor Neufeld, and Councillor Patterson

Conflict (1): Councillor Gaffan

**Carried (6 to 0)**

### **2. Jasperson Drive – School Traffic Operations**

#### **52-03172025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **direct** Administration to proceed with planning and installation of a full traffic signal at the intersection of Woodycrest Ave and Jasperson Drive;

And that Council **direct** Administration to make a formal request to the Greater Essex County District School Board to widen the full length of their south driveway access at 1620 Jasperson Drive.

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

**Carried (7 to 0)**

#### **L. Reports - Finance and Corporate Services**

1. South Essex Community Council (SECC) Lease Agreement for Lions Hall

Mayor Rogers vacated his role as Chair due to declaring a pecuniary interest on Item L.1. and abstained from discussing and voting on the item. Deputy Mayor DeYong assumed the Chair.

**53-03172025**

Moved By: Councillor Gaffan

Seconded By: Councillor Lowrie

That Council **authorizes** the Deputy Mayor and CAO to enter into a Lease Agreement (“Agreement”) with the South Essex Community Council (“SECC”), for exclusive use of a 2,320 sq. ft. unit within Lions Hall a period of five (5) years.

For (6): Deputy Mayor DeYong, Councillor Gaffan, Councillor Jarvis-Chausse, Councillor Lowrie, Councillor Neufeld, and Councillor Patterson

Conflict (1): Mayor Rogers

**Carried (6 to 0)**

#### **M. Reports - CAO's Office**

1. BIA Reserves Request

Mayor Rogers and Councillor Gaffan declared a conflict on item M.1. and abstained from discussing and voting on the item.

**54-03172025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **approves** Kingsville BIA's request to draw up to \$24,550 (plus tax) from their BIA Reserve to expand their advertising and promotion campaigns.

For (5): Deputy Mayor DeYong, Councillor Jarvis-Chausse, Councillor Lowrie, Councillor Neufeld, and Councillor Patterson

Conflict (2): Mayor Rogers, and Councillor Gaffan

**Carried (5 to 0)**

Mayor Rogers resumed his role as Chair.

**N. Reports - Public Operations**

1. Erie Migration District School- Joint Use Agreement

**55-03172025**

Moved By: Councillor Lowrie

Seconded By: Deputy Mayor DeYong

That the Mayor and Clerk **be authorized** to execute the Joint Use Agreement of Facilities with the Greater Essex County District School Board.

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

**Carried (7 to 0)**

**O. Consent Agenda**

1. Statement of Remuneration & Expenses for 2024
2. Fantasy of Lights Minutes - December 17, 2024
3. Committee of the Whole Meeting Minutes - February 3, 2025
4. Regular Council Meeting Minutes - February 10, 2025
5. Regular Council Meeting Minutes - February 24, 2025

**56-03172025**

Moved By: Councillor Lowrie

Seconded By: Deputy Mayor DeYong

That Items 1 through 5 on the Consent Agenda, **be received.**

**Carried**

**P. Correspondence**

1. Correspondence from UWSS Inc. dated February 7, 2025 regarding Union Water Supply System Wholesale Water Rates Increase effective April 1, 2025

**Q. Notices of Motion**

1. Design Guidelines - Mayor Rogers

Mayor Rogers vacated his role as Chair to read a notice of motion. Deputy Mayor DeYong assumed the Chair.

**57-03172025**

Moved By: Mayor Rogers

Seconded By: Councillor Gaffan

**Whereas** the Town of Kingsville (the "Town") is a historically rich and vibrant community;

**And whereas** many of the Town's buildings reflect a diverse range of architectural styles from various design periods;

**And whereas** it is desirable to encourage high-quality design and streetscape that reflects the historic character of Kingsville’s cultural heritage;

**Now therefore be it resolved** that Council directs Administration to prepare a Report to Council outlining a design guideline program for new and existing residential and commercial construction. Administration to make recommendations about the scope and geography of this program.

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

**Carried (7 to 0)**

Mayor Rogers resumed the Chair.

2. Enwin Utilities Ltd. purchase of E.L.K. - Deputy Mayor DeYong

Deputy Mayor DeYong gave Notice of Motion and noted that at the April 14, 2025 Regular Meeting of Council she may move or cause to have moved the following:

**Whereas** E.L.K. Energy Inc. (“E.L.K.”) is a local electricity distribution company that services the over 12,600 customers in the communities of Belle River, Comber, Essex, Harrow, Cottam and Kingsville;

**And whereas** on Friday, March 14, 2025, Enwin Utilities Ltd. (“Enwin”) announced their purchase of E.L.K.;

**And whereas** given that electricity is a critical and essential service, Town of Kingsville Council has previously advocated to E.L.K. on behalf of Kingsville and Cottam customers for quality customer service, regular tree maintenance, and increased investments on its distribution infrastructure;

Now therefore be it resolved that Council **directs** Administration to write a letter to Enwin, as the new owner of E.L.K., conveying:

**That** Town of Kingsville Council and Administration (the “Town”) are committed to building and maintaining a positive working relationship with Enwin premised on the Town’s advocacy position for Kingsville and Cottam customers;

**And that** the Town is hopeful E.L.K.’s current mission statement to provide the highest quality of service to its customers by ensuring that the electrical system is designed, constructed and maintained to ensure its reliability, safety and affordability while increasing shareholder value continues, despite the purchase;

**And that** the Town requests the continuation of regular tree maintenance for Kingsville and Cottam customers;

**And that** the Town requests the expedited construction and installation of a second feeder line to increase the reliability of electricity service for customers in Kingsville and Cottam.

**R. Unfinished Business and Announcements**

1. Enbridge Grants

**58-03172025**

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That Council **directs** Administration to apply for available grants from Enbridge and allocate any funds received through the Enbridge Gas Fueling Futures Fund toward the Lakeside Park Electrical Upgrade Project;

And further that Council **directs** Administration to allocate any funds received through the Enbridge Gas Environmental Grant Fund toward the Town's annual contribution to the Lakeshore Resilient Shoreline Study.

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

**Carried (7 to 0)**

**S. By-laws**

**59-03172025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Jarvis-Chausse

That the following By-law be given a third reading and finally pass:

7-2025 - Being a By-law to provide for a realignment of a portion of the No. 47 Drain – North Branch of the East Branch at a total estimated cost of \$15,160.00 in the Town of Kingsville, in the County of Essex

**Carried**

**60-03172025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Patterson

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

16-2025 – Being a By-law to amend the Official Plan of the Town of Kingsville;

17-2025 – Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville;

18-2025 – Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville;

19-2025 – Being a By-law to confirm the proceedings of the Council of the Corporation of the Town of Kingsville at its March 17, 2025, Regular Meeting of Council.

**Carried**

**T. Adjournment**

**60-03172025**

Moved By: Councillor Gaffan

Seconded By: Deputy Mayor DeYong

That Council adjourns this Regular Meeting at 7:58 p.m.

**Carried**

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Mayor, Dennis Rogers

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Acting Clerk, Angela Toole