



## **Regular Meeting of Council**

### **Minutes**

**Monday, February 10, 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 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.

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

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

Mayor Rogers welcomed members of the public watching in the audience and those watching from home. Mayor Rogers noted that Council is sometimes faced with having to make difficult decisions that find a balance between public interest and the future of the Town and that Council takes such decisions seriously.

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

None noted.

#### **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 Lowrie read a statement noting that several members of the community have questioned whether Councillor Lowrie should declare a conflict of interest on Item J.1 - Main Street Neighbourhood and Gateway - Building Heights given that she lives within one of the zones where an increase to building height restrictions are proposed. Councillor Lowrie explained that she consulted with the Town's Integrity Commissioner and the Integrity Commissioner concluded that in consideration of the matter, Councillor Lowrie's interest is an interest in common with any other resident or owner or property in the Main Street area. She further explained that while the Integrity Commissioner recommend that she declare an interest, such interest would not prevent Councillor Lowrie from participating debate or vote on the matter.

## **G. Delegations**

The following delegations appeared regarding item J.1. Main Street Neighbourhood and Gateway - Building Heights:

Gail Stiffler, resident, appeared before Council in opposition to the report.

Anne Marie Lemire, resident, appeared before Council in opposition to the report.

Joanne Rivard, resident, appeared before Council in opposition to the report.

Tamara Stomp, resident, appeared before Council in opposition to the report.

Brenda Gagnier, resident, appeared before Council in opposition to the report.

Ed Cornies, resident, appeared before Council in favour of the report.

## **H. Presentations**

### **1. Essex Region Conservation Authority (ERCA) 2025 Draft Budget**

Tim Byrne, CAO/Secretary-Treasurer, Essex Region Conservation Authority, appeared before Council and presented an overview of ERCA's 2025 Draft Budget.

#### **24-02102025**

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

That Council **reconsider** resolution 258-12042024 wherein a motion was put and lost to increase Line Item 60950 in the Financial Services portion of the 2025 Budget by \$32,879.00 for contribution in respect of ERCA's Non-Mandatory Programs Fund.

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

**Carried (7 to 0)**

**25-02102025**

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That Council **directs** Administration to opt-in to ERCA's Non-Mandatory Programs Fund and that a contribution of \$32,879.00 to this fund be approved and that such funds shall be transferred from Park Fees Reserve (03-000-032-31045)

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

Against (1): Deputy Mayor DeYong

**Carried (6 to 1)**

**I. Matters Subject to Notice**

None.

**J. Reports - Planning and Development Services**

1. Main Street Neighbourhood and Gateway – Building Heights

**26-02102025**

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That Council **reconsider** Resolution 211-09252023, **in part**, wherein:

- a. Council approved Official Plan Amendment Number 16 (OPA/01/23) restricting the Height Maximum in Sub-Area Two – Main Street Neighbourhoods, and Sub-Area 3-2 Main Street Gateway East to 14.5 m (4 storeys); and,
- b. Council approved By-law 58-2023, as amended, to amend Comprehensive Zoning By-law 1-2014 restricting the Height Maximum in the Main Street Corridor – Neighbourhoods (MS2) and Main Street Gateway East to 14.5 m (4 storeys).

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

Against (1): Councillor Gaffan

**Carried (6 to 1)**

**27-02102025**

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

That Council **approve** By-law 4-2025 and By-Law 5-2025, being by-laws to amend the Official Plan and Zoning By-Law for the Town of Kingsville, and increase maximum heights permitted in the Main Street Neighbourhood and Main Street Gateway East Zones from 14.5 m (4 storeys) to 22 m (6 storeys).

For (4): Mayor Rogers, Councillor Lowrie, Councillor Neufeld, and Councillor Patterson

Against (3): Deputy Mayor DeYong, Councillor Gaffan, and Councillor Jarvis-Chausse

**Carried (4 to 3)**

Mayor Rogers called for a recess at 7:57 p.m. Council resumed at 8:02 p.m.

2. Oakglen Subdivision – Final Acceptance

**28-02102025**

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Gaffan

That Council **approve** the final acceptance and assumption of the roadway and infrastructure for the Oakglen Subdivision.

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

**Carried (7 to 0)**

3. Parkland Dedication and Payment-in-Lieu By-Law

**29-02102025**

Moved By: Councillor Patterson

Seconded By: Councillor Neufeld

That Council **adopt** the Parks Plan, and Parkland Dedication By-law (13-2025), which establishes parkland dedication and payment cash-in-lieu rates for residential and non-residential development, in accordance with the *Planning Act*.

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 - Finance and Corporate Services**

1. Lions Club and Kingsville Community Food Bank Lease Agreements for Lions Hall

**30-02102025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Jarvis-Chausse

That Council **reconsider** Resolution 189-08142023, in part, wherein Council approved the actions recommended by the Committee of the Whole on July 17, 2023, which included direction that:

1. Administration develop an agreement with Lions Club for use of an alternative facility, as possible;
2. That Lions Hall be demolished after all tenants have been given reasonable time to relocate; and,
3. That Administration construct an accessible washroom for Lions Park, subject to capital budget.

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

**Carried (7 to 0)**

**31-02102025**

Moved By: Councillor Patterson

Seconded By: Councillor Jarvis-Chausse

That Council **directs** Administration to rehabilitate Lions Hall located at 21 Mill Street West, Kingsville, subject to capital budget, as opposed to demolishing it, as previously directed;

And that Council **directs** Administration to indefinitely suspend plans to construct an accessible washroom at Lions Park, as previously directed;

And further that Council **authorizes** Administration to enter into the following Agreements for the use and lease of Lions Hall:

1. An Agreement with The Lions Club of Kingsville, for non-exclusive use of the West Hall, at no cost, for a period of ten (10) years; and,
2. A Lease Agreement with the Kingsville Community Food Bank, for exclusive use of the South Unit, for ten (10) years.

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

**Carried (7 to 0)**

2. 2025 Kingsville Block Party

Mayor Rogers left his Chair due to declaring a pecuniary interest on Item K.2. and abstained from discussing and voting on the item. Deputy Mayor DeYong assumed the Chair. Councillor Neufeld also declared a pecuniary interest on Item K.2. and abstained from discussing and voting on the item.

**32-02102025**

Moved By: Councillor Gaffan

Seconded By: Councillor Jarvis-Chausse

That the road closures of King St. (from Chestnut St to Division St N), Chestnut St (from King St. to Main St)., and Walnut St. (from Chestnut St. to the north exit of the library-adjacent municipal parking lot) for the Kingsville Block Party **be approved** on the following dates and times:

- a. Saturday, July 19, 2025, from 3:00 pm to 11:00 pm
- b. Saturday, August 16, 2025, from 3:00 pm to 11:00 pm
- c. Saturday, September 20, 2025, from 3:00 pm to 11:00 pm

And that Administration **be directed** to request County Council to close County Road 34 West from Victoria Street to Country Road 27 from 3:00 pm to 11:00 pm, to host events in Cottam on Saturday, June 21, 2025;

And that the implementation of a \$50 vendor registration fee for all participating marketplace vendors **be approved**.

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

Abstain (2): Mayor Rogers, and Councillor Neufeld

**Carried (5 to 0)**

Mayor Rogers resumed the Chair.

3. 2025 - Canada Day, Truth and Reconciliation Road Closures

**33-02102025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

That Council **approve** the closure of Jasperson Lane (old Jasperson) to traffic on July 1, 2025, from 12:00 pm to 9:00 pm for Canada Day events;

And that Council **approve** the closure of Jasperson Lane (old Jasperson) to traffic on September 30, 2025, from 11:00 am to 1:00 pm for the National Day of Truth and Reconciliation event.

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

**Carried (7 to 0)**

**L. Consent Agenda**

1. Heritage Advisory Committee Minutes - January 7, 2025
2. Regular Council Meeting Minutes - January 27, 2025

**34-02102025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That items 1 and 2 the Consent Agenda, **be received**.

**Carried**

**M. Correspondence**

1. 2023-2024 Dedicated Gas Tax Funds for Public Transportation Program

**35-02102025**

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Gaffan

That Council **endorses** the Municipality of Leamington to act on behalf of the Town of Kingsville as “host” for its provision of transit services for the purposes of the 2023-2024 Dedicated Gas Tax Funds for Public Transportation;

And that Council **directs** the Acting Manager of Municipal Governance and Clerk to provide the Municipality of Leamington with a certified copy of this resolution which is to be returned with the Letter of Agreement to the Ministry of Transportation.

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

**Carried (7 to 0)**

**N. Notices of Motion**

**O. Unfinished Business and Announcements**

None.

**P. By-laws**

**36-02102025**

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

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

4-2025 - Being a By-law to amend the Official Plan of the Town of Kingsville.

**Carried**

**37-02102025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Jarvis-Chausse

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

5-2025 - Being a By-law to amend the Town of Kingsville Comprehensive Zoning By-law 1-2014 with respect to the entire Town of Kingsville

13-2025 – Being a By-law to provide for the dedication of parkland or the payment in lieu thereof for all development or redevelopment in the Town

14-2025 - Being a By-law to confirm the proceedings of the Council of the Corporation of the Town of Kingsville at its February 10, 2025, Regular Meeting of Council.

**Carried**

**Q.     Adjournment**

**38-02102025**

Moved By: Councillor Gaffan

Seconded By: Councillor Lowrie

That Council **adjourns** this Regular Meeting at 8:32 p.m.

**Carried**

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Mayor, Dennis Rogers

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Acting Clerk, Angela Toole