



Regular Meeting of Council

Minutes

Monday, July 14, 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 Acknowledgment Statement.

C. Moment of Silent Reflection and National Anthem

D. Mayor's Welcome and Remarks

Mayor Rogers welcomed Council, Administration, members of the public in attendance, and those viewing remotely. He stated that the Canada Day festivities held at the Kingsville Recreation Complex were very well attended, with over 4,500 attendees—an increase from 3,000 attendees the previous year. Attendees included residents from Kingsville as well as visitors from Windsor-Essex, Chatham, Sarnia, Kentucky, and Alabama. Mayor Rogers expressed appreciation to staff and volunteers for their contributions in making the event a success.

Mayor Rogers announced the upcoming Kingsville Block Party, scheduled for Saturday, July 19, from 5:00 p.m. to 10:00 p.m. The event will feature children's activities, food, beverages, and live entertainment. A full list of vendors and event details is available at Kingsville.ca/blockparty. Residents can subscribe for Town news updates via email by visiting Kingsville.ca/subscribe.

Mayor Rogers called for a moment of silence in recognition of the tragic floods in Central Texas. Mayor Rogers acknowledged that, despite past challenges in international relations, such tragedies serve as a reminder of shared humanity and core principles.

E. Amendments to the Agenda

Councillor Patterson stated that he has an addition to the agenda under Item P: 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.

Mayor Rogers declared a conflict of interest on item L1. Municipal Accommodation Tax, because his business owns a short-term rental.

G. Report Out of Closed Session

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

Council entered into Closed Session pursuant to Section 239 of the Municipal Act, 2001, on June 16, 2025, at 6:36 p.m. to discuss the following item:

Item I - Local Impact of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, 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)(b) being personal matters about an identifiable individual, including municipal employees. There is nothing further to report.

Council entered into Closed Session pursuant to Section 239 of the Municipal Act, 2001, on July 7, 2025, at 6:00 p.m. to discuss the following item:

Item I - Media Relations Training heard under Section 239(3.1) being educating or training members of the council, a local board or committee. There is nothing further to report.

H. Delegations

Harry Keller, on behalf of a group of petitioners, appeared before Council in opposition to item J.1. Proposed Telus Communications Tower – 1834 Talbot Road.

Stephanie Freitas-Loxk, resident, appeared before Council in opposition to item J.1. Proposed Telus Communications Tower – 1834 Talbot Road.

Tony Policella, resident, appeared before Council regarding item L.1 Municipal Accommodation Tax and spoke in opposition to the imposition of the tax.

Les McDonald, resident, appeared before Council regarding item L.1 Municipal Accommodation Tax and spoke in favour of the imposition of the tax.

I. Presentations

1. Senior of the Year Award - Linda Lynch

MPP Anthony Leardi and Mayor Rogers presented the 2025 Senior of the Year Award to Linda Lynch. She received this award in recognition of her exceptional volunteerism and commitment to the Kingsville community, including her impactful work with the Kingsville Community Food Bank, the Kingsville Legion, and the Kingsville Military Museum.

J. Reports - Planning and Development Services

1. Proposed Telus Communications Tower – 1834 Talbot Road

Levi Hayworth, Agent for Telus Communications, appeared before Council to respond to questions regarding the proposal.

116-07142025

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **confirms** that there are no further comments or concerns on behalf of the Municipality related to the telecommunications proposal;

And that Administration **be directed** to forward a copy of the support resolution to the applicant for the purposes of their federal application as part of the standard Letter of Undertaking with the municipality.

For (3): Mayor Rogers, Councillor Lowrie, and Councillor Patterson

Against (4): Deputy Mayor DeYong, Councillor Gaffan, Councillor Jarvis-Chausse, and Councillor Neufeld

Lost (3 to 4)

2. 2025 Kingsville Roof Repairs Tender Award

117-07142025

Moved By: Councillor Patterson

Seconded By: Councillor Gaffan

That the 2025 Kingsville Roof Repairs Tender (Contract #25-103) **be awarded** to Kingsville Roofing in the amount of \$347,000 (excluding HST) and the Mayor and Clerk **be authorized** to execute the requisite agreement;

And that Capital Accounts 01-178-360-72501 and 01-178-360-72502 **be combined** to facilitate:

- a. Lions Hall interior renovations.
- b. Lions Hall roof and HVAC replacements.
- c. Partial roof rehabilitation of Kingsville Arena Pavilion.
- d. Partial roof rehabilitation of the Ruthven Library/Daycare.

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

Carried (7 to 0)

3. Jasperson Drive Traffic Signals – Tender Award

118-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Patterson

That the Tender for Jasperson Drive Traffic Signal Installations **be awarded** to Field Electrical Contractors Inc. in the amount of \$304,517

(excluding HST) and the Mayor and Clerk **be authorized** to execute the requisite agreement.

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

Carried (7 to 0)

- 4. Application for Demolition of Listed Heritage Property - 2014 Road 3 East

K. Reports - Finance and Corporate Services

- 1. Accessibility Advisory Committee Update

119-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Neufeld

That Council **directs** Administration to add a small curb cut in front of the main entrance of the Ridgeview Community Centre.

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 - CAO's Office

- 1. Municipal Accommodation Tax

Mayor Rogers vacated the Chair due to a declared conflict of interest. Deputy Mayor DeYong assumed the Chair.

120-07142025

Moved By: Councillor Patterson

Seconded By: Councillor Gaffan

That Council **directs** Administration to communicate to Tourism Windsor Essex Pelee Island (TWEPI) that the Town of Kingsville will not implement a Municipal Accommodation Tax at this time.

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)

Mayor Rogers resumed the Chair.

M. Consent Agenda

- 1. Accessibility Advisory Committee Minutes - April 9, 2025
- 2. Accessibility Advisory Committee Minutes - April 25, 2025
- 3. BIA Board of Management Minutes - May 13, 2025
- 4. Fantasy of Lights Committee Minutes - May 20, 2025
- 5. Committee of Adjustment & Appeals Minutes - May 20, 2025

6. Heritage Advisory Committee Minutes - June 3, 2025
7. Regular Council Meeting Minutes - June 2, 2025
8. Regular Council Meeting Minutes - June 16, 2025

121-07142025

Moved By: Councillor Gaffan

Seconded By: Councillor Patterson

That Items 1 through 8 on the Consent Agenda, be received.

Carried

N. Correspondence

1. Letter from Kingsville BIA Board of Management

122-07142025

Moved By: Councillor Lowrie

Seconded By: Councillor Gaffan

That Council **directs** staff to bring forward a report on parking improvements in Kingsville's downtown core.

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

Carried (7 to 0)

O. Notices of Motion

1. Deputy Mayor DeYong - Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025

123-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

Whereas on May 12, 2025, the Government of Ontario (hereafter, the "Province"), enacted Bill 17, also known as the Protect Ontario by Building Faster and Smarter Act, 2025 (hereafter, the "Act"), which will defer Development Charge (hereafter, "DC" or "DCs") revenues and increase collection efforts and costs;

And whereas the DCs collected from developers are necessary to help municipalities fund the capital costs of infrastructure and services required to support new housing;

Now therefore be it resolved that The Council of the Corporation of the Town of Kingsville:

Requests that the Province of Ontario provide municipalities with clarity on how they should fund the capital costs of infrastructure and services required to support new growth, given the impacts to overall DC revenue;

Wishes it to be known that the constant change to the Province's planning and development framework is creating uncertainty and is ultimately reducing the construction of housing; and,

Directs the Clerk to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, Honourable Rob Flack, Minister of Municipal Affairs and Housing, Anthony Leardi, MPP, Essex, Lisa Gretzky, MPP Windsor West, Andrew Dowie, MPP Windsor-Tecumseh, Trevor Jones, MPP Chatham-Kent-Leamington, AMCTO, AMO and all Ontario Municipalities.

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

Carried (7 to 0)

2. Councillor Neufeld - Vacant Commercial Storefronts in Kingsville

124-07142025

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

Whereas vibrant main streets are essential to the economic and social health of our communities;

And whereas vacant commercial storefronts negatively impact the downtown core's vitality, local employment, and the ultimate success of small businesses; and,

And whereas some property owners may deliberately keep storefronts vacant for speculative purposes.

Now therefore be it resolved that The Council of the Corporation of the Town of Kingsville ("Council") **directs** Administration to bring a report forward to Council, regarding the feasibility of implementing a vacant storefront fee for commercial properties, which report shall include:

- criteria for defining a vacant storefront;
- potential fee structures;
- exemptions for properties under active renovation, or facing demonstrable hardship;
- enforcement, monitoring, and reporting mechanisms;
- consultation with the Kingsville Business Important Area ("BIA"); and,
- a defined boundary of Spruce Street to Queen Street and Beech Street to Mill Street.

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

Carried (7 to 0)

P. Unfinished Business and Announcements

Councillor Patterson expressed his appreciation to all participants, volunteers and Town Staff who contributed to the success of the Essex County Municipal Safety Truck Rodeo held on June 24, 2025.

Q. By-laws

125-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Patterson

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

31-2025 - Being a By-law to provide for a new maintenance schedule for the Linden Beach Relief Drain at a total estimated cost of \$12,000 in the Town of Kingsville, in the County of Essex.

Carried

126-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Jarvis-Chausse

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

44-2025 - Being a By-law to Appoint a Member to the Communities in Bloom Committee and Migration Festival Committee;

45-2025 - Being a By-law to confirm the proceedings of the Council of the Corporation of the Town of Kingsville at its July 14, 2025, Regular Meeting of Council.

Carried

R. Closed Session

127-07142025

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Gaffan

That Council enter into Closed Session at 7:57 p.m. pursuant to Section 239(2) of the Municipal Act, 2001, to discuss the following items:

Item I - Ferry Service Update to be heard under Section 239(2)(f), being advice that is subject to solicitor-client privilege, and Section 239(2)(k), being a position, plan, procedure, criteria, or instruction to be applied to negotiations; and,

Item II - Legal Updates on Ruthven Sewer Capacity and Interim Control By-law to be heard under Section 239(2)(f), being advice that is subject to solicitor-client privilege, and Section 239(2)(e) being litigation or potential litigation, including matters before administrative tribunals, affecting the municipality.

Carried

S. Adjournment

128-07142025

Moved By: Councillor Gaffan

Seconded By: Councillor Patterson

That Council **rise** from Closed Session and **adjourn** this Regular Meeting at 9:30 p.m.

Carried

Mayor, Dennis Rogers

Acting Clerk, Angela Toole