



## Regular Meeting of Council

### Minutes

**Monday, August 11, 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. Closed Session**

**128-08112025**

Moved By: Councillor Jarvis-Chausse

Seconded By: Councillor Patterson

That Council **enter** into Closed Session at 5:30 pm pursuant to Section 239 of the *Municipal Act, 2001*, to discuss the following item:

**Item I - Land Acquisition Update (Cedar Island Channel)** to be heard under Section 239(2)(c) being a proposed or pending acquisition or disposition of land by the municipality.

**Carried**

#### **C. Land Acknowledgement**

Mayor Rogers read the Land Acknowledgment Statement.

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

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

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

Mayor Rogers noted that over the weekend, he attended and gave remarks at Caldwell First Nation's 1st Annual Pow Wow. Mayor Rogers acknowledged the

time it has taken for Caldwell First Nation to be recognized as a sovereign nation, as well as the time it has taken for the Nation to acquire its ancestral lands. There were over 300 dancers and singers from all over North America. Mayor Rogers noted that the Land Acknowledgement Statement recited at the beginning of every Meeting, as well as the Town's participation and the Truth and Reconciliation Kingsville, are more than just symbolic, and he looks forward to having a great working relationship with Caldwell First Nation.

**F. Amendments to the Agenda**

None noted.

**G. 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 a conflict on Item K.2. Application for Removal of Holding Symbol - 175 Wigle Phase 1 o/a Tamam Gardens.

**H. 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 July 14, 2025, at 7:57 p.m. to discuss the following items:

**Item I - Ferry Service Update** 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. There is nothing further to report.

**Item II - Legal Updates on Ruthven Sewer Capacity and Interim Control By-law** 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. There is nothing further to report.

**I. Delegations**

Douglas Cowper, resident, appeared to speak to Item J.1 - Expansion of Wastewater Treatment Plant. Mr. Cowper addressed the odour emanating from the Wastewater Treatment Plant. He requested that Council consider installing dome covers to mitigate the odour during the expansion of the plant.

**J. Presentations**

1. Expansion of Wastewater Treatment Plant

John Norton, CAO, left his chair due to a conflict, as he lives in the subject area.

**129-08112025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Lowrie

That Administration **be directed** to bring forward cost options during budget deliberations for dome covers to help control odour from the Wastewater Treatment Plant (for present and future use).

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

**Carried (7 to 0)**

Mr. Norton resumed his chair.

**K. Matters Subject to Notice**

1. Application for Zoning By-law Amendment - 2170 Talbot Road

**130-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Gaffan

That Zoning By-law amendment application ZBA-2025-05 to amend the zoning on the subject parcels from Extractive Industrial (M4), to a site-specific Extractive Industrial zone with exception 2 (M4-2), to allow the processing of excess soil as a permitted use, **be approved**;

And that corresponding By-law 47- 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)**

2. Application for Zoning By-law Amendment - 2135 Talbot Road

**131-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Jarvis-Chausse

That Zoning By-law Amendment application ZBA-2025-06, to amend the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville, to change the zoning on the subject property municipally known as 2135 Talbot Road from 'Rural Residential Exception 9 (RR-9)' to 'General Agricultural – Site-Specific (A1-91)', **be approved** to permit:

- a. The keeping of livestock, consistent with the permitted uses in the General Agricultural (A1) Zone;

And that corresponding By-law 48-2025 **be adopted** during the By-law stage of this 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)**

3. Application for Removal of Holding Symbol - 175 Wigle Phase 1 o/a Tamam Gardens

Councillor Gaffan declared a pecuniary interest on Item K.2 and abstained from discussing and voting on the item.

Tyler Vickerman, resident at 192 Grandview Avenue, appeared via Zoom in opposition to the application due to the proposed removal of the tree line.

Alfredo Lozano Villalobos, resident 191 Grandview Avenue, resident, appeared in person in opposition to the application due to the proposed removal of the tree line.

Dr. Matthew Timmons, resident at 195 Grandview Avenue, appeared in person in opposition to the application due to the proposed removal of the tree line.

Luz-Maria Lozano, resident at 191 Grandview Avenue, appeared in person in opposition to the application due to the proposed removal of the tree line.

Arthur McKay, resident at 196 Grandview Avenue, appeared in person in opposition to the application due to the proposed removal of the tree line.

Robert Brown, Planning Consultant at Oakview Land Use Planning, appeared on behalf of the applicant via Zoom to answer questions related to the application.

**132-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That By-law 50-2025 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 – 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)**

Councillor Gaffan resumed his chair.

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

1. Application for Extension for Kings Village at the Lake Subdivision Approval – County of Essex File No. 37-T-21002

**133-08112025**

Moved By: Councillor Patterson

Seconded By: Deputy Mayor DeYong

That the request for an extension of subdivision approval for County of Essex File No. 37-T-21002 **be supported** for a period of two years only;

And that Administration **be directed** to forward a copy of this resolution to the County of Essex

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

**Carried (7 to 0)**

**M. Reports - Finance and Corporate Services**

1. Gosfield Communications Sponsorship Agreement

Ryan McLeod, Director of Finance/Treasurer, provided an update to Council respecting a 20-year sponsorship agreement for the new Cottam Community Centre.

**134-08112025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

That Council **authorize** Administration to enter a sponsorship agreement with Gosfield North Communications Co-operative Limited which includes 20-year naming rights to the new Cottam Community Centre in Ridgeview Park.

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

**Carried (7 to 0)**

2. Cottam Community Centre – Rental Rates

**135-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **approve** the rental rates for the new Cottam Community Centre;

And that corresponding By-law 49-2025, being a By-law to amend By-law 89-2024, a By-law to impose fees and charges, **be adopted** during the By-law stage of this 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)**

3. Asset Management Plan: Facilities, Parks, Parking lots & Equipment

**136-08112025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Jarvis-Chausse

That the Asset Management Plan: Facilities, Parks, Parking lots & Equipment dated August 11, 2025 **be approved**.

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

**Carried (7 to 0)**

4. Kingsville Pickleball Inc. Licence Agreement

**137-08112025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Neufeld

That Council **authorizes** the Mayor and Clerk to enter into a Licence Agreement with Kingsville Pickleball Inc. for designated rental time of the pickleball courts located at the Kingsville Recreation Complex.

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

**Carried (7 to 0)**

5. 2024 Financial Statements and Year End Review

**138-08112025**

Moved By: Councillor Neufeld

Seconded By: Councillor Gaffan

That the Financial Statements for the Corporation of the Town of Kingsville for the year ending December 31, 2024, as audited by HMID LLP, **be approved;**

And that the 2024 Treasurer's Statement of Development Charge Reserve Funds, **be approved;**

And that the 2024 Statement of Investment Activity, **be approved;**

And that the 2024 general budget surplus of \$471,382 be applied to the Property Acquisition and Development Reserve **be approved.**

And that corresponding By-law 52-2025 and By-law 53-2025 to debenture long-term debt with Ontario Infrastructure and Land Corporation, **be adopted** during the By-law stage of this 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)**

**N. Reports - Public Operations**

1. Ruthven Sanitary System Capacity Update

**139-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **approve** By-law 46-2025, being a By-law to amend By-law 24-2025, passed to establish Interim Control on Lands within the Corporation of the Town of Kingsville, to remove restrictions and rescind prohibitions on the issuance of building permits on residential and industrial buildings, except for any requiring new plans of subdivision;

And that Council **directs** Administration to continue restricting the issuance of building permits for new residential or industrial plans of

subdivision, or new agricultural or greenhouse operations, to prevent additional discharge into the Ruthven Sanitary Sewer System.

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

Against (1): Councillor Jarvis-Chausse

**Carried (6 to 1)**

2. Skate Shop Agreement – Kingsville Arena

**140-08112025**

Moved By: Councillor Lowrie

Seconded By: Deputy Mayor DeYong

That Administration **be authorized** to extend the service agreement with Ben Ward, the current contractor of the Kingsville Arena Skate Shop for Skate Sharpening services, until August 31, 2028.

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

**Carried (7 to 0)**

3. Community Sport and Recreation Infrastructure Fund – Transfer Payment Agreement Authorization

**141-08112025**

Moved By: Councillor Patterson

Seconded By: Councillor Lowrie

That Council **authorizes** Administration to enter into a Transfer Payment Agreement with the Province of Ontario for the Community Sport and Recreation Infrastructure Fund (CSRIF) grant;

And that Council **authorizes** Administration to draw up to \$500,000 from the Parks Property Reserve to fund the Municipal contribution toward the CSRIF grant projects.

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. BIA Board of Management Minutes - June 10, 2025
2. Committee of Adjustment & Appeals Minutes - June 17, 2025
3. Migration Festival Committee Minutes - June 24, 2025
4. Regular Council Meeting Minutes - July 14, 2025

**142-08112025**

Moved By: Councillor Gaffan

Seconded By: Councillor Neufeld

That Items 1 through 4 on the Consent Agenda, **be received.**

**Carried**

**P. Correspondence**

No Correspondence.

**Q. Notices of Motion**

No Notices of Motion.

**R. Unfinished Business and Announcements**

No Unfinished Business or Announcements.

**S. By-laws**

**143-08112025**

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Lowrie

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

46-2025 - Being a By-law to amend By-law 24-2025, being a By-law to Establish Interim Control on Lands within the Corporation of the Town of Kingsville;

47-2025 - Being a By-law to amend By-law No. 1-2014, the comprehensive Zoning By-law for the Town of Kingsville;

48-2025 - Being a By-law to amend By-law No. 1-2014, the comprehensive Zoning By-law for the Town of Kingsville;

49-2025 - Being a By-law to amend By-law 89-2024, being a By-law to impose fees and charges by The Corporation of the Town of Kingsville;

50-2025 - Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville;

52- 2025 - Being a By-law to authorize the borrowing upon amortizing debentures in the principal amount of \$6,170,829.00 towards the cost of the Road 2 E road reconstruction 2022 and Road 2 E road reconstruction 2023;

53-2025 - Being a By-law to authorize the borrowing upon amortizing debentures in the principal amount of \$5,673,340.00 towards the cost of Southwest Region Road 2 E Watermain Expansion 2021-2022 and Southwest Region Road 2 E Watermain Expansion 2023; and,

54-2025 - Being a By-law to confirm the proceedings of the Council of the Corporation of the Town of Kingsville at its August 11, 2025, Regular Meeting of Council.

**Carried**

**T. Closed Session**

Moved By: Councillor Lowrie  
Seconded By: Councillor Patterson

That Council **enter** into Closed Session at 8:32 p.m. pursuant to Section 239(2) of the *Municipal Act, 2001*, to discuss the following item:

**Item I – Legal Update** 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**

**U. Adjournment**

**144-08112025**

Moved By: Councillor Jarvis-Chausse  
Seconded By: Councillor Patterson

That Council **rise** from Closed Session and **adjourn** its Regular Meeting at 9:36 p.m.

**Carried**

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Mayor, Dennis Rogers

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Acting Clerk, Angela Toole