



Date: September 15, 2025

To: Mayor and Council

Author: Richard J.H. Wyma
Director of Planning and Development

RE: Applications for Zoning By-law Amendment and Draft Plan of
Subdivision by 1000057229 Ontario Inc. - Gardner Estates

RECOMMENDED ACTION

That Zoning By-law Amendment application ZBA 2023-02 to amend the zoning on parts of the subject land, municipally known as 0 Seaciff Dr., and legally described as Part of Lot 4, Concession 1, Eastern Division Town of Kingsville, **be approved** in the following manner:

- a. Amend the zoning on Blocks 19-26 and 30 to 37, as shown on the Draft Plan of Subdivision, from “Lakeshore Residential Holding (LR (h))” to “Lakeshore Residential Exception 36 - Holding (LR-36 (h))” to include semi-detached dwellings and dwelling units; and townhouse dwellings and townhouse dwelling units (with a maximum of four townhouse dwelling units in each townhouse dwelling; and when located on two adjacent blocks within an approved plan of subdivision) as additional permitted uses;
- b. Amend the zoning on Block 64, and the southern portion of the Lots 56 to 59 inclusive (as shown on the Draft Plan of Subdivision) from “Lakeshore Residential Holding (LR (h))” to Environmental Reserve District Holding (ERD (h)) along the lake to prohibit any improvements or construction; and
- c. Amend the zoning on Block 60 and Block 63 (Appendix B - Draft Plan of Subdivision) from “Lakeshore Residential-Holding (LR (h))” to “Public Utilities/Facilities (MG)-Holding (MG (h))” to allow for the placement of the required municipal storm and sanitary sewer infrastructure to service the entire subdivision; and

That By-law 57-2025, being a by-law to amend Kingsville’s Comprehensive Zoning Bylaw No. 1-2014, **be adopted** during the By-law stage of this Council Agenda; and

That Administration **be directed** to advise the County of Essex that the Town of Kingsville has no concern or comment regarding the proposed draft Plan of Subdivision (County File No. 37-T-24001, subject to:

- a. the required Zoning By-law amendment as described in this report,
- b. conditions as may be outlined by the County in the draft approval,
- c. the execution of the necessary Subdivision Agreement(s) between the applicant and the Town to ensure that all required municipal infrastructure and services are designed and built to the satisfaction of the Town, and
- d. that all required financial contributions (including letters of credit, securities and insurances) and conveyances be dedicated to the satisfaction of the town.

That all comments from the public and Council with respect to the application for the proposed plan of subdivision and the above conditions **be forwarded** to the County of Essex (the Approval Authority).

BACKGROUND

The County of Essex, the approval authority under the Planning Act for plans of subdivision in the Town of Kingsville, has received and deemed complete an application for a Draft Plan of Subdivision, County of Essex, File No. 37-T-24001. The subject property is an 8.608 ha (21.27 acre) vacant parcel of land, which extends from Seacliff Drive, south to the bluff along Lake Erie's north shoreline. It is bound by Seacliff Dr./ Main Street/County Rd. 20, to the north, Woodbridge Lane to the east, Lake Erie to the south and Wigle Grove Drive to the west (see location map - Appendix A).

Currently, the subject land is designated "Lakeshore Residential East" in the Kingsville Official Plan, and zoned "Lakeshore Residential – Holding (LR (h))" in Kingsville's Comprehensive Zoning By-law.

The landowner, 1000057229 Ontario Inc. (Jeremy Truax), is proposing a residential plan of subdivision consisting of:

- 43 lots for single detached dwelling units
- 16 blocks to accommodate 32 semi-detached dwelling units or the same number of townhouse dwelling units on individual lots
- Local road connections to Seacliff Drive and Wigle Grove Drive (Streets 'A' and 'B')
- New local roads shown as Streets 'C' and 'D' on the draft plan of subdivision
- Environmental Reserve District zoning over portions of the properties along Lake Erie (lots 56 to 59 based on ERCA requirements) to restrict any improvements or construction within the lake bluffs;

- A park parcel (Block 64) to be zoned Environmental Reserve District and conveyed to the Town in partial fulfillment of Parkland dedication requirements

(See Appendix B Draft Plan of Subdivision, prepared by Verhaegen Land Surveyors.)

The background studies for the subdivision have been completed. An application for a Plan of Subdivision (Gardner Estates 37-T-24001) has been filed with the County of Essex, the approval authority, as well as the Town of Kingsville, the lower-tier municipality (SUB-2023-1). And, in keeping with Kingsville procedures, the applicant hosted a Public Information Centre on March 28, 2023 (see Appendix C, PIC Feedback Summary).

Concurrently, the applicant has submitted an application for Zoning By-law Amendment with the Town of Kingsville to amend the zoning for the property from “Lakeshore Residential – Holding (LR (h))” to a site-specific “Lakeshore Residential Exception 36 (LR-36 (h)) to allow for the construction of semi-detached and townhouse residential dwellings with specific regulations.

The applications were scheduled to be heard by Council in May 2024, but were withdrawn due to an adverse possession claim filed by 11 abutting landowners. The application for adverse possession was filed in January/February 2025 and heard pursuant to the *Land Titles Act* by the Director of Titles in April 2025. On June 24, 2025, the Director of Titles concluded that the objectors did not provide evidence of the requisite statutory period for either prescriptive easement or adverse possession claim, and failed to meet the test for easement of necessity. In its decision, the Director dismissed all objections from the 11 abutting property owners, subject to a 30-day appeal period, which ended, without appeal, July 24, 2025.

The County of Essex, as the approval authority, has requested that the Town of Kingsville give notice of application to the public on its behalf, in accordance with Subsection 4 of Ontario Regulation 544/06, for information purposes to the public (see appendix C); and that the Town of Kingsville provide a resolution of support for the Draft Plan of Subdivision with any conditions

A copy of the public notice, which was sent out by the Town of Kingsville to the public, is attached (see Appendix D), placed on the Town website as well as photos of the public notice signs which were placed on public highways/streets in keeping with *Planning Act* requirements.

DISCUSSION

The *Planning Act* sets the ground rules for land use planning in Ontario. It gives upper-tier and lower-tier municipalities the authority to make local planning decisions, which shall be consistent with the minimum standards set in the Provincial Planning Statement 2024 (PPS 2024), to ensure we are growing responsibly and sustainably.

The following provides the key pieces of information to Kingsville Council, which corresponds to the proposed ZBA and the Draft Plan of Subdivision, both being consistent with PPS 2024, as well as the County of Essex Official Plan (“OP”) and Town of Kingsville Official Plan (“OP”).

Moreover, it must be noted that the new County of Essex OP 2024 was adopted by County Council on November 6, 2024, subject to approval from the Minister of Municipal Affairs and Housing. As a result, the policies from the new County of Essex 2024 OP are included below.

Planning for Complete Communities and Housing

The proposed residential draft plan of subdivision for Gardner Estates is an infill development proposal located in Kingsville’s primary settlement area, where the vacant parcel is surrounded by existing residential land uses. The subject land abuts existing residential land uses to the north, east and south, and the proposed draft plan of subdivision implements planned growth within the primary settlement area of Kingsville according to both the County of Essex OP and Town of Kingsville OP.

This development proposal is consistent with policies within the Provincial Planning Statement 2024 (PPS 2024), the County of Essex Official Plan (2024) and the Town of Kingsville Official Plan (2023) as described below:

PPS 2024 came into effect on October 20, 2024, and requires that municipalities support the achievement of “complete communities”, which means:

“places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations”.

Chapter 2 sets out policies related to building strong and competitive communities and encourages efficient land use and development patterns to support liveable, healthy and resilient communities, and facilitate economic growth:

- Section 2.1.6 requires that planning authorities support the development of complete communities by accommodating an appropriate range and mix of land use, housing options, transportation options, recreation, parks and open space and other uses to meet long-term needs.
- Section 2.2.1 requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet project needs of current and future residents by permitting and facilitating all housing options required to meet the

social, health, economic and well-being requirements of current and future residents; facilitating all types of residential intensification; and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities.

- Section 2.3.1.1 states that, “*Settlement areas shall be the focus of growth and development.*”
- Section 2.3.1.2 requires that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, and optimize existing and planned infrastructure and public service facilities
- Section 2.4.1 requires planning authorities to identify and focus growth and development in strategic growth areas (which include designated Settlement Areas) to support complete communities, a range and mix of housing options, intensification, and more mixed-use development to accommodate population growth; support affordable, accessible and equitable housing and support the achievement of complete communities and a compact built form.

These policies are also aligned with the **County of Essex OP 2024**, which focuses on development within Primary Settlement Areas (Strategic Growth Areas); residential intensification, greenfield development, and residential densities:

- Section 4.A.2.1/4.A.2.2 requires that growth be focused within Primary Settlement Areas, as the largest communities and the traditional centres of settlement and commerce and include employment lands, institutional uses and the broadest mix of housing, including areas for intensification of housing. This section also confirms that Primary Settlement Areas are Strategic Growth Areas, as described in PPS 2024.
- Section 4.A.2.4 requires that all new development within Primary Settlement Areas occur on full municipal water services and municipal sewage services
- Section 4.A.5.5 requires municipalities to identify where the “missing middle” can be accommodated to provide more affordable medium-density options for Essex County and should pre-zone such lands to expedite and streamline the approval of this important housing built form.
- Section 4.A.6.1 includes greenfield development policies related to complete communities (compact, walkable, mixed use, commercial and employment lands, and interconnected street networks), active transportation, development where full municipal services exist or are available, phasing, climate resilience (stormwater management, parks, hazard lands), and supporting locally appropriate, logical and orderly development.

- Section 4.A.6.2 sets targets for net low-density (25 units/ha), medium-density (50 units/ha) and high-density (80 units/ha) residential. The proposed plan of subdivision proposes a density of 29.7 units/ha (medium density) which is in keeping with the County OP, and the applicant's intention to create more attainable housing (i.e. smaller lots, smaller homes, semi-detached and townhomes) which is achieved through medium density residential and meets policies related to intensification, missing middle and compact communities as described above.

The subject parcel is designated "Lakeshore Residential East" within the **Town of Kingsville Official Plan**. Furthermore, the property abuts an existing settlement area along Wigle Grove Drive to the west, and also lands to the east are designated and zoned Lakeshore Residential East.

The stated goals for Lakeshore Residential East include recognizing existing and designated residential development lands, encouraging limited infilling of the existing development pattern, and considering service capacity. Policies permit single-family, semi-detached and townhouse dwellings, while full municipal sewage (sanitary and storm) and municipal water services are the preferred means of servicing.

The proposed development is consistent with the Lakeshore Residential East goals and policies. A mix of single detached, semi-detached, and townhouse dwellings is proposed. The subdivision is located within 500m of commercially zoned lands that provide a mix of public and private services. The subdivision will have access to municipal water and sanitary sewer, and has completed the required Functional Servicing Report.

The Official Plan also recognizes that areas adjacent to the Lake Erie shoreline are susceptible to erosion and bank instability and require approvals from ERCA. The proposed development will include shoreline and erosion control measures as well as shoreline restoration.

Planning for Matters of Provincial Interest

As part of its approval authority to address matters of Provincial Interest, the County required a number of background studies to be completed as part of all subdivision development, including:

- a) Archaeological screening – PPS 2024 requires that planning authorities not permit development on lands containing archaeological resources unless they have been conserved. As required by the County, a Stage 1 and 2 Archaeological Assessment was completed in October 2021 for the property by CRM Lab Archaeological Services.

CRM determined that the property has been largely undisturbed other than 19th and 20th century farming activity and landscaping events related to its occupation. Stage

2 test pit survey of the accessible portions of the subject property yielded no artifacts from any of the lots encountered. No archaeological remains in an original context relating to the 19th century, nor to the Indigenous Period, were recovered from the Stage 2 field survey of the relevant portions of the subject property.

These factors indicated that there is no further cultural heritage value or interest (CHVI) in the subject property. It was determined that no additional assessment is needed, and the Ministry of Tourism, Culture, and Sport has accepted the conclusions of the assessment.

- b) Traffic Impact Study (TIS) - A traffic impact study was requested. The subdivision is proposed to have direct connections to County Road 20 (Seacliff Drive/Main Street) and an indirect connection to County Road 20 through access to Wigle Grove Drive (WGD). Connection to Wigle Grove Drive is required to provide secondary access for the new development, but also provides secondary access for WGD, which, like many other developments along Seacliff, does not comply with the development standards' secondary access policy.

The TIS analyzed existing traffic, existing and site-generated traffic, and looked at 2027 and 2032 projects based on background traffic and site-generated traffic. It was confirmed that background traffic increased by 2% per year.

The TIS also looked at stop-controlled intersections at Wigle Grove at County Road 20, Kratz Road at County Road 20, and site access at County Road 20 and concluded that the proposed development would not significantly impact existing levels of service. The Study confirmed that a westbound left-turn lane is warranted at the proposed site access and made design recommendations based on Ontario Traffic Manual standards.

- iii) Stormwater Management Plan (SWM) - The stormwater management criteria for this development are based on the requirements of the Essex Region Stormwater Management Guidelines, which are required by both the County of Essex and the Town of Kingsville.

The Stormwater Management Plan was completed by Landmark Engineering and confirmed that, given the proximity to Lake Erie, quantity control is not required. The minor and major drainage systems that convey stormwater can be safely routed to the lake at uncontrolled rates without causing adverse impacts on the lake.

Stormwater requirements that apply to this development include sufficient flow routing as well as quality and erosion control measures. As noted below the shoreline has been treated with long-term erosion protection, and sewer outfall structures were designed to connect with the subdivision's storm sewer system.

The Town and applicant completed a third-party review of the proposed Stormwater plan and facilities as part of its Functional Services Review.

- iv) Shoreline Assessment and Restoration - A shoreline assessment was required to assess the shoreline hazards of flooding and erosion associated with the development of four building lots that front Lake Erie. Landmark Engineering completed this study in 2023 and documented that shoreline protection works were constructed along the entire Lake Erie shoreline that fronts the proposed subdivision lands, undertaken in conformance with the ERCA permit.

As part of the Shoreline Restoration Plan, restoration of the entire slope leading down to Lake Erie will occur to improve the habitat quality and create habitat features for Eastern Foxsnake. All invasive tree and shrub species will be replaced with native shrub species. Four artificial Eastern Foxsnake Hibernaculum will be created in the restoration area as delineated in the Restoration Plan. All these measures will result in an overall benefit for Eastern Foxsnake individuals, habitat, and habitat features.

- iv) Environmental Impact Assessment (EIA) – PPS 2024, the County OP and Town OP require that natural features and areas be protected for the long term; and that the diversity, ecological function, and connectivity of natural areas be maintained, restored or improved.

An EIA was completed by Sage Earth Environmental, which identified the need for habitat compensation on-site. In response, and as noted above, the shoreline assessment included both restoration of the shoreline and Fox Snake habitats.

The EIA also identified natural heritage features in the north-east corner of the proposed subdivision, which is proposed to be conveyed to the Town. This feature abuts existing town-owned natural heritage features to the west, and the Essex Region Conservation Authority's Wigle Grove Conservation Area further west, creating a more continuous natural heritage corridor. This area will include a 3m setback from the dripline of the Significant Woodland and include a 6-foot-high permanent wood fence to be built to prevent disturbance to the natural areas.

- v) Minerals and Petroleum – PPS 2024 protects minerals and petroleum resources for long-term use, which is reflected in the County of Essex Official Plan and the Town of Kingsville Official Plan. Since the subject property is within Residential designated lands in the primary settlement area, no new extraction facilities will be permitted on this site; therefore, the proposed development will not be the primary reason hindering the establishment of new operations or access to the resource. Furthermore, PPS 2024 and the Kingsville Official Plan both indicate that proposed new land uses or developments are permitted within the lands on the surface of known petroleum resources, when they serve a greater long-term public interest, which in this case is much-needed housing.

An examination of provincial mapping, the subject land falls outside the 200m (656.17 ft) radius buffer of any known existing Petroleum Wells.

Municipal Zoning

The subject property is zoned “Lakeshore Residential - Holding (LR(h))”. This zoning permits single-detached dwelling and buildings and structures accessory to residential use such as garages and sheds.

The proposed zoning change is requested to add semi-detached dwellings, semi-detached dwelling units, townhouse dwellings and townhouse dwelling units as a permitted use to Lots 19 to 26 and 30 to 37; and amend the associated zoning regulations to allow for the construction of semi-detached dwelling units or townhouse dwelling units. A townhouse dwelling will have a maximum of four dwelling units, and will only be permitted if located on two adjacent blocks within the approved Plan of Subdivision. This will introduce a new form of housing (i.e. townhouse), but will not increase the number of units within the subdivision.

The developer is proposing smaller lot sizes than are currently provided for in the Lakeshore Residential Zone, in part to create more attainable housing and different forms of housing on smaller lots. The proposed changes to zoning regulations, as described below (and as detailed in the attached Zoning Amendment By-law) support these intents.

c) Regulations				
Existing permitted uses	Semi Detached Dwelling	Semi Detached Dwelling Unit	Townhouse Dwelling	Townhouse Dwelling Unit
Minimum Lot Area (currently 557m ² if residence is connected to all services)	600 m ² (6,460 ft ²)	300 m ² (3,255 ft ²)	1,200 m ² (12,920 ft ²)	300 m ² (3,225 ft ²)
Minimum Lot Frontage (currently 18m if serviced by municipal storm sewer)	15 m (50 ft.) interior lot	7.5 m (24.5 ft.) interior lot	30 m (98.4 ft) interior lot	7.5 m (24.5 ft.) interior lot
	19 m (62 ft.) exterior lot	11.5 m (38 ft.) exterior lot	34 m (111.5 ft) exterior lot	11.5 m (38 ft.) exterior lot
Minimum Open Space	No change (30%)			
Maximum Lot Coverage (currently 40%)	50%		55%	
Minimum Front Yard Depth (currently 6m)	5.5 m (18 ft)			
Minimum Rear Yard Depth	No change (7.5m)			
	No change 1.5 m (5ft) with an <i>attached garage or carport</i> , or			

Minimum Interior Side Yard Depth	1.5 m (5 ft) on one side of the <i>main building</i> and 3.0 m (10 ft) on the other side when there is no <i>attached garage</i> or <i>carport</i> .
	0 m (0 ft) allowed on common wall side
Minimum Exterior side yard depth (currently 4.5m)	3.5m (11.5 ft)
Maximum Main building height	No change (11m (36 ft.))

In addition to the added use and regulations, the southern portion of Lots 56 to 59 inclusive are to be zoned Environmental Reserve District, Block 64 is to be conveyed to the town, in part, to fulfill the applicant’s parkland dedication requirements, and Blocks 60 and 63 are to be conveyed to the town as public utilities:

- The southern portions of the Lots 56 to 59 inclusive require protection from future developments as the area contains both natural heritage. In keeping with the shoreline erosion assessment, improvements were made at the base of the bluff. These portions will be zoned Environmental Reserve District to provide clarity to property owners that no development is permitted within the shoreline restoration lands along the slope. This area is to remain natural and not be improved with landscaping or the inclusion of any built infrastructure, including stairways, as a means of maintaining the shoreline protection features. These lands will be privately owned as part of the subdivision lots.
- Block 64 contains natural heritage features identified in the Environmental Impact Assessment. This Block abuts Block A in the Wigle Grove subdivision, which is similarly zoned ERD, and is across from the Wigle Grove Conservation Area, which provides for both ecological connectivity and potential future trail from Seacliff Drive to Lake Erie through Wigle Grove Conservation Area.
- Block 60 and Block 63 are to be zoned “Public Utilities/Facilities (MG)-Holding (MG (h))” to allow for the placement of the required municipal sewer infrastructure and shall be conveyed to the Town. Block 60 will contain a municipal storm sewer that will outlet directly into Lake Erie, servicing the entire subdivision, and Block 63 is required to allow for the placement of the municipal sanitary sewer pumping station servicing the entire subdivision. Both blocks will be conveyed to the Town.

The lands will remain with holding provisions, which can only be removed by Council once the following are completed:

- a plan of subdivision has been approved and registered by the County;
- a development agreement has been negotiated and approved by the Kingsville Council and registered on title. The Subdivision Agreement will include any conditions outlined by the County of Essex, requirements of the Town of

Kingsville as described in the Town's development manual (including CLI-ECA approval obligations, stormwater management, lighting, road and sidewalk design, etc.); and

- securities specific to the approved development agreement have been submitted to the Corporation.

The creation of individual freehold lots for either the semi-detached dwelling units or townhouse dwelling units would be accomplished through application for part-lot control once construction of the buildings is started.

The applicant has provided a Planning Justification Report prepared by Oakview Land Use Planning, Robert Brown, H.BA, MCIP, RPP (see Appendix E – Planning Justification Report). The justification report reviews provincial, county, and town policy as well as site suitability.

FINANCIAL CONSIDERATIONS

In future, there will be an increase in the assessment with the construction of single-family, semi-detached and townhouse dwellings. This will be subsequent to the approval of the Plan of Subdivision, and those serviced lots will become ready for issuance of building permits.

The Planning Act and the Town's Official Plan require 5% of lands to be dedicated for park purposes, 5% of the appraised value of the lands as cash-in-lieu, or a mix of dedicated lands and cash-in-lieu. Any additional parklands required above and beyond dedicated lands are proposed to be cash-in-lieu, calculated at a rate in accordance with the *Planning Act* and directed to the Town at the time of Building Permit at the rate defined in the Town's Parkland Dedication By-law.

The project would remain in holding (h) until the Plan of Subdivision has been approved and registered, a Development Agreement has been completed and registered (which includes approval of functional servicing and related works); and appropriate securities specific to the approved development agreement have been submitted.

ENVIRONMENTAL CONSIDERATIONS

The site is currently farmed, although it has been designated and zoned for residential development even prior to amalgamation (based on review of Gosfield South OP). The location is considered an opportunity to infill the existing development pattern to take advantage of existing municipal services. Tree planting will be required as a condition of the required development agreement to be signed following draft subdivision approval. As well, the conveyance of natural heritage features that abut existing natural heritage features provides an opportunity to better connect natural heritage within Kingsville.

CONSULTATIONS

The Town of Kingsville, as the approval authority for ZBA applications, has conferred with the persons or public bodies which must be notified of the proposed ZBA applications. Similarly, the County of Essex, as the approval authority for plans of subdivision, has conferred with the persons or public bodies which they consider may have an interest in the approval of the proposed subdivision (see Appendix E)

Furthermore, in accordance with the requirements of Ontario Regulation 545/06, and Ontario Regulation 544/06, Town of Kingsville, has given public notice of the ZBA and Draft Plan of Subdivision (see Appendix D) by mail to landowners within 120 metres, posting signs identifying notice of change, and posting notice on the Town's website:

Any written comments received will be provided to the County of Essex, and shared with Council in advance of the Public Meeting. There will also be an opportunity for verbal comments to be provided at the public meeting.

Public Information Centre

Property owners within 120m of the subject site boundaries were invited to a Public Information Centre held at the Kingsville Arena on March 28, 2023, from 6 pm to 8 pm. According to the sign-in sheets, there were approximately 35 attendees. A report from the applicant providing a summary of questions and comments is attached (see Appendix D - PIC Feedback Summary).

Agency & Administrative Consultations

In accordance with O. Reg 545/06 of the *Planning Act*, Agencies and Town Administration received the Notice of Public Meeting by mail and/or email.

Both internal and external agencies have been provided with the details of the project.

Essex Region Conservation Authority (ERCA)

The conservation authority has been involved in the review of this application from an early stage. ERCA has approved permits for shoreline protection works, and had previously approved the Environmental Impact Assessment (prior to changes in legislation). ERCA noted that the parcel falls within the regulated area, and the developer will be required to obtain a permit from ERCA prior to construction. ERCA also requested that stormwater quality and quantity measures be included in the final subdivision agreement.

Technical Advisory Committee

The Technical Advisory Committee reviewed several versions of this subdivision and provided feedback to the applicant in developing the final plan before Council. TAC issues raised during pre-consultation (stormwater, traffic, drainage, servicing and

associated water/sanitary capacity, noise impact) were reported on during the application process, and results incorporated into the revised plans as referenced above. The full set of engineering drawings and functional services package was reviewed by a third-party engineer and supported.

PREPARED BY:



Richard J.H. Wyma
Director of Planning and Development

REVIEWED BY:



John Norton
Chief Administrative Officer