



COMMITTEE OF THE WHOLE
MINUTES

Monday, May 13, 2024

6:00 PM

Unico Community Centre
37 Beech Street
Kingsville, ON N9Y 1A9

Members of Council	Mayor Dennis Rogers Deputy Mayor Kimberly DeYong Councillor Tony Gaffan Councillor Debby Jarvis-Chausse Councillor Sheri Lowrie Councillor Thomas Neufeld Councillor Larry Patterson
Members of Administration	CAO, John Norton Acting Clerk, Angela Toole

A. CALL TO ORDER

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

B. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

The Chair reminded the Committee 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 matter comes forward.

C. DELEGATIONS

Larry Myers, resident, appeared as a delegation to speak to nuisances he is experiencing due as a result of the operation of Pelee Island Winery. Mr. Myers detailed nuisances related to lighting, traffic, noise and the operation of the Winery's event venue. He asked for Town By-laws to be enforced, for steps to be taken to mitigate the lighting issues, and for a fence to be built.

Lorrie Mensch, resident, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results. Ms. Mensch noted that she owns two (2) short terms rentals. She spoke in favour of Short Term Rental ("STR") licensing and provided suggestions to the Committee on the same, including requiring a specific type of insurance.

Sandy Smith, resident, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results. Ms. Smith spoke in favour of STR licensing and noted that she does not wish to see people buy homes in the uptown for use as STRs.

Linc Kesler, resident, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results. Mr. Kesler spoke in favour of STR licensing so that the

Town has recourse when people are not operating an STR in accordance with established standards. He further suggested that the Committee to consider the density of existing STRs in Kingsville and suggested that an advisory committee be established to help develop any resulting regulations.

Rita Singor, resident, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results. Mr. Singor spoke in favour of STR licensing and said she supported Mr. Kesler's suggestion to establish an advisory committee. She suggested that one or more persons from their citizen action group on STRs should be appointed to any resulting committee.

Tony Policella, resident of Cedar Island, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results and owns STRs. Mr. Policella noted that he owns STRs and spoke to their benefits including job creation, and tourism support for local restaurants and wineries. Mr. Policella suggested that if the Town were to proceed with licensing, it should be affordable as opposed to punitive. He further suggested that licences should be transferable.

James Flynn, resident and owner at The Grove, appeared as a delegation to speak to Item D.1 - Short Term Rental Survey Results. Mr. Flynn spoke in favour of licensing STRs in the form of an annual licensing program and suggested a mill rate to further distinguish between residential and commercial settings.

D. ITEMS

1. Short Term Rental Survey Results

Tara Hewitt, Communications and Public Relations Coordinator, provided an overview of the results from the Town's Short Term Rental Survey.

Moved by Councillor Gaffan

Seconded by Councillor Jarvis-Chausse

That the Committee of the Whole **DIRECTS** Administration to write a limitation on the number of STRs permitted to be located on Cedar Island and McCracken Road into the draft STR By-law.

For (4): Deputy Mayor DeYong, Councillor Gaffan, Councillor Jarvis-Chausse, Councillor Patterson

Against (2): Councillor Lowrie, Councillor Neufeld

Conflict (1): Mayor Rogers

CARRIED (4-2)

Moved by Councillor Gaffan

Seconded by Councillor Jarvis-Chausse

That the Committee of the Whole **DIRECTS** Administration to write a restriction on the distance between Short Term Rental Units into the draft STR By-law.

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

Against (1): Councillor Neufeld

Conflict (1): Mayor Rogers

CARRIED (5-1)

Moved by Councillor Gaffan
Seconded by Councillor Patterson

That the Committee of the Whole **DIRECTS** Administration to include a tiered fee system into the draft STR By-law.

For (4): Deputy Mayor DeYong, Councillor Gaffan, Councillor Jarvis-Chausse, Councillor Patterson

Against (2): Councillor Lowrie, Councillor Neufeld

Conflict (1): Mayor Rogers

CARRIED (4-2)

Moved by Councillor Gaffan
Seconded by Councillor Patterson

That the Committee of the Whole **DIRECTS** Administration to include limits on the number of guests permitted in an STR based on the number of bedrooms with an overall limit of 10 people, in the draft STR By-law.

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

Against (1): Councillor Neufeld

Conflict (1): Mayor Rogers

CARRIED (5-1)

Moved by Councillor Patterson

That the Committee of the Whole **DIRECTS** Administration to include commercial properties such as hotels and bed and breakfasts in the draft STR By-law.

No Seconder.

Moved by Councillor Gaffan
Seconded by Councillor Patterson

The Committee of the Whole **DIRECTS** Administration should include a demerit system for licensees in the draft STR By-law.

For (4): Deputy Mayor DeYong, Councillor Gaffan, Councillor Jarvis-Chausse, Councillor Patterson

Against (2): Councillor Lowrie, Councillor Neufeld

Conflict (1): Mayor Rogers

CARRIED (4-2)

Moved by Councillor Lowrie
Seconded by Councillor Patterson

That "Bed and Breakfasts" be included in the scope of licensing in the draft STR By-law

For (2): Councillor Lowrie, Councillor Patterson

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

Conflict (1): Mayor Rogers

LOST (2-4)

2. Customer Service Statistics and Review

Vicky Sawatzky, Supervisor of Customer Service & Tax Revenue, gave a presentation respecting the Town's 2023 Customer Service Statistics. She further highlighted the Town's customer service standards and implementation plan.

3. Discussion on Strategic Plan Priorities

John Norton, CAO, spoke to the Strategic Plan 2040 as approved by Council in January 2024 and provided a high-level overview of Administration's progress in meeting the priorities set out in the Plan.

Moved by Mayor Rogers

Seconded by Councillor Patterson

That Council enter into Closed Session at 9:35 p.m. pursuant to Section 239(2) of the *Municipal Act, 2001*, to discuss the following item:

Item I - Strategic Plan Priorities to be heard under - Lions Park and Lions Hall to be heard under Section 239(2)(c) being a proposed or pending acquisition or disposition of land by the municipality.

CARRIED

Moved by Councillor Gaffan

Seconded by Deputy Mayor DeYong

That the Committee rise from Closed Session at 9:52 pm and move back into Open Session.

CARRIED

Moved by Councillor Lowrie

Seconded by Councillor Neufeld

That the Committee **DIRECTS** Administration to prioritize the preparation of a By-law establishing a compliance and inspection program for private greenhouse wastewater systems; and a By-law for regulating the use of public and private sewer systems over the development and implementation of an STR Licensing Regime.

CARRIED

Moved by Councillor Jarvis-Chausse

Seconded by Mayor Rogers

That the May 13, 2024, Committee of Whole Meeting continue for 1 hour beyond 10:00 pm.

CARRIED

4. Discussion on Council Expenses and Policy

Moved by Councillor Jarvis-Chausse
Seconded by Councillor Patterson

Motion to adjourn at 11:00 pm.

CARRIED

F. COMMITTEE MEMBER UPDATES

1. Update from Councillor Neufeld on Communities in Bloom Cemeteries Project

G. UNFINISHED BUSINESS

None.

H. ADJOURNMENT

Moved by Councillor Jarvis-Chausse
Seconded by Councillor Patterson

That the Committee adjourn the Regular Committee of the Whole Meeting at 11:00 p.m.

CARRIED

DEPUTY MAYOR, Kimberly DeYong

ACTING CLERK, Angela Toole