



## MINUTES

### PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY OCTOBER 17<sup>TH</sup>, 2017 AT 7:00 P.M.  
CORPORATION OF THE TOWN OF KINGSVILLE  
2021 DIVISION RD N, KINGSVILLE, ONTARIO**

#### **A. CALL TO ORDER**

Chairperson Thomas Neufeld called the meeting to order at 7:00 p.m. with the following Committee members in attendance:

Members of Planning Advisory Committee	Members of Administration
<ul style="list-style-type: none"><li>• Deputy Mayor Gord Queen</li><li>• Councilor Thomas Neufeld</li><li>• Murray McLeod</li><li>• Shannon Olson</li><li>• Ted Mastronardi</li></ul>	<ul style="list-style-type: none"><li>• Manager of Planning &amp; Development Services – Robert Brown</li><li>• Interim Planner – David French</li></ul>

#### **B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Chairperson Thomas Neufeld reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

No members disclosed any conflicts with the items being presented.

#### **C. ADOPTION OF PLANNING ADVISORY COMMITTEE MEETING MINUTES DATED SEPTEMBER 19<sup>TH</sup>, 2017**

**Corrections Pg 2 of the Minutes – Norm Henderson, representing the developer. & Joe Ouellette architect/designer for the developer**

**Pg 4 of the Minutes – Clarification on Alex James - address**

#### **PAC – 16 – 2017**

Moved by Gord Queen, seconded by Shannon Olson that the Planning Advisory Committee Meeting Minutes dated September 19<sup>th</sup>, 2017 be adopted.

**CARRIED**

#### **D. HEARINGS**

##### **1. ZBA / 17 / 17 – Vince Mocer Holding Inc. – 2071 Road 3 E**

Manager of Planning Services, Robert Brown presented his report dated October 3<sup>rd</sup>, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed

Zoning By-law Amendment (ZBA) for lands owned by Vince Mocerri Holdings Inc., located at 2071 Road 3 E, in the Town of Kingsville.

The subject land is a 4.1 ha (10.2 ac.) vacant heavy industrial lot. The applicant is proposing the development of a recycling and waste transfer station similar to the one they currently operate in Windsor (Windsor Disposal Service). In order to proceed with the waste transfer portion of the development a zoning amendment is required to add a waste transfer station as an additional permitted use. Site plan approval will also be necessary for the actual development of the building and support facilities. A waste transfer station will also require an Environmental Compliance Approval (ECA) from the Ministry of Environment and Climate Change (MOECC) prior to beginning operations as such it will be recommended the zoning include the H – Holding provision which would only permit the waste transfer portion of the facility once the (ECA) is received. A preliminary site plan has been included outlining the potential location of the building and surrounding yard area.

Since writing the report the Manager of Planning Services, Robert Brown spoke to the General Manager of the Waste Authority who has indicated that the County would have no objection with the proposed used either recycling or the solid waste portion of the business.

Tom Storey, M.Sc., RPP, MCIP of Storey Samways Planning Ltd. was in attendance to represent the applicant. Mr. Storey's justification report dated October 6<sup>th</sup>, 2017 was attached to Mr. R. Brown's report. Mr. T. Storey has been involved in similar applications that have required Environmental Compliance Approval, under the Environmental Protection Act Regulations. The Ministry likes to know that the Town is the supporting principal. The approach is to explain in as much detail as possible what is proposed and make the final zoning subject to the Holding symbol so that nothing will happen with regard to the waste transfer facility, or that use being established prior to the Environmental Compliance Approval (ECA) from the Ministry of Environment and Climate Change (MOECC). In the planning justification report detail is provided as to how much waste is proposed, maximum daily limits, etc. Site is a vacant heavy industrial lot, which would have a far more negative impact than the Waste Transfer Station.

Committee member Murray McLeod, on Page 5, the second last paragraph of Mr. Storey's Planning Justification Report regarding the building layout site plan, talks about access or roadway on the south side of the building. Would that connect to the County's Facility? Mr. Storey clarified that the report is referring to an internal road way, the access will be off of Road 3 E as shown on the site plan attached to the report. The internal driveway/roadway will lead into the rear of the building, the south side of the building, but will not be leaving the site. In Mr. R. Brown's report he made mention of the existing tree/bush cover along much of the frontage of the lot and it is recommended that this remain, be maintained and supplemented where needed to provide continued screening. Is this something that the applicant would be in favor of? Mr. Storey indicated that Site Plan Control will cover the existing tree/bush coverage as well as the maintenance and supplemented coverage if needed. The site plan provided today is only to indicate the location of the future building.

Committee Member Ted Mastronardi. What type of waste will be brought to this transfer station? Will it be organics, or in-organic waste such as Rockwool, vines, or wet greenhouse waste? Applicant indicated that no wet greenhouse waste or vines will be brought to this Transfer Station. This Transfer station would be used for solid non-hazardous waste. No greenhouse waste. Committee Member Ted Mastronardi. The report says also from private vehicles, so farmers could dump other products? Applicant confirmed that only permitted (solid non-hazardous) waste will be accepted, no greenhouse waste at all.

Michael Araujo, 2068 Road 3 E. What is being taken into consideration for the neighbouring property owners, in terms of the environmental impact, rodent increase, smells, increase in traffic, noise. Property values will decrease by 10% - 30%. How will this be addressed? Mr. T. Storey reminded the audience that the property is zoned heavy industrial, a salvage yard could be a permitted use. Mr. T. Storey explained that the Site

Plan application process is used to collect information and divided some kind mitigation of those issues. The entire area is not necessarily industrial, we do have the industrial park across the street to the West of this location on the north side of Road 3 E, as well as other industrial uses in the area. All the waste collected will be indoors. We go through this process to see what we can do for the residents, and council.

Felice Gualdieri, 20 Parklane in Essex, owner of the peach orchard to the East of the subject property. His crop is very delicate, what about the infectious diseases that are in the air. He needs a good buffer zone. The smells that come from the dump up the road on County Rd 31 are bad. With this site being next door to his orchard is going to increase the amount of spraying that will be required. The Transfer station on County Rd 31 has compost piles out side, when the original plan for that transfer station was presented the residents were told there would be no out side dumping. Are compost piles going to be permitted at this Transfer station on Rd 3 E? Mr. Gualdieri had plans to build his retirement home on his orchard. What kind of buffer will he need to go forward with his plans, or will it even be possible? Mr. Gualdieri also spoke on behalf of his elderly parents who could not attend the meeting. Mr. and Mrs. Sante Gualdieri of 2209 County Rd 31 object to this proposed use. Buffer zones are definatley required for the immediate neighbours. Drainage issues are also a concern. The property slopes to the south. Please take consideration for all these issues.

Joseph Branco, 2014 Road 3 E speaking on behalf of his parents also. Has similar concerns as Mr. Felice Gualdieri. Concered about what is promised in the beginning and what happens over time, with expansion, and taking on more than antipated. It is a business and it is unfortunatley all about the money, not about the people and neighbours that have been there for 50 - 60 plus years. Mr. J. Branco would like to see things done right, and make sure that the residents that were there first are not pushed out or away.

Daughter of Maria Araujo, 2082 Road 3 E, who could not attend herself. They are in agreeance with all other comments. Concerns of their orchard, value of the properties, smell, rodents, impacting orchards and greenhouses. What about the wildlife in the area, owls, eagles, deer, etc. What kind of impact would this bring to the animals?

Chairperson Thomas Neufeld, asked Manager of Planning Services, Robert Brown to speak to Site Plan Control, and the measures that the municipality takes to ensure that all points are covered and considered. Mr. R. Brown explained that the Planning Advisory Committee's role is to listen to the concerns of the residents and communicate that information back to the applicants to find out what exactly can be done to address those concerns. That will be part of the process moving forward, to take all of this into consideration. To see what the applicant is able to do to address the concerns.

Chairperson Thomas Neufeld confirmed there were no other comments from the applicant or the audience.

Gord Queen, noted that a key point to this application is that we the Planning Advisory Committee won't be making the final decision, the Environmental Compliance Approval (ECA) from the Ministry of Environment and Climate Change (MOECC), and Council will collectively make the decision. The Site Plan Control will be critical, as it will be addressing all the concerns brought forward.

## **PAC – 17 – 2017**

Moved by, Gord Queen seconded by Murray McLeod that the Planning Advisory Committee approve the recommendation to move the application to Council for a decision with detailed information to be provided on how the concerns raised will be addressed through Site Plan Control.

**CARRIED**

## **E. BUSINESS / INFORMATION**



**F. ADJOURNMENT**

**PAC – 18 – 2017**

Moved by Gord Queen seconded by Ted Mastronardi, that there being no further items of discussion, the meeting adjourn at 7:30 p.m.

**CARRIED**



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**CHAIRPERSON, Thomas Neufeld**



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**RECORDING SECRETARY, Robert Brown**