



## MINUTES

### PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY JUNE 21<sup>ST</sup>, 2016 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>• Councillor Thomas Neufeld</li><li>• Ted Mastronardi</li><li>• Murray McLeod</li><li>• Shannon Olson</li></ul>	<ul style="list-style-type: none"><li>• Manager of Planning &amp; Development Services, Robert Brown</li><li>• Town Planner, Kristina Galinac</li></ul>

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

Chairperson 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 FEBRUARY 16<sup>TH</sup>, 2016**

**PAC – 08 – 2016**

Moved by Gord Queen, seconded by Shannon Olson that the Planning Advisory Committee Meeting Minutes dated February 16<sup>th</sup>, 2016 be adopted.

**CARRIED  
(all members concurring)**

#### **D. HEARINGS**

The purpose of the Planning Advisory Committee is to introduce the proposals and planning matters to both the members of the P.A.C. and members of the general public in order to provide an opportunity to receive comments regarding the proposed development. Recommendations of the Planning Advisory Committee will be forwarded to Council for consideration at the legislated Public Meeting under the Planning Act. R.S.O. 1990.

##### **1. ZBA/05/16 – Liovas Holdings Ltd – Maple Street North & Lansdowne Avenue West**

Town Planner, Kristina Galinac presented her report dated June 15, 2016 to the Town of Kingsville Planning Advisory Committee regarding a proposed Zoning By-law Amendment (ZBA) for lands located in the northwest corner of the intersection of Maple Street and Lansdowne Avenue, in the Town of Kingsville.

The subject land has a total lot area of 2,446.14 m<sup>2</sup> (26,330 ft<sup>2</sup>) and a combined frontage of 118.28 m (388.06 ft.). There are no existing dwellings or structures on the property. The applicant is proposing to construct four two-unit residential semi-detached dwellings; each 2-unit dwelling is 129.32 m<sup>2</sup> (1,392 ft<sup>2</sup>) with a 15.61 m<sup>2</sup> (168 ft<sup>2</sup>) covered

porch. A separate 6-unit storage garage structure is proposed on the eastern portion of the parcel.

The zoning of the parcel does not currently permit what is proposed as such a zoning amendment is necessary to rezone the parcel to a site-specific residential classification to permit the proposed buildings and establish regulations for the development.

The following outlines the historical change in use and ownership of the subject lands. CT Soils reported the sequence of land use of the subject lands having been occupied by Consolidated Leaf Tobacco and Aylmer Canadian Cannery Ltd. observed from 1947 to 1962. Then from 2001-2004, the site contained a commercial type of building with heavy traffic and two trailers used for warehousing/storage purposes. Subsequently, Golder Associates Ltd. performed soil investigations which lead to the discovery of contaminated lands. In 2006, the site appeared vacant and utilized as a traffic type property. Meanwhile, a building permit was issued to 'Youth & Family Resource Network' to construct semi-detached dwellings similar to those presently proposed, but were never built. In 2007, the Town agreed to pay for the excavation and hauling away of material necessary to meet residential standards. In 2008, it appears that the lot was completely cleaned up and empty, with no grassy areas. In 2009, ownership changed and the Town approved a site plan agreement to construct a commercial/industrial building. The current applicant obtained ownership of the lands in 2011. Presently, the site remains vacant and is covered in grass.

An 'Extended Phase I Environmental Site Assessment (ESA)' was completed in May 2016 to search for contaminants from past or current users. The report from CT Soils concludes that the site be classified as having low to a moderately low probability of containing significant quantities of environmentally impacted soils or groundwater.

Town Planner, Kristina Galinac noted to the Committee that a Record of Site Condition from the Ministry of Environment and Climate Change (RSC) will be a requirement of the site plan approval.

The Site Layout, Zoning Specifics as well as Agency Comments were presented to the Committee and to the public.

Town Planner, Kristina Galinac outlined the details of the letter received from Fred and Nancy King, 49 Maple Street, Kingsville.

Member, Gord Queen commented on the site cleanup history, which met commercial standards, he asked if added testing concluded whether it is now cleaned up

Member, Murray McLeod asked for more information on the zoning regarding lot coverage and setbacks, as well as the number of units.

Member, Shannon Olson suggested we wait on the RSC before moving the zoning forward.

Manager of Planning & Development, Robert Brown replied that zoning was to be addressed, and further outlined the details required to move forward regarding the site plan and suggested the Town could use the Holding symbol on the property.

Chairperson, Thomas Neufeld ask for more information regarding the site having a low to moderately low probability of containing significant quantities of environmentally impacted soils or groundwater.

The applicant, Jim Liovas outlined the results of the report as cleaned up.

Michael Ives, 32 Maple Street, Kingsville asked the applicant if he owned other properties within the Town of Kingsville. Mr. Ives stated that Jim Liovas is on a bad owners list in Windsor. Mr Ives also mentioned that he didn't see CT Soils do testing on the property. Mr. Ives recalls the Rail Road storing coal on the property. Mr. Ives is in objection to the number of units, crowding and traffic

The Applicant, Jim Liovas mentioned that the lots are already serviced for eight units. The issue of separate garages can be policed easier as they are not part of the residential unit rental.

Jennifer Hailstone, 37 Maple Street, Kingsville mentioned her opinion of not enough room on the lot for the proposed build. Ms. Hailstone also asked why the neighbouring lots were not tested if the soil on this particular parcel was contaminated. Ms. Hailstone would rather see the land used as Park Land, for the 14 plus children in the neighbourhood. This is already a high traffic area.

Sally Ives, 32 Maple Street, Kingsville asked if neighbours were approached to see if there is a preference of Residential Zoning over Commercial Zoning. She also made mention of her concerns with the traffic. The Applicant, Jim Liovas replied that he assumed Residential would be preferred over Commercial. The applicant stated as noted before that the site was tested.

Jennifer Hailston, 37 Maple Street, Kingsville asked if all the contaminants were removed, was soil removed, was new soil brought in. She feels that there are other vacant lands available that could accommodate this development in the Town of Kingsville.

Thomas Roelens, 33 Maple Street, Kingsville asked what will happen to surplus garage units if tenants don't rent all units? Mr. Roelens also asked if there has been leaching on contaminants from neighbouring properties? Mr. Roelens has a concern based on tenants, landlord types with 8 rental units.

The Applicant, Jim Liovas stated that the garage units could be rented to others.

Member, Gord Queen is familiar with the site, and has concern with parking, density, as well as contaminants, Member, Gord Queen needs more info on condition of soil.

Member, Murray McLeod asked for clarification on the common practice of putting storage garages like this on other developments?

Manager of Planning and Development, Robert Brown explained that it is unusual for the Town but the storage garages are considered accessory to the proposed development

#### **PAC – 09 – 2016**

Moved by Gord Queen, seconded by Shannon Olson that the Planning Advisory Committee not endorse support of the proposed rezoning to Council at his time.

**CARRIED**  
(all members concurring)

#### **E. BUSINESS / INFORMATION**

None presented.

#### **F. ADJOURNMENT**

#### **PAC – 10 – 2016**

Moved by Gord Queen seconded by Shannon Olson, that there being no further items of discussion, the meeting adjourn at 7:45 p.m.

**CARRIED**  
(all members concurring)



---

CHAIRPERSON, Councillor Thomas Neufeld



---

RECORDING SECRETARY, Robert Brown