



COMMITTEE MINUTES

**PLANNING ADVISORY COMMITTEE
JUNE 22, 2021 @ 7:00 P.M.
ELECTRONIC PARTICIPATION – VIA ZOOM**

A. CALL TO ORDER

Chairperson Laura Lucier called the Meeting to order at 7:00 p.m. with the following persons in attendance:

MEMBERS OF PLANNING ADVISORY COMMITTEE:

Deputy Mayor Gord Queen
Councillor Laura Lucier
Lorrie Mensch
Wayne Latam

MEMBERS OF ADMINISTRATION:

Manager of Planning Services, Robert Brown
Town Planner, Kristina Brcic
Administration, Stephanie Coussens

B. DISCLOSURE OF PECUNIARY INTEREST

Chairperson Laura Lucier 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 agenda items come forward.

C. MINUTES OF THE PREVIOUS MEETING

Review and adoption of minutes of the March 16th, 2021 Planning Advisory Meeting.

PAC – 10 – 2021

Moved by Gord Queen, seconded by Wayne Latam that the Planning Advisory Committee Meeting Minutes dated March 16th, 2021 be adopted.

CARRIED

D. ITEMS FOR DISCUSSION

1. SUB/01/2021 & ZBA/08/2021 – 1646322 Ontario Limited – V/L SS County Rd 20

Manager of Planning Services, Robert Brown introduced the application and presented his report dated June 10th, 2021 with information on a revised draft Plan of Subdivision SUB/01/21 and Zoning By-law Amendment ZBA/08/21 for vacant lands located on the South side of County Rd 20, in the Town of Kingsville.

The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20 which extend south toward Heritage Road and abuts the Golfside subdivision to the west and Cottage Grove subdivision to the east. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h)) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 51.6 ha (127.5 ac.) vacant parcel (currently farmed). A zoning amendment was brought forward to Council in 2012 however was refused. The County of Essex, as the approval authority for plans of subdivision, failed to make a decision on the draft plan of subdivision. As such, the applicant appealed the non-decision and refusal to the Ontario Municipal Board (OMB), which changed to Local Planning Appeal Tribunal (LPAT) in 2012, and as of June 1, 2021 is now the Ontario Land Tribunal (OLT) which subsequently granted the draft approval for up to 750 lots (Appendix A) along with the requested zoning by-law amendment. The County issued final approval as ordered by the OMB however that approval lapsed in 2018. This has required the applicant to resubmit for draft plan approval. The approved zoning remains in place however there are some minor amendments needed to reflect adjustments to the plan and address lot frontage requirements for the semi-detached and townhouse development.

The development hasn't proceeded since 2015 due to a lack of adequate water supply. It was identified in 2015 that as development was continuing in the Golfside subdivision any further residential development in this area would require additional water supply. Background work was completed by Stantec Consulting to outline what type of upgrading was necessary. There are additional lands in the area between Heritage Road, McCain Side Road and south of County Rd 20 that are designated for residential development. To service the subject lands along with the other lands in the area upgrading of the current water delivery to the area is necessary. A new water line will come from Road 2 E, to Heritage Rd and then West onto County Rd 20. This development is not the sole driver of this water line extension, current residential needs, along with future development require the additional supply. Pressure and supply along the west side of town, for both current and future residential will be addressed in this multi-stage water line extension.

Mr. Brown explained what happened with the settlement agreement, giving the reasons how the decision lapsed with the County of Essex. Mr. Brown explained the original decision by the OMB and the weight it holds. The settlement was agreed to between the developer and Town and accepted by the Board. Environmental assessments, archeological assessments, storm water management servicing reviews, finalizing a road network, lot configuration, final numbers, etc. were all completed. Traffic impact currently has access off Lake Drive and County Rd 20; which required the purchase of a small portion of the greenway to be conveyed to the Town in order to provide full access and extension of the proposed main road that would go from South to North and connect with County Rd 20.

With the amount of time that has passed since October 2017 to today in finalizing the plan, Mr. Brown felt it was important to update the public, noting that new residents have moved into the area since 2017 and wanted to ensure everyone was given the opportunity to be informed. The notice of public meeting was circulated to over 500 property owners. The number one comment from residents, that has been circulated to

the committee prior to this meeting, is the concern of construction traffic using the established subdivisions as access to and from the subject lands. With both subdivisions to the east, Cottage Grove and to the west, Golf side having made provisions for connections to their abutting lands, the neighbouring property owners are concerned. The conclusion after discussion with staff, the developer and County was r. for a temporary construction access road directly from County Rd 20 to be constructed and maintained in order to provide access for heavy construction equipment into the subdivision.

Mr. Brown discussed the zoning amendment portion of the application. The amendment is required to make adjustments and recognizing the reworking of the layout of the plan, road configuration, the relocation of the northerly park, and adjusted lot configuration. In total the development represents 642 residential dwelling units, made up of a combination of 149 singles, 434 semi-detached and 59 townhouses. The plan does include a commercial block abutting County Rd 20, noting that the access for this commercial property will be off the internal road, not off of County Rd 20. Gating and crossing signage over the ERCA Greenway will be the responsibility of the developer.

Mr. Brown noted the main changes to this plan is the reduction from 750 lots to 642 lots; realignment of internal streets to provide traffic calming measures through design of the roads and connecting subdivisions. Mr. Brown explained the developer intends to begin the first phase of construction at the south end connecting to Lake Drive on the east side and Championship Way on the west. Lots will be developed and the parkland will be conveyed to the Town, as part of Phase 1. The County will be requesting updates to the traffic study as the development proceeds, in order to assess impact to Heritage and County Road 20 prior to final approval of the various phases. This development is fewer phases, which is a quicker build out to County Road 20. The Town requested a wider road allowance on the main north/south collector road, from the standard 20 m to 22 m, to accommodate multiple use of the road, sidewalks, bike lanes, etc. The current Development Manual requires sidewalks on both sides of the roads in all subdivisions. The northerly greenspace park has been relocated a little more south than the original plan. The park to the south of the development will be a regional park, supplementing the York park that is already established in the Golf side subdivision. The developer provided an easement across lands to the south of the development, for the installation of a walking trail in order to accommodate the CWATS trail. This walking trail has already been installed. Several agreed upon boundary conveyances along lots in the Cottage Grove area, to clean up and accommodate fences and sheds that were built on or near the lot line are included in this proposal.

Mr. Brown discussed the Agency and Administrative consultations by Essex Region Conservation Authority (ERCA) and the Technical Advisory Committee (TAC), noting no objection and satisfaction with the general layout, storm water management, etc. The lands have approval and a permit in place from the Ministry of Natural Resources and Forestry (MNR) based on the environmental assessment.

Mr. Brown noted the purpose of the Planning Advisory Committee is to give the public an opportunity to comment. Mr. Brown has provided as much of an overview as possible, without going into the lengthy history, as many of the residents have been involved from the start of this process. These are residentially designated lands, intended to be developed, there have been several relevant issues raised and public input is appreciated and heard by the committee.

Frank Fazio of Fazio Giorgi LLP, the solicitor for the applicant clarified that the County would grant draft approval on the entire development but will only register individual phases once the Town reviews and provides clearance. Mr. Fazio noted that if required, updates to the Traffic study or Storm Water Management will be undertaken if required by the County or the Town of Kingsville. Mr. Fazio discussed the history of the application.

Philip Schaus resident at 867 Cottage Grove Ave. Noted that the subdivision, (Cottage Grove Ave, Lawndale Ave and Lake Dr) do not have sidewalks, young families use the road to bike, walk and play. Concerned that residents will use the development as a short cut. Suggested maximum speed 40 kms.

Manager of Planning Services, Robert Brown explained the need to review and monitor the traffic as the development proceeds. The current Development Manual requires sidewalks on both sides of the roads in all subdivisions. Residents are welcome to contact Council to request sidewalks be installed, as a local improvement. Mr. Brown pointed out that the Cottage Grove subdivision is not in compliance with the current requirements for secondary access, this development will bring the subdivision into compliance and grant the Cottage Grove, Essex, Lawndale, and Lake Dr an alternate exit. Traffic calming measures could be introduced and installed if necessary.

Frank Fazio of Fazio Giorgi LLP noted that the original plan that was submitted showed Creekview Rd going straight through to Essex Dr, Mr. Valente heard the concerns of the residents and has made accommodations within the new street layout to alleviate the safety concern.

Ilene Steinke, resident at 28 Conservation Blvd. Ms. Steinke has a concern with Championship Way, she feels that the construction vehicles will use Championship Way instead of the designated construction road that is to be built. Ms. Steinke would like to request that Championship Way not be connected until the subdivision is further developed. Manager of Planning Services, Robert Brown, understands the concerns and ensured the residents that communication will be sent to the developer to come up with preventative measures, temporary traffic calming, etc. with the access point controlled by the Town.

Michael Kennedy, resident at 21 Golfview Dr, has a concern with the removal of the treeline abutting the east side of Golf Side subdivision. Mr. Kennedy requests the developer consider the privacy and the shade that these trees provide to the existing homeowners. Mr. Kennedy noted that clients may pay more for a lot with mature trees. Mr. Fazio, noted to the audience that all clearances and approvals have been received from the Ministry. Chairperson, Ms. Lucier asked Mr. Fazio if there will be an effort to save any trees? Do you have permission to remove trees, or are you required to remove these trees? Mr. Brown, noted that the trees in question are located on the subject lands to the rear of several properties in the Golf Side subdivision. These trees could be removed at any point regardless of the proposed development however if the trees do not impact on the development of the lots in this area there is benefit for the developer to maintain them. Mr. Brown will be in discussions with the developer prior to the Council presentation.

Mr. Remo Valente, the developer spoke to the value that mature trees do add to a building lot. Mr. Valente agrees that any tree that is not in the way of the building envelope, can be saved.

Lawrence Borys, resident at 107 Golfview Dr asked if the development would be constructed sequentially as Phases 1 through 12. Mr. Fazio confirmed yes that is the intention of the development. Mr. Borys expressed his concern with the increase of residential traffic with only one road adjoining to County Rd 20. Mr. Brown, explained that a second access could not be accommodated due to the limited frontage. Mr. Borys noted that GolfSide subdivision population is far less than this proposal. Chairperson, Ms. Lucier agreed and restated the variety of housing options, and the value that the mix adds to the housing options.

Chairperson Laura Lucier; asked if there were any questions or comments from the committee.

Committee member Lorrie Mensch, asked the Manager of Planning Services, Robert Brown to explain the proposed Lakeshore Residential zoning in comparison to Golf Side zoning. Ms. Mensch asked if the new traffic report that was done in June of 2020 took into consideration the condos that have been approved on the North side of County Rd 20. Mr. Brown confirmed the traffic study did include all of the proposed development. Mr. Brown, noted the main difference in the zoning is the allowance of townhouses in this new subdivision. The other regulations remain very similar to those within the Golf Side subdivision.

Deputy Mayor, Gord Queen, asked of Mr. Brown to explain the process and timing of this development, giving the residents an idea of when they can expect to see construction begin. Mr. Brown explained that Council can expect to see the proposal come forward to Council in July or August of 2021, for consideration. The County has already submitted a request to hold the Statutory Public Meeting for the development. Waterline installation will determine when groundbreaking will begin within the development, estimating approximately 1 year before you see any shovels in the ground.

Committee member Wayne Latam, brought forward his concerns about mobility, and alternative modes of transportation, other than a car are an important fact to consider when expanding land. Mr. Latam asked if there are any considerations for complete streets being adopted in this new subdivision, that would address any of the public's concerns with the traffic and dangers of children on streets. Mr. Brown, indicated that traffic calming measures can be factored into the development, noting that the Town Development Manual is under review. We are open to discussions to making provisions for bike lanes. The main street from north to south has been requested to be made wider as part of the plan to accommodate such provisions.

Mr. Brown explained the importance of public comment, encouraging everyone to submit comments as soon as possible, so that committees and Council can read and hear your concerns before the meetings so that answers can be formulated and reported back to you. Your comment and concerns are important to all involved.

E. NEW BUSINESS

F. NEXT MEETING DATE

The next meeting of the Planning Advisory Committee shall take place on July 20th, 2021 via Zoom @ 7:00 PM p.m.

G. ADJOURNMENT

PAC – 11 – 2021

Moved by Gord Queen seconded by Wayne Latam to adjourn this Meeting at 8:13 p.m.

CARRIED

CHAIRPERSON, Laura Lucier

**RECORDING SECRETARY,
Robert Brown**