



COMMITTEE MINUTES

**PLANNING ADVISORY COMMITTEE
JULY 20, 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

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 June 22nd, 2021 Planning Advisory Meeting.

PAC – 12 – 2021

Moved by Gord Queen, seconded by Wayne Latam that the Planning Advisory Committee Meeting Minutes dated June 22nd, 2021 be adopted.

CARRIED

D. ITEMS FOR DISCUSSION

1. SPA / 18 / 21 – Telecommunications Tower – V/L ES of County Rd 23

Manager of Planning Services, Robert Brown introduced the application and presented his report dated July 14th, 2021 with information regarding a proposed telecommunication tower and a request for a Statement of Concurrence that sufficient public consultation has occurred taking into consideration input from the local land use authority and surrounding land owners. For application SPA / 18 / 21 for V/L ES of County Rd 23, Part of Lot 280, Concession STR, in the Town of Kingsville.

Land Solutions LP, on behalf of Telus Communications Inc. has applied with the authorization of the registered owner of the subject lands, to construct a 40 m (131.2 ft.) lattice self-supporting tower (See Appendix A – Location Map).

In accordance with federal regulations and the Town's "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities" (See Appendix B) guidelines, public consultation is required to be obtained for the construction of telecommunications towers. Public notice was given to registered property owners within 150 m of the proposed location by the applicant. (See Appendix C)

Included with this report is a copy of the site plan and specifications for the telecommunication tower proposed.

Brenden Smith with LandSolutions LP, agent for Telus; made a presentation to the committee. The presentation covered the following; Proposed New Wireless Facility / How Network Works / Industry Trends / Public Consultation (Location / Alternative Locations Considered / Search Area / Site Selection).

Chairperson Laura Lucier asked if there were any comments or questions from the committee, applicant or the public.

John Mayor, 316 Talbot St S, Essex is the property owner to the north of the proposed location. Mr. Mayor has plans to build a Secondary Dwelling Unit in his back yard, close to his pond, as he is legally able to do, what is the required setback for a tower from a home? Brenden Smith with LandSolutions LP, agent for Telus indicated that there is no set back regulated. Mr. Smith referred to the Safety Code 6 requirements. Mr. Mayor expressed his concern with the location of the tower, and the negative affects he feels it brings to his property. Mr. Mayor would rather see the tower erected at site 7 in the proposal. Mr. Smith explained the location of site 7 not covering the required areas. Robert Brown, Manager of Planning Services spoke to the comments of a future Secondary Dwelling made by Mr. Mayor. Mr. Brown, explained the requirement from the Town of Kingsville by-law for a secondary dwelling.

Diana & Brian Neels, 346 Talbot St S, Essex, on the proposed tower will be directly behind their home. An access road will be constructed right along their property line, will this be fenced?. Ms. Neels has concerns with what the Federal Government says is safe today; they could come back in 20 years saying it is no longer safe. Mr. Smith spoke to the need / desire to place a fence for safety. Mr. Smith assured Mr. and Ms. Neels that Health Canada has done their research. Safety Code 6 requirements and regulations will be adhered to. Ms. Neels asked how the snow removal will be taken care of. David Zacher., of Land Solutions, explained that every site, every region is different. A site for snow removal is yet to be determined. General maintenance is completed from an operations center, the amount of traffic would be limited to once a month to every 6 weeks. If there is a snow fall and they were not able to access the site they do have ATV's to assist them in getting back to the site.

Dan Oriet, 350 Talbot St S, Essex, ON is also concerned with the access road in their backyard. Mr. Oriet would like to see a fence along the roadway. Mr. Oriet has a concern with the 165m setback on the placement of the tower. Mr. Oriet has done some research of his own, globally, and has found other countries requiring 400-500m placement for EMF exposure. David Zacher., of Land Solutions spoke to the fence and gate on private property. Brenden Smith with LandSolutions LP recommended a condition be added through the Municipality to satisfy the concern. Mr. Smith spoke

more about the health concern, recommending that Health Canada, the regulating body that created Safety Code 6, be contacted directly; links were provided regarding related studies around the world.

Deputy Mayor Gord Queen, appreciated the presentation from the applicant as well as the comments of the residents. Mr. Queen wants to work with the concerns of the residents.

Chairperson Laura Lucier confirmed there were no additional comments or questions from the committee, applicant, or the public.

Mr. Brown spoke to the next step with this application. Mr. Brown explained the desire for direction from the committee.

PAC – 13 – 2021

Moved by Gord Queen seconded by Lorrie Mensch to receive the information, and concerns of the public. Not support the application as presented.

CARRIED

Ms. Mensch feels that the entire residential parcel should be considered in the setbacks, not just the location of the current home. Committee member Wayne Latam, spoke to the concern of children playing in the adjoining properties; noting that there is potential for development regardless of who the developer is and could result in the restriction of children from the property. Mr. Latam feels that the traffic won't increase much more than what is already there. Mr. Latam would like to see the applicant and neighbouring property owners come up with a fair solution for all.

E. NEW BUSINESS

F. NEXT MEETING DATE

The next meeting of the Planning Advisory Committee shall take place on August 17th, 2021 via Zoom @ 7:00 PM p.m.

G. ADJOURNMENT

PAC – 14 – 2021

Moved by Wayne Latam seconded by Lorrie Mensch to adjourn this Meeting at 8:10 p.m.

CARRIED

CHAIRPERSON, Laura Lucier

**RECORDING SECRETARY,
Robert Brown**