



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY AUGUST 15TH, 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">• Deputy Mayor Gord Queen• Councillor Larry Patterson• Murray McLeod• Shannon Olson	<ul style="list-style-type: none">• Manager of Planning Services, Robert Brown

ABSENT: Town Planner, Kristina Brcic
Councillor Thomas Neufeld
Ted Mastronardi

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Vice-Chairperson Murray McLeod 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 JUNE 20TH, 2017

PAC – 08 – 2017

Moved by Gord Queen, seconded by Shannon Olson that the Planning Advisory Committee Meeting Minutes dated June 20th, 2017 be adopted.

CARRIED

D. HEARINGS

1. SPA / 09 / 17 – Signum Wireless c/o FONTUR International Inc. – 690 Heritage Rd.

Manager of Planning Services, Robert Brown presented his report dated July 5th, 2017 to the Town of Kingsville Planning Advisory Committee 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.

Signum Wireless Corporation has applied on behalf of the Town of Kingsville, the registered owners of the subject property, to construct a 50m (164 ft.) self-supporting telecommunications tower (See Appendix B & C). Signum Wireless Corp. is the contractor responsible for owning, building and maintaining the cell phone communication tower.

In accordance with federal regulations and the Town's "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities" (See Appendix D) guidelines, public consultation is required to be obtained for the construction of

telecommunications towers. Public notice was given to registered property owners within 120 m of the proposed location by the applicant.

Mr. Brown also noted that no decision has been made by the Town and that Administration is looking for completion of the public notice requirement of the Telecom Policy prior to seeking final approval from Council to locate the tower on Town lands.

The applicant, Mr. Joel Swagerman of Signum Wireless was present. Mr. Swagerman presented to the Planning Advisory Committee and outlined the details of their request and rationale for the proposed location.

Councillor Larry Patterson asked if there are any interference issues with the tower for existing services in the area.

Mr. Swagerman indicated there would be no issues as the equipment has to be approved by Industry Canada and cannot create interference issues.

Vice-Chairperson Murray McLeod asked the audience to come forward with their comments or concerns and to ensure that their name and address were given prior to their comments for our records.

Ed Neves, 619 Malo St, is looking for clarification on the proposed location and on the Policy's Lake Erie site line provision.

Mr. Swagerman and Mr. Brown clarified the location issue with the site plan. Mr. Brown outlined the interpretation of the Lake Erie site line aspect of the Policy.

Mr. Neves asked why the tower cannot be located further North.

Mr. Brown explained to Mr. Neves that there is a conflict with possible underground services on the site and also the proximity to an ERCA regulated area.

Mr. Neves asked why the tower is needed in this area, in his opinion coverage appears to be sufficient.

Mr. Swagerman indicated that the tower is for a new wireless provider and coverage is only part of the issue, capacity is also important particularly with the increase in data usage on wireless networks.

Mr. Neves asked what recourse there is if there is interference.

Mr. Swagerman indicated that this information could be provided.

Mr. Walter Tessling, 109/111 Conservation Blvd, indicated that the site has been excavated and filled, how will the tower be secured?

Mr. Swagerman stated that Geo Tech testing will be necessary.

Mr. Tessling has received an offer to purchase on two lots that he owns on Conservation Blvd conditional on if the tower is permitted and constructed, will Signum compensate if he loses these sales?

Mr. Swagerman made Mr. Tessling aware that Signum will not offer any compensation if his offers to purchase shall fall through.

Mr. Tessling noted that studies have been done that show cancer impact within 400 meters of towers.

Mr. Swagerman stated that studies are questionable and have not been peer reviewed nor have they been completed in an accepted scientific method. There is no conclusive evidence.

Mr. Tessling asked how can the look of the tower be improved, and what is the size of the ground equipment structure?

Mr. Swagerman outlined different designs and tower styles, and indicated that the ground equipment structure would be 4m by 4m with fencing.

Vice-Chairperson Murray McLeod ask the PAC members if they had any questions for the Manager of Planning Services, Robert Brown or Mr. Joel Swagerman.

Committee Member Gord Queen, asked Mr. Swagerman why they chose this location.

Mr. Swagerman explained that Signum likes to work with the town for better control of the site and it is also close to the area of needed service.

Vice-Chairperson Murray McLeod confirmed there were no other comments from the applicant or the audience.

PAC – 09 – 2017

Moved by, Gord Queen seconded by Larry Patterson that the Planning Advisory Committee receives the report and refer the matter to Town Council for final approval to provide the applicant with a Statement of Concurrence once sufficient public consultation has occurred and public comments considered, subject to the following:

- i. That the applicant provide landscaped screening around the fenced compound to the satisfaction of the Town;

CARRIED

2. PLC / 02 / 17 – Amico Properties Inc. – Blue Jay Crescent

Manager of Planning Services, Robert Brown presented his report dated August 8th, 2017 to the Town of Kingsville Planning Advisory Committee regarding an application for lands in the Millbrook Subdivision, Stage II Phase 1, for exemption from part lot control.

The subject lands consist of forty-two (42) plan lots within the Royal Oak at the Creek Subdivision intended for the development of single detached dwellings. The developer is requesting exemption from part lot control to reconfigure lots 10 to 16, 28 to 41 & 45 to 51 into 20 blocks for development of semi-detached dwellings, eventually to be subdivided into 40 individual freehold units. Servicing needs and storm water have been reviewed. The County Planner has requested that a public meeting be undertaken to provide information to the abutting property owners due to the change in dwelling type and lot configuration.

Vice-Chairperson Murray McLeod ask the PAC members if they had any questions for the Manager of Planning Services, Robert Brown. No questions were brought forward.

Councillor Larry Patterson asked for confirmation of service capacity.

Mr. Brown indicated that this would be a requirement from the developer to provide confirmation from the Engineer of Record.

Vice-Chairperson Murray McLeod asked the audience to come forward with their comments or concerns and to ensure that their name and address were given prior to their comments for our records.

Steve and Tammy l'Anson, 161 Woodycrest Ave, asked if the water pressure would become an issue? They also noted that additional homes will increase traffic, this will affect future quality of the area. With proximity of the school the area should be kept for single detached dwelling lots and families.

Mr. Brown assured the l'Anson's that water pressure is not an issue. Area traffic can be reviewed to determine if additional traffic controls are required or parking needs to be reviewed. There will still continue to be a good mix of singles and semis in the area.

A resident named Mary, lives on Wisteria Lane, did not sign into the public meeting, wanted to bring the parking issue to light and also note that there are many school kids in the area.

Gudrin Beggs, of Amico noted that this is the last phase of development in this subdivision and the builders are looking for style.

Committee Member Gord Queen, asked if the Town should be delaying any additional approvals until the location of the school has been finalized.

Mr. Brown confirmed that this is the last phase of development and likely the last opportunity for change in this subdivision. The school site selection has taken longer than anticipated and it would be very difficult to pause development until one potential development is sorted out.

Councillor Larry Patterson asked what can be done about safety issues expressed.

Mr. Brown would like to see Municipal Services review the area for parking and traffic issues.

Vice-Chairperson Murray McLeod outlined some of the history of the area and how it has evolved and changed over time.

Vice-Chairperson Murray McLeod confirmed there were no other comments from the applicant or the audience.

PAC – 10 – 2017

Moved by, Gord Queen seconded by Shannon Olson that the Planning Advisory Committee approve the recommendation with the addition that Municipal Services review the noted traffic safety concerns in the area.

CARRIED

E. BUSINESS / INFORMATION

F. ADJOURNMENT

PAC – 11 – 2017

Moved by Gord Queen seconded by Shannon Olson, that there being no further items of discussion, the meeting adjourn at 8:10 p.m.

CARRIED



VICE-CHAIRPERSON, Murray McLeod



RECORDING SECRETARY, Robert Brown