



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY NOVEMBER 21ST, 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• Councilor Thomas Neufeld• Murray McLeod• Shannon Olson• Ted Mastronardi	<ul style="list-style-type: none">• Manager of Planning & Development Services – Robert Brown• Interim Planner – David French

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 OCTOBER 17TH, 2017

PAC – 19 – 2017

Moved by Gord Queen, seconded by Shannon Olson that the Planning Advisory Committee Meeting Minutes dated October 17th, 2017 be adopted.

CARRIED

D. HEARINGS

1. ZBA/20/17 – The Corporation of the Town of Kingsville – VL ES Jasperson Drive

Manager of Planning Services, Robert Brown presented his report dated November 6th, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed Zoning By-law Amendment (ZBA) for lands owned by Edward Remark & Sons Limited, located on vacant lands located on the east side of Jasperson Drive, north of Main St. E., in the Town of Kingsville.

The subject land is a 16.2 ha (40 ac.) vacant lot. In June of 2014 Council approved a residential plan of subdivision for the property that would result in 191 additional residential dwellings in a mix of single detached and semi-detached dwellings. In 2015 the Ministry of Education announced that funding would be made available for the construction of a new large format institutional use in Kingsville that would see the amalgamation of several local elementary and secondary education facilities.

The Town then entered into discussion with the owner of the subject property to acquire a portion of property at the north end, approximately 10 ha (25 ac.) as a potential location of the new institutional use. While it has not been officially announced that the subject lands are the preferred location the Town would like to start the necessary amendment process to rezone the lands to an appropriate classification should the site be chosen in the near future.

The applicant was in attendance as well as the Windsor Essex County District School Board representative Bryan Pearce.

Robert Bee - 215 Woodycrest Ave – Asked what other locations were looked at or considered for this institutional facility? Mr. Bee suggested a property North of the Creek on Road 2 (Finaldi's) and/or in the Conservation Drive area would be better. Mr. Bee questions location based on the adjacent subdivision population make up. The subdivisions off of Jasperson have a majority of senior residence. Are we rezoning without knowing the alternatives?

Mr. Robert Brown, Manager of Planning and Development replied. Regarding North of the creek on Road 2 is not in the settlement area; which takes it off the table. Conservation area there are lands that are designated residential and are in the settlement area. However Mr. Robert Brown, is not familiar with the details of the site selection process. The potential occupants would have to answer that question.

James Jones – 193 Woodycrest Ave – Do we know the design of the Jasperson realignment? Is the road/lane way from the Kratz Side Road to sports fields town owned?

Mr. R. Brown replied that according to the plans that he has seen (which are not finalized), Jasperson will straighten up to run behind the arena to Road 2 East; and yes the lane way off of Kratz Side Road into the soccer fields is Town Owned Property.

Mr. Walter Branco – 950 Seacliff Drive – questioned if residential lands being removed for school would be replaced by extending the Settlement area. Mr. R. Brown indicated that there are no plans to extend the settlement area at this time. The Official Plan Review process may consider areas for further residential development as part of that exercise.

Harry Bergman – 1765 Division Road North – Do we have an estimated number of buses planned? We already have traffic issues.

Mr. R. Brown indicated that there are no details on vehicle or bus volumes, but it will be reviewed in detail if things move forward. Accommodations will need to be made, to any location for a facility such as a school.

Sue Markham – 15 Cameron Drive – Is the Jasperson road straightening project contingent on this re-zoning application?

Mr. R. Brown indicated that the straightening of Jasperson Road has been on the radar for some time now. If the Institutional use does not go at this location the road straightening project may be put off until a later date but it is a planned upgrade. The final design of Jasperson may be influenced by the future development of this piece of land.

Sharon Bee - 215 Woodycrest Ave – Will we see the design of the entrance? And could it be off of Kratz opposed to Jasperson? Mr. R. Brown replied, Yes, the town will recommend the applicant/occupant to engage the public through the Site Plan process. No the entrance will not be off of Kratz Side Road.

Harold Remark – 73 Remark Drive – Wanted to make the public aware that there are lands set aside for the realignment of Jasperson now and this has been in the works for the last 25 years. Some of the development fees collected from the Royal Oak by the Creek have been allocated to the Jasperson upgrade. Mr. H. Remark asked what plans are set out for the rerouting of sanitary and connections? There are two separate collector systems, Woodycrest / Peachwood (Sumac) or Jasperson / Wigle. Mr. R. Brown cannot answer at this time. It will be outlined as part of the site plan process.

Robert Cornies – 1545 Kratz Side Road – Mr. R. Cornies owns the farm that boundaries the subject property. A letter was submitted on behalf of the farm to Mr. R. Brown regarding a few concerns (see letter). When the subject property was approved for the future residential subdivision, an agreement was made with the developer and the town that the farm would be able to connect to the sewers, will this remain true? Mr. R. Brown, replied to the letter that was submitted. In his letter he mentioned that connection through the institutional property would probably not happen, however the south 15 acres of the property will remain residential and a connection could still be an option over those lands.

Sue Markham – 15 Cameron Drive – regarding what else is permitted in the EG zone if the school does not go here. Mr. R. Brown, clarified that EG Zone would only permit other schools. If the site is not selected then the zoning would likely be amended back to residential for development purposes.

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

PAC – 20 – 2017

Moved by, Gord Queen seconded by Ted Mastronardi 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 – 21 – 2017

Moved by Gord Queen seconded by Shannon Olson, that there being no further items of discussion, the meeting adjourn at 8:00 p.m.

CARRIED



CHAIRPERSON, Thomas Neufeld



RECORDING SECRETARY, Robert Brown