



MINUTES

MAIN ST DEVELOPMENT REVIEW COMMITTEE

DECEMBER 1ST, 2020 AT 7:00 P.M.
ELECTRONIC PARTICIPATION – Via Zoom

A. CALL TO ORDER

Chairperson, Gord Queen called the meeting to order at 7:00 p.m. with the following Committee members in attendance:

Members of Committee

Deputy Mayor Gord Queen
Councillor Kimberly DeYong
Brenda Gagnier
Bruce Durward
David Hunt
Dennis Rogers
Gideon Spevak
Heather Brown
Joe Wilds
Laura Mastronardi
Mary Ellen Havlik
Sarah Sacheli
Tom Greenall

Members of Administration

Manager of Planning – Robert Brown
Town Planner – Kristina Brcic
Administrative – Stephanie Coussens
Director of Municipal Services – Andrew Plancke
Manager of Public Works – Shaun Martinho

ABSENT:

Tasha Slater

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson, Gord Queen reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ITEMS FOR REVIEW:

1. Review and approval of minutes from November 3rd, 2020.

MSD-12-2020

Moved by Bruce Durward, seconded by David Hunt that the Main St Development Review Committee Meeting Minutes dated November 3rd, 2020 be adopted.

LOST

Request from Sarah Sacheli to defer the adoption of the Main St Development Review Committee Meeting Minutes dated November 3rd, 2020 until the January 5th, 2021 meeting. The minutes were received late by the committee and inadequate time was given to review.

MSD-13-2020

Moved by Brenda Gagnier, seconded by Tom Greenall that the adoption of the Main St Development Review Committee Meeting Minutes dated November 3rd, 2020 be deferred to the next meeting to allow for adequate review.

CARRIED

2. Presentation of study group materials

- 1) Traffic – Mary Ellen Havlik / Laura Mastronardi / Tom Greenall
The Traffic Report was emailed to the committee, prior to the meeting.
Tom Greenall presented the groups findings.

MSD-14-2020

Moved by Bruce Durward, seconded by Joe Wilds that the committee receive the Traffic Report of M. Havlik, L. Mastronardi and T. Greenall (as presented by T. Greenall).

CARRIED

Manager of Planning Services, Robert Brown asked for clarification on some information that was presented. Mary Ellen Havlik explained that properties zoned residential should remain residential mixed with commercial and that no additional commercial development be approved on Main Street.

With regards to the approved condo development at 140 Main St E, Deputy Mayor Gord Queen asked Mr. Brown to elaborate on the emergency exit onto Cherry Lane. Mr. Brown explained that the exit from the condo development onto Cherry Lane will be for emergency use only, not a secondary access. This emergency access will be blocked with spring mounted bollards.

Sarah Sacheli asked the traffic committee if angle parking was an option since historically Kingsville had angled parking in the down town. Director of Municipal Services, Andrew Plancke explained how angled parking would not allow for trucks to maneuver through Main St or Division St.

Councillor Kim DeYong asked Mr. Plancke if the intersection at Heritage and Main St W would see a roundabout in the future. Mr. Plancke indicated that it will be a signalized intersection.

Bruce Durward feels that limiting the trucks on Main St would be beneficial to ease traffic.

Moving forward, Mr. Brown will be getting feedback from management at the administrative Technical Advisory Committee; any budgetary items, would need to be reviewed by Council.

Deputy Mayor Gord Queen made a request to have Administration review the document and give feedback.

MSD-15-2020

Moved by Kim DeYong, seconded by Sara Sacheli to provide the information that was presented in the Traffic Report at the Main Street Review Committee to Administration for their review and comment.

CARRIED

- 2) Urban Design – Brenda Gagnier / David Hunt / Tasha Slater
Brenda Gagnier gave a presentation on a summary of the preliminary findings.

MSD-16-2020

Moved by David Hunt, seconded by Laura Mastronardi that the committee receive the Urban Design presentation of B. Gagnier, D. Hunt and T. Slater (as presented by B. Gagnier).

CARRIED

Manager of Planning Services, Robert Brown, requested the Urban Design presentation be forwarded to the committee.

Heather Brown, asked how the town would have the ability to force a business owner to paint the exterior of their building a specific colour. David Hunt explained that suggestions where possible would be given, and could be focused on new development. Manager of Planning Services, Robert Brown explained how the Town can enforce the urban design guidelines; Trigger mechanism, incentive, as well as the Community Improvement Plan.

Mary Ellen Havlik asked if a by-law could be brought forward to council to cover Main St as a whole. Mr. Brown explained that the official plan would be the proper avenue to make a change to the whole street. Ms. Havlik asked Brenda Gagnier if her committee considered signage in residential area mixed with commercial. Ms. Gagnier explained that the committee is looking at signage.

- 3) Heritage Preservation, Restoration and Protection – Sarah Sacheli / Gideon Spevak / Joe Wilds
The Heritage Preservation, Restoration and Protection presentation was emailed to the committee, prior to the meeting.

Sarah Sacheli gave a presentation on Heritage Preservation, Restoration and Protection.

MSD-17-2020

Moved by Bruce Durward, seconded by Joe Wilds that the committee receive the Heritage Preservation, Restoration and Protection presentation of S. Sacheli, G. Spevak, and J. Wilds (as presented by S. Sacheli).

CARRIED

Mary Ellen Havlik asked the Manager of Planning Services, Robert Brown if we have height limits set in our Zoning by-law? Mr. Brown explained the maximum height is 3 stories or 36 feet. Sarah Sacheli explained the desire of the Heritage Preservation, Restoration and Protection group is to see street level at a maximum of 2 stories high residential.

- 4) Zoning / Landscaping and Signage – Heather Brown / Bruce Durward / Dennis Rogers
Heather Brown gave a presentation on the group's preliminary report.

MSD-18-2020

Moved by Heather Brown, seconded by Bruce Durward that the committee receive the Zoning / Landscaping and Signage presentation of H. Brown. B. Durward, and D. Rogers (as presented by H. Brown).

CARRIED

Heather Brown asked the Manager of Planning Services, Robert Brown, why the Main Street review committee wasn't made aware of the sign proposal on the ERCA greenway. Mr. Brown explained that this application has been ongoing for some time and that this committee is not designed to advise on planning applications. Until the Main St Development Review Committee findings are adopted, the Manager of Planning Services has to bring forward applications that are brought before him.

- 5) Policy review – Robert Brown / Kristina Brcic
Kristina Brcic gave a presentation.

MSD-19-2020

Moved by Sarah Sacheli, seconded by Brenda Gagnier that the committee receive the Policy Review presentation of R. Brown and K. Brcic (as presented by K. Brcic).

CARRIED

Sarah Sacheli asked the Town Planner Kristina Brcic to clarify which policies that were presented does the Town currently have in place.

Sarah Sacheli added that there was once an attempt at creation a Conservation District in Kingsville.

3. Questions or Comments

Deputy Mayor Gord Queen requested that the committee submit questions in writing prior to meeting so that staff has an opportunity to gather the facts to be presented or explained.

Manager of Planning Services, Robert Brown spoke to the committee regarding the Official Plan adoption and explained that if recommendations from the committee are approved by council they will be added to the Official Plan as a separate amendment. Mary Ellen Havlik asked why council won't consider deferring the adoption of the Official Plan amendment, with Covid-19 restricting in person meetings, and suggested another public meeting should be held, to highlight changes that were made since the last public meeting. Mr. Brown clarified that two additions have been made to the document but 90% of the changes made are legislated.

4. Any outstanding items and information requests

Tom Greenall requested that reports be submitted to the committee in a timely fashion so that enough time is allowed for review.

5. Date of the next meeting.

- First Tuesday of each month, January 5th, 2020.
- Location: Electronic via Zoom
- Time: 7pm

D. OTHER BUSINESS

E. ADJOURNMENT

MSD-13-2020

Moved by Laura Mastronardi, seconded by Sarah Sacheli there being no further items scheduled, the meeting was adjourned at 9:30 p.m.

CARRIED

CHAIRPERSON, G. QUEEN

SECRETARY-TREASURER, R. BROWN