

Minutes of a Public Meeting held to consider the Draft Official Plan for the Town of Amherstburg, held Wednesday, December 2, 1998 at 7:00 p.m. at the Verdi Club.

Mayor Wayne Hurst opened the meeting and welcomed all those in attendance (approximately 75 individuals from the public and all members of Council). The Mayor introduced Ms. Jean Monteith, the Town's Planning Consultant. Ms. Monteith reviewed the history of the process undertaken to-date, and noted that the new Official Plan must address land use issues from the former municipalities, and it will be difficult to satisfy every individual. Ms. Monteith indicated she would highlight the significant changes from the former Official Plans.

The former Official Plans were approved prior to the current Provincial planning policies being adopted, and therefore the new Plan must follow these policies. The plan must recognize potential development areas through population projections to determine the amount of land required. She noted that even a small population growth requires a larger number of homes due to decreasing household size. Now residential development must be encouraged where it can be readily serviced.

The new Provincial Policy Statement says there should be no development of Agricultural areas. The only permitted severances should be to bona fide retiring farmers, consolidation of farms creating a surplus dwelling, and infilling. However, infilling has not been included on the plan. Severances may also occur within settlement areas if so designated.

There are serious servicing constraints. The current systems are reaching capacity. There is some room for growth, but the maximum growth identified within the plan cannot be accommodated without upgrades. The plan also identified the need for industrial growth which would help keep residents employed within the municipality. The northeast section of the Town has been proposed for industrial development due to its proximity to Highway 401.

Ms. Monteith addressed the need to restrict waterfront development in the former Malden area. Areas that were previously designated Natural Environment will continue. The rationale for residential development on the east side of County Road 20 is that it was included in the previous Official Plan. It was suggested that the designation should be extended to the north for consistency. Ms. Monteith noted that although no specific proposals have come forward, the development of a marina is encouraged inasmuch as it is seen as a positive for the Town.

The proposed cash-in-lieu of parking provisions will allow for options in the future to try and balance the uses in the core. The commercial area has remained compact to consolidate development. Comments from the public suggested that Sandwich Street should be commercial from Brunner Avenue to Lowes Sideroad. Others suggested that the historical residences would attract tourists, not fast food restaurants, etc.

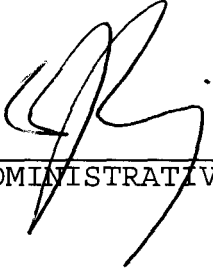
Ms. Monteith discussed the proposed severance policies, i.e., retirement lot for active farmer and surplus dwelling. She highlighted the definition of retiring farmer, that being someone who has farmed the land for twenty years. Comments from the public indicated that infilling should be reviewed because large farm equipment cannot access some small parcels.

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A general discussion on many aspects of the draft plan continued,
with the Planning Consultant addressing the areas of concern.

Mayor Hurst thanked all those present for participating in the
discussion, and noted that Council would consider the comments
during future deliberations.

There being no further business, the meeting adjourned.



CHIEF ADMINISTRATIVE OFFICER