

Minutes of a Public Meeting to consider the Draft Zoning By-Law for the Town of Amherstburg held Tuesday, June 22, 1999 at 7:00 p.m. at the Verdi Club.

Mayor Wayne Hurst opened the meeting and welcomed all those in attendance (approximately twenty [20] individuals from the public). A list of those in attendance is attached hereto and forms a part of these minutes. The Mayor then introduced Ms. Jean Monteith, the Town's Planning Consultant.

Ms. Monteith referenced the recently passed Official Plan currently before the Ministry of Municipal Affairs for final approval. The Zoning By-Law is a more technical document which includes 83 individual maps of the municipality. Ms. Monteith explained that the Zoning By-Laws of the three former municipalities were reviewed with the idea of reaching a degree of continuity for the new document. The new By-Law is essentially a blending of the three documents. Both the definitions and general provisions have been expanded in addition to changes to parking regulations, etc.

Ms. Monteith then reviewed the issues brought forward by individuals at the open house:

- (1) Request for consideration to allow a bed and breakfast as a permitted use in the (R1) Residential First Density Zone.
- (2) Request to include site specific policies regarding 46 Sandwich Street as a result of an OMB decision on that property (Map 28).
- (3) Request to add Light Industrial Zoning to property which is currently zoned Recreational on Howard Avenue (Map 8).
- (4) Request for clarification regarding a rural home occupation on Map 33.
- (5) Request for policies to permit a severance on Pt. Lot 44, Concession 5. (This is an Official Plan issue. The Planning Consultant explained the agricultural land division policies included in the Official Plan and the relevant Provincial Policies.)
- (6) Request to increase Recreational uses on property located south of Lowes Sideroad.
- (7) Information requested on the extent of home occupations on Texas Road, in particular with respect to outside storage.
- (8) Request for modification to Special Policy in Recreational Designation in the Official Plan for properties on Front Road North.
- (9) Concerns expressed regarding Consent policies in the Official Plan.
- (10) Revisions requested for on street parking regulations. (This is an issue that can be addressed under the Municipal Act.)
- (11) Clarification was requested on some of the terminology used in the Definitions Section of the By-Law.
- (12) There are existing uses along 2nd Concession (i.e. carpentry shops) which are currently zoned (AR) Restricted Agriculture. This area is proposed to be zoned Residential in the new By-Law. The issue of existing rural home occupations in this area will have to be reviewed.
- (13) The owners of property on the corner of Pickering and Sandwich have requested zoning to permit a continuum-of-care facility.
- (14) On Key Map 10 there is a service station which has not received zoning to recognize its' current use.
- (15) Request for maps to be enlarged.

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- (16) Request that a provision concerning non-conforming building locations of buildings previously constructed be included in the By-Law (similar to provision currently in 1757, as amended).
- (17) Provide residential zoning for DeThomasis Subdivision as per By-law 3107 passed by the former Anderdon.
- (18) Maps 19 and 29, Texas Road - The area designated Low Density Residential has been rezoned to Residential.
- (19) Request for a greater frontage range for semi-detached dwellings.

Those members of the public in attendance were then invited to address questions to Ms. Monteith.

Georgina Mallett (84 Texas Road) asked if business taxes would be assessed to home occupations.

Terry Hall (421 Dalhousie Street) expressed concern that, in his opinion, the uses in the proposed Zoning By-Law for the Natural Environment Wetlands and Agricultural areas had been expanded upon as to the intention of the Official Plan policies. He gave examples of boarding kennels, greenhouses and cemeteries in the agricultural zone. In particular, there is concern with the uses permitted in the Wetlands and Environmental Protection Zones which they feel should be reviewed.

Terry Lamotte requested clarification on zoning for the areas that had been redesignated to Residential in the Official Plan.

Anna Dobrowolsky confirmed zoning for her property on Texas Road.

Terry Lamotte asked for lot size provisions for various areas of the municipality.

Terry Hall requested clarification on a property on Map 2 zoned (RM1) Residential Multiple First Density.

Dr. John Spellman expressed concern with a number of aspects of the by-law, in particular, the lack of information required on natural features for a building permit application, definitions in the By-Law should be written for Amherstburg area, home occupation provisions are too restrictive. He indicated he has a number of concerns and objections which will be submitted in writing.

A resident from Texas Road complained regarding an alleged business at 90 Texas Road.

Mayor Hurst advised that a meeting is being scheduled with residents of Texas Road to discuss areas of concern and answer property owner's questions.

Bob Sutherland expressed concern at not being able to understand the language used in the By-Law.

Helen Wigle asked if there will be a further meeting.

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She was advised a further public meeting will be held in approximately one month.

Mrs. Wigle also requested information as to what zones a bed and breakfast is permitted, clarification as to the difference between the various Residential zones and redevelopment of the property previously used as a lumber yard.

Tom Moon obtained clarification regarding the proposed meeting with Texas Road residents.

Joe Capaldi requested information on rezoning of properties on Texas Road and referenced his own property on North Sideroad as to its' redesignation to Residential.

He was advised of the process for applications to amend the official plan and an individual's right to appeal to the OMB.

Mr. Capaldi also expressed concern regarding the manner in which people are notified of these public meetings.

Helen Wigle requested clarification regarding when planning application fees are applicable and when there is no charge.

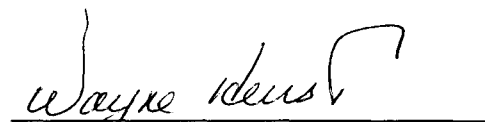
Mario Mancini asked if there were any areas of the municipality where you can have both a commercial/industrial business and a residence on the same site.

He was advised that his property on Alma Street has been placed in a Special Industrial zone to permit Residential and Light Industrial on the same site. This same policy could apply to the area designated Industrial in the northeast quadrant of the municipality, however, this has not been rezoned.

Anna Dobrowolsky obtained clarification on the permitted uses in the Light Industrial zone.

There being no further questions Mayor Hurst thanked all those present for their comments and input.

There being no further business the meeting adjourned at 8:40 p.m.



Mayor



Planning Coordinator

Open House - June 22, 1999 - Verde Club
Amherstburg Zoning Bylaw

Attendance Record

Name	Address
George Leaman	54 Spring Crt., A'burg
MICHAEL DUBEN, SOLICITOR	443 CHELSETTE AVE. WINDSOR.
Jim + Marge Hutcherson	5075 CONES A'BURG
Nebelle Allan	5720 SOUTH TOWNLINE A'BURG
Don Parks	1 WHELAN DR A'BURG
Allan Parks	4601 Essex County Rd 15 A'burg
John + Georgia Mallett	84 Texas Rd Amherstburg Ont
Stefan M. Wagle	318 Ramsay St. Amherstburg Ont
John Stendian	3001-150 Park St. W, Windsor
Elise Inoup	1001 2nd Con Amherstburg
Anna Palumbo	96 TEXAS RD A'BURG
Jacyn Dillon - Abbs, ERCA	360 Fairview Ave W. Essex Ont
Betty Federucci	17 TEXAS RD A'BURG
T. N. N.	89 Texas Rd / A'BURG
Jeffrey A. Baker	41 Sandwich St. S. Amherstburg Ont. N9V1Z5
W. Keccc	839 FRONT, A'BURG
Geno Valenti	2985 Douyall Ave Windsor
Gunn Dobrowolsky	274 Crawford Av. Ont
Ave Maillon	500 ALMA Windsor
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1:00 p.m. MEETING	
J. W. Spellman	A'BURG RR 2, 5873 Amherstburg
Don Kubitille	2041 Front Rd N A'burg
Dad Parks	3449 Creek Road A'burg
Am Ulfon	77 MEDITERRAN.

Wayne Hafehini
Roy P. D'Alipho
Loretta Boudier
JOSEPH CAPALDI
DAVE SCADDAN
Sonja Gignac
Anthony Sinas
Bob SUTHERLAND
Mario Mancini
Tew Kamotte
TERRY HALL

3430 Creek Rd A'burg
132 Texas Rd
566 Conc #2 A'burg
3140 NORTHSIDE RD N9U 2491
5825 DALTON N9H1049
3979 Conc. 3 RR4 Amburg N9U249
16-168 Richmond St. A'burg N9U34
96 Rankin Ave A'burg N9U 1E6
530 Alma St. Amherstburg
3011 N. TOWNLINE N9U-249
801-421 Dalhousie A'burg N9U'34