

Minutes of a public meeting to consider a proposed draft Plan of Subdivision being MMAH File No. 37T-99003 on July 19, 1999 at 7:30 p.m.

Present: Mayor Wayne Hurst
Deputy-Mayor Tony DiBartolomeo
Councillor Robert Anderson
Councillor Lynne Fox
Councillor Robert Pillon
Councillor Gerry Theriault
Councillor Tony Tiefenbach

Also present: Bill King
Lory Bratt
Jean Monteith, Planning Consultant
D. V. Dufour, Developer

Mayor Wayne Hurst opened the meeting and welcomed all those in attendance (approximately six [6] individuals from the public). A list of those members of the public in attendance is attached hereto and forms part of these minutes. The Mayor then introduced Ms. Jean Monteith, the Developer's Planning Consultant.

Jean Monteith then addressed Council advising the proposed subdivision is located north of Texas Road and west of 2nd Concession. The plan will create 216 lots for single detached dwellings and is a portion of the larger development proposal being Kingsbridge Subdivision.

The first phase of this plan will consist of 85 lots and access is from Knobb Hill Drive. Servicing for the proposed plan will either involve on-site treatment or treatment at the Edgewater Lagoon.

Ms. Monteith then addressed certain public concerns which she had been made aware of, in particular, how to accommodate certain lands under separate ownership on the west side of the railway. She indicated real limitations in this regard. Ms. Monteith stated that, in her professional opinion, she would be very reluctant to move the location of the proposed retention pond to the east which would result in open space near the railway. She did not feel this issue should impact on the development of Phase 1 (85 lots). This could be a consideration as the rest of the lands are serviced. Ms. Monteith referenced that property owners on Texas Road have been afforded access through various blocks in the subdivisions. This same opportunity can be afforded to the property owners on the west side of the railway as the development progresses.

Ms. Monteith noted that there is a shortage of residential lots within the Town and through appropriate development agreements details of servicing can be addressed.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated July 1, 1999 from the Essex Terminal Railway.
- (2) Letter dated July 5, 1999 from the Essex Region Conservation Authority.
- (3) Letter dated June 23, 1999 from Stuart Kelch, County Engineer.

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

Bruno Firland (554 Second Concession) stated that in his opinion this development was not fair in that it was not providing access to his and his neighbour's lands on the west side of the railway which abut the proposed retention pond. It was his view the pond should be moved easterly onto their lands.

Tony Dinunzio (586 Second Concession) also expressed a similar concern regarding access to his lands from the subdivision.

Councillor Fox requested clarification as to how the Dinunzio and Firland properties are currently accessed.

Mr. Dinunzio advised that they have a right-of-way over the railroad property to access the properties from the 2nd Concession.

Mr. Dinunzio felt that the retention pond should be located on their properties abutting the railroad track.

Mr. Dinunzio also noted that the developer is not interested in purchasing their lands.

Ms. Monteith referenced the correspondence from Essex Terminal Railway noting that even if the retention pond was moved easterly the railway is still expecting that Block 220 be used as a buffer area. Therefore, there would be no residential development on that Block and essentially the Developer would only be expanding the size of the storm water retention pond.

Mr. Dinunzio referenced recent residential development near his home questioning its' proximity to the railway.

A lengthy discussion ensued regarding ETR standards.

It was suggested that ETR be contacted for clarification regarding the buffer area.

Bruno Firland stated that he did not see the logic in being unable to utilize his property for either agriculture or residential.

Ms. Monteith responded that there is nothing stopping the property owners from farming their lands. With regard to intensive livestock operations that opportunity is not available now due to existing residential development. The Minimum Distance Separation Formulae is applicable and must be imposed.

Dan DiPierdomenico (11 Texas Road) stated that he was not objecting, however, was concerned about increased traffic as the development progressed. He asked if there will be a sidewalk on Texas Road for safety reasons.

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Ms. Monteith advised that as part of the Development Charges Study there are 3 main roads being Lowes Sideroad, Fryer Street and Texas Road which will be upgraded to an urban standard. The estimated cost of this work is \$3.75 million.

Tony Dinunzio felt that all of the lands west of the railway should be developed. He does not wish to be landlocked from the subdivision. He requested a resolution to this issue.

Councillor Fox suggested that the retention pond could be moved easterly leaving the current block as a buffer.

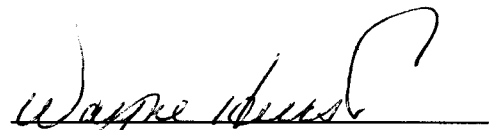
Councillor Pillon stated that, in his opinion, this proposed plan of subdivision does not change anything regarding the property owners access to their lands on the west side of the railway.

Deputy-Mayor DiBartolomeo asked where the parkland area will be for the subdivision.

Ms. Monteith advised that the parkland is proposed to be in the centre of the entire planning area (core area) for Kingsbridge development which will allow for a large functioning park.

A lengthy discussion continued regarding the railway property, buffering, fencing and maintenance of fencing along the railway.

There being no further comments and/or questions Mayor Hurst thanked the members of the public for their input which will be forwarded to the Ministry of Municipal Affairs and Housing for their information and review.



Mayor



Planning Coordinator

Public Meeting Attendance Record

July 19, 1999

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 John Simone
 Tony Di...
 Bruno Ireland
 John Fioriti
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