

Minutes of a Public Meeting to consider proposed Zoning By-Law Amendments held Monday, August 9, 1999 at 6:00 p.m.

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

Absent: Councillor Gerry Theriault

Also present: Bill King
Lory Bratt

A list of those members of the public in attendance is attached hereto and forms part of these minutes.

Mayor Wayne Hurst opened the meeting and welcomed all those in attendance. The Planning Coordinator then reviewed the proposed Zoning By-Law Amendments.

Block 9, Plan 12M-332

The purpose of the proposed amendment is to rezone 1.31 hectares of land described as Block 9, Plan 12M-332 located on the west side of County Road 20 and north of Lowes Sideroad from "Commercial Highway (h-3 CH-7)" to "Residential Multiple First Density (RM1-3)". The proposed zoning amendment will permit a multi-residential development in the form of one storey rowhouses. There are 20 units proposed. The proposed zoning amendment will also permit the maximum lot coverage on 7 of the units to be increased from the average 35% to a maximum of 50%. The site will be serviced with municipal piped water and sanitary sewers. The subject property is designated Medium Density Residential in the Town's Official Plan.

Correspondence dated July 22, 1999 from the Amherstburg Hydro-Electric Commission advises that the parcel of land does not currently have hydro. Servicing will be required from the northeast corner of Crown Ridge Boulevard and County Road 20. All costs associated would be charged to the developer. This servicing issue should be addressed as part of the required Development Agreement.

Correspondence was also received from the Essex Region Conservation Authority dated August 9, 1999 advising that the property is subject to their regulations. A stormwater management study is required and the works must be completed to the satisfaction of the Conservation Authority and the Municipality. The provisions as set out in their correspondence is requested to be included in the Development Agreement.

The lot coverage increase is the result of the desire of the developer that the units be available for freehold sale. Accordingly, where units are attached and have no sideyard, the coverage increases. It should be noted that the roadway will be constructed to full municipal standards, with a normal urban cross-section. The developer will be required to enter into a standard development agreement prior to commencing construction of the road and services. The final approval of the Zoning By-Law is dependent upon the Minister of Municipal Affairs approval of the Town's new Official Plan.

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Jeff Baker, Solicitor for the Applicants, addressed Council explaining the proposed development. He requested that the maximum lot coverage of 50% applicable to Unit 19 leaves no room for error and requested that maximum lot coverage be increased to 51%. This would alleviate a request to the Committee of Adjustment at a future date in the event that Unit 19 exceeds the 50% lot coverage.

Council concurred with this request.

Councillor Fox noted that there were no sidewalks shown on the site plan.

She was advised this would be a consideration at the time a site plan agreement is negotiated.

Moved by T. DiBartolomeo
Seconded by R. Anderson

That Administration be authorized to prepare a Zoning By-Law Amendment to change the zoning on Block 9, Plan 12M-332 from "Commercial Highway (h-3CH-7)" to "Residential Multiple First Density (RM1-3)" as per the Planning Coordinator's report with the maximum lot coverage not to exceed 51%.

- motion carried -

Pt. Lot 3, Concession 1
White Woods Mall - Condominium Proposal

The applicant proposes to construct an 8 storey 46 unit condominium. The purpose of the proposed amendment is to rezone 0.393 hectares of land described as Pt. Lot 3, Concession 1 located on the south side of Pickering Drive and west of Sandwich Street South from "Residential Multiple Second Density (RM2)" to "Special Residential Multiple Second Density (RM2-3)". The proposed zoning amendment would permit the reduction of the interior sideyard requirement on the west side of the property from 10.97 metres to 7.67 metres. Further, the required 3 metre planting strip for the adjacent commercial use would be located on the subject property rather than on the commercial property.

Correspondence received from the Amherstburg Hydro-Electric Commission dated July 22, 1999 advises that there are high voltage cables running through the area of the proposed condominium unit. Any changes would need to be addressed by the developer at his cost prior to construction. This servicing issue should be addressed as part of the required development agreement.

Correspondence was also received from the Essex Region Conservation Authority dated August 9, 1999 advising that the property is subject to their regulations. A stormwater management study is required and the works must be completed to the satisfaction of the Conservation Authority and the Municipality. The provisions as set out in their correspondence is requested to be included in the Development Agreement.

The proposal provides for a unique opportunity to locate residential units on close proximity to the multitude of uses and services available at the mall. The current Official Plan designates the subject property as High Density Residential. Although the new Official Plan redesignates the land as Shopping Centre Commercial, Section 3.4.3 provides that no amendment will be required for redevelopment to include High Density Residential.

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Joe Mikhail addressed Council explaining the proposed development and the reason for its' proposed location.

Council noted the location of the hydro cables and the requirement for their relocation.

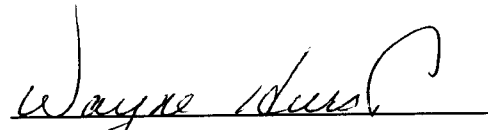
Mr. Mikhail acknowledged this information, however, noted that their Architect did not find the cables on any of the drawings that he had reviewed.

Moved by T. Tiefenbach
Seconded by T. DiBartolomeo

That Administration be authorized to prepare a Zoning By-Law Amendment to change the zoning on Pt. Lot 3, Concession 1 from "Residential Multiple Second Density (RM2)" to "Special Residential Multiple Second Density (RM2-3)" as per the Planning Coordinator's report.

- motion carried -

Adjournment - 6:30 p.m.



Mayor



Planning Coordinator

PUBLIC MEETING

PROPOSED ZONING BY-LAW AMENDMENT

PART LOT 3, CONCESSION 1 - WHITE WOODS MALL

NAME (Please Print)

ADDRESS

1. MARILYN HUNT 339 SIMCOE AVE. N. WILM.
2. See Mikhail
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PUBLIC MEETING

PROPOSED ZONING BY-LAW AMENDMENT

BLOCK 9, PLAN 12M-332, SANDWICH STREET SOUTH

NAME (Please Print)	ADDRESS
1.	JEFFREY BAKER 41 Sandwich St. S Amherstburg Ont. N9V 1Z5
2.	RON DEWEAN 279 FRAYER ST.
3.	Paladanza & Nicole Alvar 595 Boston St
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