

Minutes of a Public Meeting held to consider the Official Plan for the Town of Amherstburg, held Monday, March 22, 1999 at 6:00 p.m. in the Council Chambers, Town of Amherstburg.

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, Chief Administrative Officer
David Mailloux, Clerk
Lory Bratt, Planning Co-ordinator
Jean Monteith, Monteith Zelinka Priamo
Tracy Pillon-Abs, E.R.C.A.
Don Hector, M. N.R.

Mayor Hurst opened the meeting and welcomed all those in attendance (approximately seventy (70) individuals from the Public). A list of those in attendance is attached hereto and forms a part of these minutes. The Mayor advised that the purpose of the meeting was to receive comments from the public on the proposed Official Plan. He indicated that this was the third public meeting, and that the Town has been working on the project for over one year.

The Mayor introduced Ms. Jean Monteith from the firm of Monteith, Zelinka, Priamo. Ms. Monteith's firm was retained by the Town to conduct the review and consolidation of the Official Plans from the three former municipalities. Ms. Monteith reviewed the process to review the plan and highlighted some of the more significant changes from the former plans.

The majority of those in attendance had concerns with regard to the designation of lands as "Wetland" in the River Canard area. Ms. Monteith, along with representatives from E.R.C.A. and M. N.R. explained how the lands were classified as a provincially significant wetland. They also attempted to alleviate land owners concerns with regard to the sterilization of their properties with this designation. Those in attendance were informed that the land could still be farmed and used for various recreational purposes. The designation does not imply free public access to the land. A lengthy discussion occurred on this topic.

Mr. Gerry Trottier spoke on behalf of Rodham Holdings Ltd. He advised that his client had met with Ms. Monteith and administration, and that for the most part, their concerns had been addressed. Nevertheless, he indicated that his client was not necessarily convinced that the Wetland designation was appropriate, but that they would pursue this matter with M.N.R.

Mr. Trottier also spoke on behalf of Windsor Mold Inc. His client continues to be concerned about the proposed designations for properties around the Precision Plastic land.

Mr. Tom Moon asked whether the term infectious agent had been included in the section concerning home occupations. He was advised that it was not included.

Mr. Terry Patterson spoke on behalf of the owners of 46 Sandwich Street North. He was requesting that specific wording be included to permit a notwithstanding clause to allow a severance as a result of an Ontario Municipal Board hearing. Ms. Monteith recommended a more general clause, and suggested that the details with regard to the severance could be included in the Zoning By-Law. Council concurred with Ms. Monteith and Mr. Patterson was satisfied with this solution.

Mr. Glen Widish spoke on behalf of General Chemical. The company is testing land in the northwest corner of the municipality for use as brine wells. He asked if additional arrows could be used on Schedule "A" to indicate the potential for this land to become Extractive Industrial. Ms. Monteith suggested that this would not be appropriate due to the strip of Low Density Residential located between the existing Extractive Industrial and the potential area. It was agreed that no change would be made at this time.

Dr. Spellman questioned the Industrial designation around the CKLW radio tower. It was agreed that this could be changed to Agriculture, and that the property owner should be so notified.

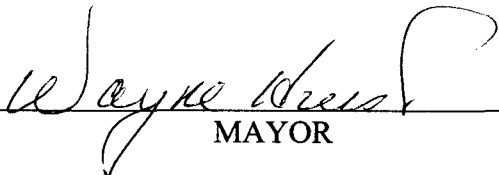
Mr. Richard Long requested consideration to permit a recreational use on his property at the corner of Alma Street and Concession Six North. Council confirmed it's position that it is not prepared to permit this designation.

Mr. Bill Crawford inquired with regard to permitted uses in the Highway Commercial designation. Ms. Monteith advised that his concern was more of a Zoning By-law issue and not something that would be addressed in the Official Plan.

Mr. Darwin Wismer questioned the retirement lot policies and suggested that stronger wording was required to ensure that severed farms were owned by "farming operations". A lengthy discussion ensued with the recommendation to amend Section 3.2.2.(13) to add the words "in accordance with the Provincial Policy Statement".

Mr. John Parks questioned the designation of lands surrounding his existing cattle farm operation south of Lowes Sideroad. Ms. Monteith advised that she needed details of his herd size before she could prepare the MDS calculations. Further discussion on the matter indicated that there may be a preference to designate the land for residential to allow for future development if the farm operation were to cease. Mr. Parks agreed to the designation change.

There being no further business, the meeting adjourned.



MAYOR



CHIEF ADMINISTRATIVE OFFICER