

Minutes of a public meeting to consider a proposed draft Plan of Subdivision being MMAH File No. 37T99007 on January 17, 2000 at 7:00 p.m.

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

Also present: Bill King
Paul Beneteau
Lory Bratt
Rick Spencer, P. Eng.
Mike Jones, P. Eng.

Absent: Councillor Robert Pillon (with prior notice)

DISCLOSURE OF INTEREST

There were no disclosures of interest.

Chairman Tony DiBartolomeo opened the meeting and welcomed all those in attendance. A list of those members of the public in attendance is attached hereto and forms part of these minutes. The Chairman then introduced Rick Spencer, the Developer's Engineer.

Mr. Spencer indicated that his firm represents the Smith family. In accordance with the provisions of the Planning Act, the Ministry of Municipal Affairs and Housing has requested the Town to hold a public meeting and forward a record of the public meeting and comments received to their Ministry. He then introduced Mike Jones, P. Eng. to review the details of the subdivision.

Mr. Jones stated the proposed subdivision is located on the east side of Fryer Street north of Lowes Sideroad and south of Simcoe Street. He noted the proposal is a logical extension of residential development within the Town. The subdivision includes two basic collector roads with a number of crescents and cul-de-sacs. The first collector road has entrances from Fryer (at Briar Ridge) and Lowes Sideroad. The second collector road has an entrance from Simcoe Street and intersects with the first collector road. There are 4 hectares of parkland located west of the quarry buffer zone in the southeast area of the subdivision. The stormwater management facility is located in the southeast corner of the development. The plan includes 430 lots for single detached homes with minimum frontages of 60 ft. There are 10 hectares of land which will be used for freehold town homes and semi-detached units which will not exceed 19 units per hectare.

Mr. Spencer then addressed the Committee to discuss servicing within the subdivision. He noted the development links to 3 abutting roadways. A stormwater management report will be prepared and implemented in accordance with the requirements of the Essex Region Conservation Authority. There will be a linear trail linking up to the park. The Engineer explained the proposed sanitary sewer system and indicated that this project was included in the reserve for the Amherstburg sewage treatment plant. Watermains will be looped throughout the site and upgrading of the watermain on Simcoe Street will be done if required.

With regard to the roads system, Fryer Street will be upgraded to urban standards. The drain along Fryer Street will be enclosed. Improvements will be done to Lowes Sideroad subject to negotiations with the Town. The Engineer also pointed out that there will be no rear yards facing Fryer Street within the subdivision. It is proposed that the developers will start in the northwest area of the subdivision and develop the park as quickly as possible.

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

Sharon Fells referenced the proposed medium density area behind homes on Simcoe Street and asked what would be done to keep people from cutting through private properties.

There are a number of lot reserves which will be dedicated to the municipality. There is a suggested road pattern within the medium density area to allow ingress and egress.

Ms. Fells then asked about drainage from the subdivision and if Simcoe Street properties will be impacted if they are at a lower elevation.

Mr. Spencer explained that a stormwater management report will have to be completed and implemented in accordance with ERCA regulations. Generally the water flows in a north to south direction and west to east following the municipal drain. The developers are required by law to contain any runoff. The present flow of the property's undeveloped state must be maintained and the quality of the stormwater must also be addressed.

Ms. Fells then asked what would be done to keep the noise down during construction.

Mr. Spencer stated that they would be working during normal working hours and are subject to any municipal noise by-laws.

John West asked for information regarding the phasing of the project.

It is proposed that the lots along Fryer be serviced first and, depending on the market, proceeding with the medium density area. The Engineer projected 10 phases (50 units per phase) with 1 to 2 phases per year.

Mr. West then asked how Fryer Street will be upgraded.

The Engineer advised the upgrade will include asphalt pavement (28 ft. width) with curb and gutter.

Clare Hamelin asked if the drain will be filled in along Fryer and if there will be stop signs at Pickering and McCurdy to slow down traffic on Fryer Street.

The Engineer explained the drain will be enclosed along Fryer Street to accommodate new accesses. Appropriate traffic controls will have to be looked at with Administration.

Councillor Lynne Fox asked if the upgrade for Fryer Street will include a sidewalk.

Mr. Spencer advised that this issue will be negotiated.

Councillor Fox also requested clarification regarding sewage capacity.

Administration confirmed that this project has been included in the remaining allocation for the sewage plant.

The following correspondence was received from the various agencies circulated:

- (i) Letter dated January 13, 2000 from the Essex Region Conservation Authority.
- (ii) Letter dated January 14, 2000 from Peter Niece, Community Planners Inc., on behalf of the Greater Essex County District School Board.

Councillor Theriault referenced the letter from Peter Niece on behalf of the school board asking if the developers are willing to concur with the suggested conditions:

- (i) That a condition be included in the subdivision agreement requiring notice on title for purchasers of lots to be aware that students may not be able to attend the closest neighbourhood school and could be bused to a distant school with available capacity.

The Engineer indicated the developer's concurrence with Item 1.

- (ii) That a specific phasing plan be a condition of approval and for removal of the "h" holding zone to permit a particular phase to proceed. This would allow the Board to have appropriate accommodation available for students generated from the phase.

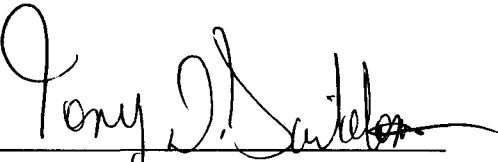
The Engineer advised the developer would require some flexibility in terms of phasing, however, would agree to providing appropriate notification to the school board regarding the timing of each phase.

- (iii) That the subdivision agreement require sidewalks along main collector roads to facilitate bus stops and student safety.


The Engineer anticipates that there will be sidewalks along the collector roads.

There were no further questions/comments from members of Council or the public.

Meeting adjourned - 7:30 p.m.



Chairman



Planning Coordinator

ATTENDANCE RECORD - PUBLIC MEETING
 FILE #37-T-99007 - DRAFT PLAN OF SUBDIVISION
 JANUARY 17, 1999

NAME

ADDRESS

- | NAME | ADDRESS |
|-----------------------|-------------------------------|
| 1. ALAN SMITH | 507 SIMCOE ST. TOWN |
| 2. DON PARKS | 1 WHELAN DR A'BURG |
| 3. Kenneth J Grant | 53 Indiana Place |
| 4. Ted Barta | 252 Cherrylawn. |
| 5. Craig + Bill Brown | 271 St. Arnaud Street. |
| 6. WARS BYGONE | 100 Pickering |
| 7. David Dupon | P.O. Box 99 Amherstburg |
| 8. JOHN + LINDA WEST | 450 FRYER A'BURG |
| 9. CLARE HAMELIN | 454 FRYER A'BURG |
| 10. TONY D'ALIMONTE | 244 HEATON ST A'BURG |
| 11. CARL GIBB | 3311 COUNTY RD 20 A'BURG |
| 12. LAWRENCE COTE | 43 WOODBRIDGE DR. A'BURG |
| 13. SHARON FIELDS | 381 SIMCOE ST. AMHERSTBURG. |
| 14. GORD MESECK | 61 MAIN ST. S. AMHERSTBURG |
| 15. ED + KATHY PARKS | 2602 CONQ RR2 A'BURG |
| 16. Robert Aliant | 11 Durango St RR5 Harrow Ont. |
| 17. JOHN LAFRAMBONI | 601 SANWICH AMHERSTBURG |
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