

Minutes of a Public Meeting to consider a proposed Zoning By-Law Amendment held April 10, 2000 at 6:00 p.m. in the Council Chambers.

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

Absent: Councillor Robert Pillon (with prior notice)

Also Present: David Mailloux
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. He explained the purpose of the meeting was to consider a proposed rezoning for Part Lot 8, Concession 8 located on the west side of County Road 11 (Walker Road). The Mayor then asked the Planning Coordinator to summarize the proposal.

The applicants are requesting a rezoning of 3.9 hectares of land and 9.7 hectares of land from "Agricultural (A) Zone and Residential Type 1A (R1A) Zone and Commercial Neighbourhood (CN) Zone" to "Residential Type 1A (R1A) Zone". The applicant is proposing two separate residential subdivisions consisting of 23 lots and 68 lots respectively. All development is proposed to be fully serviced. The subject property is designated Low Density Residential in Amherstburg's Official Plan.

As Council is aware, work is currently being completed to upgrade the McGregor Sanitary Sewage Lagoon System. Upon completion an evaluation of this work in conjunction with the Ministry of Environment will be required to determine the additional capacity (# of lots) created.

It will then be necessary to meet with the competing property owners to determine how the municipality will allocate sewage capacity.

Therefore Council consideration of this rezoning cannot be construed as a commitment by the Town for sewage capacity for the proposed development.

It is suggested that the property be placed in a Holding Zone to ensure the orderly development of the lands and the adequate provision of municipal services. The "h" symbol is not deleted until a subdivision agreement or development agreement is entered into with the municipality.

The following comments were received from the various agencies circulated:

- (i) Letter dated March 23, 2000 from the Windsor Essex Catholic District School Board.
- (ii) Letter dated April 3, 2000 from the Peter Niece on behalf of the Greater Essex County District School Board.
- (iii) Letter dated April 10, 2000 from the County of Essex.

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- (iv) Letter dated April 10, 2000 from the Essex Region Conservation Authority.
- (v) Letter dated April 11, 2000 from Henry Regts, Thames Valley Engineering Inc.

The Mayor then asked for questions from the public.

Robert Charron, 8572 Concession 8 - Mr. Charron presented a written submission to Council expressing his opposition to the proposed residential development as follows:

- (i) building will destroy farmland and change a small town;
- (ii) if the subdivisions proceed the smaller subdivision should be completed first. This phasing will guarantee full occupancy of the smaller subdivision and avoid problems of vacant lots which may lay dormant with the potential for weeds and dump site.
- (iii) lots which abut Sucker Creek should have a buffer zone with permanent barrier;
- (iv) there should be no means of expansion for the subdivision;
- (v) the perimeter of the subdivision should have natural barrier.

Joe Ostrow requested clarification for the R1A zone.

Mary Ellen Morton supported the subdivision and felt it will improve the area and clean-up the properties at the front.

Ron Meloche requested clarification regarding the access for the subdivision from Walker Road.

Councillor Fox asked if there are sidewalks proposed for the subdivision.

This item will be addressed at the time of the development agreement.

Mike Rechwan - Mr. Rechwan expressed concern at the impact further residential development will have on the roads system and questioned the capability of the sewage treatment system. He also addressed other servicing issues.

Councillor DiBartolomeo explained the current upgrading of the McGregor Sewage System.

Mayor Hurst addressed the need to ensure proper servicing and referenced the school board comments noting that Amherstburg should be identified as a higher priority area to address the problem of school capacity.

Councillor Theriault referenced the school board issue and also requested information on the type and range of housing proposed.

Henry Regts, P. Eng. noted that the size of the proposed lots are larger, however, housing types have not yet been determined.

Councillor Fox requested clarification to the ("h") holding zone provision and its reference in the school board correspondence.

Mr. Ostrow noted that the French School Board does have capacity in their system.

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Mary Ellen Morton once again expressed her support of the proposal noting that people will have an opportunity to stay in the McGregor area whereas currently that opportunity is limited.

There were no further questions/comments from the public.

Moved by G. Theriault
Seconded by T. DiBartolomeo

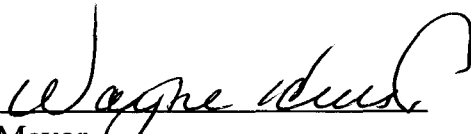
That Administration be authorized to prepare a Zoning By-Law Amendment to change the zoning on Pt. Lot 8, Concession 8 from "Agricultural (A) Zone and Residential Type 1A (R1A) Zone and Commercial Neighbourhood (CN)Zone" to "Holding Residential Type 1A (R1A) Zone".

- carried -

Mayor Hurst then allowed Mr. Regts, P. Eng. and Arthur Barat, Solicitor for the applicants to provide further information on their proposal for the benefit of those members of the public in attendance.

Mayor Hurst thanked everyone for attending.

Meeting adjourned at 7:00 p.m.



Mayor



Planning Coordinator

ATTENDANCE RECORD _ APRIL 10, 2000 Public Meeting

Name

Address

Ron MEECOCKE

8616 8th CONC. MCGREGOR

Rene Raymond

8850 NORTHSIDE RD

Johnne Raymond

5850 Northside Rd

Gerald Boussey

9594 Walker Rd.

Mike Boussey

9528 County Rd 11

Jeff Ostrow

9596 Walker, McGregor
Essex

Barry BURSTYN

Sharon Lucius Charron

8572 Con 8, McGregor.

Robert J Charron

8572 Con 8

CHRIS MANNING

3718 Bliss Rd

Jane Marion

Conc. 8 MCGREGOR

Mike Rechwan

8620 8th Con -

Mary-Ellen Morton

8626 8th Con

Pat Galipeau

9570 Wellington

Jill Labesky

9568 Wellington

BARBARA Kysky

9538 WALKER

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