

Minutes of a public meeting held Monday, April 9, 2001 at 6:30 p.m. in the Council Chambers to consider a zoning by-law amendment.

Present: Mayor Tony DiBartolomeo
Councillor F. Gorham
Councillor L. Fox
Councillor M. Bezaire
Councillor R. White

Also present: Bill King
Dave Mailloux
Lory Bratt

A record of those members of the public in attendance is attached as a schedule and forms part of these minutes.

Absent: Deputy-Mayor R. Pilon (with prior notice)
Councillor A. Leardi (with prior notice)

Mayor DiBartolomeo advised of a new policy that members of Council will take turns chairing public meetings.

Moved by T. DiBartolomeo
Seconded by L. Fox

That Councillor Gorham be appointed to chair this public meeting.
- carried -

Chairman Gorham opened the meeting stating the purpose was to consider a zoning by-law amendment for Pt. Lot 67, Concession 6. He then requested the Planning Coordinator to summarize the application.

Part Lot 67, Concession 6

The purpose of the proposed amendment is to rezone 0.157 hectares of land described as Part Lot 67, Concession 6 located within the southeast corner of County Road 20 and Essex Road 50 from "Residential Type 1A (R1A) Zone" to "Commercial Neighbourhood (CN-1) Zone". The proposed CN-1 zoning permits any use in the Commercial Neighbourhood Zone in addition to an automobile service station. The proposed rezoning is a condition of a recent land severance decision which had the effect of adding 0.157 hectares to the adjacent property of Ure's Country Kitchen. The applicants have advised this property will be utilized for additional parking area. The subject property is designated Hamlet in the Town's Official Plan.

The applicants are proposing an expansion of the restaurant facility (30 seats) and residential expansion on the existing structure.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated April 5, 2001 from Rick Spencer.
- (2) Letter dated March 22, 2001 from the Essex Region Conservation Authority.

- (3) Letter dated April 4, 2001 from the Windsor-Essex County Health Unit.
- (4) Letter dated April 3, 2001 from the County of Essex.
- (5) Letter dated April 4, 2001 from Mike Homme.

The property is subject to site plan control and the development proposal must conform to the zoning by-law provisions.

The proposed rezoning conforms to the official plan policies in effect for the Town. The site plan agreement will adequately address landscaping, buffering and servicing issues. It is our opinion that the rezoning will not detrimentally impact surrounding properties.

Mr. Jerry Goldberg, Solicitor for Mr. and Mrs. Ure then presented a draft site plan which indicated that the proposed use of the subject property will be for additional parking. The existing building on the property which is the subject of the rezoning will be removed and an existing cistern will also be properly abandoned. There are several conditions of the severance which must be addressed prior to the stamping of any deeds. The Ure's are also proposing an addition to the restaurant facility and residence of the existing building on the property they currently own.

Mr. Goldberg indicated that all necessary approvals will be addressed and, in particular, mentioned permits from the County of Essex and Windsor-Essex County Health Unit. There will be appropriate fencing and landscaping facilities around the perimeter of the property.

Mr. Ure indicated that this proposal will resolve the existing parking situation which currently exists, in particular, with respect to tractor trailers.

Council then asked to hear from other members of the public.

Mr. Homme referenced his correspondence and explained his concerns regarding the property.

Mr. Goldberg indicated that his client must acquire ownership of the property prior to commencing any improvements.

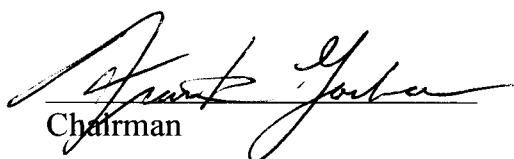
After a lengthy discussion the following resolution was put forth:

Moved by M. Bezaire
Seconded by R. White

That Administration be authorized to prepare a Zoning By-law Amendment to change the zoning on Part Lot 67, Concession 6 from "Residential Type 1A (R1A)" to "Commercial Neighbourhood (CN-1) Zone".

- carried -

There being no further business the meeting adjourned at 6:55 p.m.


Chairman


Planning Coordinator

ATTENDANCE RECORD

PUBLIC MEETING - PROPOSED ZONING BYLAW AMENDMENT - APRIL 9/01

Name	Address
Daniel Uye	5740 BASELINE RR# 3
ROBERT F. MCLEAN	MAIDSTONE ONT NORIKO (735-2245)
	27 SANDWICH ST. S. AMHERSTBURG,
Mike Homme -	6050 County Rd. 20 malden entr.
RAY HOMME -	5569 COH 5 N.
Theresa + Bill Guthrie	Best Truck.
Marilyn + Gordon Thrasher	7680 Co. Rd 7 a Burg.
LENA + Dayne Green	7647 6 th Concession South Malden Center
JERRY GOLDBERG	443 Onelle
Randy Ue	6000 COUNTY RD 20 AMHERSTBURG, ONT