

Minutes of a public meeting to consider a proposed draft Plan of Subdivision being Ministry of Municipal Affairs and Housing File No. 37T-00004 (Tiefenbach Subdivision) on Monday, May 28, 2001 at 6:00 p.m. in the Council Chambers.

Present: Chairman F. Gorham
Mayor T. DiBartolomeo
Councillor R. White
Councillor A. Leardi (6:15 p.m.)

Also present: Dave Mailloux
Lory Bratt

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

Absent: Deputy Mayor R. Pillon (with prior notice)
Councillor L. Fox (with prior notice)
Councillor M. Bezaire (with prior notice)

Chairman Gorham opened the meeting and welcomed all those in attendance. He said the purpose of the meeting was to consider a proposed plan of subdivision for Part Lot 23, Concession 1 and requested the Planning Coordinator to summarize the proposal.

An application has been submitted to the Ministry of Municipal Affairs and Housing for approval of a plan of subdivision for property described as Part Lot 23, Concession 1 located on the east side of County Road 20 and north of County Road 10. The plan will create 21 lots which is zoned for single detached dwellings.

The Official Plan for the Town designates the lands as Low Density Residential. The property is zoned Residential Type 1B (R1B) zone.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated May 18, 2001 from Community Planners Inc. on behalf of the Greater Essex County District School Board.
- (2) Letter dated May 25, 2001 from the Essex Region Conservation Authority.
- (3) Letter dated May 24, 2001 from the County of Essex.

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 to their Ministry.

Mr. Lawrence Mailloux, Solicitor for the Developer advised that Hannah, Ghobrial and Spencer Engineering has prepared a stormwater management report and is working with the Conservation Authority to ensure that the stormwater management measures proposed for this subdivision are satisfactory. The subdivision will have full servicing.

Chairman Gorham then asked for any questions and/or comments from members of the public.

Mr. Gregory Thompson indicated he has no objection to the subdivision, however, he felt that in his opinion if there were less lots with larger frontages and lot areas there would be a better quality of housing.

He also requested consideration of a fence along the property line to keep snowmobiles from trespassing on agricultural lands.

Chairman Gorham expressed concern regarding another road exiting from County Road 20 which may impede traffic flow, however, noted that access design must be approved by the County of Essex.

He also requested clarification regarding lot sizes.

The Planning Coordinator provided minimum lot frontage and lot area requirements of the Residential Type 1B (R1B) Zone and noted that the lots within the proposed subdivision all exceed these requirements.

Councillor Leardi noted that he does not agree with the comments from the school board regarding the notice on title that students may not be able to attend the nearest school and may have to be bused to a distant school. He did concur with the suggestion regarding either a sidewalk or hard surface pad and all weather shelter for students to gather to facilitate bus stops. Councillor Leardi expressed concern with buses stopping on the highway.

It was suggested that these details can be addressed at the time a subdivision agreement is negotiated.

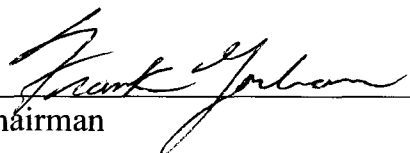
There being no further questions and/or comments it was

Moved by T. DiBartolomeo

Seconded by A. Leardi

That this meeting adjourn at 6:21 p.m.

- carried -


Chairman


Planning Coordinator

MAY 28, 2001 at 6:00 p.m.

ATTENDANCE RECORD

PUBLIC MEETING - TIEFENBACH SUBDIVISION

NAME	ADDRESS
Gregory Thompson	1285 Front Rd. W.
Beatrice Thompson	1245 Front Rd. W.
Anthony Tiefenbach	1225 Front Rd. W.
Lawrence Maehly	260 Doherty Street