

PUBLIC MEETING

Minutes of a public meeting held Monday, June 17, 2002 at 8:35 p.m. in the Council Chambers to consider a proposed official plan and zoning by-law amendment.

Present: Chairman Mickey Bezaire
Mayor Tony DiBartolomeo
Deputy-Mayor Robert Pillon
Councillor Rosa White
Councillor Frank Gorham
Councillor Anthony Leardi

Also present: Hilary Payne
Lory Bratt
Jean Monteith, Planning Consultant

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

Absent: Councillor Lynne Fox (with prior notice)

Chairman M. Bezaire opened the meeting welcoming all those in attendance. He stated the purpose of the meeting was to consider a proposed official plan and zoning by-law amendment, however, indicated there will be no decisions made on the applications at this meeting. He then asked the Planning Coordinator to summarize the applications.

Planning Coordinator

Applications for an Official Plan Amendment and a Zoning By-law Amendment have been received for a property located at Part Lot 28, Concession 1 on the east side of County Road 20. The property in question is opposite the K. Walter Ranta Marina. The application proposes to develop a water/amusement park containing a water slide, wave pool, kiddie pool, bumper boats, mini golf, go karts, arcade, food court and refreshment stands. The proposed amendment to the Official Plan is for Recreational Development designation which will permit the "water/amusement park" use as well as travel trailer parks and residences associated with a recreational use. The proposed amendment to Zoning By-law No. 1999-52 would change the zoning of the lands to a "Special Provision Recreation (RE-5) Zone" to restrict the permitted use to the proposed use.

The following correspondence was received from the various agencies circulated:

- (1) Memorandum dated May 13, 2002 from Jean Monteith.
- (2) Memorandum dated May 30, 2002 from Jean Monteith.
- (3) Letter dated May 27, 2002 from Essex Terminal Railway.
- (4) Petition of objection from various residents.
- (5) Letter dated June 14, 2002 from the Ministry of Municipal Affairs and Housing.
- (6) Letter dated June 14, 2002 from the County of Essex.
- (7) Letter dated June 3, 2002 from the Essex Region Conservation Authority.
- (8) Copy of letter dated June 14, 2002 from J. E. Coulter Associates Limited to Zelinka Priamo Ltd. re Acoustical Preview.

Greg Priamo, Planning Consultant for the Applicant

Mr. Priamo addressed Council advising that the development will consist of water slides, wave pools, etc. and will provide a full day recreational experience. Applications have been advanced for amendments to the official plan and zoning by-law. They are not looking to a broad range of uses for the property. Mr. Priamo indicated that the activities will be located within the centre of the property with parking in the front. At this point they estimate approximately one half of the property will be utilized. He referenced the feasibility study prepared regarding noise and acknowledged the requirement for a traffic study and further environmental studies due to adjoining properties. Mr. Priamo stated that they will undertake all studies.

Russ Luxford addressed Council expressing his opposition to the proposed development in a prepared statement dated June 17, 2002. His concerns included the impact on adjacent residential development, impact on property values, effect on quiet atmosphere, the opportunity for lawlessness, impact on continuing residential developments which have already been approved in the area, traffic patterns and impact on traffic flow, impact on wildlife in area, affect that previous brine well activities in the area may have on the property and the status of those brine wells and no benefit for the downtown core. He also discussed other alternate locations that he felt to be better suited for such a project.

Councillor Leardi asked, if the designation was changed to Recreational and the park did not proceed, would the designation return to Agricultural.

Ms. Monteith explained that it would require an official plan amendment, however, an option would be to consider a dual designation for the property. She also clarified the official plan designations to the north and south of the subject property.

Mr. Wilf Fortowski addressed Council advising he had contacted the Ministry of Natural Resources attempting to obtain as much information as possible regarding the status of the brine wells in the area. He referenced a map received from them showing the status of the brine wells. He was concerned that there was no way of determining the risk in the area of the brine wells and how deep the caverns may be. Mr. Fortowski also referenced servicing aspects and the impact this may have on water pressure in the area. He felt that the Official Plan established the designation for this area and this proposal threatens the safety of people's investments in this area. Mr. Fortowski stated that he thought the Ontario Federation of Agriculture would challenge this proposal as there were alternative sites which may already be designated. He then read a letter dated June 11, 2002 from Maurice O'Callaghan.

Tim Finn addressed Council on behalf of he and his mother who own property south of the subject property. They do not oppose the concept of a water park but feared the impact of the value of their property. He noted that his mother owns 3 acres and has struggled to pay taxes and maintain the property. They feel a different location would be more suitable.

Deputy-Mayor Pillon noted the recreational use across the street being the marina and the impact this may have on properties.

Ms. Monteith acknowledged the recreational use but stated the differences between a marina use and the proposed use which is more of a destination land use.

A discussion then ensued regarding the differences between salt mining and solution mining and Ms. Monteith stated that a geo-technical study is being required by the Ministry of Natural Resources.

Mayor DiBartolomeo asked if the issues of safety, servicing and noise are addressed would the proposal still be opposed.

Mr. Fortowski indicated there were so many concerns from many residents and people have worked a long time for their investments. He felt there were too many unanswered questions to respond at this time.

Jim McGowan addressed Council noting that he lives on the west side of the highway (water side) and does not find the marina to be an offensive use. The amount of traffic is minimal and the boating public respect the surrounding neighbours. He feels the amusement park proposal will bring noise and bedlam. He questioned the ability to be able to buffer the potential noise from this use. Mr. McGowan referenced his previous employment with General Chemical/Allied Chemical and provided background regarding the donation of the marina to the Township. There was a stipulation that no building on the property could be more than one storey high due to the concern of the mining under the property. He then discussed the differences between solution mining vs. salt mining and the impact of same.

Kostantinos Shinas addressed Council expressing concern regarding the impact on County Road 20, traffic flow and the impact on property values.

Anne DiCecco felt that a waterpark was a more passive use than an amusement park and thought that negative impacts could be mitigated. She asked what type of buffering was being proposed and the amount of parking on the site.

Mr. Priamo indicated that the proposal was at the conceptual stage and appropriate buffers would be created and proper setbacks allowed. Based on the acoustical preview report he felt it was practical to mitigate any noise concerns. He noted that he lives near Wally World in London and although there is human noise, the other noise from the park is not offensive to surrounding neighbourhoods. This proposal will take advantage of landscaping and open space. Parking at Wally World provides for 600 cars and there is maybe once or twice a year when this is near capacity.

Les Thrasher referred to an earlier reference regarding the use of hydrofoil boats to bring people to the park by utilizing the public marina on the other side of the road. He noted the noise of these types of boats and the impact on the wildlife in the area.

Mr. Priamo acknowledged that the use of the marina had been identified in their report, however, they are not requesting Council for that use at this time.

Mr. Fortowski once again asked about the use of other locations, i.e. Boblo property south of the Town core.

Mr. Luxford questioned the feasibility of spending millions of dollars to operate a park just 2 to 4 months out of the year.

Norm Faucher questioned the location of the park and expressed concern about the impact on the roads, traffic control, pollution, etc.

Dante Capaldi, one of the applicants, indicated that due to the location of the proposed marina they felt the proposal to be consistent with recreational development in the area. He also noted that the location provides easy access from Windsor.

Mr. Fortowski did not feel there was a relation between this development and the marina.

Bert Harris addressed Council expressing concern about the location of the development, its impact on environmental areas, impact on adjacent properties and the impact on agricultural activities on the recreational proposal.

Norm Faucher expressed concern for their area and felt the current official plan policies should be maintained.

Vanessa Rufo addressed Council stressing the importance of the development for young people who benefit from summer jobs which is needed in this area. She felt the Town will benefit from the proposal.

Mr. Fortowski referenced Boblo Island Amusement Park vs. the current residential development on the island and, in his opinion, felt that more taxes were being generated from the residential development.

Ms. Rufo felt that the young people should be factored into a decision on this application and the recognition of the loss of jobs because of Boblo Island. She felt that this was one of the concerns that Council should address.

Gary Kelly, representing the owners of Canard Marsh, asked if there was any connectivity between the marina and this development proposal.

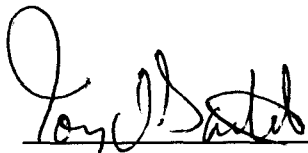
He was advised no, not at this time.

Mr. Kelly felt that it will be important to know the details of the proposal and content of any official plan and zoning by-law amendment for purpose of review and comment. He will also request copies of correspondence received on the file.

Cecilia DeLuca, owner of a business on Dalhousie Street, supported the proposal and also stressed the importance of creating new jobs in the area.

There were no further comments and/or questions regarding this matter.

Adjournment - 10:08 p.m.



Chairman



Planning Coordinator

ATTENDANCE RECORD

WATER PARK

PUBLIC MEETING

DATE: JUNE 17, 2002

NAME	ADDRESS	SIGNATURE
DON PARKS	1 WHELAN	D Parks
Allen Parks	4601 Essex County Rd	Allen Parks
ROSS MACDONALD	1376 FRONT ROAD N.	Rt W. McDonald
Carolyn Thrasher	1394 Front Rd N.	C Thrasher
Rudi Thresher	1394 FRONT RD. N	Rudi Thresher
Shirley MacDonald	1376 Front Rd. N.	Shirley A. MacDonald
J. W. - SPELLMAN	R R 2 - Abing (Malden)	J. Spellman
ROBERT F. MCLEAN	27 SANDWICH STS. ABING	Robert F. McLean
NORMA A. FAUCHER	1400 FROD ^{APR} NORTH	Norma A. Faucher
WILF FORTOLSKY	1484 FRONT RD. N.	W. Fortolsky
Timothy M. F.	1453 Front Rd. N	Timothy M. F.
KOSTAS STINAS	1381 FRONT RD. N	Kostas Stinas
David Dufour	Box 99 W 9 V 223	David Dufour
John Lufford	1357 Front Rd. N. Abing	John Lufford
LUSS LUFFORD	" " " " "	Luss Lufford
GLORIA SHEPRAK REDMOND	3671 CREEK BROOK 2 ANNESTOWN	Gloria Sheprak Redmond
Orlando Segatto	6111 Milliside RR 4 Annerdberg	Orlando Segatto
TIM MCGOWAN	1368 FRONT RD NORTH	Tim McGowan
REG BRUSH	4691 CON 4 SOUTH	Reg Brush
ANDREA BRUSH	4691 CON 4 SOUTH	Andrea Brush
HELEN BEZAIRE	40 FORT MALDEN DR.	Helen Bezaire
PAUL MARNEAU	3834 3RD CONC. NORTH	Paul Marneau
BOB SUTHERLAND	96 RANKIN AVE. ABING	Bob Sutherland
JASON LAFLAMBAISE	80 SANDWICH STS	Jason LaFlambeise
RAT M ^W WILLIAMS	1382 Front Rd N	Rat M ^W Williams
Tim McWilliams	1382 FRONT RD. N.	Tim McWilliams
G. PILLON	721 HERRICK TRAVENAR	G. Pillon
HOW DENBROU	22 HARVEY A' BUNG	How Denbrou
JOHN DALIMONTE	46 SANDWICH ST. N.	John Dalimonte
John DeLuca	799 Con 2	John DeLuca
Louise Popzalski	543 Texas Rd.	Louise Popzalski
C DeLuca	799 Con 2	C DeLuca

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