

PUBLIC MEETING

Minutes of a public meeting held Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers to consider a proposed draft Plan of Subdivision being Ministry of Municipal Affairs and Housing File No. 37T-02004 (Kingsbridge South) and removal of a Holding zone.

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

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

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

Councillor Leardi was appointed to Chair the meeting.

Chairman Leardi then opened the meeting and welcomed all those in attendance. He explained the process for the meeting and then requested the Planning Coordinator to summarize the application.

Planning Coordinator

An application has been submitted to the Ministry of Municipal Affairs and Housing for approval of the next phase of development for Kingsbridge Subdivision for property described as Part of Lot 11 and 12, Concession 1 located to the north of Texas Road and west of 2nd Concession. The plan will create 108 lots for single detached dwellings.

The lands are designated Low Density Residential in the Official Plan and have been placed in a holding zone (h-R1) in the Town's implementing Zoning By-law 1999-52.

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.

This public meeting is also to consider a proposed amendment to the Zoning By-law 1999-52 which would remove the holding provision once draft plan of subdivision approval has been received from the Ministry of Municipal Affairs and Housing.

The following correspondence/comments were received from the various agencies circulated:

- (i) Letter dated July 23, 2002 from the Windsor Essex Catholic District School Board.
- (ii) Letter dated July 19, 2002 from the Essex Terminal Railway.
- (iii) Letter dated July 24, 2002 from the Essex Region Conservation Authority.
- (iv) Letter dated July 24, 2002 from Community Planners Inc.
- (v) Letter dated July 23, 2002 from the County Engineer (received subsequent to the meeting).

Mr. David Dufour is in attendance on behalf of the applicants to answer any questions.

Council previously adopted in principle the overall layout of Kingsbridge Subdivision as presented in the site plan dated April 16, 2002 prepared by Verhaegen, Stubberfield, Hartley, Brewer, Bezaire Inc.

Council also concurred with the request from Mr. William Docherty to temporarily direct the next phase of Kingsbridge Subdivision to the Amherstburg Sewage Plant subject to the details of this request being satisfactorily addressed in the subdivision agreement which will assure completion of the permanent sewage works. The issues of development of the parkland and consideration of a left turn lane within the road allowance on Texas Road are also to form part of the negotiations of this phase of the Kingsbridge Development.

Jean Monteith

Ms. Monteith stated that the concerns of Essex Terminal Railway had been addressed in the earlier phase of Kingsbridge South (McLellan).

Deputy-Mayor Pillon noted the speed at which traffic travels through the subdivision and asked about the possibility of 4-way stops.

Ms. Monteith stated that this would be an effective suggestion, however, the Town must remember that Knobb Hill Drive is a collector road and there is a balancing act that must be considered.

Dave Dufour suggested a 3-way stop at McLellan.

Councillor Bezaire made reference to the letter from Community Planners, in particular Items 3 and 4.

After a lengthy discussion the following resolution was put forth:

Moved by T. DiBartolomeo
Seconded by R. Pillon

That the Ministry of Municipal Affairs and Housing be notified that the Municipality does not concur with the suggested conditions being Items 3 and 4 from Community Planners Inc. in their correspondence dated July 24, 2002.

- carried -

Councillor Gorham requested clarification with respect to the letter from Essex Terminal Railway.

Ms. Monteith explained that this issue was addressed in the McLellan Street phase through the stormwater management lands. There is 700 ft. of buffer between ETR lands and the subdivision.

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

Bruno Ferland, 554 2nd Concession, expressed concern that his property between the railway track and the subdivision will be ~~land~~ locked.

Ms. Monteith provided the master plan of Kingsbridge Subdivision and indicated that provision has been made in future phases to access these properties. It would be necessary for the property owners in that area to cooperate with respect to land assembly and any proposed development, however, the Developer's of Kingsbridge have considered the access issue in the overall plan.

Mike Kosyk referenced any impact the development might have on drains in the area, in particular the cost associated with deepening or widening any drain.

Stormwater management has already been assessed for this phase and will go to the east to the stormwater facility. Costs associated with drainage issues for this subdivision will not affect other property owners taxes.

Tony Dinunzio who also owns lands between the railway tracks and the subdivision expressed concern about being landlocked. He would prefer the Developer to purchase his lands as part of their development.

Chairman Leardi asked about the issue of sidewalks along Texas Road.

Ms. Monteith explained that a portion of Development Charges is being placed in reserves for road improvements which includes Texas Road .

Councillor Fox asked if a traffic light will be required at County Road 20 and Texas Road.

Ms. Monteith explained that a traffic study was completed in 1997 in the former Anderdon Township which identified that lights were required at Kingsbridge and Middle Sideroad. Improvement, however, will be required at the intersection of County Road 20 and Texas Road which will necessitate a cost sharing agreement.

There being no further questions and/or comments the following resolution was put forth:

Moved by R. Pillon
Seconded by M. Bezaire

That Council recommend draft plan approval of this phase of Kingsbridge Subdivision and forward the comments received to the Ministry of Municipal Affairs and Housing and that the holding provision be removed upon receipt of draft plan approval from the Ministry of Municipal Affairs and Housing.

- carried -

Meeting adjourned at 7:36 p.m.

Chairman


Planning Coordinator

