

PUBLIC MEETING

Minutes of a public meeting held Monday, July 29, 2002 at 7:40 p.m. in the Council Chambers to consider an official plan amendment and zoning by-law amendment.

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

DISCLOSURE OF INTEREST

Councillor Leardi indicated he would not participate in discussion and/or voting on this matter and vacated his chair.

Mayor DiBartolomeo welcomed all those in attendance stating the purpose was to consider proposed Amendment #3 to the Official Plan and a proposed Zoning By-law Amendment to implement the Official Plan Amendment. He then asked Jean Monteith, Planning Consultant to summarize the proposed amendments.

Jean Monteith

After reviewing the commercial policies of the Official Plan, Council determined that an Official Plan Amendment and a Zoning By-law Amendment should be prepared to increase the commercial appeal and development opportunities of the commercial core of the Town. The lands affected by the proposed amendments are located immediately adjacent to Richmond Street west of Sandwich Street along Dalhousie Street south of Richmond Street and north of Gore Street.

The proposed amendment to the Official Plan is for a Special Policy to be added to the Official Plan for the stated area of the General Commercial designation which will permit Council to allow special concessions related to parking, loading requirements and development fees.

The proposed amendment to the Zoning By-law would change the zoning of the lands to a Special Provision Commercial General (CG-4) Zone to reduce the parking requirements within this area to 0.33 per dwelling unit and no parking requirements for non-residential units. The amendment to the Zoning By-law would implement the proposed Official Plan Amendment. Ms. Monteith noted that the purpose of the proposed amendments is to enhance or stimulate interest in the core area of the Town.

The Mayor asked if there were any questions and/or comments from members of the public.

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Peter Frederick requested clarification regarding the term non-residential uses and the parking requirements for commercial uses.

Ms. Monteith indicated that the term non-residential encompasses commercial uses and any use which is not residential. She also confirmed that there will be no parking requirements for commercial uses.

Mayor DiBartolomeo asked if there is an existing building in this area if it could be expanded.


Ms. Monteith indicated yes, that this is the objective of the policies. She also noted that as a result of the commercial policy review it found the core area is made up of several individual owners. These policies provide perks to increase development opportunities for these owners.

The following correspondence was received from the various agencies circulated:

(1) Letter dated July 29, 2002 from the Essex Region Conservation Authority.

There were no objections from those members of the public in attendance.

There being no further questions and/or comments the meeting adjourned at 7:45 p.m.



Mayor



Planning Coordinator

