

PUBLIC MEETING

Minutes of a public meeting held Monday, August 26, 2002 at 6:41 p.m. in the Council Chambers to consider proposed amendment to the Zoning By-law and the removal of a Holding provision.

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

Also present: Hilary Payne, CAO
Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator

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
Councillor Frank Gorham

Mayor Tony DiBartolomeo opened the meeting welcoming all those in attendance stating the purpose was to consider amendments to the zoning by-law. He then asked the Planning Coordinator to summarize the application.

Planning Coordinator

As a condition of Approval for removing the holding provision on land in Phase 2 of Golfview Subdivision the owner has agreed to the placement of a holding provision on the subject lands. The subject lands are located on the north side of Middle Sideroad (County Road 10) and form the eastern 31 lots of Registered Plan 12M-394 being Phase 1 of Golfview Park Estates.

The proposed amendment under Section 34 of the Planning Act will change the zoning of the lands in Registered Plan 12M-394 to a "Holding Provision R1A" Zone to restrict development until such time as sewage allocation can be found.

The proposed amendment under Section 36 of the Planning Act will change the zoning of a portion of the lands in Phase 2 of Golfview Park Estates (to the east of Registered Plan 12M-394) by removing the Holding Provision on a portion of the lands zoned R2/RM1 to permit the development of 34 townhouse units.

There are no appeals to a By-law enacted under Section 36 of the Planning Act.

The amendments to the Zoning By-law are in conformity to the policies of the Official Plan.

The following comments were received from the various agencies circulated:

- (i) Letter dated August 20, 2002 from the County of Essex.
- (ii) Letter dated August 26, 2002 from the Essex Region Conservation Authority.

The Mayor then asked for any questions and/or comments from members of the public.

Brian Schisler, 226 Turner Crescent (Pointe West), requested clarification regarding sewage capacity.

He was advised that currently there is no further sewage allocation available at the Edgewater Sewage System, however, Kingsbridge Subdivision has proceeded with an Environmental Assessment for the construction of a sewage facility which will facilitate their development for their land holdings in the Kingsbridge area. This will provide sewage capacity for the Golfview Estate Development.

Stephen Ross, 224 Golfview Drive, requested clarification regarding the phasing of the development. He expressed confusion at the reference to Phase 2 as he thought there had already been further phases completed. He also asked about the type of townhomes being constructed and their value. He was concerned about any potential impact this may have on the value of other property.

Mr. Ross was advised that Phase 1 consisted of several stages of development as the lands were serviced. Phase 1 has 165 lots which were final approved but have been developed in various stages.

Phase 2 which is currently before the Ministry for draft plan approval consists of 62 lots for single unit dwellings and 4.40 hectares for townhomes. The Town could not offer a professional opinion regarding the impact, if any, on the construction of townhomes on area residences.

There were no further questions and/or comments from those members of the public in attendance.

Moved by R. Pillon
Seconded by M. Bezaire

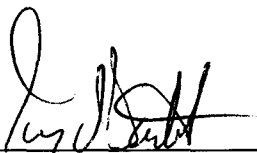
That Administration be authorized to prepare the zoning by-law amendments under Section 34 and 36 of the Planning Act for the subject properties in Phase 1 and 2 of Golfview Park Estates.

- carried -

Moved by R. Pillon
Seconded by M. Bezaire

That there being no further business this meeting adjourn at 6:50 p.m.

- carried -



Mayor



Planning Coordinator

ATTENDANCE RECORD

PUBLIC MEETING

DATE: August 26/02

Golfview
6:45

NAME

ADDRESS

SIGNATURE

STEPHEN ROSS

225 GOLFVIEW DR

