

PUBLIC MEETING

Minutes of a public meeting held Monday, February 3, 2003 at 6:00 p.m. in the Council Chambers to consider a proposed Zoning By-law Amendment.

Present: Mayor Tony DiBartolomeo
Deputy-Mayor Robert Pillon
Councillor F. Gorham
Councillor L. Fox
Councillor A. Leardi
Councillor R. White

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

Absent: Councillor M. Bezaire (with prior notice)

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

Mayor DiBartolomeo opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed zoning by-law amendment. He then requested the Planning Coordinator to summarize the application.

Planning Coordinator

The purpose of the proposed amendment is to rezone 2.57 hectares of land on the north side of Willow Beach Road and west side of Concession 3 South from Agricultural (A) Zone to Residential Type 1B (R1B) Zone. The proposed R1B zoning permits the full range of uses in the Residential Type 1B Zone. The proposed rezoning is a housekeeping issue and recognizes that the lands are fully serviced for residential development. The subject property is designated Lakeshore Residential in Amherstburg's Official Plan and the proposed amendment to the Zoning By-law is in conformity to the policies of the Official Plan.

The current agricultural zoning provisions for the subject property provides for increased setback and sideyard requirements. The proposed Residential zoning will, in the majority of circumstances, alleviate the need for minor variances from the provisions of the by-law due to reduced setback and sideyard requirements. This zoning also recognizes existing lot patterns that are occurring in the area due to lot additions.

The following correspondence was received from the following agencies circulated:

- (1) Letter dated January 29, 2003 from the Essex Region Conservation Authority.

In reference to ERCA's comments regarding an Environmental Impact Assessment in consultation with our Planner it is our opinion that an Environmental Impact Assessment is not required by the Official Plan. The lands are designated Lakeshore Residential and are not adjacent to an area designated Wetland or Natural Environment.

Councillor White asked when this application was initiated.

The Planning Coordinator advised the application was initiated by the Town as a housekeeping by-law. The lands are designated Lakeshore Residential and fully serviced. This will also alleviate a number of minor variance applications due to reduced setback and sideyard requirements.

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Deputy-Mayor Pillon asked if any discussions had taken place with ERCA after the receipt of their correspondence.

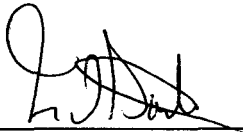
The Planning Coordinator responded there were no discussions after receipt of the correspondence. Their comments were reviewed and assessed in consultation with the Town's Planning Consultant.

There were no comments either for or against the proposed amendment from those members of the public in attendance.

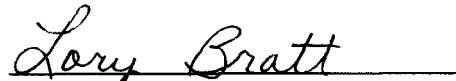
Moved by R. Pillon
Seconded by R. White

That Administration be authorized to prepare a Zoning By-law Amendment to change the zoning on the north side of Willow Beach Road and west side of Concession 3 South from Agriculture (A) Zone to Residential Type 1B (R1B) Zone.
- carried -

Meeting adjourned - 6:10 p.m.



Mayor



Planning Coordinator

