

PUBLIC MEETING

Minutes of a public meeting held Monday, February 3, 2003 at 7:20 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 proposed amendment.

Planning Coordinator

We are in receipt of an application for Zoning By-law Amendment from 1109158 Ontario Limited (Sam Vucinic - Agent) for property described as Part of Lots 7, 8, 14 and 15, Registered Plan 13 located on the north side of Texas Road and east of County Road 20. The purpose of the proposed amendment is to rezone the subject lands from "Residential Type 1A (R1A) Zone" to "Residential Second Density (R2) Zone" and "Holding Residential Second Density (h-R2) Zone". The proposed R2 zoning permits the full range of uses in the Residential Second Density Zone. The Holding Zone provision ensures the orderly development of lands and adequate provision of municipal services. The "h" symbol shall not be deleted until a subdivision agreement is entered into for the subject land with the Town.

The applicant has recently filed a request with the Ministry of Municipal Affairs and Housing to amend a previously approved Plan of Subdivision which would have permitted 18 single detached residential lots. The applicant proposes to reconfigure the development to accommodate semi-detached dwellings. The two blocks proposed for h-R2 Zone is intended to accommodate future development.

The subject property is designated Low Density Residential in Amherstburg's Official Plan and the proposed amendments to the Zoning By-law are in conformity to the policies of the Official Plan.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated January 29, 2003 from the Essex Region Conservation Authority.
- (2) Copy of letter dated January 23, 2003 from Olga Semeniuk and Remo Valente.
- (3) Copy of letter dated December 10, 2002 from Community Planners on behalf of the Greater Essex County District School Board.
- (4) Copy of letter dated February 3, 2003 from Sam Vucinic in response to letter from Olga Semeniuk and Remo Valente.

Mayor DiBartolomeo asked if this property is within the immediate sewage area.

The lands are within the immediate sewage benefit area. The Town Engineer carried out a recent analysis of the plant capacity relative to committed development proposals. The information available for this development at the time was for 27 lots. However, in consultation with the Town Engineer and subject to confirming the calculations, sewage allocation for the total of 52 units should be available.

Sam Vucinic, in response to the letter from Olga Semeniuk and Remo Valente regarding the location of Street "B" advised he has had discussions with Mrs. Semeniuk regarding the development of her lands. Block 28 has a number of mature trees which he hopes to retain when this area is developed. In his opinion it was premature to address these concerns at this time.

The Planning Coordinator noted that Block 27 and 28 is proposed for a Holding Zone. It will be necessary to assemble further lands prior to development of Block 28. Moving Street B southerly would not necessarily accomplish proper access for the Semeniuk lands prior to proper assembly of properties. The Town needs to see a proper concept plan for the Valente and Semeniuk lands to properly assess access needs. It was also noted that the Vucinic plan has provision for access to adjacent lands through Block 27.

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

Jeff Baker, Solicitor for Remo Valente advised that his client is 100% in favour of the proposed rezoning and wishes it to proceed. However, while recognizing that this is not a meeting regarding the plan of subdivision and it is not known whether there will be a further meeting requested by the Ministry, he wishes to make his clients concerns known regarding the location of Street "B". If the road were moved southerly development of the lands to the south would not be contingent upon Block 28 proceeding. He also noted that Street "A" would be accessible for lands on the east side subject to sharing in the servicing costs.

Richard Roman expressed surprise at the development of the subject lands (and the Valente lands) and asked why a plan was being entertained at this time.

The Planning Coordinator stated that any development of Block 28 would be contingent upon the assembly of lands. It would not benefit Mrs. Semeniuk to move Street "B" at this time without knowing the configuration of land assembly. There is a large amount of land between Texas Road and Block 28 which provides a lot of opportunity as well as Block 27 to accommodate access. There is already draft plan approval on this property. When the reconfiguration of lots for semi-detached dwellings was proposed, the proponents were requested to reassess and amend the initial plan to accommodate the standards set out in the Zoning By-law for Residential Second Density in addition to accommodating for further development of lands on either side of the development.

Barry Anderson expressed opposition to the proposed development. His property is located east of the proposed development on Texas Road. In his opinion, this development land locks his parcel of land. He indicated his neighbour, Jerry Bezaire, was of the same opinion. He expressed concern about the capacity of the Amherstburg Sewage Treatment Plant and stated, in his opinion, the plant was not functioning properly to meet MOE guidelines.

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Mayor DiBartolomeo indicated that in accordance with recent engineering data there is sufficient capacity at the plant to accommodate committed development proposals and it is operating in accordance with MOE Guidelines. The Town continues to identify infiltration/inflow problem areas and will continue its sewer separation program for combined sewers.

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

Moved by A. Leardi
Seconded by L. Fox

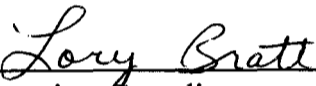
That Administration be authorized to prepare a Zoning By-law Amendment to change the zoning on Part of Lots 7, 8, 14 and 15, Registered Plan 13 from "Residential Type 1A (R1A) Zone" to "Residential Second Density (R2) Zone".

- carried -

Meeting adjourned - 7:45 p.m.



Mayor



Planning Coordinator

ATTENDANCE RECORD

PUBLIC MEETING

VUCINIC

DATE: FEBRUARY 3/03

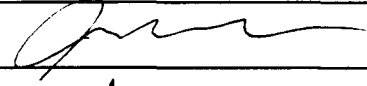
NAME

ADDRESS

SIGNATURE

Jeff Baker

41 Sandwich St. S.
Amherstburg, Ont N9V 1Z5



Bruce Valen
DAVID COOPER

184 Repas Rd.

