

PUBLIC MEETING

Minutes of a public meeting held Monday, May 5, 2003 at 4:30 p.m. in the Council Chambers to consider a Zoning By-law Amendment.

Disclosure of Interest

Mayor Tony DiBartolomeo indicated a disclosure of interest and refrained from voting and/or discussion on this issue.

Present: Deputy-Mayor Robert Pillon
Councillor Mickey Bezaire
Councillor Rosa White
Councillor Frank Gorham

Also present: Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator

Absent: Councillor Anthony Leardi
Councillor Lynne Fox
(with prior notice)

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

Chairman M. Bezaire 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

We are in receipt of an application for Zoning By-law Amendment from Kirk DeLuca for property described as Park Lot 6, Plan 590 located on the north side of Alma Street and east of Renaud Street. The purpose of the proposed amendment is to rezone 2.34 hectares of land from "Special Industrial (SI) Zone" to Defined Area "Special Industrial (SI-1) Zone". The proposed SI-1 Zone permits the full range of uses in the Special Industrial Zone in addition to a car wash. The applicant is proposing a car wash on the site. The site specific zoning, in addition to permitting a car wash, will also restrict the orientation of the openings to the car wash bays.

The subject property is designated Special Policy Industrial in Amherstburg's Official Plan and the proposed amendment to the Zoning By-law is in conformity to the Official Plan. The property is subject to site plan control and a site plan agreement will be required for development of the site.

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

1. Letter dated April 24, 2003 from the Essex Region Conservation Authority – no objection.
2. Lou Zarlenga, P. Eng., Public Works Supervisor
 - The sanitary sewer located on the north side of Alma Street 70 ft. east of Renaud Street will have to be extended to service the subject property.
 - There is a storm drain located on the north side of Alma Street in front of the subject lands.

- Water discharge issues are to be designed and completed to the satisfaction of the Public Works Supervisor and Chief Building Official and these requirements will form part of any site plan agreement between the Town and Developer.
- There is a 20" watermain located on the south side of Alma Street which has specified tapping requirements.

Chairman Bezaire asked who will be responsible for the cost of the sewer extension. He was advised that the Developer is responsible for these costs.

The Developer (Kirk DeLuca) acknowledged his understanding of this requirement.

Moved by R. Pillon
Seconded by R. White

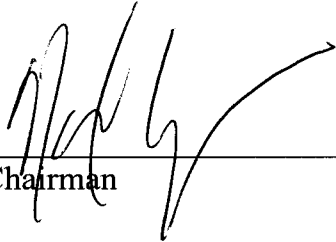
That Administration be authorized to prepare a Zoning Bylaw Amendment to change the zoning on Park Lot 6, Plan 590 from "Special Industrial (SI) Zone" to Defined Area "Special Industrial (SI-1) Zone.

- carried -


Moved by F. Gorham
Seconded by R. White

That there being no further business this meeting adjourn at 4:35 p.m.

- carried -



Chairman



Lory Bratt
Planning Coordinator

