

## Public Meeting

Minutes of a public meeting held Monday, March 1, 2004 at 6:00 p.m. in the Council Chambers to consider a proposed Plan of Subdivision and Zoning Bylaw Amendment.

Present: Mayor Wayne Hurst  
Deputy Mayor Anthony Leardi  
Councillor Bob Bailey  
Councillor Gord Freeman  
Councillor Carl Gibb  
Councillor Paul Renaud  
Councillor Rosa White

Also Present: Hilary Payne, Administrator  
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.

There were no disclosures of interest.

Deputy Mayor Leardi assumed the Chair and opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed rezoning and subdivision. He explained the process for the meeting and then asked the Planning Coordinator to summarize the application.

Application has been made for approval of the next phase of development by 1078217 Ontario Limited for Part Lot 15, Concession 1 (Kingsbridge North) for 84 lots for single detached dwellings. The Ministry of Municipal Affairs and Housing requested as per Section 51(20) of the Planning Act that a public meeting be held to advise the public that the application is being processed. The Draft Plan is the next phase and part of a larger development being Kingsbridge Subdivision. The lands are located north of Texas Road and west of the Second Concession. The lands are designated Low Density Residential in Amherstburg's Official Plan.

The proposed amendment to the Zoning By-law No. 1999-52 under Section 34 of the Planning Act would change the zoning of the lands which are the subject of the application for plan of subdivision from Agricultural (A) Zone to Residential First Density (R1) Zone, and would change the zoning of additional lands to the east from Agricultural (A) Zone to Holding Residential First Density (R1(h)) Zone.

The Amendment to the Zoning By-law is in conformity to the policies of the Official Plan.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated February 16, 2004 from Community Planners Inc. on behalf of the Greater Essex County District School Board.
- (2) Letter dated February 17, 2004 from the Essex Region Conservation Authority.
- (3) Letter dated February 26, 2004 from Mindy Marshall.

Council requested the Planning Coordinator to respond to the correspondence from Mindy Marshall regarding the status of parkland.

Deputy Mayor Leardi asked if the requirements set out in the Conservation Authority's correspondence are standard.

The Planning Coordinator advised that they are standard conditions and will be incorporated in the Development Agreement.

Councillor Freeman expressed concern about stormwater management issues and asked about the potential for any damage to the Ouellette Drain.

He was advised that a subdivision can not increase the current flow of water and the stormwater management measures must be satisfactory to the Town and Essex Region Conservation Authority.

Councillor Freeman asked if the storm sewers on Texas Road will be utilized.

Bill Docherty, Applicant addressed this matter advising that there is a dry storage area to retain water within the subdivision.

Deputy Mayor Leardi referenced Community Planners comments regarding the requirement for sidewalks along Whelan Avenue or a hard surface pad to facilitate bus stops. He encouraged the use of sidewalks.

The Planning Coordinator advised this issue will be addressed as part of the Subdivision Agreement.

Councillor Freeman referenced the Town's new policy regarding streetlighting and Council instructed the developer to contact the Public Works Supervisor to ensure the developer's engineer had the appropriate information.

Mr. and Mrs. James Sylvester came into the meeting at 6:17 p.m.

Mr. and Mrs. Sylvester referenced the master plan for Kingsbridge and expressed concern that access had not been provided directly to their property which is located to the east of the property which is the subject of the rezoning to a Holding Residential First Density Zone.

Mr. Docherty noted on the master plan where access was provided to the properties to the east.

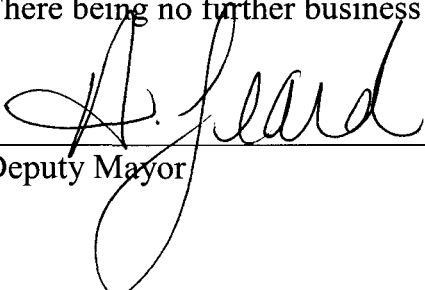
The Planning Coordinator explained that the issue of access was discussed in detail when the Master Plan was approved by the Town and it was noted at that time that there would have to be assembly of lands in order for the land to the east to develop in a proper and orderly manner.

Deputy Mayor Leardi noted that Mr. Docherty also had to assemble lands prior to being able to develop this site.

The Planning Coordinator also explained that the parcel which is the subject of the plan of subdivision draft plan approval is not the parcel immediately west of the Sylvester lands, however that parcel is subject to a rezoning for Holding Residential First Density. There will be a further public meeting when the Developer applies for draft plan approval on the property immediately west of the Sylvester lands.

Council then advised that a resolution directing Administration on this file would be considered at the regular Council meeting following this meeting.

There being no further business the meeting adjourned at 6:30 p.m.

  
Deputy Mayor

  
Planning Coordinator

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Attendance Record

Name	Address	Signature
David Dufour	P.O. 99	David Dufour
ROBERT F. McLEAN	SAND. ST. S A'SURG	Robert F. McLean
Bill Docherty	P.O. Box 3130 · NBN 2M3	Bill Docherty