

PUBLIC MEETING

Minutes of a public meeting held Monday, May 31, 2004 at 5:15 p.m. in the Council Chambers to consider a proposed Plan of Subdivision.

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: Dave Mailloux, Clerk
Paul Beneteau, Treasurer
Lory Bratt, Planning Coordinator
Jean Monteith, Planning Consultant

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 Plan of Subdivision. He explained the process for the meeting and then asked the Planning Coordinator and Planner to summarize the application.

Planning Coordinator

Application has been made for approval of the first phase of development by Canard Developments Inc. for Part of Lot 6, Concession 8 for 62 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 an application is being processed. The draft plan is the first phase of a proposed 124 lot subdivision. The lands are located south of County Road 10 (Middle Sideroad) and west of County Road 11 (Walker Road). The lands are designated Low Density Residential in Amherstburg's Official Plan and zoned "Holding Provision Residential Type 1A (h-R1A) Zone".

The following correspondence was received from the various agencies circulated:

- (i) Letter dated May 31, 2004 from Community Planners on behalf of the Greater Essex County District School Board.

In accordance with the provisions of the Planning Act, the Ministry of Municipal Affairs and Housing has requested the Town to hold a public meeting and forward a record of the public meeting and comments to their Ministry.

George Dragicevic, Developer addressed Council summarizing his application for plan of subdivision. He explained that the property was rezoned to a Residential Holding zone late last year. The average lot size is 70 ft. by 150 ft. to encourage larger houses. Council approved 62 lots of sewage allocation. The remaining lands will be developed as essentially a mirror image of the first 62 lots. A stormwater management study has been completed for the entire development.

Rick Spencer, Engineer addressed Council summarizing the servicing issues for the proposed subdivision. There are existing sewer and water lines along County Road 10. A stormwater management plan has been completed and submitted to the Ministry of Municipal Affairs and Housing and subsequently to the Ministry of Environment and Essex Region Conservation Authority. The issue of stormwater quality will be treated with a system of filters below ground located under the parkland area following a piped system to King Creek. There will also be a swale at the rear of the lands. All servicing will meet Town standards.

George Dragicevic explained that as part of the rezoning issue he met with residents along Middle Sideroad who were concerned about their view. He agreed to construct a berm along the rear of the lots giving an additional 15 ft. of property to those lots along Middle Sideroad. The proposed berm would be approximately 5 ft. in height. One half of the berm will be on the Middle Sideroad lots and one half of the berm will be on the subdivision lots. The lots in that area of the subdivision will be 135 ft. in depth.

The Mayor asked if maintenance of the berm will be the responsibility of the property owners.

The Developer replied in the affirmative in that the berm will be on private property.

Fred Robertson 9482 Walker Road indicated his lot is low and he has experienced drainage problems in the past having to install a catchbasin, however, he requested the same consideration for a berm along the Walker Road properties as those along Middle Sideroad.

Councillor Freeman inquired about the following items: will there be sidewalks, is the developer aware of the standard for streetlighting (cut-off), and will there be only one entrance to the subdivision.

Sidewalks will be to Town standards and located on one side of the road, the Developer's engineer is aware of the standard for streetlighting and there are two entrances planned for the subdivision when fully developed.

Councillor Freeman asked if a turning lane is necessary from Middle Sideroad.

Ms. Monteith noted that this is a hamlet area with a reduced speed limit. A turning lane would normally be required where there is an increased speed limit.

In response to Mr. Robertson's request for a berm, Mr. Dragicevic indicated that this could be looked at, however, the impact on the stormwater management plan would have to be reviewed first.

Ms. Monteith noted that it would have to be all of the properties on Walker Road fronting the subdivision that would have to be involved. It could not be intermittent.

The issue of fencing and/or prohibiting fencing along the berm was also discussed.

Gary Lafreniere, Middle Sideroad indicated that all property owners along Middle Sideroad have agreed to the berm and will gladly accept the additional 15 ft. of property to be conveyed by the Developer. He asked about fencing the berm and expressed concern that the quality of fencing in the area be maintained and that a domino effect not be created. He also wondered which side of the street the sidewalks will be located.

Rick Spencer cautioned that if fences are allowed on the berm the foundations should go down to undisturbed soil which could be costly.

Joanne Langlois 9492 Walker Road asked if 15 ft. would also be conveyed to those property owners along Walker Road as there is not enough depth on their existing lots to accommodate a berm.

The issue of fencing along the berm will need to be investigated as part of any development agreement.

There being no further questions and/or comments this public meeting adjourned at 5:45 p.m.

Chairman

Planning Coordinator

