

## **Public Meeting**

Minutes of a public meeting held Monday, August 30, 2004 at 7:00 p.m. in the Council Chambers to consider a proposed Official Plan Amendment and Zoning By-law Amendment.

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

Also Present: Hilary Payne, CAO  
Dave Mailloux, Clerk  
Lory Bratt, Planning Coordinator  
Jean Monteith, Planning Consultant

Absent: Councillor Paul Renaud (with prior notice)

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

Reverend Kirby Breithaupt opened the meeting with a prayer.

There were no disclosures of interest.

Mayor Hurst welcomed all those in attendance and then requested Jean Monteith to summarize the applications and draft amendments to the Official Plan and Zoning By-law.

Jean Monteith

Ms. Monteith stated that the purpose of the meeting is to consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a proposed amendment to the Zoning By-law under Section 34 of the Planning Act.

The lands affected by the proposed amendments are located along the east side of County Road 20 and extends northerly 400 metres between Brunner Avenue and Texas Road. The lands are currently designated Heavy Industrial and Light Industrial and are comprised of approximately 22.4 acres of land. The proposed amendment to the Official Plan would change the designation of the subject lands from Heavy Industrial and Light Industrial to General Commercial.

A Commercial Review undertaken in 2001 indicated that there was a need for additional lands to be designated for Commercial development. It included that the lands that were designated did not provide sufficient opportunity for large scale commercial development or significant commercial expansion. The report examined not only the existing commercially designated areas but tried to find sites that could accommodate larger commercial establishments. Council, after reviewing the Commercial Review study approved the following Official Plan Amendments.

Official Plan Amendment No. 1 allowed for the relocation and expansion of a local grocery store and additional retail on the east side of Sandwich Street just north of Fort Street; Official Plan Amendment No. 2 allowed for the expansion of a local grocery store on the east side of Sandwich Street just north of Richmond Street (to the east of its existing site); Official Plan Amendment No. 3 created policies to reduce the parking requirements within the core (downtown) commercial area of Richmond and Dalhousie Streets' and Official Plan Amendment No. 4 extended the General Commercial designation that had been applied to OPA #1 northerly to Alma Street.

In addition, in 2003, a booklet was produced for the Town titled Commercial Land opportunities. In the booklet the subject lands are noted as having great visibility and tremendous redevelopment potential. The application for General Commercial designation on the subject land has been recommended for this designation with some added conditions and the need to limit the range of uses on the site.

The Church and Dwight portion of the site is designated Light Industrial and the General Chemical portion of the site is designated Heavy Industrial in the Official Plan. The Planner reviewed the site attributes that make it desirable for Commercial development.

The Planner then reviewed abutting land uses and issues. Honeywell, located immediately east of the northern portion of the subject lands produces hydrofluoric acid. Concerns have been expressed by Honeywell as to the compatibility of their operation and a commercial development. As a result of the concerns raised by Honeywell a special policy will be attached to the lands prohibiting any form of overnight accommodations. Discussions have also been held with the Ministry of the Environment and Ministry of Municipal Affairs and Housing and they have confirmed that there are no land use incompatibilities. The Planner advised of the discussions held with residents of Brunner Avenue and as a result there will be no commercial truck traffic on that street.

The Planner also advised that a market study is not required, the analysis prepared by the Planner indicates the Town is deficient for this type of land use, the archeological study is complete, traffic studies are complete, and environmental assessment is complete.

The Town has known since 1981 that there was a deficiency of commercial retail space.

The Town has looked at alternative sites, however this is the site that came forward with an application.

The amendments have been drafted to incorporate similar "gateway" policies established in OPA #1 with respect to enhanced landscaping and mix in setbacks. Other requirements will be restrictions on certain types of land uses, restrictions on grocery stores and tire and battery stores until a market study is complete, minimum size of 250 to 300 square metres so the stores are not competing with the downtown area and a policy prohibiting truck access from Brunner. All reports will be reviewed again prior to site plan approval and road closure applications are required.

The Zoning By-law amendment will provide for site specific zoning to implement the official plan policies.

Applicants - Dave Petretta, Applicant  
Hugh Handy, Planning Consultant  
and Jim Mallett, Traffic Engineer

Mr. Petretta introduced his representatives and then asked Hugh Handy to summarize his application.

Hugh Handy

Mr. Handy noted that the question Council must consider is if this is an appropriate land use for this property and if there is a need. The subject lands are a remnant piece of industrial land. This area is the “gateway” to the municipality. The municipality has a number of acres designated in the Official Plan for Industrial purposes. MMAH and MOE have confirmed there are no issues with land use compatibility. The applicant concurs with the restricted land uses. There will be no truck access on Brunner. The applicant believes there should be an interface between the commercial uses and Brunner. There will be a new access for Honeywell northerly on the site. They feel this is a good anchor at the north end of Town and provides a good balance with existing development which will also draw people through the core. The size of the parcel will attract commercial development. Mr. Handy requested that Council consider changes to the following area of the amendments:

- (a) “that Council will seek advice of LACAC” – not dealing with historically significant buildings – would Council consider removing this section. The applicant concurs however, with the section regarding public consultation on the site plan.
- (b) applicant requests more flexibility regarding the setbacks (would like to see increased).
- (c) would like to see minimum floor area decreased to 250 sq m from 300 sq m.

With regard to the proposed Zoning By-law Amendment

- (a) Restricted Build area – agree with requirements for only certain types of uses – more flexibility depending on use, however ensure enhanced landscaping.

Councillor Freeman asked about an access for Honeywell.

Jim Mallett advised that General Chemical has an agreement with Honeywell to provide access. The new access will be located just north of the existing gas mains. The applicant has a cost sharing agreement with General Chemical to provide this access.

The following correspondence was received:

- (1) Letter dated August 30, 2004 from First Pro Shopping Centres
- (2) Letter dated August 27, 2004 from Phil Kasurak
- (3) Letter dated August 27, 2004 from the Essex Region Conservation Authority
- (4) Letter dated August 25, 2004 from Joseph Mikhail
- (5) Letter dated August 25, 2004 from Reg Sprague
- (6) Letter dated August 30, 2004 from Cindy Prince

Mayor Hurst then asked for any questions from the public.

Bob Roberts

Mr. Roberts requested clarification regarding access from Brunner.

Mr. Petretta responded that originally they had proposed two accesses from Brunner – one for trucks and one for vehicular. However, after discussions with the residents the truck access has been removed and there will be an access for cars within the first 200 feet of the property on Brunner.

Honeywell - Richard White, Plant Manager and Brian Chillman – Solicitor for Honeywell

Mr. Chillman stated that Honeywell is opposed to this application. They are not opposed to commercial development, however, they oppose this site due to the Heavy Industrial uses in the area.

Mr. White then presented the information circulated to Council:

- (i) Overview of Honeywell
- (ii) Honeywell as a Responsible Local Citizen

Mr. Chillman then referenced letters from Cindy Prince with the following land use planning comments:

- (i) Incompatibility of land uses
- (ii) Compromising the integrity of the Heavy Industrial area
- (iii) Inadequate Vehicular access
- (iv) Absence of Market Study
- (v) Relative location of Big Box Commercial to Downtown
- (vi) Provincial Policy matters

Dan McLean

Has Emergency Planner reviewed this application in the event of an emergency at the industrial site?

He was advised that there is a contingency plan in place.

Carolyn Davies

Ms. Davies stressed the importance of the “gateway” to Town. She referenced the rumours surrounding Walmart and the impact that a Big Box store may have on the downtown. Ms. Davies indicated that before a decision is made regarding the applications, the Town should seek a good industrial use ie. the manufacture of wind turbines. She feels good paying jobs for youth are important.

Matthew West

Matthew West, First Pro Shopping

Mr. West referenced his correspondence and advised that First Pro is opposed to the applications. He indicated they have worked extensively with Walmart. He stated the site is not suitable as there are environmental issues and Walmart is not sure where they are going to situate. First Pro feels the applications are premature and should be deferred. Mr. West felt there are alternative sites that are more favourable for the use.

Dave Petretta

Mr. Petretta stated that the applications were brought forward based on good land use planning. He indicated that the rezoning is not based on a Walmart coming to the site. Regarding environmental issues he stated that a Phase 2 Environmental Assessment has been completed and there are no environmental concerns regarding the site.

Margaret Squires

Mrs. Squires stated that in 1946 the population of Amherstburg was 5,000 people, today it is 20,000 ±. She feels that currently everything is concentrated in the south end of Town and there is nothing at the north end. She noted Seagram's at the north end and referenced the three beautiful stores currently constructed in the core of the Town on Sandwich (No Frills, Sobeys and Shoppers). She stated that in her opinion the White Woods Mall is a disgrace. Amherstburg needs commercial type department stores and stated that people will welcome reduced prices. Mrs. Squires stated these types of stores provide jobs and the people, in particular the youth of Amherstburg will benefit. She noted that Honeywell does not offer youth a lot of job opportunities. She stressed the importance of places like Honeywell and Seagrams, however there is a need for other types of job opportunities. Mrs. Squires supported commercial development for the north end of Town.

Terry Beaudoin

Ms. Beaudoin was concerned about the "look" of Big Box stores and stressed the importance of enhanced landscaping.

David Bailey

Mr. Bailey expressed concern that the north end of Town is exploding with urban sprawl. He feared this will be just another stoplight on a four lane highway, and will impact traffic flow in the area.

Dale Scott

Mr. Scott stated that the Town cannot stop growing and people need places to work and shop. The money should be kept in Town and the tax base should be increased. He asked if Honeywell or Joe Mikhail were going to "step up to the plate" to achieve this. He noted that even if Walmart does not find this to be a viable site, another commercial development is needed.

Dan McLean

Mr. McLean noted that there are no commercial developments at Chemical Valley in Sarnia.

Mayor Hurst suggested that Council should reserve their decision until they have an opportunity to weigh all of the information.

Dan D'Alimonte

Mr. D'Alimonte supports the application to move forward. He referenced the Salmoni building and his support of Council's decision to demolish and replace this structure. He did not feel that the Town should wait a life time for development to happen, and further that you should not look back to go forward. He referenced that General Chemical used to provide a tremendous industry (800 employees) however, currently the site is not well maintained and employment is not good. The facility is just staying afloat.

Gord Fortowski supported a decision after considering all of the information.

Don Reaume

Don Reaume indicated he is a former General Chemical employee. In his opinion the only reason the chemical plants are staying is due to the high cost of environmental clean up if they shut down. He did not feel that Council should turn down the applications because of these industries.

Albert D'Alimonte

Mr. D'Alimonte stated that in his opinion a decision should be made at this meeting.

Mark Atkinson

Mr. Atkinson did not oppose the application, however wants the traffic issues addressed to ensure the safety of his children is secured.

Orlando Segatto

Mr. Segatto referenced Ms. Prince's comments and stated in his opinion commercial development is more compatible with the residential development in the area than industrial. He also noted that you cannot always rely on market studies for accuracy. He stated that there is an impression by some developers that Amherstburg does not make decisions.

Mayor Hurst stated that a decision will be made based on all of the information presented as well as the last minute information brought forward at tonight's meeting.

Brad Morencie

Mr. Morencie asked when Council will make a decision.

Mayor Hurst stated a meeting will be scheduled for a decision by Council.

Dale Scott

Mr. Scott supported Council making a decision.

Carol McDowell

Ms. McDowell wanted to ensure traffic concerns and adequate landscaping are addressed for Brunner Avenue.

Don Beaudoin

Mr. Beaudoin would like to see development proceed however expressed concern about access from Brunner.

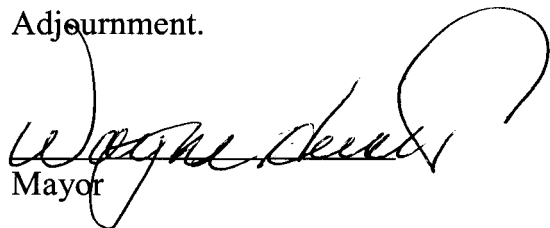
Moved by G. Freeman  
Seconded by B. Bailey

That the proposed Official Plan and Zoning By-law amendments be deferred to permit administration to incorporate the appropriate changes for consideration by Council.

-carried-

Mayor Hurst thanked everyone for attending.

Adjournment.



Wayne Skene  
Mayor



Lory Bratt  
Planning Coordinator


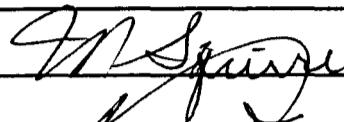
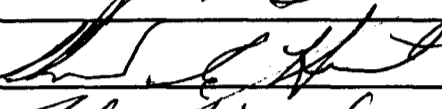
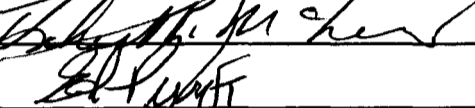
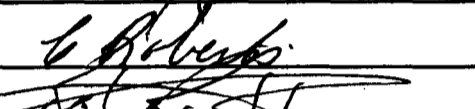
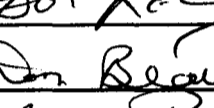
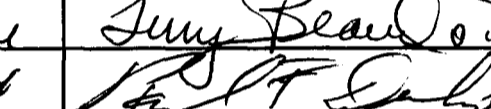
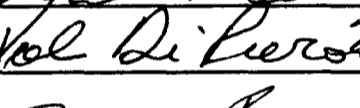
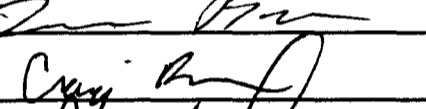
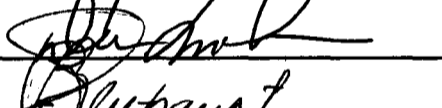
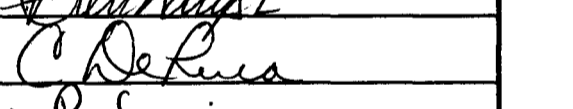
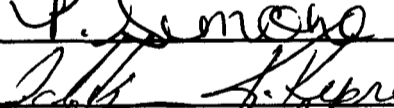
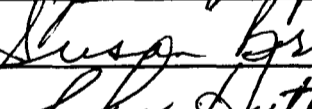
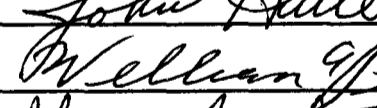
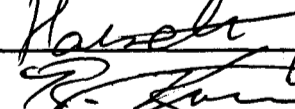
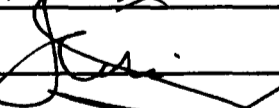

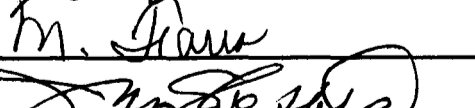
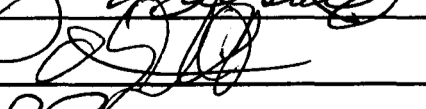
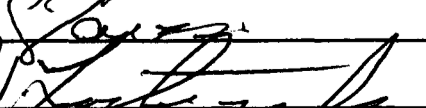





# ATTENDANCE RECORD

## PUBLIC MEETING

DATE: August 30, 2004  
 Retiree applications

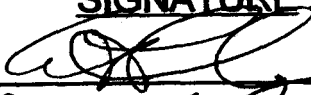


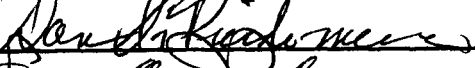

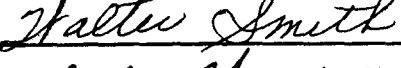



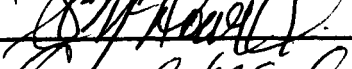
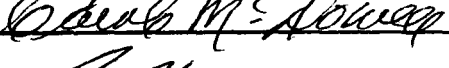
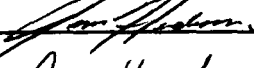
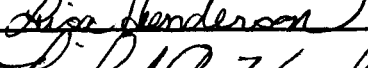

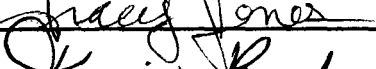
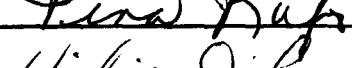

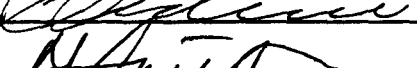
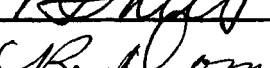
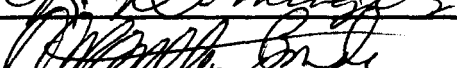
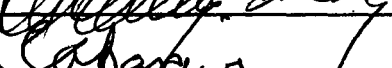


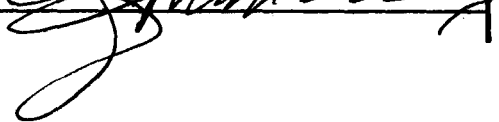
NAME	ADDRESS	SIGNATURE
Brian Chillman (Dr Honeywell)	455 Polissier St. Windsor	
M Squire		
JERRY BENEVEAU	185 Pointe W. DRIVE	
Ed Hunt	192 Pointe W. DR	
Bob McLEAN	AMHERSTBURG	
Ed Puryk	ED PURYK	
Bob Roberts	87 Brunner Ave	
Don Beaudoin	83 Brunner Ave	
TERRY BEAUDOIN	83 Brunner Ave	
Paul F Desjardis	3230 North Side Rd	
HAL-DUPIERDOMENE	25 Texas Rd	
Lawrence Brown	273 St Arnaud St	
Craig Brown	271 St. Arnaud Street	
DAN MCLEAN	139 BRUNNER AVE	
REV KIRBY BREITHAUPT	WESLEY UNITED CHURCH	
Fito Ceilina De Rosa	799 Con 2	
Pat Simone	19 Hainer	
Wendy Katrina Kepren	489 Texas Rd.	
Susan Brian	36 Woodside Ave	
John Hutter	26 Fryer St.	
Bill Brown	271 St. Arnaud St	
HARINDER SINGH	32 BRATT DR.	
RUSS KAVAE	378 THORNIDGE CR.	
JOSEPH CALADY	3140 NORTH ADE RD	
HAL SHAW	582 DALHOUSE ST	
Robert Shaw	74 Rd 50 off Alder	
Marilyn Shaw	1644 Park Ave	
Jim Shepard	264 Ironwood Dr	
J DeGallo	6111 Mill Hill Dr	
Carol Davis	199 Dalhousie	
WILF FORTOWSKY	1484 FRONT RD. N.	



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Retrella applications

NAME	ADDRESS	SIGNATURE
ART BRANGER	9 BRATT DR.	
SUSAN BRANGER	9 BRATT DR.	
Patricia Lucier	7836 Howard Ave	
DAN DIPIRO HENKO	11 TEXAS RD, J Burg	
Camillo Delaccio	10 Grant Ave	
Walter Smith	120 Pickering #203	
Gladys Woodruff	120 Pickering 203	
Mahe Curtis	91 Brunner Ave	
MARC ATKINSON	91 Brunner Ave	
L'RAIG McDOWELL	155 BRUNNER AVE	
Carole M Dowell	155 Brunner Ave	
Tom HENDERSON	327 CHERRY LAWN CRES	
Lisa Henderson	327 CherryLawn Cr.	
RICHARD H. HENDERSON	317 McLELLAN AVE	
Tracey Jones	464 Poplar Ct	
Tina Ruff	628 2nd CONC RR#3	
VICKIE DiRosa	757 Iron Rd.	
Betty Federico	12 Texas Rd	
Ria Smith	723 Dalhousie St.	
Luth Dominguez	61 Rankin Ave	
Cathy Bondy	102 BRUOK A.	
Frank Buzine	311 mc Cuddy Dr.	
Lail Halpean	247 crown ridge Blvd	
Jurkey	J Burg	



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Retretta applications

NAME	ADDRESS	SIGNATURE
<del>ANNIE LEHKEY</del>	<del>11 SANDWICH ST.</del>	<del>Ann Lehey</del>
ANNIE LEHKEY	134 GRANT	Ann Lehey
THERESA BERTRAND	125 BRUNNER	Theresa Bertrand
RUTH TREE	346 VICTORIA ST	Ruth Tree
BOB FERRELLSON	600 FRONT RD N.	R. Ferrellson
BOB SMITH	62 SANDWICH	Bob Smith
JANA HURST	704-130 Pickering Dr	JANA HURST
Sylvia Hurst	269 Bathurst St	Sylvia Hurst
W. POPEL	24 Sweetest Dr.	W. Popel
D. W. BULLEN	1040 Front Road N.	D. W. Bullen
D. K. GRAHAM	156 VIRGINIA AVE	D. K. Graham
S. Graham	156 Virginia Ave	S. Graham
J. Gervais	259 Golfview	J. Gervais
D. Scott	116 DUFF AVE.	D. Scott
Lisa Scott	116 DUFF AVE.	Lisa Scott
Albert D'Alimonte	123 SANDWICH ST.	Albert D'Alimonte
DAN D'ALIMONTE	71 SANDWICH ST N	Dan D'Alimonte
DEAN GANTNER	107 BRUNNER AVE	Dean Gantner
P. AS MORENCY	117 BRUNNER AVE	P. As Morency
B. LEHKEY	154 GRANT AVE	B. Lehey
Stacey Dwyer	22 Tennessee Cres	Stacey Dwyer
Rich Thorne RTT	10 Kennel St. Unit 2	Rich Thorne
RON GIOFU <small>Amherstburg Essex</small>	238 Dalhousie St.	Ron Giofu

