

PUBLIC MEETING

Minutes of a public meeting held Monday, December 5, 2005 at 7:00 p.m. in Amherstburg Council Chambers to consider a proposed 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 Frank Pizzuto, CAO
Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator
Bill Docherty, Tom Robson and Dave Dufour (on behalf of the application)

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

DISCLOSURE OF INTEREST

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 Zoning Bylaw Amendment for a further phase of Kingsbridge Subdivision. He explained the process for the meeting and the requirements under the Planning Act and asked the Planning Coordinator to summarize the application.

Planning Coordinator

We are in receipt of an application for Zoning By-law Amendment to By-law 1999-52 under Section 34 of the Planning Act from 1078217 Ontario Limited (Kingsbridge Subdivision).

The property affected by the proposed amendment is located within Kingsbridge Subdivision (north of McLellan Avenue) to the east of County Road 20, south of Middle Side Road, west of 2nd Concession and north of Texas Road. The subject land has approximately 470 metres (1,542 ft.) of frontage and an area of 10.2 hectares (25 acres ±).

The proposed amendment to the Zoning By-law No. 1999-52 would change the zoning of the subject lands from "Agricultural (A) Zone" to a "Holding Residential First Density (h-R1) Zone" to permit the proposed development of 106 residential buildings lots for single detached dwellings, subject to a holding "h" zone requiring that a subdivision agreement is in place prior to development to ensure the adequate provision of municipal services and orderly development of the land.

The proposed amendment to the Zoning By-law is in conformity with the policies of the Official Plan.

Council has been provided with copies of the Notice of Public Meeting, draft Zoning By-law Amendment and draft Plan of Subdivision for their information.

The following correspondence was received by the Town:

- (i) Letter dated November 17, 2005 from the Essex Region Conservation Authority. ERCA staff have reviewed the stormwater management report dated October 26, 2005 and related plans dated November 22, 2004. The information provided sufficiently addresses stormwater management measures for the development of approximately 91 hectares of land. The recommendations contained within the stormwater report propose that the stormwater pond is constructed in phases as portions of the development proceed. As development proceeds within this overall area, the developers consulting engineer will be required to submit an engineering analysis to this office for each phase of the development to ensure compliance with the October 26, 2005 report.

Chairman Leardi then asked for any comments from the applicants.

Tom Robson

Mr. Robson addressed Council on behalf of the applicants advising that this next phase is a natural progression/extension of the Kingsbridge Development. The development will have the same lot fabric as McLellan to the south. He indicated that essentially the development incorporates three distinct markets (i) 50 ft. lots to the south, (ii) 60 ft. lots in the northwest and, (iii) the townhome segment.

Mr. Robson clarified the location of the proposed Townhome development (on the west side of Knobb Hill Drive and the park location) for Councillor Freeman and advised of property boundary information in response to a question from Mayor Hurst.

Chairman Leardi then asked if there were any comments and/or questions from members of the public.

Lowell Overton – 448 McLellan Avenue

Mr. Overton indicated his surprise that an application is coming forward for a further phase when there is still vacant lots in the White Crescent area. He questioned whether this application is premature.

Mr. Robson responded that this is just the first step in the process of proceeding with another phase. The market dictates how fast they can move forward, however, they need to retain an inventory of available lots.

Councillor Freeman asked how many lots are proposed for this phase.

Mr. Robson advised this phase includes 106 lots for single detached dwellings.

Mayor Hurst noted that it is important for the public to come forward and voice their questions and comments.

Mr. Overton noted that the market value of his home is not appreciating as quickly as he had anticipated.

There being no further questions and/or comments the meeting adjourned.

ADJOURNMENT – 7:10 P.M.

Chairman

Planning Coordinator

