

## PUBLIC MEETING

Minutes of a public meeting held Monday, October 1, 2007 at 7:00 p.m. in the Council Chambers to consider three proposed amendments to the Town of Amherstburg Zoning Bylaw.

### PRESENT:

Mayor Wayne Hurst  
Deputy Mayor Robert Bailey  
Councillor Rick Fryer  
Councillor Robert (Bob) Pillon  
Councillor John Sutton  
Councillor Rosa White  
Councillor Paul Renaud

### ALSO PRESENT:

Frank Pizzuto, Chief Administrative Officer  
Lou Zarlenga, Manager of Public Services  
George Balango, Manager of Development Services  
Lory Bratt, Planning Coordinator  
Pamela Malott, Clerk

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

### DISCLOSURE OF PECUNIARY INTEREST

None

Mayor Wayne Hurst opened the meeting welcoming all those in attendance stating the purpose was to consider proposed amendments to the Town of Amherstburg Zoning Bylaw 1999-52, as amended under Section 34 of the Planning Act. Mayor Hurst requested the Planning Coordinator to summarize the applications.

Planning Coordinator

(1) Part Lot 67, Concession 6 – 6100 County Road 20

We are in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52, as amended under Section 34 of the Planning Act, from Norbert Bolger, Agent on behalf of Dan and Mary Ann Beeson.

The property affected by the proposed amendment is located on the south side of County Road 20, east of County Road 50 and described as Part Lot 67, Concession 6, known municipally as 6100 County Road 20. The subject land has 91.44 metres (300 ft.) of frontage on County Road 20 and a depth of 160.02 metres (525 ft.) with an area of 1.46 hectares (3.61 acres).

The proposed amendment to the Zoning Bylaw would change the zoning of the subject lands from "Agricultural (A) Zone" to "Residential Type 1A (R1A) Zone". The lands are designated Hamlet in the Town's Official Plan. The lands are subject to an application for consent to sever, which will create one residential building lot. The remaining parcel has an existing single detached dwelling and accessory structure. The rezoning of the property to R1A is a condition of the consent decision to bring the zoning into conformity with the Official Plan.

Copies of the Notice of Public Meeting, decision of the Committee of Adjustment and draft Zoning Bylaw Amendment formed part of the Council information report.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated September 26, 2007 from the Essex Region Conservation Authority – no objection.

Norbert Bolger was in attendance on behalf of the application.

There were no questions and/or comments from members of the public in attendance.

Moved By J. Sutton  
Seconded By P. Renaud

That Council receive the comments made relative to Part Lot 67, 6100 County Rd 20 regarding the Proposed Amendment to the Town of Amherstburg Zoning By-Law 1999-52, as amended under Section 34 of the Planning Act, and further that Administration be directed to place the Zoning By-Law Amendment on the next agenda for Council consideration.

### **Motion Carried**

- (2) Part Lot 67, Concession 6

We are in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52, as amended, under Section 34 of the Planning Act, from Norbert Bolger and Jason Laframboise (1352120 Ontario Limited).

The property affected by the proposed amendment is located on the east side of County Road 50 and described as Part Lot 67, Concession 6. The subject land has 131.28 metres (430.7 ft.) of frontage on County Road 50 and a depth of 90.31 metres (296.3 ft.) with an area of 1.185 hectares (2.93 acres).

The proposed amendment to the Zoning Bylaw would change the zoning of the subject lands from "Special Provision Residential Type 1A (R1A-1) Zone" to "Residential Type 1A (R1A) Zone". The lands are designated Hamlet in the Town's Official Plan. The lands are subject to an application for consent to sever, which will create five (5) residential building lots. The rezoning of the property to R1A is a condition of the consent decision. The R1A-1 zoning permits a trailer park with not more than six (6) trailers. The trailers have been removed from the site and the applicants are proposing to develop five (5) lots for single detached dwellings. The R1A Zoning will remove the ability to place trailers on the site.

The proposed amendment to the Zoning Bylaw is in conformity with the policies of the Official Plan.

Copies of the Notice of Public Meeting, decision of the Committee of Adjustment and draft Zoning Bylaw Amendment formed part of the Council information report.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated September 26, 2007 from the Essex Region Conservation Authority – no objection.

Norbert Bolger and Jason Laframboise were in attendance on behalf of the application.

Councillor Pillon asked if any concerns had been raised as to sewage disposal. The Planning Coordinator responded that the Windsor Essex County Health Unit indicated that they have no objection to the severances, however, tertiary systems may be required. Options for sewage disposal will be explored further as required by the applicants.

There were no questions and/or comments from members of the public in attendance.

Moved By P. Renaud  
Seconded By R. Fryer

That Council receive the comments made relative to Part Lot 67, Concession 6 regarding the Proposed Amendment to the Town of Amherstburg Zoning By-Law 1999-52, as amended under Section 34 of the Planning Act; and further that Administration be directed to place the Zoning By-Law Amendment on the next agenda for Council consideration.

**Motion Carried**

(3) 6940 Concession 6 North

We are in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52, as amended under Section 34 of the Planning Act, from Betty Beneteau on behalf of Don Kennedy, Marg Drouillard, Stan and Betty Beneteau.

The property affected by the proposed amendment is located on the west side of Concession 6 North and described as Part Lot 13, Concession 5, known municipally as 6940 Concession 6 North. The subject land has 48.77 metres (160 ft.) of frontage on Concession 6 North and an area of .448 hectares (1.11 acres).

The proposed amendment to the Zoning Bylaw would change the zoning of the subject lands from "Special Provision Agricultural (A-5) Zone" to "Agricultural (A) Zone". The lands are designated Agricultural in the Town's Official Plan. The lands are subject to an application for consent to sever for purposes of a lot addition. The rezoning of the property to (A) is a condition of the consent decision. The Special Provision A-5 zoning permits the operation of Heaton's Sanitation on the property located south of the subject lands.

The proposed amendment to the Zoning Bylaw is in conformity with the policies of the Official Plan.

Copies of the Notice of Public Meeting, decision of the Committee of Adjustment and draft Zoning Bylaw Amendment formed part of the Council information report.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated September 26, 2007 from the Essex Region Conservation Authority – no objection, however, the lands are subject to ERCA regulations. Prior to any construction or site alteration, a permit and/or clearance would be required.

Betty Beneteau was in attendance on behalf of the application.

In response to a question the Planning Coordinator clarified that both the parcel being severed and the parcel it is being conveyed to, requires rezoning to an Agricultural (A) Zone.

There were no further questions and/or comments from members of the public.

Moved By R. Bailey  
Seconded By R. Pillon

That Council receive the comments made relative to 6940 Concession 6 North regarding the Proposed Amendment to the Town of Amherstburg Zoning By-Law 1999-52, as amended under Section 34 of the Planning Act; and further that Administration be directed to place the Zoning By-Law Amendment on the next agenda for Council consideration.

**Motion Carried**

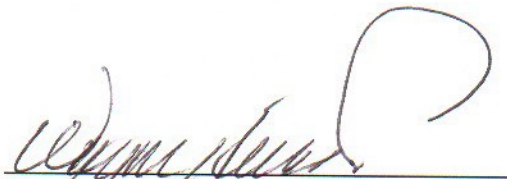

**Motion to Adjourn**

Moved by J. Sutton  
Seconded by R. Pillon

That the meeting adjourn.

**Motion Carried**

**Meeting adjourned at 7:15 p.m.**

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

