

Minutes of a Public Meeting to consider a proposed Zoning By-Law Amendment held Monday, November 22, 1999 at 6:30 p.m.

Present: Mayor Wayne Hurst
Deputy-Mayor Tony DiBartolomeo
Councillor Lynne Fox
Councillor Robert Pillon
Councillor Gerry Theriault
Councillor Robert Anderson
Councillor Tony Tiefenbach

Also present: Bill King
Lory Bratt

A list of those members of the public in attendance is attached hereto and forms part of these minutes.

Mayor Wayne Hurst opened the meeting and welcomed all those in attendance. The Planning Coordinator then reviewed the proposed rezoning for Registered Plan 12M-198, Lots 1 through 18.

The purpose of the proposed amendment is to rezone 1.09 hectares of land described as Registered Plan 12M-198, Lots 1 through 18 inclusive, located on Forhan Street and south of Fort Street from "Residential Second Density/Residential Multiple First Density (R2/RM1)" to "Residential Second Density" defined area and "Residential Multiple First Density". In addition to other uses the R2 zone permits single detached dwellings, semi-detached dwellings and duplex dwellings and the RM1 zone permits triplex building rowhouse dwellings and fourplex dwellings. The applicant is proposing a residential development consisting of 36 semi-detached dwelling units on Forhan Street. In accordance with the Zoning By-Law semi-detached dwellings are a permitted use in the By-Law. The applicant is requesting amendments to certain provisions within the R2 zone.

Previously Zoning By-law 1757, as amended, required the following:

Minimum Lot Area (both units) - 745 m²
Minimum Lot Area requirements for each unit - no provision included in by-law
Minimum Lot Frontage (both units) - 22 m
Minimum Lot Frontage requirements for each unit - no provision included in by-law
Maximum Lot Coverage - 35%

As Council is aware Zoning By-Law 1999-52 was passed November 8, 1999 and includes the following provisions for the R2 zone:

Provisions of 1999-52

Minimum Lot Area (both units)	650 m ²
Minimum Lot Area (each unit)	310 m ²
Minimum Lot Frontage	20 m
Minimum Lot Frontage (each unit)	9.5 m
Maximum Lot Coverage	35%

The proposal of the applicant seeks the following provisions for the requested defined area in the R2 zone:

Minimum Lot Area (both units)	545 m ²
Minimum Lot Area (each unit)	260 m ²
Minimum Lot Frontage	17.84 m
Minimum Lot Frontage (each unit)	8.9 m
Maximum Lot Coverage	40%

All other regulations of By-Law 1999-52 will apply.

The Planning Coordinator noted that the Notice of Public Hearing referred to the provisions of By-Law 1757 as it was prepared prior to the passing of the new by-law. However, the proposed amendments will now be from the provisions of the new by-law 1999-52.

All development is proposed to be fully serviced. The subject property is designated Medium Density Residential in Amherstburg's Official Plan.

The following correspondence was received from those persons and agencies circulated:

- (1) Letter dated November 4, 1999 from Kevin Atkinson, Superintendent, Amherstburg Hydro Electric Commission.
- (2) Letter dated November 15, 1999 from John and Margaret Dixon.

This proposal is in keeping with official plan policies and the flexibility proposed in the defined area from the standard R2 provisions should not create a significant impact. Given that there is an existing Registered Plan of Subdivision the request appears reasonable. Also, the applicants are not looking to add additional uses, but merely adjust certain zone provisions to accommodate this request.

The developers will be required to enter into a new development agreement with the municipality which will address all servicing aspects of the development. Any existing agreements will be required to be rescinded.

Mayor Hurst referenced the letter from Mr. and Mrs. Dixon noting that the Planning Coordinator's report addressed the concerns expressed in their letter.

Moved by G. Theriault
Seconded by T. DiBartolomeo

That Administration be authorized to prepare a Zoning By-Law Amendment to change the zoning on Lots 1 through 18, Plan 12M-198 from Residential Second Density/Residential Multiple First Density (R2/RM1) to Residential Second Density/Residential Multiple First Density (R2-3/RM1).

- carried -

Moved by T. Tiefenbach
Seconded by G. Theriault

That this meeting adjourn at 6:40 p.m.

- carried -

Mayor

Lory Bratt

Planning Coordinator

PUBLIC MEETING

PROPOSED ZONING BY-LAW AMENDMENT

FORHAN STREET

NAME (Please Print)

ADDRESS

1. VITO SINOPOLI 1180 Highwood Dr Windsor Ont
2. Jeffrey Baker 41 Sandwich St. S. Amherst Ont. N9R 1Z5
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