

Minutes of a Public Meeting held to consider the Draft Official Plan for the Town of Amherstburg, held Monday, February 1, 1999 at 7:00 p.m. at The Verdi Club.

Deputy Mayor DiBartolomeo opened the meeting and welcomed all those in attendance (approximately forty (40) individuals from the public). The Deputy Mayor introduced Ms. Jean Monteith, the Town's Planning Consultant. Ms. Monteith reviewed the history of the process undertaken to arrive at the current draft plan. She reviewed the regulations with regard to rural severances, servicing issues, the protection of farmland, and the provision of an industrial area in the northeast part of the municipality. The latest draft has had some minor revisions to the environmental and wetlands policies to satisfy the concerns of ERCA.

Deputy Mayor DiBartolomeo invited those in attendance to address questions to Ms. Monteith.

Mr. Tom Moon requested clarification concerning home occupations, especially on Texas Road. Ms. Monteith advised that the land uses would be site specifically zoned in the Zoning By-law.

Mr. Gerry Trottier represented three clients. The Rodzik Holdings at the River Canard Marsh have been designated Wetland and should be Natural Environment. His clients have a disagreement with ERCA concerning the designation and noted that the Wetland designation would seriously restrict their rights to development. Ms. Monteith advised that the designations did not change in the draft plan inasmuch as it is the same as in the former Anderdon Official Plan. He also noted that his client did not receive sufficient notice of the Public Meeting.

Mr. Trottier also spoke on behalf of Windsor Mold, and objected to changing the current designation from Heavy Industrial to Light Industrial.

Mr. Trottier also spoke on behalf of Mr. Wayne Goodchild and objected to changing the designation on his property from Institutional to Special Policy Industrial. Mr. Wayne Goodchild also addressed the Committee on this matter.

Mr. Albert D'Alimonte is concerned about the lack of new Commercial areas in the Town, and suggested that the commercial base be expanded by making Sandwich Street all commercial from Brunner Avenue to Lowes Sideroad. He is of the opinion that the homes on Sandwich Street are old and not impressive.

Mr. Joe Capaldi suggested that there are pockets of land in the rural area that are not viable for agriculture and should be allowed to develop for other uses. Ms. Monteith advised that this was not an issue of residential versus agricultural, but rather Provincial policy with regard to infilling, which leads to strip development which is not acceptable.

Mr. Dan D'Alimonte asked what plans had been made for future commercial and industrial expansion. Ms. Monteith indicated that the research showed that the Town had excess commercial land base, but needed more industrial. Mr. D'Alimonte is of the opinion that the Town needs more than a historical aspect, and that the commercial areas are not in the right places.

Mr. Peter Neice spoke on behalf of the public school board. He requested that the school board be kept abreast of the timing and location of future developments.

Mr. Ed Parks discussed his livestock operation and its proposed expansion. The proposed development area is close to his property and suggested there should be a buffer zone. Ms. Monteith advised she would need to know the size of the property and the size of the operation in order to calculate the minimum separation distance.

Public Meeting  
Draft Official Plan  
Feb. 1, 1999 - Pg. 2

Mr. Spellman suggested that the Town should use the most generous interpretation of wetland, environment and agricultural designations.

Mr. Gerald Parks questioned the lack of parking in the downtown area, and suggested that there was a need to get traffic flowing into the downtown to help assist businesses.

Mr. Allan Parks asked what the time frame of this plan would be, to which Ms. Monteith suggested 20 years with mandatory five year reviews.

Mrs. Helen Wigle spoke against changing the designation on Sandwich Street to commercial.

Lee Ann Doyle, on behalf of the County of Essex, noted that the County's submissions had, for the most part, been addressed. The County Plan will address regional issues.

Stan Taylor, on behalf of the ERCA, advised that the Authority is extremely satisfied with the way the plan has been put together, and noted that some fine tuning will be done. He also noted that ERCA would work with residents that have concerns.

Mayor Hurst summarized the meeting and restated Council's intention to protect the environment and agricultural areas. He thanked all those present for their comments and input.

There being no further business, the meeting adjourned.

  
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CHIEF ADMINISTRATIVE OFFICER