

Public Meeting

Minutes of a public meeting held Monday, April 7, 2003 at 5:00 p.m. in the Council Chambers to consider a proposed amendment to the Zoning Bylaw.

Present: Mayor Tony DiBartolomeo
Councillor Mickey Bezaire
Councillor Rosa White
Councillor Frank Gorham

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

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

Absent: Deputy Mayor Robert Pillon
Councillor Lynne Fox
Councillor Anthony Leardi
(with prior notice)

Mayor DiBartolomeo opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed amendment to the Zoning Bylaw. He then asked the Planning Coordinator to summarize the application.

Planning Coordinator

We are in receipt of an application for Zoning Bylaw Amendment from Max DeAngelis, c/o DeAngelis Construction Inc., for property described as Pt. Lot 5, Concession 1. The purpose of the proposed amendment is to rezone 3.308 hectares of land located on the east side of County Road 20 (Front Road South) and south of Lowes Sideroad from "Residential Second Density (R2) Zone and Agricultural (A) Zone" to Residential Multiple Second Density (RM2) Zone". The proposed RM2 zoning permits the full range of uses in the Residential Multiple Second Density Zone. The applicant is proposing a continuum of care facility on the site.

The subject property is designated Medium Density Residential in Amherstburg's Official Plan and the proposed amendment to the Zoning Bylaw is in conformity with the policies of the Official Plan.

The following correspondence was received from the various agencies circulated:

- (i) Letter dated April 1, 2003 from the Essex Region Conservation Authority - the owner will be required to obtain a permit from this office prior to any construction activities and/or site alterations, as portions of the subject site are within the regulated area. The subject lands are not adjacent to (within 120m) of Big Creek Provincially Significant Wetland. Therefore, we have no concerns with respect to natural heritage matters relating to this application. ERCA requested that certain conditions be included in any site plan agreement regarding stormwater management issues.
- (ii) Letter dated April 4, 2003 from the County of Essex - setback and access requirements as per the former MTO policies and guidelines will apply. The County requests input into the Site Plan Agreement to ensure work proposed to be carried out within and adjacent to County Road 20 meets their requirements. Minimum setback for any structure on this property must be 45 feet from the east limit of the original right-of-way of County Road 20 in the case of an institutional

building. Applications must be filed with the County to obtain the necessary permits.

The applicant proposes an on-site private sewage system for the development.

The Planning Coordinator then advised that the applicants have several representatives in attendance to provide further details regarding the proposed development.

Mr. William Bijl, President of Kanata Living Inc. advised that his company specializes in long term care facilities. He was involved with Devonshire Retirement facilities along with DeAngelis Construction. Mr. Bijl then introduced the following representatives involved in the project:

Dr. F. DiPierdomenico and his wife Pat, principals in the project, Max DeAngelis, owner of DeAngelis Construction Inc. and principal in the project, Frank DeAngelis, special consultant to the project, Dan Amicone, Architect on record for the project of Architectura, Luigi DiPierdomenico, Solicitor for Dr. and Mrs. DiPierdomenico, Paul Layfield, Counsel for DeAngelis Construction and Gerry Pillon, consultant to the project.

Mr. Bijl then presented a power point presentation providing details of the project. The facility will be called "Royal Manor By the Lake". There will be 93 suites, which will be non-smoking, wheelchair accessible and provide for an inclusive monthly rate.

Dan Amicone summarized the layout and architectural design of the buildings and the various amenities that will be provided on the site.

Mr. Bijl stated the proposed development will be a 13 million dollar project and requested the Town's approval to proceed.

Councillor Bezaire commended the proponents indicating his support. He noted the project is esthetically pleasing, there is no detrimental impact on servicing and it is a positive development for the Town.

Councillor White also indicated her support for this positive development.

Councillor Gorham stated his support and noted that with an aging society this is a necessary asset for the Town and a great opportunity.

Mayor Tony DiBartolomeo expressed his support and requested any comments and/or questions from members of the public.

Eugene Reaume requested clarification regarding the zoning and indicated that in his opinion the property was zoned Environmental Protection and is Provincially Significant.

Jean Monteith clarified the zoning of the property and advised that in accordance with Provincial mapping the subject property is not adjacent to a Provincially Significant Wetland.

The Planning Coordinator confirmed this information as per correspondence received from the Essex Region Conservation Authority.

Mr. Ron Deneau asked if other properties would be able to tap into the sewage system proposed for the site.

Mr. Gerry Pillon, consultant for the project, advised that the proposed system will be a private system and if adjacent properties are serviced it would have to be a municipal system in accordance with Ministry of Environment regulations.

Mr. Deneau indicated he would like to see the residents on Front Road South and the old Boblo Island parking lot brought into the system.

Mr. Frank DeAngelis indicated the importance of the project proceeding on its own at this time, however, looked forward to working towards that type of proposal for the sewage system in the future.

Mr. Bijl advised that the plant is expandible and could accommodate future lands. However, at this point this application has to stand on its own merit and proceed.

Ms. Monteith suggested that if, in the future, a development is proposed for the Boblo lands, that would be the time to request that the plant be expanded to service other properties.

Councillor White asked where the package plant will be located on the site.

Mr. Frank DeAngelis advised that further details will be available about the site at a further public announcement on April 28, 2003.

There being no further questions and/or comments the following resolution was put forth:

Moved by Rosa White

Seconded by Frank Gorham

That Administration be authorized to prepare a Zoning Bylaw Amendment to change the zoning on Part Lot 5, Concession 1 from "Residential Second Density (R2) Zone and Agricultural (A) Zone" to "Residential Multiple Second Density (RM2) Zone".


-carried-

Moved by Mickey Bezaire

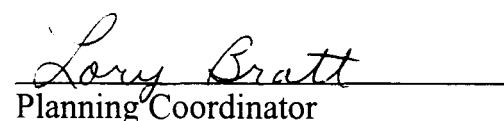
Seconded by Rosa White

That there being no further business this public meeting adjourn at 6:00 p.m.

-carried-



Mayor



Planning Coordinator

