

## PUBLIC MEETING

Minutes of a public meeting held Monday, June 23, 2003 at 4:45 p.m. in the Council Chambers to consider a proposed Zoning By-law Amendment.

Present: Mayor Tony DiBartolomeo  
Deputy-Mayor Robert Pillon  
Councillor Rosa White  
Councillor Frank Gorham  
Councillor Anthony Leardi

Also present: Dave Mailloux, Clerk  
Lory Bratt, Planning Coordinator

Absent: Councillor Lynne Fox and Councillor Mickey Bezaire (with prior notice)

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

Mayor Tony DiBartolomeo opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed zoning by-law amendment. He then requested the Planning Coordinator to summarize the application.

### Planning Coordinator

#### Golfview Estates Development

We are in receipt of an application for Zoning By-law Amendment under Section 34 of the Planning Act and the removal of a holding provision under Section 36 of the Planning Act from Marianna Arpino on behalf of Golfview Park Estates Inc.

The proposed amendment to Zoning By-law 1999-52 under Section 34 of the Planning Act would change the zoning of a portion of the lands in Phase 2 of Golfview Estates Development to the east of Registered Plan 12M-394 to a "Holding Provision R2/RM1 Zone" to restrict development until such time as sewage allocation can be found.

The proposed amendment to Zoning By-law 1999-52 under Section 36 of the Planning Act would change the zoning of a portion of the lands in Registered Plan 12M-394 by removing the Holding Provision on a portion of the lands zoned R1A to permit development of single unit dwellings.

The amendments to the Zoning By-law are in conformity to the policies of the Official Plan.

Previously the land owner requested and was granted the placement of a holding provision on the eastern 31 lots of Registered Plan 12M-394, being Phase 1 of Golfview Estates and the removal of a holding provision of a portion of the lands in Phase 2 of Golfview Estates Development to the east of Registered Plan 12M-394 to permit the development of 34 town house units.

The Ministry of Municipal Affairs and Housing will not grant final approval of the draft plan for Phase 2 with the proposed transfer of sewage allocation. Therefore the developer has requested to continue with the development of Phase 1, Plan 12M-394.

There are no appeals to a By-law enacted under Section 36 of the Planning Act.

The following comments were received from the various agencies circulated:

- (i) Letter dated June 16, 2003 from the Essex Region Conservation Authority – no objection.
- (ii) Letter dated June 6, 2003 from the Windsor Essex Catholic District School Board.

If Council proceeds with the above noted amendments it will also be necessary to repeal the amending Subdivision Agreement to Phase 1 which froze 31 lots and amend the Phase 2 Subdivision Agreement which permitted 34 town home units.

Marianna Arpino, Solicitor for the Applicant, indicated that there was a period of time when single unit dwellings were moving slowly and, therefore, the proposal based on market studies was to proceed with town home in Phase 2. With the Ministry's refusal to give final approval to the Phase 2 development with the proposed transfer of sewage allocation from Phase 1, the Developer wishes to continue with the development of Phase 1. Ms. Arpino noted that momentum for single unit dwellings is also increasing. The purpose of this request is to reverse what was previously requested. Ms. Arpino also requested the municipality to waive the filing fees on these applications.

A report from the Planning Coordinator on this request is being considered on the regular Council agenda.

Moved by A. Leardi  
Seconded by R. Pillon

That Administration be authorized to prepare the zoning by-law amendments under Section 34 and 36 of the Planning Act for the subject properties in Phase 1 and 2 of Golfview Park Estates Development and further that a By-law be prepared to repeal By-law 2002-38 being the amending Subdivision Agreement for Phase 1 and a By-law be prepared to amend By-law 2002-39 regarding the phasing based on approved sewage allocation for Phase 2.

- carried -

ADJOURNMENT – 4:50 p.m.



Mayor Tony DiBartolomeo



Planning Coordinator

