

PUBLIC MEETING

Minutes of a public meeting held Thursday, April 15, 2004 at 6:00 p.m. in the Council Chambers to consider a proposed Official Plan Amendment and Zoning Bylaw Amendment.

Present: Deputy Mayor Anthony Leardi
Councillor Bob Bailey
Councillor Gord Freeman
Councillor Carl Gibb
Councillor Rosa White

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

Absent: Mayor Wayne Hurst (with prior notice)
Councillor Paul Renaud (with prior notice)

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

There were no disclosures of interest.

Deputy Mayor Leardi assumed the Chair and opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed official plan and zoning bylaw amendment. He explained the process for the meeting and asked the Planning Coordinator and Planner to summarize the application.

Planning Coordinator

The Town is in receipt of an application for an Official Plan Amendment under Section 17 and 21 of the Planning Act and an application for a Zoning Bylaw Amendment under Section 34 of the Planning Act from Wismer Brothers Ltd.

The subject lands are located on the northeast corner of Alma Street and Fox Road and have an area of 1.76 hectares (4.38 acres.)

The proposed amendment to the Official Plan would change the designation of the subject lands from Light Industrial to Institutional to permit a place of worship and day nursery. The proposed amendment to the Zoning Bylaw would change the zoning of the lands from "Agricultural (A) Zone" to "Institutional (I) Zone".

Council was provided with copies of the applications for the Official Plan and Zoning Bylaw Amendment, the Notice of the Public Meeting, Proposed Amendment #5 and the Proposed Zoning Bylaw Amendment.

The following correspondence was received from the various agencies circulated:

- (i) Letter dated April 15, 2004 from the Ministry of Municipal Affairs and Housing – Section 1.1.3(g) of the Provincial Policy Statement (PPS) stipulates that sensitive land uses, which would include institutional uses like the one proposed in this case, need to be "appropriately designed, buffered, and/or separated" from industries in order "to prevent adverse effects from odour, noise and other contaminants". Consideration of this policy would appear to

be necessary in this case based on the information provided both with respect to the light industrial uses permitted in the immediate vicinity and the heavy industrial use(s) further to the north.

- (ii) Letter dated April 13, 2004 from the Essex Region Conservation Authority – we recommend that the applicant be required to undertake a stormwater management analysis addressing both quality and quantity for the entire subject parcel. Regional ponds serve to avoid problems with long term sustainability and maintenance associated with numerous smaller ponds and provide a more effective method of meeting stormwater quality and quantity requirements.

Ms. Bratt also advised that the applicants Mssrs Darwin and Gerry Wismer were in attendance to answer any questions, in addition to Mr. Gerry Pillon to answer any questions regarding to the sewage system being designed for the development.

Planner

Ms. Monteith addressed Council advising that Institutional uses are not permitted within the Industrial designations. The Town's Official Plan does not pre-designate land for Institutional uses. Although Institutional uses are permitted within the Residential designation there is a very specific set of criteria that must also be met. Institutional uses are also permitted within the General Commercial designation but finding any parcel of land of suitable size is also difficult. The applicant was asked to do a search of available land within the Settlement Area with particular attention to the Residential and Commercial designations. The applicant carried out a search and no sites were available. The Planner feels this site to be an excellent location for this use. The lands are located at the intersection of an Arterial and a Collector road on the extreme periphery of the Light Industrial designation. Lands to the north of the site are in agricultural production though within the Heavy Industrial designation. Lands to the east of the site are also in agricultural production though designated Light Industrial. Lands to the south are designated Agricultural and are in crop production. To the northwest are the settling ponds owned by General Chemical. The uses permitted adjacent to the subject lands are light in nature. With regard to the comments received from the various agencies, Ms. Monteith indicated in her opinion the site was appropriate for this use and stormwater management will be addressed as part of the site plan agreement.

Copies of the draft official plan amendment and zoning bylaw amendment were available for members of the public.

Deputy Mayor Leardi asked if buffering issues will be addressed at the Site Plan Agreement stage.

Ms. Monteith indicated that yes it can be part of the agreement with landscaping being required along Alma and the access being restricted to Fox Road.

The Planner confirmed for Deputy Mayor Leardi that a school is a permitted use in the Institutional Zone.

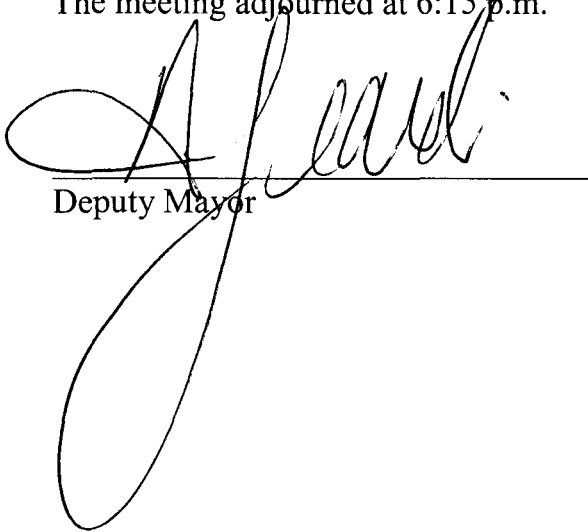
Deputy Mayor Leardi then asked for questions and/or comments from the public.

Pastor Krey thanked the Town for their cooperation and indicated that he felt their church will be an asset to the Town of Amherstburg.

Mr. Phil Ochs, Congregational Chairman indicated that the nursing home has purchased their existing church on Rankin Street which is the reason they are proceeding with a new site.

The public was advised that the bylaws to adopt the subject amendments will be considered at the regular Council meeting of April 26, 2004.

The meeting adjourned at 6:15 p.m.



Deputy Mayor



Planning Coordinator

