

## **Amherstburg General Market**

Meeting with Residents of Brunner Ave.  
Town of Amherstburg Council Chambers  
271 Sandwich Street South, Amherstburg, Ontario

### **Minutes of Meeting Held July 14, 2004**

In attendance:

Mayor & Members of Council:

Mayor Wayne Hurst  
Deputy Mayor Anthony Leardi  
Councillor Robert Bailey  
Councillor Gord Freeman  
Councillor Carl Gibb  
Councillor Paul Renaud  
Councillor Rosa White

Staff:

Hilary Payne, CAO  
David Mailloux, Clerk  
Lory Bratt, Planning Coordinator

Consultants:

Jean Monteith, MBPC  
Steve Wever, MBPC

Residents:

Mary and Chrystal Dinunzio, 79 Brunner Ave  
Terry & Don Beaudoin, 83 Brunner Ave.  
Cheryl & Bob Roberts, 87 Brunner Ave.  
Dianne and Mark Atchinson, 91 Brunner Ave.  
Resident, 99 Brunner Ave.  
Corey Dunlop, 103 Brunner Ave.  
Dennis Gauthier, 107 Brunner Ave.  
Brad Morencie, 117 Brunner Ave.  
Theresa Bertrand, 125 Brunner Ave.  
Helen and Lyle Duckworth, 159 Brunner Ave.

Applicants:

David Petretta, Petretta Construction Inc.  
Hugh Handy, GSP Planning Consultants  
Jim Mallett, Paradigm Transportation Solutions Ltd.

The meeting commenced at 4:00 p.m.

- Mayor Hurst welcomed participants and stated the purpose of the meeting, that being to hear a presentation of the options for traffic access to Brunner Ave in conjunction with the proposed Amherstburg General Market, and to provide an opportunity for the local residents to respond to the presentation and voice any related concerns.
- Hugh Handy, planning consultant for the applicant, made a brief presentation/slideshow to describe each of the traffic options:
  - Option 'A' shows the existing site plan with 2 access points on Brunner Ave (1 for customers and 1 for truck traffic), plus 3 access points on Sandwich Street with traffic lights at the central access location;
  - Option 'B' shows a speed bump along Brunner Ave as a traffic calming technique and a sign that would indicate "No Truck Traffic" beyond the access point;
  - Option 'C' would change Brunner Ave to a one-way street from 91 Brunner Ave to the east end of the street to prevent cars and trucks from entering the subdivision, and would allow two-way traffic from 91 Brunner Ave west to Sandwich Street to serve the commercial development;
  - Option "D" involves terminating Brunner Ave with a cul-de-sac and using the remnant portion for access to the development from Sandwich Street.

- Following the presentation, Mayor Hurst opened the meeting for comments and questions from the residents;
- Brad Morencie of 117 Brunner Ave indicated that opening Brunner Ave to car traffic is one thing, but allowing truck traffic would be a more serious issue since there could be trucks entering and leaving the site throughout the night. Mr. Morencie questioned why the applicant would want to direct traffic from a 4-lane road to a 2-lane residential street to access the site;
- Terry Beaudoin of 83 Brunner Ave questioned why access to the site could not be provided solely from Sandwich Street with no access from Brunner Ave. She indicated that the options do not address the issues raised at the previous meeting since she would like to see no access to the development from Brunner Ave. Mrs. Beaudoin further noted that there are many children living in the residences along Brunner Ave and that allowing extra car traffic and new truck traffic would create a safety risk;
- Bob Roberts of 87 Brunner Ave stated that he opposes any access to the proposed development from Brunner Ave. Mr. Roberts left the previous meeting with the impression that the truck access was not as far down Brunner Ave as it appeared to be in the traffic options presented;
- Hugh Handy responded that the site plan has not changed since the previous meeting;
- Cheryl Roberts of 87 Brunner Ave added that she also opposes access from Brunner Ave, indicating that the residents have worked hard on their homes for many years and that the additional traffic from the proposed development will adversely affect the value of the residential properties;
- Brad Morencie of 117 Brunner Ave asked if having access from two roads was a requirement in one of the Town's By-Laws. If access from both roads is not required, he sees no reason for accessing the site from a residential street when the property can be accessed directly from a 4-lane road;
- Mayor Hurst and Jean Monteith responded that there is no By-law that requires access from both roads;
- Dennis Gauthier of 107 Brunner Ave stated that the site plan could easily be re-worked with no access from Brunner (access provided only from Sandwich Street);
- Theresa Bertrand of 125 Brunner Ave asked what use would be made of the additional industrial lands located to the west of the proposed development;
- David Petretta responded that this land would not form part of the commercial development and could become residential or parkland. Mr. Petretta stated that his clients are adamant about having access to the site from Brunner Ave, leaving him in a difficult position since there is a chance that the tenant might abandon the project if access will not be granted. Separating truck traffic from customer traffic was cited as the tenant's primary reason for the Brunner Ave access;
- Jean Monteith added that the County wants to limit the number of access points along Sandwich Street since this is a major roadway into the Town. Jean asked the residents if eliminating the intersection with Sandwich Street by terminating Brunner Ave at a cul-de-sac would be preferred;

- There was consensus among many of the residents that this would be preferred since it eliminates access to the proposed development from Brunner Ave;
- Terry Beaudoin of 83 Brunner Ave indicated a concern with the proposed commercial building located closest to Brunner Ave and inquired about the potential uses of that building;
- David Petretta responded that the uses could include a restaurant, bank or other commercial use and added that there has already been discussion with the Town's planning staff and Jean Monteith on that issue and it was agreed that there would be no drive-throughs permitted at that location;
- There was a suggestion by some of the residents that the tenant should buy the homes on Brunner Ave access to the site from Brunner is so important to the development;
- Mayor Hurst inquired if there were any other issues/concerns that participants would like to raise at this time. Hearing none, the meeting was adjourned.

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Clerk

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Mayor