

PUBLIC MEETING

Minutes of a Public Meeting of the Amherstburg Municipal Council held Monday, March 21, 2005 at 6:00 p.m. in the Council Chambers to consider a proposed Zoning By-law Amendment.

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

ALSO PRESENT: David Mailloux, Clerk
Lory Bratt, Planning Coordinator

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

Deputy Mayor Leardi assumed the chair and opened the meeting welcoming those in attendance. He indicated the purposes of the meeting was to consider a proposed zoning by-law amendment for Golfview Park Estates Subdivision for the removal of a Holding Zone. He then asked the Planning Coordinator to summarize the application.

Planning Coordinator

We are in receipt of an application from Golfview Park Estates Inc. to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 for the removal of a holding provision under Section 36 of the Planning Act.

The subject property is located on the north side of Middle Sideroad (County Road 10) and west of 2nd Concession Road. The lands subject to the proposed zoning amendment form part of Registered Plan 12M-517, being a portion of Golfview Park Estates Subdivision (Stage II). The lands are currently zoned Residential Second Density (R2)/Residential Multiple First Density (RM1) Zone with a Holding Zone Provision (h). The holding provision requires that a subdivision ensure the orderly development of the lands and the adequate provision of municipal services.

The proposed amendment to the Zoning By-law No. 1999-52 under Section 36 of the Planning Act would change the zoning of a portion of the property by removing the Holding Provision on the subject lands to permit the development of single detached dwellings and townhomes.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated March 17, 2005 from Mr. Anthony Tiefenbach objecting to the removal of the holding provision with respect to sewage capacity, retaining prime agricultural land and alternative locations.
- (2) Letter dated March 17, 2005 from the Essex Region Conservation Authority – no objection, however, if there are substantial changes in density the stormwater management report prepared for this development should be reviewed by the Developer's consultant to ensure that changes in this development do not alter the stormwater management measures identified in the original study.
- (3) Letter dated March 18, 2005 from the County of Essex – the applicant is required to comply with the following County Road regulations: By-law Nos. 2481 and 2480. The County required involvement in the development of the subdivision agreement.

In response to Mr. Tiefenbach's correspondence the Planning Coordinator advised that the subject lands are within a settlement area and are designated and zoned for residential development in the Town's planning documents. The property is within the immediate benefit area for the Edgewater Sewage Lagoon and an engineering analysis was required to confirm sewage capacity prior to the Ministry of Municipal Affairs and Housing providing final approval for the plan of subdivision.

Deputy Mayor Leardi asked if the proposal included townhomes.

The plan provides for both single detached dwellings and townhome units (4 unit and 6 unit townhomes). The Developer is proposing to service the property in three phases. The first phase will consist of 38 townhome units and 25 single detached dwellings.

Deputy Mayor Leardi then asked for any questions or comments from members of the public.

Steve Ross – 225 Golfview

Mr. Ross stated that the notice in the paper listed the meeting to be at 7:00 p.m.

The Clerk advised that the ad in the paper was to advertise that a Special Council Meeting would be held at 7:00 p.m. to consider the by-law for this amendment.

Mr. Ross expressed concern that it was his understanding that there would only be single detached dwellings within the development. He feared that property values would be reduced if townhomes are constructed.

Councillor Bailey noted the commercial area designated in this proximity and inquired as to its history.

The Planning Coordinator responded that it would have been designated pre-amalgamation however didn't have all of the details.

Councillor Freeman requested clarification regarding the sewage allocation provided to the Tiefenbach lands.

A history of the Tiefenbach Subdivision and clarification of the sewage area was provided to Council.

Councillor Renaud inquired as to the number of townhomes being constructed versus the number of single detached dwellings and also asked if a gas station is a permitted use in the Commercial Neighbourhood Zone.

Clarification was provided on the number of units and the Planning Coordinator also advised that a gas station is not a permitted use in the Commercial Neighbourhood Zone.

Mayor Hurst asked if we were compromising the original by-law which allowed for single detached dwellings and asked why the developers were not in attendance.

The Planning Coordinator responded that the townhome units are a permitted use in the Zoning By-law.

Councillor Gibb stated that the townhomes would blend very well with the existing development.

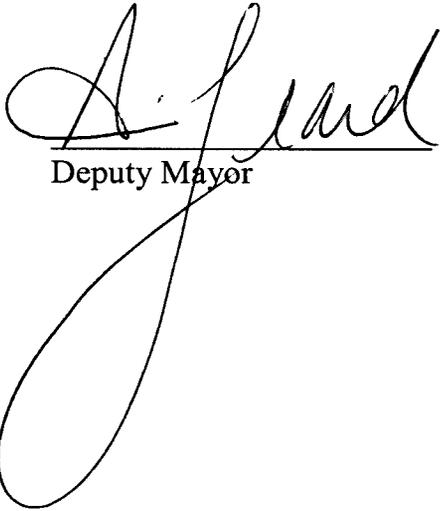
Councillor Freeman inquired as to problems with the Ouellette Drain in this area.

The Planning Coordinator indicated that any required drainage work and/or stormwater management requirements would have been included as part of the Subdivision Agreement.

Deputy Mayor Leardi asked what the development charge was for single detached dwelling versus a townhome.

The Planning Coordinator indicated the Development Charge for a single detached dwelling is \$7,870 and that she would confirm the Development Charge for townhomes.

There being no further business the meeting adjourned at 6:40 p.m.



Deputy Mayor



Clerk

