

Minutes of a public meeting of the Amherstburg Municipal Council held Tuesday, August 23, 2005 at 7:00 p.m. in the Council Chambers to consider a proposed zoning bylaw amendment (Kingsbridge Subdivision).

Present: Mayor Wayne Hurst  
Councillor Bob Bailey  
Councillor Gord Freeman  
Councillor Carl Gibb  
Councillor Paul Renaud

Absent: Deputy Mayor Anthony Leardi  
Councillor Rosa White

Also Present: Frank Pizzuto, CAO  
Dave Mailloux, Clerk  
Lory Bratt, Planning Coordinator

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

#### DISCLOSURE OF INTEREST

There were no disclosures of interest.

Mayor Hurst opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed Zoning Bylaw Amendment. He explained the process for the meeting and the requirements under the Planning Act and asked the Planning Coordinator to summarize the applications.

Planning Coordinator

We are in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52, as amended under Section 34 of the Planning Act from 1078217 Ontario Limited (Bill Docherty).

The lands affected by the proposed amendment are located within Kingsbridge Subdivision at the southwest corner of Whelan Drive and Knobb Hill Drive. The subject land has approximately 1791 feet of frontage on Knobb Hill Drive and an area of 109 acres.

The proposed amendment to the Zoning Bylaw No. 1999-52 would change the zoning of the subject lands noted above from the "Agricultural (A) Zone" to a "Holding Residential Multiple (h-RM1) Zone" to permit street rowhouse dwellings, all subject to a holding "h" zone requiring that a subdivision agreement is in place prior to development to ensure the adequate provision of municipal services and orderly development of the land. The proposed amendment would also change the zoning of 8.1 hectares (20 acres) to "Special Provision Institutional (I-3) Zone" to permit a public park, and 2.6 hectares (6.5 acres) to "Special Provision Institutional (I-4) Zone" for the required stormwater management pond.

The proposed Amendment to the Zoning Bylaw is in conformity with the policies of the Official Plan.

As a result of the public meeting held May 31, 2005, the Town's discussions with the developer and the developer's meeting with the community the developer has amended his application to relocate the proposed townhomes further to the south so that they do not abut any existing development. This more southern location allows new home

owners to be aware of the existence of the townhouses at the time of purchase. The location is still appropriately located adjacent to the proposed parkland. The amended application also requests that the lands abutting the existing northern portion of Kingsbridge be rezoned for single detached dwellings.

With regard to the parkland a special study was undertaken to determine the best location and appropriate uses to be included in a park for the entire Kingsbridge development. The parkland dedication for Kingsbridge should occur as part of this current development application.

The following correspondence was received from the various agencies circulated:

- (1) Letter dated August 18, 2005 from Community Planners on behalf of the Greater Essex County District School Board – requesting specific conditions at the time of draft plan approval – sidewalks along Knobb Hill Drive and other main roads or a hard surface pad to facilitate bus stops, notice on title for purchasers of lots to be aware that students may not be able to attend the closest neighbourhood school and could be bused to a distant school with available capacity.
- (2) Letter dated August 8, 2005 from the Essex Region Conservation Authority together with a letter dated May 19, 2005 – requesting specific conditions at the time of draft plan approval – request that the developer’s engineering consultant review and reassess the findings of the Stormwater Management Report for Kingsbridge Subdivision, dated December 17, 2004. This report should address stormwater management measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Town of Amherstburg and the Conservation Authority. – That the developer install the stormwater management measures identified above, as a part of the development of the site, to the satisfaction of the Town and ERCA. – That the developer obtain the necessary permit or clearance from this office prior to any construction activities and/or site alterations.
- (3) Letter dated August 18, 2005 from Deanna and David McDowall – expressing concerns regarding the White Drain report, opposed to street row house dwellings, concerned that this type of dwelling does not promote a heritage aspect to historical Amherstburg, concerned about the possibility of an entrance from Roll # 420-180 and concerned regarding the construction of the stormwater management pond.

Council was also provided with a copy of the notice of public meeting and the draft Zoning Bylaw Amendment.

The amendment is in conformity with the policies of the Official Plan and it is recommended that Administration be directed to place the Bylaw on the next regular agenda for Council consideration.

Mayor Hurst then opened the meeting for comments from Council and those present.

Mr. Bill Docherty of Flynn Development, with the use of a map, explained the new location for the proposed Town Homes. He also explained the proposed lot sizes, square footage and price range of the Town Homes. The location of the proposed park and location of sidewalks and bike paths was also presented.

Doug Duff wanted to ensure that no further changes would take place with the proposal and when stop signs would be in place on the main street. Administration is to obtain further information on the signage.

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Wayne Dempsey acknowledged that the safety of children has been addressed however he is disappointed that there does not seem to be any protection from property value losses. He questioned if anything can be done to maintain 60' lots. Lory Bratt explained that the R1 A zoning provides for minimum lot frontages of 20 metres (66') where the single detached dwellings are being proposed south of Whelan Drive.

Don Ouellette stated that he did not understand why Town Homes would be allowed in that area.

Tom Bezaire requested more detail on the sidewalk that will be installed on Whelan Drive. Mayor Hurst suggested that Mr. Bezaire call Public Works to obtain those details.

Wayne Dempsey sees a downturn in housing perhaps – if this happens there may be a push to build smaller Town Homes.

Diane Bertram questioned the value and square footage of the proposed Town Homes. Mr. Docherty stated that there would be up to 1200 sq. ft. on one floor.

Ms. Bertram would like a guarantee of 1200 sq. ft. on one floor. Mr. Docherty explained that they were not going to downsize the subdivision – they have too much invested to do that.

Lory Bratt explained that the minimum size of home is not covered in the Zoning By-law.

Trudy Dempsey asked if the Town Homes were “freehold”. Mr. Docherty responded that the Town Homes were “freehold” however there will be an association for outside yard maintenance.

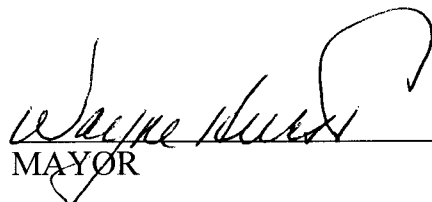
Angel Zorzan wanted to clarify the price range of the Town Homes.


Doug Duff spoke on the need to give the proper information to the people. We have now had three meetings. The attendance is getting smaller. He sees the present proposal as a good proposal and that we should move forward.

Don Ouellette questioned what form of Housing the “Rosewood Co-op” was. He did not want to see something similar to that.

Tom Bezaire questioned the square footage above grade. Bill Docherty responded that 1200 sq. ft. is the minimum above grade on one floor.

Mayor Hurst thanked everyone for attending and advised that the By-law to amend the Zoning By-law would be on the September 12<sup>th</sup> regular Council meeting agenda.

  
MAYOR

  
CLERK

