

PUBLIC MEETING

Minutes of a public meeting held Tuesday, March 28, 2006 at 7:00 p.m. in the Council Chambers to consider a proposed Plan of Subdivision (Kingsbridge – north of McLellan Ave.)

Present: Mayor Wayne Hurst
Councillor Bob Bailey
Councillor Gord Freeman
Councillor Carl Gibb
Councillor Rosa White

Also Present: Frank Pizzuto, CAO
Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator
Lou Zarlenga, Public Works Manager
Bill Docherty Sr., Bill Docherty Jr. and Tom Robson (Applicants)

Absent: Deputy Mayor Anthony Leardi (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.

DISCLOSURE OF INTEREST

There were no disclosures of interest.

Mayor Hurst opened the meeting welcoming those in attendance stating the purpose was to consider a proposed Plan of Subdivision for the next phase of Kingsbridge Subdivision. He explained the process for the meeting and the requirements under the Planning Act and asked the Planning Coordinator to summarize the application.

Planning Coordinator

Application has been made for approval of a draft Plan of Subdivision by 1078217 Ontario Limited for Part of Lots 12 and 13, Concession 1 – the next phase in Kingsbridge north of McLellan – for 106 lots for single detached dwellings. The County of Essex requested as per Section 51(20) of the Planning Act that a public meeting be held to advise the public that an application is being processed.

The lands are designated Low Density Residential in Amherstburg Official Plan and zoned Holding Provision Residential First Density (h-R1) in the Town's implementing Zoning Bylaw 1999-52.

The following correspondence was received from the various agencies circulated:

- (i) Copy of letter dated March 20, 2006 from Community Planners requesting the usual conditions regarding sidewalks and notice on title that students may not be able to attend the closest neighbourhood school.
- (ii) Copy of letter dated March 14, 2006 from the Essex Region Conservation Authority requesting usual conditions regarding stormwater management issues.
- (iii) Letter received March 28, 2006 from Christopher Caza, 360 McLellan Avenue expressing the following concerns to the proposed plan of subdivision: 1) McLellan Ave, the only route into the proposed subdivision already handles too much traffic with 100+ homes, there is also a steady supply of construction vehicles entering the subdivision all day long. 2) due to construction vehicles have had to pay to wash home every year due to the excessive dirt and dust. 3) family has to deal with heavy flow of traffic on the street daily, another 106 homes would be unbearable. 4) there

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are no sidewalks and as a result there is nowhere for children to ride a bike or walk other than on the road which is risky at best. 5) no park for the existing children. 6) the developer should extend Knobb Hill with a main street entering the newly proposed subdivision north of McLellan Ave, keeping the increase in traffic off of McLellan Ave. 7) a park should be constructed and the developer should offer to clean people's homes. 8) the developer should be more accountable for the cleanliness of the streets, which are usually covered with mounds of mud, dirt, etc,..due to the construction vehicles using the only main street.

The Town is required to forward a record of this public meeting and comments received to the County of Essex.

Councillor Bailey asked the Developer the rationale for choosing this area as the next phase.

Tom Robson addressed Council explaining that this area is the natural progression for purposes of servicing. The storm drainage pond is located at the southeast portion of the development and the subject phase will drain to that area. In response to Mr. Caza's letter, Mr. Robson advised that it will take approximately 2 to 4 years to develop this phase of 106 units. The Developer responds to any complaints from the residents regarding the state of the roads due to construction. With regard to traffic issues and in response to Councillor Freeman's inquiry a traffic study was completed early in the development planning stages. There are two main exits as outlined within the traffic study as well as traffic lights as these areas. The Townhome development phase to the west will also achieve linkage of McLellan Avenue running east and west.

Councillor Freeman asked why there could not be an exit to Second Concession Road.

Mr. Robson explained that the Developer does not own lands to the Second Concession, however the master plan provides access to the private lands adjacent to the subdivision. There is also the issue of the train tracks in that area.

The Planning Coordinator also advised that as lands are developed along Texas Road there will be further ingress/egress points to Texas Road as these lands are being planned to take into consideration the Kingsbridge master plan.

Bill Docherty Jr. also noted that with respect to road cleaning the contractors/builders work together to achieve this and will continue this practice.

The Public Works Manager addressed Council referencing Mr. Caza's concerns advising that the Town has been working with the Developer on the following items: extension of Knobb Hill Drive to the park area, installation of sidewalks on Kingsbridge Drive, Whelan, and Knobb Hill to the park area. A bike path to the park is also proposed in this area. It is proposed that the 20 acre park will be conveyed to the Town as part of the Townhome Development phase and the Developer will work with the Town to green up the park area.

Mayor Hurst asked what the policy is regarding installation of sidewalks.

The Planning Coordinator explained that the Development Manual had recommended sidewalks on one side of all municipal streets, however, Council is reviewing that policy to determine whether they will require sidewalks on both sides of municipal streets. In the interim, Council has been directing Administration for each development and the servicing issues that may impact their decision regarding same.

There were no further questions and/or comments from members of the public in attendance.

Moved by Councillor C. Gibb
Seconded by Councillor Rosa White

That Administration be directed to advise the approval authority (County of Essex) that Council supports draft plan approval for the next phase of Kingsbridge File # 37T-06002 subject to the normal conditions regarding servicing issues and financial requirements. Further, the Holding (H) provision will not be removed until sewage capacity becomes available and a subdivision agreement is passed.

-carried-

ADJOURNMENT – 7:20 p.m.

Mayor

Lory Bratt

Planning Coordinator

