

PUBLIC MEETING

Minutes of a public meeting held Tuesday, May 23, 2006 at 6:00 p.m. in the Council Chambers to consider a proposed plan of subdivision (Kingsbridge) and proposed zoning bylaw amendment (65 Sandwich Street North).

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

Also Present: Frank Pizzuto, CAO
Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator
Paul Beneteau, Treasurer
Lou Zarlenga, Public Works Manager
Steve Brown, Chief Building Official

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.

Deputy Mayor Leardi assumed the Chair and opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed Plan of Subdivision for a further phase of Kingsbridge Subdivision (Townhomes) and also a proposed Zoning Bylaw Amendment for 65 Sandwich Street North. He explained the process under the Planning Act for both applications and asked the Planning Coordinator to summarize the first application.

Planning Coordinator

(1) Kingsbridge – Draft Plan of Subdivision

Application has been made for approval of a draft Plan of Subdivision by 1078217 Ontario Limited for 35 building lots for rowhouse (Townhome) dwellings and 2 blocks including a stormwater management facility and a neighbourhood park in Kingsbridge Subdivision. The subject lands are located to the north of Texas Road and east of Front Road North and are described as Concession 1, Part of Lots 12 and 13. 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 for residential development in the Town's Official Plan and zoned Holding Provision Residential Multiple First Density (h-RM1) in the Town's implementing Zoning Bylaw 1999-52.

The following correspondence was received from the various agencies circulated:

- (i) Letter dated May 5, 2006 from the Essex Region Conservation Authority recommending certain conditions relative to stormwater management measures in accordance with report dated October 26, 2005 and related engineering drawings dated November 22, 2004.
- (ii) Letter dated May 9, 2006 from Peter Neice, Community Planners on behalf of the Greater Essex County District School Board requesting the usual conditions regarding sidewalks and notice on title that students may not be able to attend the closest neighbourhood school and could be bused to a district school with available capacity.

In accordance with the provisions of the Planning Act, the County of Essex has requested the Town to hold a public meeting and forward a record of the public meeting and comments to their office.

Bill Docherty, Sr. and Bill Docherty, Jr. are in attendance on behalf of the application to answer any questions regarding the proposed application.

Chairman Leardi then asked if there were any questions and or comments from members of the public.

Hani Chammat - 35 Cambridge Court

Mr. Chammat referenced an earlier meeting he attended regarding the subject lands and asked for clarification regarding the planning process.

The Planning Coordinator advised that the previous meetings held were for rezoning of the subject lands. The Developer has now made application for draft plan approval of the subdivision. The County of Essex is the approval authority for plans of subdivision and in accordance with the provisions of the Planning Act they have requested that the Town hold a public meeting and forward comments to their office.

Mr. Chammat asked if Mr. Docherty could provide a timeline relative to sidewalks that had been discussed earlier and parkland for the subdivision.

Mr. Docherty advised that the Public Works Department has now approved sidewalk plans for Kingsbridge Drive and Whelan Avenue. Knobb Hill Drive will be completed temporarily with a rural cross section from Whelan to McLellan with a sidewalk on the west side and bike path on the east side. The time frame for completion of this work is July 2006. The parkland will be conveyed to the Town as part of this development phase.

Jari Rasila - 677 Front Road North

Mr. Rasila expressed concern he may not be able to access his rear yard as this property is developed. They currently utilize these lands to gain access to the rear portion of their lot.

They were advised to check their deeds to see if they have a formal right of way registered over the subject lands.

Rick Oliver - 409 White Crescent

Mr. Oliver asked who is responsible for the contents of the park once it is conveyed to the Town.

The Planning Coordinator advised that when the park is conveyed to the Town in a condition that is suitable to the Town, in terms of grading and seeding (greening of the park) the Town will decide the timing and development of the park. A master plan has been completed for the 20 acre parcel and Council will determine the timing for its implementation.

Chris Aspila - 412 White Crescent

Mr. Aspila indicated that he supports the proposed development in that it brings diversity to the housing mix in Kingsbridge. He feels the parkland is an excellent idea and encourages physical activity. He also asked if phases that had already been completed in Kingsbridge would be considered for sidewalks.

For previously approved phases sidewalks were required for the collecting links. In accordance with the Development Manual sidewalks are now being required on at least one side of local roads and Council is also considering a policy to require sidewalks on both sides of the street. As new phases of the subdivision are approved sidewalks will be required as directed by Council.

Mr. Aspila asked what avenues would be available to install sidewalks in existing phases.

Chairman Leardi indicated that: (i) residents may petition for sidewalks in those phases that do not have sidewalks as a local improvement, (ii) Council may initiate installation of sidewalks, (iii) Council may determine that no action be taken.

Hani Chammat - 35 Cambridge Court

Mr. Chammat asked if timelines for the park could be defined.

Mr. Docherty indicated that conveyance of the parkland would take place subsequent to the passing of a development agreement.

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

The public was then advised that the next step is for the Town to advise the approval authority (County of Essex) that Council supports draft plan approval for the next phase of Kingsbridge Subdivision (File # 37T-06007 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.

If the public wishes to be notified of the decision of the County of Essex in respect of the proposed Plan of Subdivision a written request to the County of Essex (360 Fairview Avenue West, Essex, On. N8M 1Y6) must be made.

(2) 65 Sandwich Street North – Zoning Bylaw Amendment

Planning Coordinator

We are in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52 under Section 34 of the Planning Act from Dan D'Alimonte. The property affected by the proposed amendment is located at the northeast corner of Sandwich Street and St. Arnaud Street and known municipally as 65 Sandwich Street North. The subject land includes three properties having approximately 140 ft. of frontage on Sandwich Street North, approximately 187 ft. of frontage on St. Arnaud Street and an area of 0.25 hectares (0.6 acres). The lands at 65 Sandwich Street North have been used for a retail outlet in one existing building having a floor area of 3,000 sq. ft. The lands at 71 Sandwich Street North are used for an existing single detached dwelling and the third parcel (rear property) is vacant. The land is currently zoned Restricted Highway Commercial (CH-1) Zone which permits a range of commercial uses specifically excluding automotive sales. The proposed amendment to the Zoning Bylaw 1999-52 would change the zoning of the subject lands from Restricted Highway Commercial (CH-1) Zone to Commercial General (CG) Zone to permit an institutional use (Montessori school) and a range of other possible commercial land uses.

The proposed amendment is in conformity with the Official Plan policies.

The following correspondence was received from the various agencies circulated:

- (i) Letter dated May 17, 2006 from the Essex Region Conservation Authority – no objections.

Copies of the Notice of Public Meeting and draft Zoning Bylaw amendment were provided for Council consideration.

It was also noted that the essential difference between the Commercial Highway Zone and Commercial General Zone is the exclusion of automotive uses in the Commercial General Zone.

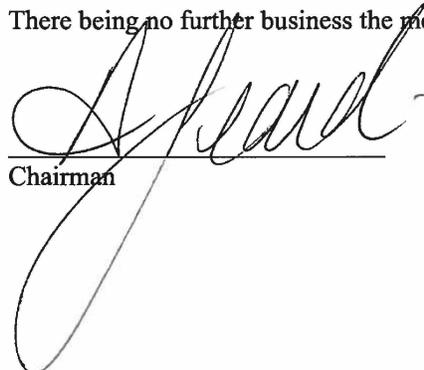
The applicant, Mr. Dan D'Alimonte then addressed Council requesting their support of this application and advising that the tenant that is interested in the property is a Montessori school.

Chairman Leardi asked if there were any questions and/or comments from members of the public.

There were none.

Chairman Leardi stated that the proposed Zoning Bylaw Amendment will be considered at the next regular Council meeting scheduled for June 12, 2006 at 7:00 p.m.

There being no further business the meeting adjourned at 6:35 p.m.


Chairman


Planning Coordinator

