

PUBLIC MEETING

Minutes of a public meeting held Monday, July 31, 2006 at 5:30 p.m. in the Council Chambers to consider a proposed Plan of Subdivision (Riverfront Park Development) – Lou Harris Realty Limited.

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
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

Deputy Mayor Leardi indicated a perceived conflict of interest relative to this file and vacated the Council Chambers.

Mayor Hurst opened the meeting welcoming those in attendance stating the purpose was to consider a proposed Plan of Subdivision for Riverfront Park Development. 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 Lou Harris Realty Limited for 39 row or townhouse residential dwelling units on 11 blocks. The subject lands are located north of Lowes Sideroad and west of Sandwich Street South, and are described as Block 9, Plan 12M-322, Part of Lot 4, Concession 1. 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 for approval of the Plan of Subdivision is being processed.

The lands are designated for medium density residential development in the Official Plan and zoned Residential Multiple First Density (RM1) Zone and Special Provision Residential Multiple First Density (RM1-2) Zone in the Town's implementing Zoning Bylaw 1999-52.

The following correspondence was received from the various agencies circulated:

- (i) Copy of letter dated July 17, 2006 from the Essex Region Conservation Authority – the property is within ERCA's regulated area. The stormwater management report dated May 2006 and related design drawings dated March 2006 sufficiently address stormwater management measures as to quality and quantity for the development.

- (ii) Copy of letter dated July 26, 2006 from Community Planners Inc. requesting the usual conditions regarding sidewalks and notice on title that students may not be able to attend the closest neighbourhood school.

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.

Lou Harris, the agent on the application is in attendance to provide further details regarding the draft plan of subdivision.

Lou Harris

Mr. Harris addressed Council advising that he has extensive experience in the development industry and has built similar type developments throughout the County. This subject parcel consists of 6.5 acres. There are 39 units proposed including two different models – 14 units providing 1 car garages and 25 units providing 2 car garages. The site is fully serviced with municipal water and sanitary sewers.

Mayor Hurst then asked for any questions and/or comments from members of the public.

Pat Laferte - 591 Bastien Street

Mr. Laferte asked if a retaining wall is proposed for the subdivision.

Mr. Harris advised that there is a stone retaining wall proposed for the perimeter of the subdivision for drainage purposes.

Councillor Freeman advised that sidewalks are required on both sides of the street in accordance with the Development Manual.

Councillor Renaud asked for further details regarding the retaining wall.

Mr. Harris provided the engineering drawings for viewing and indicated that it will be a stone wall which will vary in height (0 to 3ft) depending on the elevation of the land.

Roger Hudson

Mr. Hudson inquired as to the location of a landfill site previously located on the property.

Mr. Hudson was advised that a requirement for geo-technical studies and any required methane abatement measures will be incorporated into the subdivision agreement.

Councillor White asked if the entrance to the subdivision will be landscaped.

Mr. Harris advised that there will be enhanced signage for the subdivision.

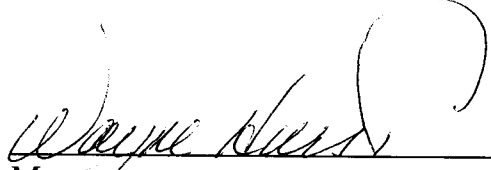
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The public was advised that the next step in the process is for Administration to advise the approval authority (County of Essex) that Council supports draft plan approval for Riverfront Park Development File # 37T – 06011 subject to the normal conditions regarding servicing issues and financial requirements.


Moved by Councillor White
Seconded by Councillor Gibb

That there being no further questions and/or comments this public meeting adjourn at 5:45 p.m.

-carried-



Mayor



Planning Coordinator

