



**TOWN OF AMHERSTBURG SPECIAL
COUNCIL MEETING – PLANNING**

Monday, August 11, 2014

6:00

PM

Council Chambers, 271 Sandwich Street South,
Amherstburg

MINUTES

PRESENT

Mayor Wayne Hurst
Deputy Mayor Ron Sutherland
Councillor Carolyn Davies
Councillor Bart DiPasquale
Councillor Robert (Bob) Pillon
Councillor Diane Pouget
Councillor John Sutton

Mike Phipps, Chief Administrative Officer
Paula Parker, Clerk

CALL TO ORDER

The Mayor called the meeting to order at 6:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest noted.

PRESENTATION BY ADMINISTRATION/PLANNING CONSULTANT

3.1 Proposed Draft Plan of Subdivision–South-End of Boblo Island

The Manager of Planning Services indicated that the purpose of this meeting was to receive public input as per the Planning Act.

PRESENTATION BY THE APPLICANT

Cindy Prince, Vice-President, Amico Properties and Dominic Amicone, Owner of Amico Developments stated they are looking for support from Council subject to matters arising from this meeting and public input.

Amico Developments is further seeking resolution from Council to the County of Essex stating its support of this development subject to those conditions being worked out and subject to Council entering into a subdivision agreement with Amico Developments that outline all of those details being provided.

Ms. Prince included the following in her presentation before Council:

- Amico Developments want to keep a cottagey feel around the marina.
- The Town's Official Plan designation permits this development and the Zoning By-law zones this property for this use.
- A traffic study was prepared as per a later request by the County of Essex.
- 32% of land is purposed for open space.
- In its' current state, Boblo is not sustainable.

PUBLIC INPUT

5.1 Jack Thompson and Mike Raymond

Mr. Thompson addressed Council with the following:

- There are traffic concerns with the alignment of Street 'A' onto the traffic circle.
- There is a need for a second ferry sooner than later.

- A condition of draft plan be that the second ferry should be implemented with certain number of lots purchased.
- A construction management traffic plan is needed.
- Wants to ensure all concerns are addressed.

Mr. Raymond stated that Dominic Amicone and The Manager of Planning Services met with himself and Mr. Thompson to listen to their concerns. Some of these have been addressed in the presentation conducted by Cindy Prince

Mr. Raymond addressed Council with the following:

- Not opposed to development on Boblo Island and that most residents are year round residents.
- The North-South and East-West linkage must be maintained and he wants to ensure that these are built.
- Wants the monument preserved and protected for the long term.
- Proper year round fire, police and medical protection is needed. Residents on the island are educated on their responsibilities during emergencies, however proper emergency response is required.
- One parking spot per unit doesn't work for the cottage units and 1.5 to 2 spots per unit would be better.

Councillor DiPasquale moved, Councillor Sutton seconded:

That the delegations be received.

The Mayor put the Motion.

Motion Carried

5.2 John McDonald

Mr. MacDonald addressed Council with the following:

- He appreciates what Amico Developments has done on the island.
- He expressed that the Town already has a significant debt problem and full cost recovery is appropriate and further asks that Council goes into these discussions with the debt problem as a priority.

The Mayor invited other members of the public to speak regarding the Proposed Draft Plan of Subdivision. The following residents were heard:

- Stephanie Thompson - would like to investigate the possibility of the Province of Ontario working with the ferry service
- Jim Broderick - is in favour of the development and there are no height restrictions that he is aware of.
- Michael Prue - requested that Council not make a decision on this application because he feels it is premature. Mr. Prue stated that human remains maybe buried in the South end of the island and that the islands natural habitat is not protected.

RESPONSE FROM THE APPLICANT

There were no responses from the applicant.

COUNCIL DISCUSSION

Councillor Pouget sought clarification on the total number on units on Boblo Island. Cindy Prince responded that the number was approximately 400 units in total.

ACTION BY COUNCIL

Councillor Davies moved, Councillor Sutton seconded:

It is recommended that:

- 1. The report from the Manager of Planning Services dated July 29, 2014 regarding a proposed Draft Plan of Subdivision-South-End of Boblo Island for be received; and,**
- 2. Council consider the Draft Plan of Subdivision, File No.37-T-14004, from Boblo Developments Inc. during this statutory public meeting; and,**
- 3. Administration be directed to advise the approval authority, County of Essex, of comments received at this public meeting; and,**

4. **Administration continue to support the planned development and continue to work with the developer, County of Essex, provincial ministries and partner agencies to satisfy concerns including but not limited to servicing, access, traffic, emergency response and natural heritage, such that draft plan approval can be recommended by the Town.**

The Mayor put the Motion.

Motion Carried Unanimously

ADJOURNMENT

Councillor Sutton moved, Councillor Pillon seconded:

That Council rise and adjourn at 7:57p.m.

The Mayor put the Motion.

Motion Carried

MAYOR – WAYNE HURST

CLERK – PAULA PARKER