

**TOWNSHIP OF ESSA
MINUTES OF A PUBLIC MEETING
WEDNESDAY, MAY 2, 2012**

A Public Meeting was held on Wednesday, May 2, 2012 at 6:02 p.m. in the Council Chambers, Administration Centre, Township of Essa.

In attendance: Mayor Terry Dowdall
Deputy Mayor Sandie Macdonald
Councillor Keith White
Councillor Michael Smith
Councillor Ron Henderson

Staff in attendance: G. Murphy, CAO/Manager of Public Works
J. Barrett, Deputy CAO/Treasurer
C. Healey, Manager of Planning & Development
P. Macdonald, Fire Chief
B. Sander, Clerk

Also in attendance: Mr. Tomlinson, Landowner
Greg Gemmell, Engineer
Casey van Kessel, Realtor
Mr. John Munro, neighbouring property owner

The Mayor opened the meeting indicating that the purpose of the meeting is to review the application received for a Zoning By-law Amendment submitted on behalf of the owner of Part Lot 31, Concession 6, in accordance with Section 34 of the Planning Act to hear comments and review written submissions from the public and other agencies.

The Planner described that the purpose of the Zoning By-law Amendment is to amend the Industrial zoned lands at Part Lot 31, Concession 6, to permit sales of heavy trucks and equipment as well as sales of disassembled parts on the existing industrial zoned lands.

At present the subject lands are vacant and zoned and designated as Industrial. The proposal would permit an additional, specific use in addition to the normal permitted uses to allow the sale of trucks and equipment and disassembled parts. Following rezoning of the property, the property would be subject to Site Plan Approval. The Planner then reported that the County had no comment and the NVCA had no objection to the proposal. The Planner had indicated that a call had been received from Mr. John Munro, owner of Munro Concrete, who had a concern of aesthetics and who is in the audience this evening to express his concerns.

The Planner then turned the meeting over to the owner's Engineer, Mr. Greg Gemmell, who would be explaining some of the details of the proposal. Greg Gemmell explained that the owner proposed to construct an 8 foot high, corrugated steel fence along the south boundary and along the front of the property. The property would be paved at the front with proper landscaping to provide for an aesthetically-pleasing property. There would be a building on the property where auto parts would be sorted and an office. The office would be situated at the front of the property buffering the building located on the property. The property is intended to be used in a high-end fashion, it will be a visually appealing product and the Engineer felt that the Site Plan process would address any concerns for aesthetics.

The Mayor then opened the meeting to the public and asked if there were any comments. Mr. John Munro introduced himself as owner of Munro Concrete which is located directly across the street from the proposed business. He questioned if this was really going to be a salvage yard running similar to other salvage yards?

Mr. Tomlinson, the owner of the property, responded that he will be running a truck business. He sold his former business, Nobleton Truck Wreckers and is starting a new one. Mr. Munro turned to Council and indicated he has taken photographs of Nobleton Truck Wreckers and he finds that it is very messy. He doesn't want this type of business across the street from Munro Concrete. He brings in international clients and he feels that this will be taking away from his own business. Mr. Munro repeated that he doesn't want this. He indicated that an 8 foot high fence will not do the trick to hide the mess. He expressed to Mr. Tomlinson that his property would have to be raised, significantly, prior to construction which would then make the mess visible to him. He commented that the old operation is not what he wishes to see across the street from him, sitting in his office.

Mr. Tomlinson explained that Nobleton Truck Wreckers had been operating (in his family) for 60 years but he has now sold and is moving away and moving on to something new.


The Mayor commented that Nobleton Truck Wreckers site wouldn't have been subject to site planning given its age and he also commented that they do not want this in Essa today.

John Munro then went on to comment that he has all kinds of this industry around him. He asked Council to be more specific on details and wanted to be involved in the process. Greg Gemmill, Engineer for the owner, commented that the fence will measure upwards from the finished grade and that the fence would not be put in until after the property had been filled.

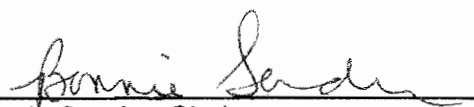
John Munro then responded that 8 feet will not be high enough and is it possible for Council to request a higher fence or stipulate a higher fence. He then questioned Council if this is the best use of the site? Is this the type of business that Essa wants? He again summed up that he doesn't want the mess to detract from his ability to do business.

Council asked the Manager of Planning & Development to explain the process. Ms. Healey explained that we are receiving comments dealing with the rezoning process this evening. All comments will be taken into consideration. A planning report will be presented to Council in the near future. Council does make the decision on the use of the property first and foremost, and then the Township will get involved in the Site Plan Approval process. The process is intended to be public and Mr. Munro can be consulted. Council can make a decision to allow for a fence taller than 8 feet, if they would like, and Council has the final approval in conjunction with the Site Plan approval for this site.

The Mayor asked if there were any further questions or submissions and hearing none, the Mayor thanked all those in attendance for their participation and closed the meeting.



Terry Dowdall, Mayor



Bonnie Sander, Clerk