

**TOWNSHIP OF ESSA
MINUTES OF A PUBLIC MEETING
WEDNESDAY, SEPTEMBER 19, 2012**

A Public Meeting was held on Wednesday, September 19, 2012 at 6:00 p.m. in the Council Chambers at the Administration Centre for the Township of Essa.

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

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

The Mayor opened the meeting and explained that the purpose of this Public Meeting is to review a Township Zoning By-law Amendment, in accordance with Section 34 of the Planning Act. As well, Council would be listening to comments of the public and reviewing written submissions from agencies.

The Planner explained that the proposed Zoning By-law Amendment would rezone lands from Residential (R1) Zone to Residential (R2-5) Zone to permit linked homes. The homes would be linked by foundation below grade, therefore, would appear as single detached homes. The subject lands lie along the north side of Centre Street and they currently consist of 7 vacant residential lots. It is proposed that the standards of the Residential (R2-5) Zone and required setbacks could be met at this location. The setbacks for the R2-5 Zone were listed by the Planner. The Planner also explained that the lands lie within the settlement area of Angus in the urban area or built boundary. The Planner reminded Council and the audience that the Growth Plan of the Province encourages additional development here. The Planner relayed that the intensification target set by the Province is that 20% of all residential development is to be within our built boundary.

This application represents 35 persons per hectare. The Planner relayed the comments received from agencies. The meeting was then turned back over to the Mayor to accept public comments.

Scott Kennard Jr. who owns on the east side of the subject lands stood up to relay that he has no issue with residential development. He is aware that residential development is natural progression; however, he dislikes row housing and has a concern for land value for his lot, as he owns a vacant lot east of the subject lands. His vacant lot contains 46 feet of frontage. He wondered if a variance could be sought out so that he could create a boundary adjustment with his father, Scott Kennard, next door. Also, Scott Jr. requested a 7 foot high, wooden, privacy fence.

Scott Kennard Sr., who resides east of the subject lands, wanted to know specifically what would be built. He wondered if the homes would be geared for retirement people or renters and how tall they would be. The owner of the subject lands, who has put forward the proposal to rezone, stood up and explained two-storey residential dwellings will be built and it is hoped that they would be taken up by families. He is not sure who will be buying the homes; however, he is not proposing selling the homes to the Ontario Housing Agency as suggested or wondered by Mr. Kennard.

Scott Kennard Sr. asked if the owner will be bringing in fill to raise the level of lands and also he indicated concern of water coming in on Scott Jr.'s lot at present. He thought that the drainage issues experienced in the past were to be fixed, however, notes that nothing has been done and as well it was mentioned that there is concern for mosquito breeding.

The Mayor acknowledged that there is a concern and potential problem with Previn Court Homes' drainage and it was suggested that the Township would look into this matter immediately. The Township Planner did confirm that she would contact the Township Engineer to relay concerns with the drainage of Previn Court Homes' property and as well to seek out answers on fill being brought in and the level of the lots proposed. The Planner confirmed that she had taken down all the concerns relating to drainage as relayed and would pass these on to the Township Engineer.

Bill Kissick, 69 Centre Street, stood up and expressed a concern for weeds and untidiness of the subject lands and requested that weeds be cut and the lands be maintained in a tidy appearance. Mr. Kissick also expressed a concern for drainage and suggested that if the new lots get filled and raised there could be problems. Again, the Mayor indicated that the Township Engineer would review the matter and the Planner could get back to all land owners impacted. He assured residents that water from a new development is not allowed to be directed onto someone else's land.

Mr. Robert O'Brien, applicant, again stood up and suggested that the new lots would not be raised; at least he thought they would stay the same since the lot grading and drainage plan already approved for 7 homes would maintain the current grade level.

Mrs. Faith Irving, 85 Centre Street, requested a privacy fence, and as well, indicated that tree limbs were growing on her property.

Mr. Scott Kennard Jr. again stood up and enquired if he could split his 46 foot lot which he had previously severed. He wondered if he could build a house on his 46 foot lot and wondered when the standards went down to allow for 30 foot lots. Ms. Healey explained that the current standard for R1 zoned lands is 60 feet and that it is the R2 zoning which the current applicant is seeking out that allows for 30 foot lots. She indicated that anyone could also apply for a rezoning similar to the applicant at hand to rezone their property to an R2 zoned property and indicated that the 46 feet granted to Mr. Scott Kennard Jr. may have involved a variance from the Township's typical standards to allow for his proposal.

The meeting was then closed by the Mayor who suggested that Mr. Scott Kennard Jr. come in to see Staff during office hours if he wishes to discuss further development for his property. The Mayor said that Staff would be preparing a report for Council's consideration in the near future and thanked all members of the public for their comments which Council will take into consideration.

The meeting was closed at 6:20pm.

Original signed by:

Terry Dowdall
Terry Dowdall, Mayor

Bonnie Sander
Bonnie Sander, Clerk