

**TOWNSHIP OF ESSA  
MINUTES OF A PUBLIC MEETING  
WEDNESDAY, APRIL 6, 2016**

A Public Meeting was held on Wednesday, April 6, 2016 at 6:00 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, Chief Administrative Officer  
C. Healey, Manager of Planning & Development  
C. Mohr, Manager of Finance  
C. Ross Tustin, Fire Chief  
D. Perreault, Manager of Public Works  
B. Sander, Clerk

The Mayor opened the meeting by stating the purpose of the Public Meeting is to review redline revisions to a Draft Plan of Subdivision as well as Official Plan Amendment and Zoning By-law Amendment applications, in accordance with Sections 51, 22 and 34 of the Planning Act. As well, to hear comments and review written submissions from the public and other agencies related to the proposed development.

Colleen Healey, Manager of Planning and Development, described the application as follows:

The subject lands lie in the Settlement Area of Thornton along County Road 27, at the southern-most limit to the village. The lands consist of 18 acres in total and the same landowner owns a neighbouring 33 acres to the west and southwest (outside of the Settlement Area).

Thirty-one new residential lots are now proposed where formerly, 17 residential lots plus a commercial block were draft approved. The former planned commercial block is proposed to be converted to residential lots. Plus, another proposed change that the Township has been asked to consider by the new owner is a better road connection to the subdivision lots to the north. Previously, it was a requirement of the landowner/developer to connect to the subdivision to the north but with a roadway that may not be open for use all the time. The new proposed plan would involve a roadway connection built to full urban standard, similar to the other streets, streets A and B, which will be constructed.

In general, it is set out in Essa's Official Plan and Growth Strategy that Thornton is intended to be a smaller or secondary growth centre for the Municipality. This is in keeping with the Provincial Places to Grow legislation and the Growth Plan for the Greater Golden Horseshoe and Simcoe County Growth Plan. More specifically, Thornton has municipal water and a storm sewer system in place which are able to help partially-service lands in a safe and efficient manner. It is intended that Thornton should strive to become a community providing opportunities to live, work, shop and recreate within its borders. And by directing growth to Thornton and other primary and secondary communities (such as Angus and Baxter respectively), Essa is able to conserve agricultural and rural lands and protect environmentally-sensitive lands. The boundaries of the Settlement Areas of Essa have been defined and if Essa wishes to prevent for urban sprawl, it should allow for safe and efficient growth within any or all of its Settlement Area boundaries.

The (2013) size of Thornton is 520 homes (1560 persons if three persons per household). There is a projected population for Thornton of 1,626 persons to be reached over the next ten years. Wastewater treatment or sanitary services are provided by private septic systems. Aside from this parcel of land and six other vacant lands, the Thornton Settlement Area is fully developed, aside from further infill which may occur or redevelopment such as the conversion of existing buildings.

The Official Plan Amendment (OPA) application proposes to remove the commercial block and replace it with additional residential lots on the basis that commercial lands are better suited to be grouped together elsewhere in the community.

The subject lands are proposed to be zoned Low Density, Residential (R1) Zone with a site specific zone to address Lot 4 which will contain the existing home, to recognize a rear yard setback of 9 m rather than the standard 10.5 m. The lots in the middle of the proposed plan contain 38.5 m (126 feet) of frontage and are 1705 m<sup>2</sup> (0.42 acres) in area.

Since purchase in 2014, Giulam Developments Ltd., has been working to address the following Township concerns: are the soils able to handle 30 new septic systems, what is the impact from 30 new tertiary septics, is the existing stormpond able to accommodate storm drainage from the new development, what about the storm sewer components and pipes, what upgrades to culverts are required, what upgrades are required to the water distribution system, how much will the water upgrades cost and how will the developer pay for such, additional info on utilities requested.

The Planner summed up agency comments as follows:

- County: Request for intersection alignment, daylight triangles and reserves. Requires a noise and also an archaeological report.
- Rogers: No concerns.
- School Boards: No objections; standard conditions to be included as draft plan conditions.
- Fire Chief: Would welcome the opportunity to work with the builder to establish sprinklers & heat detectors in garages as optional upgrades for home buyers and would welcome standard installations if the builder preferred; prefers the connection to the streets to the north, for emergency response.
- Public Works: Further review of the proposal required to determine if the stormwater management plan is acceptable, review of the storm pond and system required, review of the water distribution system in Thornton required to determine what upgrades are required; the road connection to the streets to the north is encouraged to allow for connectivity – a big influx of traffic is not expected and traffic calming measures such as all-way stops, speed limit signage limiting speed to 40kph, and no trucks signage could assist.
- Township Engineer: Additional info on soils and stormwater requested through additional geotechnical investigation and a hydrogeological assessment; needs to assess the water system in Thornton.
- NVCA: Has accepted the FSR; no concern from a natural heritage perspective; no objection to the amendments or redline revisions, however, requests the standard conditions of approval relating to stormwater management, erosion control and grading.

Again, all are welcome to provide comment on what they feel should be considered. I would point out that the developer's Planner and Engineer are in attendance this evening to respond to technical questions. Their Planner, Brian Goodreid, will provide a little further detail to start. All comments received this evening will be taken into consideration as the Municipality strives to achieve good and safe development, compatible with the community.

The Planner for the developer, Brian Goodreid, further described the proposal in more detail providing some of the technical details that the public might like to know. Mr. Goodreid described the three applications that had been made to the Township and explained that the developer is seeking revisions to remove the commercial lands from the site. All applications, the Draft Plan of Subdivision, the Official Plan Amendment and Zoning By-law Amendment have all been revised a couple of times now to accommodate for comments and concerns. It is important to note that the road connecting to the subdivision to the north lies outside of the settlement area and so no further development can occur on these lands which are outside of the settlement area boundary. The current design improves on connectivity within the settlement area but Part 4 as shown on the Plan must be dedicated to the Township and cannot be developed at this time. There is a water connection, which will be through an easement also serving as a walkway, labeled as Block 35. The Township and County have asked that Street A within the Plan align with the 7<sup>th</sup> Line of Innisfil which has resulted in one of the redesigns.

It is Mr. Goodreid's opinion that the Plan and the applications are all in keeping with Provincial legislation of the day and make for good planning.

The Township Planner read out three emails that she had received. Those being from Michael Kogan, John Madeley and the McMath's.

The Mayor then asked if anyone in the audience would like to speak and that speakers must state their name and address so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process. Comments are to be orderly, respectful and not repetitious. All comments are to be addressed to Council.

The Mayor then opened the meeting for public comment.

Mr. Hynes indicated that Lots 28 and 29 of the former Thornton Meadows plan of subdivision are the lots which are most affected by this new plan. He lives on one of these lots and wondered how the value of his property will be affected since it would appear that he will be becoming a corner lot. He is concerned for mud, dust and noise during construction and cars coming and going. He currently enjoys privacy and purchased his property because of the privacy that his home has. He wondered if the builders would put up a privacy fence. He wants a privacy fence to protect his backyard and previously sent a letter to the Municipality concerning this.

The Planner, Ms. Healey, indicated that she still has his former letter on file and a privacy fence would be required of the developer. He stated that he doesn't want a thru-road and he doesn't want any problems with drainage. He asked where the new drainage will go and asked about the storm pond accommodating for the new lots planned.

Gary Pearson, the Engineer for the developer, stated that a new pipe would likely be installed on lands to the south so as not to disrupt lots 28 and 29, and would carry stormwater to the existing storm pond.

Another landowner, Mr. Marshall, asked why do we need to connect Cunningham Drive. Mr. Pearson, again the Engineer for the developer, responded that it is desirable in today's day and age to have connectivity. It has been shown that it is good for emergency purposes as well as providing for good, safe drinking water, providing good water quality. Mr. Pearson then said he realizes it is change and people don't like change, however, some change is going to occur at some point and yet he doesn't think that this is a lot of change, all at once. He stated that his engineering firm has looked at the traffic which is to be associated with the new development and it is not considered as heavy.

His staff has looked at the level of service in conjunction with Ontario's standards and the engineering models in place and predicted the turning movements that will be generated from the planning proposal. The level of service is of Type A, this has been calculated based on turning movements and it is still a very low level of traffic or good service that will be maintained – so according to engineering standards, the traffic generated will not be a lot and it is possible to slow down traffic using traffic-calming measures.

The Mayor added that the Township prefers thru-roads to better plow roads as it is unsafe for our plow trucks to be backing up in cul-de-sacs. It is dangerous for children and thinking about the past ice storm, mentioned that trees could come down blocking entrances and it is better to have more than one entrance leading into streets.

It was asked if the Township could designate the construction entrance to be off of County Road 27 and Gary Pearson agreed that this would be possible (subject to County approval) and would be done so that construction trucks and equipment were not travelling Cunningham Drive.

Mrs. McMath indicated that she lives on the corner on Lot 28 and asked about the trees that are growing on her property on the easement. Mr. Goodreid responded that a tree preservation plan and as well a landscape plan would be prepared by the developer in order to protect trees that are existing. The developer is not allowed to go in past drip line and is not allowed to destruct on neighbours' properties.

Mrs. Wiggins then asked about the fences lying between the backyards and indicated that currently there are all individual fences put up within a couple of feet of the actual property line and wondered what the new fence planned will look like. The developer's agent indicated that a privacy fence would be installed along the rear of lots. She then asked about her current drainage swale – would it be impacted and Mr. Pearson responded that only some of the backyards would drain towards the property line where a new drainage swale would be constructed to tie in at the property line with that existing to the north, running east-west towards the existing pond.

Mr. Adlam asked what will the size of new homes be? Gary Pearson responded similar to what is existing now.

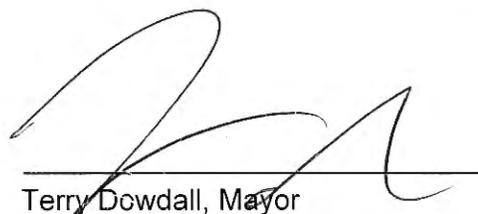
Mr. Wardlaw introduced himself and indicated that he liked the original plan containing the commercial block because it sits at the entrance to the community and is somewhat of a gateway to the community which should look nice. He didn't think that looking at fences as you enter into Thornton would look nice.

Brian Goodreid confirmed that in his Planning Justification Report submitted to the Township, he concluded that the commercial lands were not classed as Employment Lands by Provincial standards and therefore were not deemed as needed or of concern to be converted to residential. Colleen then added that the Municipality would like to concentrate its commercial lands together in the commercial core to help create a strong commercial core and support businesses that are existing and to prevent spreading out additional commercial lands which may sit as vacant for years, out and along the periphery of the village.

Mr. Haines asked when County Road 27 would be widened. Gary Pearson indicated that it is planned that 27 be widened to a 26 metre wide width but not sure when, it would depend on when traffic increased to warrant a widening. It is a standard practice to take the land now so that it could be used in the future when a widening was deemed necessary.

Mr. Nesbitt asked what about water upgrades. What is planned? We have times in Thornton when there is insufficient water for our use. Again, what is planned? Gary Pearson indicated that the developer will be required to increase water storage volumes in Thornton and that the Township Engineer is currently reviewing the matter to determine what is needed to expand the water system. Mr. Nesbitt asked will residents be charged and the Mayor confirmed that the developer would have to pay with the new lots for the expansion to the system. Mr. Nesbitt asked what about incorporating a back-up as part of the expansion since sometimes water is scarce in Thornton and Gary Pearson responded that the developer will pay only their fair share and what is reasonable to accommodate for the new development.

The Mayor then confirmed that there were no further questions or anyone who wished to speak. The Mayor then thanked everyone for attending and closed the meeting and stated the planning office will be preparing a report to be presented to Council concerning this matter, taking into consideration all comments heard. Note that there are still concerns to address so the follow up report may not be prepared right away.

A handwritten signature in black ink, appearing to read "Terry Dowdall", written over a horizontal line.

Terry Dowdall, Mayor

A handwritten signature in black ink, appearing to read "Bonnie Sander", written over a horizontal line.

Bonnie Sander, Clerk