

**TOWNSHIP OF ESSA
MINUTES OF A PUBLIC MEETING
WEDNESDAY, JUNE 1, 2016**

A Public Meeting was held on Wednesday, June 1, 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 Ron Henderson

Absent: Councillor Keith White
Councillor Michael Smith

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 stating that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment relating to Part Lot 12, Concession 4, 6389 County Road 10, in accordance with the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

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

The subject lands lie just south of Baxter, on County Road 10, in a predominantly, agricultural area. The subject lands consist of approximately 78 acres and are vacant. They are designated Agricultural by Essa's Official Plan. 13.36 acres will be severed off and sold to Alliance Agri-Turf, an agricultural business which supplies crop inputs to agricultural producers. The remaining 64.72 acres will continue to be cropped. The purpose of the application received by the Municipality is to zone lands from Agricultural to:

1. Agricultural Commercial Exception (C5-3) Zone to allow for an agricultural business containing a silo and elevator legs; and
2. Agricultural Exception (A-11) Zone to recognize the smaller size of the remnant lot.

The Planner summed up agency comments received concerning the proposed Amendment from the Notice of a Public Meeting that was circulated in accordance with the Planning Act. The application was considered to be complete.

Written comments were submitted from neighbour Robert Baird.

The following is a further summary presented by the Planner for Alliance Agri-Turf.

- Michelle Cutts, Planner, has been retained by Alliance Agri-Turf
- Michelle gave a PowerPoint presentation
- Total of 78 acres, vacant land, Designated as Agricultural
- Some soils are of poorer agricultural quality
- Sever 13 acres for Alliance Agri-Turf, which will require a new entrance
- Retained lands will remain farmed
- Condition of Consent is to rezone properly
- Rezone to allow commercial agricultural business and recognize deficient size of the remnant parcel

- Michelle provided reasons why 6389 County Road 10 was selected (referred to her slide deck)
- County Road allows full loads, close to customers
- Looking to incorporate landscaping and berming to provide for neighbours
- Cargill has same zone and a higher elevator
- HJV is nearby
- Baxter Industrial Park not suitable as it permits industrial uses
- Province (PPS) defines an agricultural-related use and Alliance Agri-Turf is an agricultural-related use
- County has no concerns with the zoning
- Township Official Plan supports agricultural uses that promote the agricultural community
- Michelle stated that the application conforms to planning policy
- Will landscape and buffer through the site plan which is a process yet to follow shortly

The Mayor then confirmed that there were no objections from any agencies, then asked if anyone in the audience would like to speak. 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. The Mayor also stated that comments are to be orderly, respectful and not repetitious and all comments are to be addressed to Council.

The first to speak was Scott Brayford – owns property on other side of the tracks. Fertilizer plant – chemicals – lots of run off. Freshly tile drained – they are there to pick up water to carry it east. Water runs east to our property, what will happen with run off water?

Michelle stated there will be a stormpond to retain water. Will be a drainage easement. Engineer to design and discuss with NVCA and neighbours, to meet standards so as not to impact on neighbours. Standards today do not allow approval if any water affecting anyone else.

Robert Baird – neighbour. Letter submitted from Consent application to be considered.

Holly Weiderer – just north. Concern for vehicles and traffic turning in.

Michelle stated that a Traffic Impact Study has been done and reviewed by the County and the County has no concerns.

Dave of Alliance Agri-Turf – very seasonal trucking, April and May are the busiest. Try to even out spread of trucks/traffic, no turning lane, deliveries spread out but busiest in April, May and June.

Mayor Dowdall stated we don't get a lot of complaints from the Ivy site, although there are many neighbours to the Ivy site.

Cristina Sciarra, neighbour across the road, asked what is the timing of construction?

Dave replied 3 or 4 months maybe for construction. There will be a dust suppression plan/features.

Mayor Dowdall further made comment of taking into account the weather.

Dave added that construction will be 5 days a week.

Judy McGuire stated a concern for drinking water in wells. What if there is contamination?

Michelle replied of geotechnical and hydrogeological studies will show no contamination, otherwise approvals won't be given.

Judy – will we be compensated?

Dave – been on current site since 1969 and potable water. Transfer on concrete and can be cleaned up. Building(s) dyked to Provincial standards.

Michelle added that there is legislation in place to address chemicals.

Judy – can we have berm to address noise?

Michelle – not required to do a noise study but will take it into consideration. Can look to see if the County and NVCA will allow a berm and if so, it can be incorporated into plans.

Mayor Dowdall asked if they have any noise issues now?

Dave responded they have no dryers/fans. They are in a residential location in Ivy and Bolton and it's not really noisy other than certain times of the year.

Cristina Sciarra stated that she would like to be contacted for future consideration.

Robert Baird stood up and introduced himself and asked that his previous letter to the Committee of Adjustment be included in this record as well.

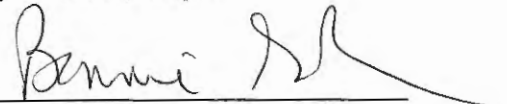
Andrew Kokelj, a Realtor acting on behalf of Jamie Gilmore, a neighbour, was in attendance to learn of plans.

The Mayor made the following final statement:

If there are no further questions or submissions, Council wishes to thank all those in attendance for their participation. The planning office will be preparing a report to be presented to Council concerning this matter. Council will then consider all matters and render a decision. Again, please inform the Clerk or Planner should you wish further notice on this matter.



Terry Dowdall, Mayor



Bonnie Sander, Clerk