

**TOWNSHIP OF ESSA
MINUTES OF A PUBLIC MEETING
WEDNESDAY, OCTOBER 5, 2016**

A Public Meeting was held on Wednesday, October 5, 2016 at 6:15 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. Ross Tustin, Fire Chief
D. Perreault, Manager of Public Works
B. Sander, Clerk

The Mayor opened the meeting by stating the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to Lot 100, Plan M-173, 59 Tree Top Street in Angus, in accordance with Section 34 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 purpose of the application is to zone lands from Residential, Low Density (R1) Zone to Residential, Semi-detached (R2) Zone to allow an apartment on the lower level within an existing home. The new landowner intends to renovate the existing home and create an apartment unit, using the entire lower level. The building covers approximately 17% of the 7,240 square foot lot and is approximately 1,200 square feet in area on the ground floor. There is room for four vehicles in the driveway.

The subject lands lie in the settlement of Angus and are designated as Residential. They lie in an established residential subdivision containing single family dwelling units. An accessory apartment would be a new use within this neighbourhood unless there are illegal basement apartments which the Township does not know about. In the past, Council has had concerns for compatibility and parking.

Water and sewer exist and affordable housing or apartments are much needed in the County. Angus is Essa's primary growth centre or settlement area. It is an urban community where intensification should occur. Still, there is clearly concern for an apartment at this location and several neighbours have voiced concerns relating to: parking, traffic, a lack of sidewalks (if traffic is to increase) and compatibility with single detached homes.

The Planner read out the names of neighbours who had sent in letters, including the following homeowners: 56 and 59 Treetop Street and 1 and 3 Pridham Crescent (letters provided to Council for their review). The Planner read aloud a new letter from 28 Summerset Place.

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 following is a summary of comments from neighbours in attendance:

Jonathan Godin owns the property beside and to the north of 59 Tree Top Street. He considers this his only neighbour by the way the properties run. Mr. Godin purchased his home because of the R1 Zoning and wants nice neighbourhood with a sense of pride and ownership he does not want tenants beside him. He feels that they will not care for the home the way the owner would. It will increase traffic volume and there are a lot of kids that play in the streets right now. He also stated that the applicant bought the house in a R1 Zone but should have bought in a R2-zoned area. He feels this will set precedence for other owners and potential buyers. He is also concerned that it will devalue the neighbourhood. He has invested his life savings into his house. What could happen with the next owner who might not care so much as the first owner?

Mike Carter stated that parking is a problem now, always cars on the road. In winter, the roads are worse since the road width shrinks with the snow banks. He says his subdivision does not have a park and there is no playground equipment and so there are more kids on the street which is dangerous with no sidewalks as it is. There are animals, ATV's and motorbikes in the park which is dangerous so no one wants to go there. Also no lights or sidewalks in the area. Feels that before doubling the subdivision in size, other amenities are needed. The residence is set up as a single family dwelling, worried about water and sewer capacity. Additional units will wear out the water pipes and will devalue the area.

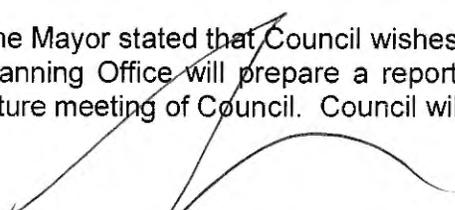
Michael Stickland wants to retire to a quiet neighbourhood (also stated in his letter). Wants the subdivision to remain the way it is. He pays taxes for R1 property. Do this somewhere else.

Casey VanKessel, a real estate agent for 39 years, lives on the 10th Line of Essa. Owner purchased thinking to apply for R2 Zoning. Purchaser had consulted with the NVCA, County, and Township prior to purchasing. Young people moving in and wanting help with mortgage. The Ontario Government wants affordable housing and second suites. Nothing about the aesthetics will change. Six cars can park in the driveway. Cannot see why there would be a problem. States that there are already a number of illegal apartments in the area and this would be a better option. Doesn't feel that this will cause the whole neighbourhood to turn into a rental complex area. Most of the neighbourhood is located in the floodplain and homes cannot be converted to allow a second suite as the NVCA would not allow another unit (additional apartments are not allowed in a flood risk area). This house is outside of the floodplain. House might have been operating as a duplex in the past. He has done his homework and thinks this is a tremendous idea.

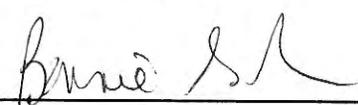
The Mayor then asked if anyone else would like to speak. Deputy Mayor Macdonald asked if they had come to Essa to ask questions before purchasing? They answered yes. Councillor Henderson asked why did they not just purchase in a R2 Zone? Mr. VanKessel stated that he cannot find rental houses to purchase with R2 Zoning.

Mr. Godin stated that nothing stops people from selling, then it can be just straight R2, and 2 units rented (absent landlord). He bought because he wanted a quiet place to live. He could have bought a cheaper house and these people could have done the same and then not needed help with a mortgage.

The Mayor stated that Council wishes to thank all those in attendance for their participation. The Planning Office will prepare a report to be presented to Council concerning this matter for a future meeting of Council. Council will then consider all matters and render a decision.



Terry Dowdall, Mayor



Bonnie Sander, Clerk