

**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 Temporary Use Zoning By-law relating to the East Part of Lot 12, Concession 10, 6404 11th Line, in accordance with Sections 34 and 39 the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

The Planner described the application as follows:

The purpose of the application is to zone lands from Agricultural (A) Zone to Agricultural Exception (A-12) Zone to allow for a temporary mobile home for a period of ten years serving as the only dwelling unit on the property. The landowner intends to remove the existing home (farmhouse) and place a new mobile home on this property for a period of ten years. Securities will be held by the Municipality to guarantee removal after ten years. It is thought that the mobile home will help a young couple get started. Concerns have been heard from two close neighbours who do not wish to look at a mobile home. The landowner has not provided any conceptual drawings or designs that would help to illustrate what would be placed on the property. At this time, the Municipality allows for mobile home units in four of mobile home parks.

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:

Caroline Russell moved to her present address for its privacy and view. She is located across the street from the proposed mobile home. She enquired on how big the mobile would be, what exactly it is, where will it be placed and will it be an eyesore to all that will have to view it. Her concern is that the mobile unit may devalue the price of her property. She would like more pictures and detail to what the unit will look like. She also has concerns that this may set precedence for more mobile units to be allowed. She is worried that her view will change from the corn and sunsets she has now.

Lorne Michelin is also worried that this application will create precedence. He considers the state of the property now as an eyesore. He wants someone to start taking care of the

property. Mr. Michelin would be happier to see a permanent residence built on the location. He asked why the young man couldn't move to a mobile park or somewhere else to get started out similar to other young couples. He wondered why the landowner wouldn't build a permanent dwelling for the young man if he wishes to help out.

The Mayor asked what about building a nice home with a rent-to-own option?

Wayne Sutherland is the applicant and farmer. He said he is not in the rental business but a farmer. The former tenant trashed the existing farm house and it cost \$10,000 to clean the house up (this was many years ago). Mr. Sutherland wants to keep the trees that surround the existing farmhouse. He cannot farm where the house is and is trying to keep kids out. It is a young farmhand that works for him that he is trying to provide accommodation for. He said that there is no severance allowed on the property. The neighbours themselves are on severed lots. The land is Agricultural (A) Zone and said that he could put in a big hog barn. He won't come back with any other requests after this. He is unable to give any more details at this time.

The Mayor asked for more detail, he feels the neighbours deserve it. He said that Mr. Sutherland would want to know details around his home as well.

Mr. Sutherland replied that he hasn't bought the mobile unit yet.

The Mayor then asked what the price range of this unit will be. What it might look like? Where is the mobile home he is looking at purchasing?

Councillor Henderson asked what exactly is a mobile home (will it be on wheels)? Would you be taking the old farmhouse down? Would you be using existing septic and well?

Deputy Mayor Macdonald asked if he only wanted it for ten years. Who is the couple he is planning on helping?

Mr. Sutherland said the young man started as a co-op student. He stated that he is a mentor to the young man.

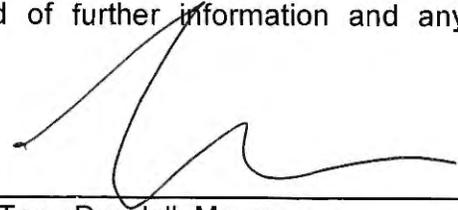
Councillor White asked if there was a site plan showing landscaping. He has concerns although he does feel for the situation. Councillor White asked if Mr. Sutherland could accommodate for farm help on his home property.

Mayor Dowdall wants to see a picture of what would be placed there which would give him a clearer understanding. Deputy Mayor Macdonald requested brochures from manufacturers, or that Mr. Sutherland should go on-line to find out more information. Councillor White asked if the farm house could be fixed up.

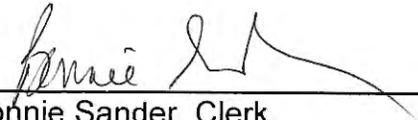
Mr. Sutherland said he has a someone who would like to purchase the land and sever the house as a farm consolidation but by doing this, it makes the new home/lot unaffordable for the young man. The farm house is beyond repair.

Mr. Michelin asked what is going to happen after 10 years. Mr. Sutherland stated he wasn't sure. The young man may not be in a position to build a permanent home after 10 years. Mr. Michelin requests he put a proper slab down. Installing a mobile home is not the proper way of going about it. Permanent is better than mobile.

The Mayor then stated that if there are no further questions or submissions, Council wishes to thank all those in attendance for their participation. The Township will await further information from the applicant and then proceed to consider all available information and comments. All those in attendance will be informed of further information and any decisions.



Terry Dowdall, Mayor



Bonnie Sander, Clerk