

**TOWNSHIP OF ESSA
MINUTES OF PUBLIC MEETING
WEDNESDAY, MARCH 7, 2018**

**PROPOSED ZONING BY-LAW AMENDMENT (Z6/16)
Brookfield Homes (Marshall Subdivision), Baxter**

A Public Meeting was held on Wednesday, March 7, 2018 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: C. Healey, Manager of Planning and Development
C. Mohr, Manager of Finance
C. Ross Tustin, Fire Chief
S. Crouse, Manager of Parks and Recreation
L. Lehr, Clerk

The Mayor opened the meeting by stating that the purpose of this public meeting is to review an application for a Zoning By-law Amendment relating to Part of Lot 16, Concession 4, and Part of Lot 16, Concession 5, in Baxter, in accordance with Section 34 the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

The Planner then described the proposal as follows:

The purpose of the application submitted by Brookfield Homes is to zone lands to construct the 253 detached homes approved in 2010, with site specific setbacks to be contained in a "blanket" Zoning By-law Amendment which would apply to all 253 lots in the new plan of subdivision, and as well, zone a stormwater management block, a roadway and a park; with the park to contain a pumphouse for sewage effluent. The lot sizes are not changing since the 2010 draft plan approval, it is just that the plan is now moving forward to build-out.

An overview of the subdivision is as follows:

- The plan lies in the settlement area of Baxter and has since 2000 the time of the last Official Plan adoption.
- The new plan of subdivision will contain 253 single, detached homes.
- The stormwater collection pond and parkland blocks will be located on the east side of Denney Drive, opposite the plan and homes.
- Water for the new homes will be supplied by way of the pipeline coming from Collingwood. The water pipeline will run along the main street in Baxter and up Denney Drive to the plan. A water service will also connect Street A from Murphy Rd alongside Lot 64.
- Sewage will be collected and pumped from the pumphouse in the park, north to Angus where it will be treated at the Angus Sewage Treatment Plant. The sewage will be carried within a high pressure forcemain which will lie within the road allowance of Denney Drive and the 5th Line. This sewer line will be installed through the "directional bore" process. Because this sewer line is a forcemain, no one is permitted connection direct to the line.

- The pump station has been placed in the park since Council has suggested that it might be nice for the park to contain a splashpad, washrooms and changerooms. The park will contain other features yet to be determined.
- There will be 3 m easements dispersed within the plan alongside lots bordering existing properties in order to provide drainage to be collected in rear lot catchbasins. Swales will be located on the proposed development side of the plan, about 0.5 m – 1 m away from the property line, so that no storm drainage is directed onto existing lots. The swale will be up to 0.45 m deep.

ZBA details:

The building lots are currently zoned as Low Density, Residential (R1) Zone, the default zone in the Township's Zoning By-law. Most developers today ask for a reduction in standards since the R1 Zone, created in the seventies, calls for 60 foot lots, a 25 foot front yard setback, a 35 foot rear yard setback and 5 foot side yards. The max lot coverage in the R1 Zone is 35%.

Today, developers are generally asking for front and rear yards of similar minimum size, 4 foot sides and usually about 45% lot coverage. This developer, Brookfield, is no exception. This is what Brookfield has proposed:

- 47 - 40 foot lots – positioned along the west near to the railway and at corners inside the plan
- 79 - 50 foot lots
- 127 - 60 foot lots – positioned around the perimeter to provide compatibility

Specifically, Brookfield would like 25 foot rear yards instead of 35 foot rear yards; 4 foot side yards instead of 5 foot side yards; corner sides of 16 feet as opposed to 25 or 20 feet; lot coverage of 40% and allowances for porches and decks that are less than 1 m in height.

Again, the ZBA is similar to other standards that other developers and builders are providing in Angus and in other surrounding communities. There are only 10 lots that require the minimum zoning and these are interior to the plan.

Public meeting notice concerning the proposed Amendment was circulated in accordance with the Planning Act since the application was considered to be complete. This meeting is about zoning provisions which can be used to mitigate for some concerns but not all.

The developer has made modifications and accommodation already to suit previous comments expressing concern for stormwater (grading), traffic and children's safety (crosswalks and traffic lights), direction that lots and homes will face on Denney and groundwater (monitoring taking place).

The Township Planner then summed up agency comments as follows:

- Simcoe County District School Board has no objections.
- Essa's Fire Chief is concerned about staffing for fighting fires and response time, however, residential sprinklers would be a solution to this concern.

It was mentioned that there were some neighbours who had questions about water and sewage, concern for grading and if stormwater will affect existing lots and homes

A letter was received from the Hamelin's of 91 Denney Drive and the Planner read this letter into the record noting that the proposals of the letter warranted consideration.

The servicing lots are currently zoned as Agricultural (A) Zone. It is proposed that the pumphouse be located in the park, beside the washroom/changehouse and splashpad will be setback approximately 70 feet from Denney Drive.

It was stated that additional information was available for pick up in the foyer and Brookfield's Planner and Engineer will now present further details.

Leslie Cosburn, the Planner for Brookfield Residential, explained the following with the help of a PowerPoint presentation:

- On the draft plan, we have turned lots to front Denney Drive as per the Township's request.
- Only some lots have minimum standards to be applied.
- No retaining walls.
- Rear lot storm swales to catch all existing drainage.
- Will help existing draining problems.
- Concepts (3). May be similar homes here.
- Sidewalk on the west side of Denney Drive.
- There will be traffic signals installed.
- Park amenities – destination park.
- Pumpstation will be clad siding to blend in to the neighbourhood.
- Will be compatible – 66 m from the centerline of Denney Drive.
- No smell in Baxter will come from the pumphouse.

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 the Mayor who is the Chair of the meeting.

Trevor Aucoin, 59 Marshall Crescent – asked if there is going to be a water tower. David Murphy, Engineer for Brookfield, replied it will be a booster station. It will boost pressure/capacity. Trevor Aucoin then asked what about fire protection? David Murphy added that additional capacity will provide adequate fire protection. Boosting at the corner and travelling along Murphy Road. More water is to be provided, to add to the community of Baxter.

Betty Jean Sharples, 173 Murphy Road – stated that she resides across from vacant lot (Lot 64) and wants to connect to water. Mayor Dowdall replied that will be another meeting. David Murphy further added that they have entered into an agreement with New Tecumseth so that existing residents can later connect. Betty Jean asked what the purpose of testing the water was for. Leslie Cosburn replied that pre, during and post construction, we test quality so we don't negatively impact water. Betty asked if there will be a retaining wall. It was replied no. Betty also asked about a fence, which it was stated yes.

Scott Higgins, 79 Denney Drive – has traffic concerns. What if there is an accident at the intersection of Murphy and Denney. David Murphy indicated that the traffic study shows traffic signals are warranted.

Mark Hill, 190 Murphy Road – will there be any elevation changes? David Murphy explained they will be raising 1 – 1.5 m high, will be flowing north and then east to pond, spills onto our roads not

any existing or surrounding lots. Mark also asked about lots abutting Murphy Road, will there be storm sewers? David Murphy said yes, many.

Mark Hill also commented about prevailing winds and dust, as soils are loam and sand. With strong winds will there be dust control? David Murphy stated that there will be a water truck full time; if soils are stripped and sitting any longer time (5 months), then hydroseeding will take place. Mark asked about timing. David said the whole subdivision to be built out in one summer. They will have a sales and work program set out for efficiencies.

Jen (Sales with Brookfield) stated they will build when there are enough sales. 2019? Estimated closings in 2020. Don't want sporadic builds here and there and spread out

Mark Hill asked where stripping. David said they will do all lot grading, catchbasins, all to be put in place in one summer season. Mark has concerns for dust. David replied they can stage earthworks if we know there will be dust problems. Mark commented with 40 foot lots and a park, there should be overflow parking in the park as small lots can lead to parking on streets which is a problem for municipal operations.

Nancy Zulak, 85 Denney Drive – will I be forced to connect to water? Concern about train stalled at tracks. Mayor Dowdall said that connecting to water will be reported on by the Municipality later.

Daphne Kingsbury, 7565 County Road 10 – County Road 10 concern for fire with trains blocking tracks. Fire Chief Cynthia Ross-Tustin replied that they try to deal with this often. The Township can't control CP Rail and we will call for back up from neighbouring municipalities. Daphne further commented on her concern for flooding.

Brian Higgins, 3 Marshall Crescent – is there a current sewage plan? Mayor Dowdall: I understand there are no plans to allow to connect at this point. Big cost, that being about \$50,000 per household.

Liana Maltby, 6070 County Road 21 – commented on increased traffic on County Road 56 and County Road 21. Mayor Dowdall stated how that is a County issue but would agree there are concerns here. The hill not ideal.

Eleanor Johnson, 206 Denney Drive – asked what side of the street will the sewer line be on going north. David Murphy answered the east side. Eleanor wondered about the Nottawasaga River and if this would cause an environmental concern or hazard. David Murphy said that the force main will travel 7 times under creeks and rivers. Eleanor then asked about environmental hazard. David stated no, the Conservation Authority won't allow. We have studied and are still studying. Locating the utilities now. It will be 6 – 8 feet deep, bored, directional drilling. The sewer line is 9 km and is a huge undertaking which the cost is being borne solely by Brookfield. There will be an oversized pump station, just one pumphouse with 3x the pressure of watermain. We don't want a system like Everett, we need strong flow – so the booster station will supplement to ensure good flows.

Onika Farinha, 176 Murphy Road – there are 2 empty lots near to her. When to be built? Jen of Sales answered how they haven't decided yet but they can do first if wanted. Onika replied yes.

Mary Davie, 166 Murphy Road – commented that the traffic signal will be good to have as it will help residents to be able to get out of their driveways

Bethany Weening, 87 Denney Drive – asked if there would be any expropriation from front of their

property for the planned works. David Murphy answered no. All works would be within the existing road allowance.

Barbara Moore, 128 Denney Drive – when light? Brookfield said it could be ASAP – immediately, will help with construction depending on County approval.

Gord Van Clieaf, 171 Murphy Road – asked what the route of the dump trucks would be. David Murphy said that they move a lot of dirt, will be moving a lot of dirt here. Will try to suit residents. Will ask Township when the time comes.

Daphne Kingsbury asked about high speed internet.

Trevor Aucoin also further asked about natural gas? It was replied yes.

Stefan Wiederer, 139 Murphy Road – asked how deep is the wet well. David answered 8 m deep, completely sealed. Stefan asked if their sandpoint would dry up. David said no.

Simone Lehnhardt, 6184 19th Sideroad – asked if speed bumps on Denney Drive are possible or round-a-bouts. The crowd booed at this. Mayor Dowdall acknowledged the problem of speeding.

Bob Pollard, 7901 5th Line – commented he wants better communication. Doesn't like newspaper ads. Mayor Dowdall said that everyone here could be added to a mailing list.

Nancy Zulak commented about traffic and would like speeding enforcement. Mayor Dowdall replied that they will speak with the OPP about enforcing.

Bill Ezers, 19 Gillespie Trail – for crossing the railway, any improvement planned for railway crossing further north along the 5th Line? He said that he has asked about this before and the Mayor indicated that his concern was heard and has been referred to staf.

Trevor Aucoin made comment about the sound from trains. Council will get complaints. 40 foot lots are not huge and not that deep – the residents will still hear train whistle.

The Mayor then confirmed that if there were 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. A decision has not yet been made and again, please inform the Clerk or Planner should you wish further notice on this matter, if you have not written to us or spoken. The sign-in list outside of the Council Chambers will help to notify us that you wish to be kept informed of this matter. Again, thank you for your participation in this community matter and your comments will be considered along with all others.



Terry Dowdall, Mayor



Lisa Lehr, Clerk