

**THE CORPORATION OF THE TOWNSHIP OF ESSA
MINUTES OF A PUBLIC MEETING
WEDNESDY MARCH 21, 2018**

**PROPOSED ZONING BY-LAW AMENDMENT (Z1/16)
SanDiego Homes, Centre St, Angus**

A Public meeting was held on Wednesday, March 21, 2018 in the Council Chambers of the 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 and Development
C. Ross Tustin, Fire Chief
D. Perreault, Manager of Public Works
L. Lehr, 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 of Lot 31, Concession 3, Centre St, Angus, in accordance with Section 34 the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

The Township Planner described the application as follows:

The purpose of the application submitted by SanDiego Homes is to zone lands to construct the 179 homes, draft approved in 1997, and zoned for construction in 2009. The lot sizes are not changing since the 1997 draft plan approval, it is just that the plan is now moving forward to build-out, and the builder has requested some additional, reduced setbacks to accommodate for a variety of homes, including the bestsellers from their subdivision in Innisfil.

An overview of the subdivision is as follows:

- The plan lies in the settlement area of Angus where development for the Township is to be focused.
- The new plan of subdivision will contain 179 homes: 66 single-detached, 74 semi-detached and 39 townhomes to be constructed in 2 phases starting from the west.
- The stormwater collection pond and parkland/open space blocks will be located to the north with the stormpond in the northwest corner near to the entry along Bank St.
- Water for the new homes will be supplied by the town's water supply.
- Sewage will be treated at the nearby Angus Sewage Treatment Plant.
- The builder plans to build a new privacy fence bordering existing homes with 6 x 6 posts. This will be a brand new solid fence, but will not be done until the final lot grading is completed on each lot and certified by the Township Engineer that lot grading is in general conformity with the overall lot grading and drainage plan accepted for this subdivision.

Phase 1:

45 detached homes which predominantly will have 15 m (50 foot) frontages

32 semi-detached homes now commonly built as "link" homes
21 townhomes with deeper front yards of 24.6 feet

Phase 2:

21 detached homes which will have 15 m (50 foot) frontages
42 semi-detached homes now commonly built as "link" homes
18 townhomes with deeper front yards of 24.6 feet

ZBA details:

The building lots are currently zoned as:

Low Density, Detached, Residential R1-22 and R1-25 Zones
Low Density, Semi-detached, Residential R2-5 and R2-6 Zones
Residential, Medium Density R3-6 Zone

Most developers or builders 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, builders are generally asking for front and rear yards of similar minimum size near to 20 feet, four foot sides and usually about 45% lot coverage. This builder, SanDiego, is no exception.

The Township Planner turned the meeting over to SanDiego's Planner, Kristine Loft of Loft Planning, who explained the current requests of SanDiego.

The Township Planner stated that Public meeting notice concerning the proposed Amendment was circulated in accordance with the Planning Act since the application was considered to be complete. She stated that this meeting is about zoning provisions which can be used to mitigate some concerns, but not necessarily all.

The Township Planner then summed up agency comments as follows:

- Simcoe County District School Board has no objections.
- NVCA has no objections.

Kristine Loft, the Planner for SanDiego Homes, then further added the following:

- 4 models are under construction and they want to move forward right away with Phase 1
- Privacy fence to be constructed as the existing fence is fairly old
- Street sweeping for dust control will be on a weekly basis, under contract
- The builder's own workers sweep daily
- Referred to a powerpoint presentation – the reductions were shown
- Same setbacks in Innisfil (as in pictures on display)
- 60 models to choose from so lots of variety and different setbacks will apply
- No large trucks hanging over sidewalks as shown in a photo of large pick-up trucks in a driveway in Innisfil
- Not boxed homes, custom so juts and varying setbacks
- Showed models *most contentious is 6.5m front yard which is 1 m shy of the By-law requirements
- Critical to SanDiego models
- 40% of lots to want 45% lot coverage but not all homes need the "max"

The Mayor then asked if anyone in the audience would like to speak and stated that speakers must state their full 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.

Council may ask questions for clarification of specific matters.

Public may respond to points clarified by Council and amendments suggested by Staff when the Mayor has acknowledged a speaker.

Mark Howell, 65 Centre Street: asked for clarification on the privacy fencing and location of detached homes. The Planner confirmed new privacy fencing would be abutting all existing homes and showed where detached homes would be.

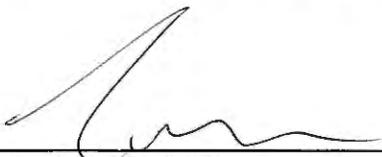
Robert Dean, 151 Centre Street: stated his concern with respect to drainage on his lot and requested that the drainage to be changed as "water coming my way". Mayor Dowdall stated that the Township Public Works would look into his current issue, to ensure that drainage is being directed the proper way. He asked for Mr. Dean to leave his phone number and staff will review.

Mark Howell asked about the timeline for completion in the construction of Phase One. Based on previous sales market, it is anticipated that the it will be quickly

Councillor White further commented that dust/sand control is a strong concern and water trucks should be ready.

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.

The Mayor thanked all in attendance for their participation in this community matter and stated that all comments will be considered along with all others



Terry Dowdall, Mayor



Lisa Lehr, Clerk