

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
MINUTES OF A PUBLIC MEETING  
WEDNESDAY MAY 2, 2018**

**PROPOSED ZONING BY-LAW AMENDMENT (Z2/18)  
Queensbrook – Briarwood, Centre St, Angus**

Deputy Mayor Macdonald opened the meeting stating that the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to Part of Lot 31, Concession 4, 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 Planner, Colleen Healey, described the application as follows:

The purpose of the application submitted by Queensbrook - Briarwood is to zone lands to construct homes on lots which were draft approved in 1997. The subdivision's engineering design was close to approval in 2008 but the development did not proceed for various reasons. A tree inventory was carried out in 2017 which resulted in the discovery of endangered Butternut tree species. As a result of this discovery, adjustments to the draft plan are required in order to facilitate the survival of as many of these trees as possible. The Township Planner then asked the Planner for Queensbrook - Briarwood to explain the details of the draft plan.

Helen Leppek, Planner for Queensbrook – Briarwood, gave the following overview and description of the proposal:

- Did work in 2007 – draft plan was reissued
- 162 single family detached homes
- Still singles going forward
- 2010 – economic upheaval, was put on hold
- 2017 purchased by Briarwood
- Tree assessment – Butternut trees discovered
- Ecologist present here this evening to answer questions
- Long-standing draft plan approval
- Have revised draft plan
- Flip park and stormpond to save more trees
- Revisions – keep 2 entrances in their current place since servicing is there at Centre Street
- Some 50' lots gone to 40' lots – less lots now
- Compared existing draft plan with proposed
- Email from Geomorphic – erosion lines now accepted by the NVCA
- Concept presented
- Parking described
- Existing zone R1-28 contained original 12m lots
- Existing zone R1-29 contained 15m lots
- R1-28 whole plan to become this now
- Still low density
- Will be nice for community
- Seeking approval in principle to allow Ministry of Natural Resources and Forestry to start their process for approval given the Butternut trees

The Deputy Mayor then asked if anyone in the audience would like to speak, 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.

Rick Branch, on behalf of Joseph Gondor of 385 Centre Street: stated concerns as being:

- Groundwater – on dug well, close to lot line, 1.2 m from property line
- Dewatering during construction.
- Protection for water quality
- Stormwater drainage impact
- Wildlife
- Well monitoring – or connection to water and sewer?
- Garbage/debris from construction
- Loss of trees to erosion
- Protection for water quality from future pesticides
- Vibration – causing settling.
- Fencing during construction
- Grading

Lori Sheridan, 8966 5<sup>th</sup> Line: inquiry - any diversion for traffic? Will there be any alternative routes to County Road 90 for the Township as a whole?

Greg Murphy, Chief Administrative Officer for the Township of Essa commented that the 5<sup>th</sup> Line is a designated collector's road for Angus. The public has a right to use the roads. People drive the quickest route to where they are going. Greenwood Drive will be an option in the future. Traffic has increased over the years, a fact of life. For example, the 25<sup>th</sup> Sideroad to Barrie has increased from 400 cars to close to 10,000 cars per day. Traffic lights are planned for two intersections; one being at the 5<sup>th</sup> Line and Centre Street; another at Centre Street and Greenwood Drive; plus, intersection improvements at the 5<sup>th</sup> Line and County Road 90 will be completed within the next 1 to 2 years.

Kathy Berry, 8896 5<sup>th</sup> Line: her home is currently on a dug well. Previous construction has been horrible. Stated concerns as:

- Dust
- Dirt
- Noise from pumps
- Vibration
- Construction process – Preparation of the land; start early in the morning
- Concerned about dewatering pump going all night – this has been the practice with 400 Centre Street and their de-watering.

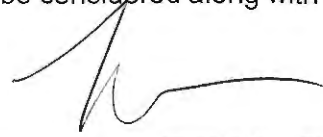
Helen Lepek stated that these types of concerns are typical. Drainage is not allowed onto anyone else's property. Well monitoring is common – alternative plans will happen. Dust control is not perfect but they try to minimize, and will have a dust control management plan in place. There are some protocols in place however there will be some disruption to existing properties surrounding the construction site. Vibration from dewatering pumps was not known to her so she will have to ask how to manage. Using Valdor Engineering – doing a lot of work in Oak Ridges Moraine where lands are sensitive.

Councillor Keith White asked how do we deal with dust in the Municipality?

Colleen Healey explained the process. The Township requires a Preservicing Agreement, of which controls are put in place; one such control is a Dust and Erosion Control Plan which includes the requirement for sedimentation fencing. The Plan will phase development so that not all land is stripped at once. Stockpile of topsoil is to be away from existing homes. Sedimentation fences will be required, and water trucks will be on stand-by. If water is not spread frequently or when needed, the Township will order it be done. Township's Engineer oversees this, and if problems are not

addressed then the Township will arrange and charge back to the developer. If land is not to be developed for some time, our standard subdivision agreement requires the developer to plant something on the exposed soils to prevent dirt/debris from blowing away. The Township will ask the developer to address the fine sand that has been previously experienced in Angus in past developments.

The Deputy Mayor then confirmed that 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. A decision has not yet been made and again, please inform the Clerk or Township Planner should you wish further notice on this matter, or 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 and email addresses are appreciated. Again, thank you for your participation in this community matter and your comments will be considered along with all others.



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Terry Dowdall, Mayor



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Lisa Lehr, Clerk