

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
March 6, 2019**

**PROPOSED ZONING BY-LAW AMENDMENT (Z1/19)  
Briarwood Homes, Centre St, Angus**

A Public Meeting was held on Wednesday, March 6, 2019 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Keith White  
Councillor Henry Sander (arrived at 6:05 p.m.)  
Councillor Ron Henderson

Staff in attendance: G. Murphy, Chief Administrative Officer  
C. Healey, Manager of Planning and Development  
D. Perreault, Manager of Public Works  
L. Lehr, Clerk

The Mayor opened the meeting by stating the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment relating to Part of Lot 31, Concession 4, Centre Street, 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-Dowdall, described the application as follows:

The purpose of the application submitted by Briarwood Homes 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 and the presence of endangered Butternut species was discovered. A year ago, due to the Butternut trees, adjustments to the draft plan were made to facilitate the survival of as many trees as possible.

At this time, the developer and his builder are asking the Township to approve:

**Unenclosed decks at the rear of homes, unenclosed deck steps at the rear of homes and steps into the basement and allowing decks for walkout basements at the rear of homes – all to project into the required rear yard setbacks, on ALL LOTS EXCEPT THOSE BACKING ONTO EXISTING HOMES – therefore, these changes will NOT apply to those lots backing onto existing homes. Plus, an increased lot coverage on some lots to be dispersed throughout the plan for variety. These features will, according to the builder, add great value to the homeowners.**

Colleen Healey-Dowdall then asked the applicant's Planner, Helen Lepek, to explain the details of the plan.

Helen Lepek, Planner for Briarwood, made a PowerPoint presentation with an overview/description of the proposal:

- Site is located on 5<sup>th</sup> Line/Centre Street
- Worked on this since 2004
- Endangered Butternut trees found so adjustments had to be made to suit the MNR
- Lots of environmental areas, all around the homes, provides lots of green space buffering

homes

- Grading is challenging – fall off to Creeks
- Developer knows market – went through market conditions and building in Tottenham now
- Encroachments into rear yard only and not backing onto existing homes
- None of proposed provisions to be given next to existing homes on the 5<sup>th</sup> Line
- Certain models need basement steps, not all – depends on sales

Helen Lepak also showed what 5% means and showed sketches and photos of built bungalows alike.

It was then confirmed that public meeting notice concerning the proposed Amendment was circulated in accordance with the Planning Act since the application was considered to be complete. The meeting is about zoning provisions only.

Agency comments were summed up as follows: SCDSB has no objections and the NVCA has no objections.

The 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.

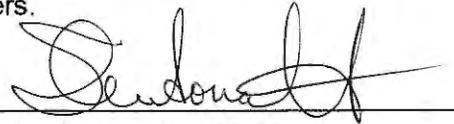
Norman Hanus, 8986 5<sup>th</sup> Line:

- Requested a “buffer” of trees at rear where this area cannot be touched
- Wants engineering/buffered area in rear yards
- The creek is high at times and could be dangerous
- Fence around public land would stop children from drowning
- 5<sup>th</sup> Line speed limit – request for reduction
- 5<sup>th</sup> Line road pavement – bridge over Bear Creek is too narrow

Katherine Berry, 8896 5<sup>th</sup> Line:

- Traffic/speeding on 5<sup>th</sup> Line a concern
- More people and more cars will make traffic worse

The 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 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 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.



Sandie Macdonald, Mayor



Lisa Lehr, Clerk