

**THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, JULY 5, 2023
6:00 p.m.**

AGENDA

Members of the public wishing to attend can do so by attending in person to the Council Chambers in the Administration Centre located at 5786 County Road 21, Utopia.

1. OPENING OF MEETING BY THE MAYOR

The Township of Essa acknowledges that we are situated on the traditional land of the Anishinaabeg, Huron-Wendat and the Tiononati people. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Métis and Inuit people.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS

- p. 1 **a. Public Meeting**
Re: 6404 11th Line - Zoning By-law Amendment (Z2-23)
- p. 5 **b. Public Meeting**
Re: 5204 10th Line - Zoning By-law Amendment (Z7-23)
- p. 9 **c. Public Meeting**
Re: Short Term Accommodations (Z9-23)
- p. 20 **d. Delegation from Baker Tilly KDN LLP (Township Auditor)**
Richard Steinginga
Re: 2022 Draft Year End Financial Statements

Recommendation: *BE IT RESOLVED THAT the Draft 2022 Consolidated Financial Statements for the Township of Essa, the Essa Public Library, and the Angus Business Improvement Area Board, as presented by Baker Tilly KDN LLP, be approved.*

- e. Delegation– Innovative Planning Solutions**
Darren Vella
Re: 34 Mill Street

STAFF REPORTS

4. PLANNING AND DEVELOPMENT

- p. 45 **a. Staff Report PD021-23 submitted by the Manager of Planning, re: 34 Mill Street – Zoning By-law Amendment (Z1-22) and Official Plan Amendment (OPA42) Draft Plan Conditions.**

Recommendation: *BE IT RESOLVED THAT Staff Report PD021-23 be received; and*

THAT Council approve the following in relation to lands legally known as CON 3 WPT LOT 29, municipally known as 34 Mill Street:

- a. An amendment to the Township's Zoning By-law, By-law 2023-50, specific to the subject lands from the 'Residential, Low Density, Detached (R1) Zone' to 'Residential, High Sensity, Apartments (R5) Zone' with Special Provisions;*
- b. Adoption of a By-law to allow the Mayor and Clerk to apply for an amendment to the Official Plan, to redesignate the subject lands from 'Residential' to 'Residential – Multiple'; and*
- c. Draft Plan Conditions for the subject lands towards the development of 148-unit townhome residential Plan of Subdivision.*

- p. 117 **b. Staff Report PD022-23 submitted by the Manager of Planning and the Development Planner, re: Planning Department – Q1 and Q2 Report 2023.**

Recommendation: *BE IT RESOLVED THAT Staff Report PD022-23 be received for information purposes.*

- p. 122 **c. Staff Report PD023-23 submitted by the MHBC Planning, re: Brookfield Subdivision – Final Draft Plan of Subdivision Approval.**

Recommendation: *BE IT RESOLVED THAT Staff Report PD023-23 be received; and THAT Council provide Township Staff with the delegated authority to provide final approval for registration for Phase 1 of the Brookfield Homes Baxter Draft Plan of Subdivision E-T-0602; and THAT Council authorize Legal Counsel for the Township to Register the M-Plan for Phase 1 of the Brookfield Homes Plan of Subdivision E-T-0602 and the Subdivision Agreement once the CAO and Township Engineers are satisfied that all conditions and obligations have been fulfilled.*

5. PARKS AND RECREATION / COMMUNITY SERVICES

- p. 146 **a. Staff Report PR017-23 submitted by the Manager of Parks and Recreation, re: Essa Junior Hockey Request – Hockey Training Institute International.**

Recommendation: *BE IT RESOLVED THAT Staff Report PR017-23 be received; and THAT Council consider directing the Manager of Parks and Recreation to proceed with approving a proposal for a Junior Hockey Team in a Township Facility subject to availability and adherence to the Township's Ice Allocation Policy.*

- p. 150 **b. Staff Report PR018-23 submitted by the Manager of Parks and Recreation re: Concession Stand Operator RFP PR-23-05.**

Recommendation: *BE IT RESOLVED THAT Staff Report PR018-23 be received for information.*

6. FIRE AND EMERGENCY SERVICES

7. PUBLIC WORKS

8. FINANCE

- p. 152 a. **Correspondence from Township Engineer AECOM Canada Ltd,
re: Recommended Reduction in Securities – Mill Street Ventures Site
Plan, Project No. 60219081.04-04.**

Recommendation: *Be it resolved that Council approve a reduction in securities relating to the Mill Street Ventures Site Plan, Project No. 60219081.04-04, as recommended by AECOM as follows:*

<i>Current Securities Held by Township of Essa:</i>	<i>\$950,661.07</i>
<i>Reduction as Recommended by AECOM:</i>	<i>\$558,606.94</i>
<i>Securities to be Retained by Township of Essa:</i>	<i>\$392,054.13</i>

And,

That this approval is conditional upon the Developer providing the municipality with a Statutory Declaration indicating that all accounts have been paid in full, including all of the Township's legal and engineering costs.

- 9. CLERKS / BY-LAW ENFORCEMENT / IT**
- 10. CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**
- 11. OTHER BUSINESS**
- 12. ADJOURNMENT**

Recommendation: *BE IT RESOLVED THAT this meeting of Committee of the Whole of the Township of Essa adjourn at _____ p.m., to meet again on the 6th day of September, 2023 at 6:00 p.m.*

PUBLIC MEETING HANDOUT
July 5th, 2023
ZONING BY-LAW AMENDMENT (Z2/23)
(Affecting 6404 11th Line)

1. INTRODUCTION BY MAYOR:

The purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to lands municipally known as 6404 11th Line in accordance with Section 34 of the Planning Act.

2. DESCRIPTION OF THE PROPOSAL (Planner):

The Township is in receipt of a complete application for a Zoning By-law Amendment to rezone a portion of lands that were the subject of a Consent application. The proposed zoning would prevent any future residential development on the retained portion of lands.

The applicant is proposing to rezone the retained lands from the 'Agricultural (A) Zone' to the 'Agricultural with Special Provisions (A-1) Zone'. This Zoning By-law Amendment application is a Condition of Approval for an approved Consent (Severance) which went before the Committee of Adjustment on August 26th, 2022.

3. SUMMARY OF COMMENTS FROM NEIGHBOURS & AGENCIES (Planner):

County of Simcoe: The County of Simcoe stated that they had no objections to the Zoning By-law Amendment.

NVCA: The NVCA stated that they had no objections to the Zoning By-law Amendment.

SCDSB: No comments were received.

SMCDSB: No comments were received.

Neighbours: No comments were received.

4. MAYOR TO OFFER THE APPLICANT A CHANCE TO SPEAK TO THE APPLICATION:

5. COMMENTS & QUESTIONS FROM PUBLIC (Mayor):

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.

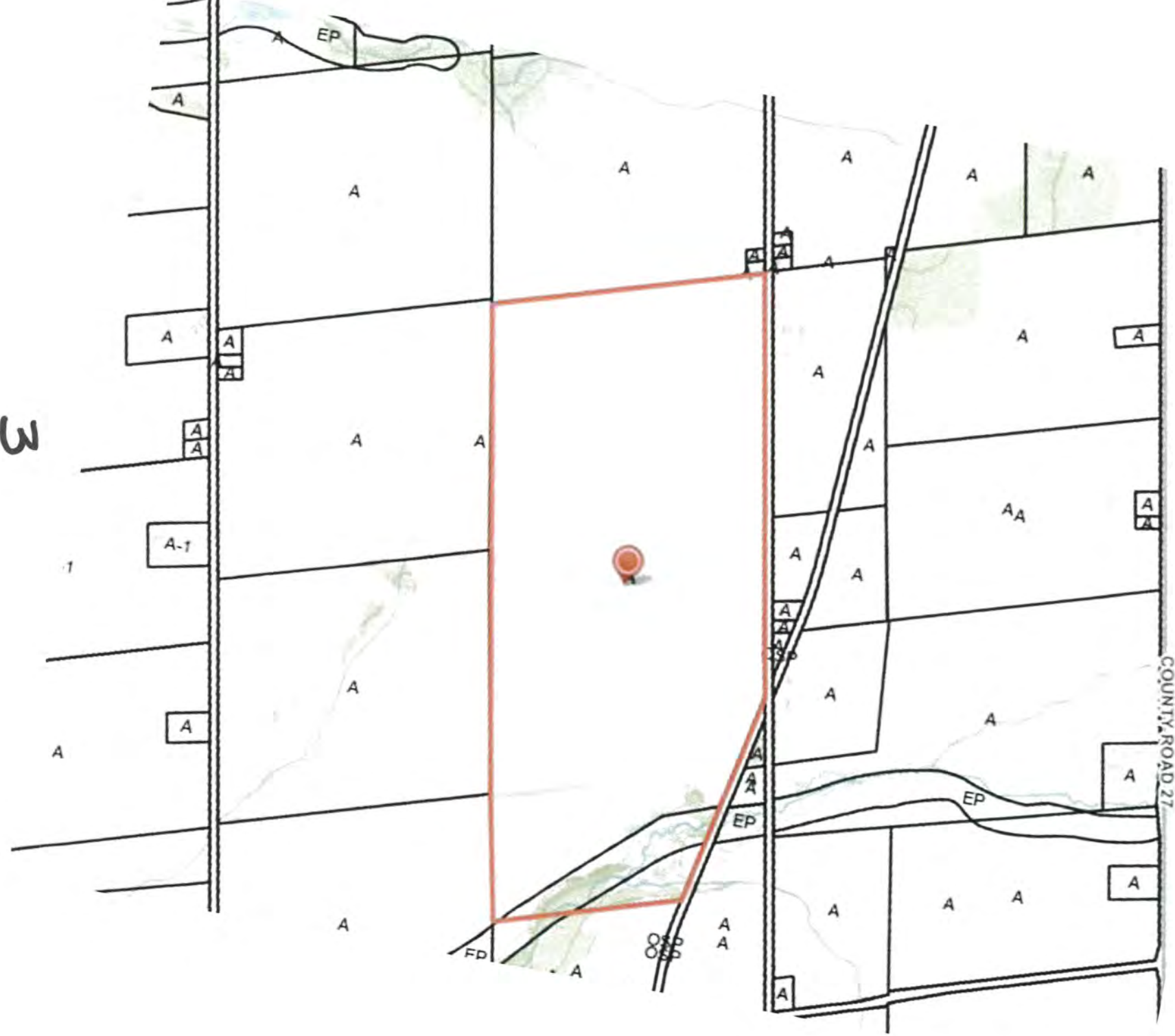
6. REPLY (Mayor):

3a

Council may ask questions for clarification of specific matters.

7. FINAL STATEMENT (Mayor):

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 and by-law to be presented to Council concerning this matter.



3



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Attachment 2. Concept Layout



East 1/2 Lor 12, Concession 10
Township of Essa

-  Subject Land
ZBA Proposed
-  B18/22 severance
Subject to ZBA on
retained land

PUBLIC MEETING HANDOUT
July 5th, 2023
ZONING BY-LAW AMENDMENT (Z7/23)
(Affecting 5204 10th Line)

1. INTRODUCTION BY MAYOR:

The purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to lands municipally known as 5204 10th Line in accordance with Section 34 of the Planning Act.

2. DESCRIPTION OF THE PROPOSAL (Planner):

The Township is in receipt of a complete application for a Zoning By-law Amendment to rezone a portion of lands that were the subject of a Consent application. The proposed zoning would prevent any future residential development on the retained portion of lands.

The applicant is proposing to rezone the retained lands from the 'Agricultural (A) Zone' to the 'Agricultural with Special Provisions (A-1) Zone'. This Zoning By-law Amendment application is a Condition of Approval for an approved Consent (Severance) which went before the Committee of Adjustment on August 26th, 2022.

3. SUMMARY OF COMMENTS FROM NEIGHBOURS & AGENCIES (Planner):

County of Simcoe: The County of Simcoe stated that they had no objections to the Zoning By-law Amendment.

NVCA: The NVCA stated that they had no objections to the Zoning By-law Amendment.

SCDSB: No comments were received.

SMCDSB: No comments were received.

Neighbours: No comments were received.

4. MAYOR TO OFFER THE APPLICANT A CHANCE TO SPEAK TO THE APPLICATION:

5. COMMENTS & QUESTIONS FROM PUBLIC (Mayor):

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.

6. REPLY (Mayor):

3b

Council may ask questions for clarification of specific matters.

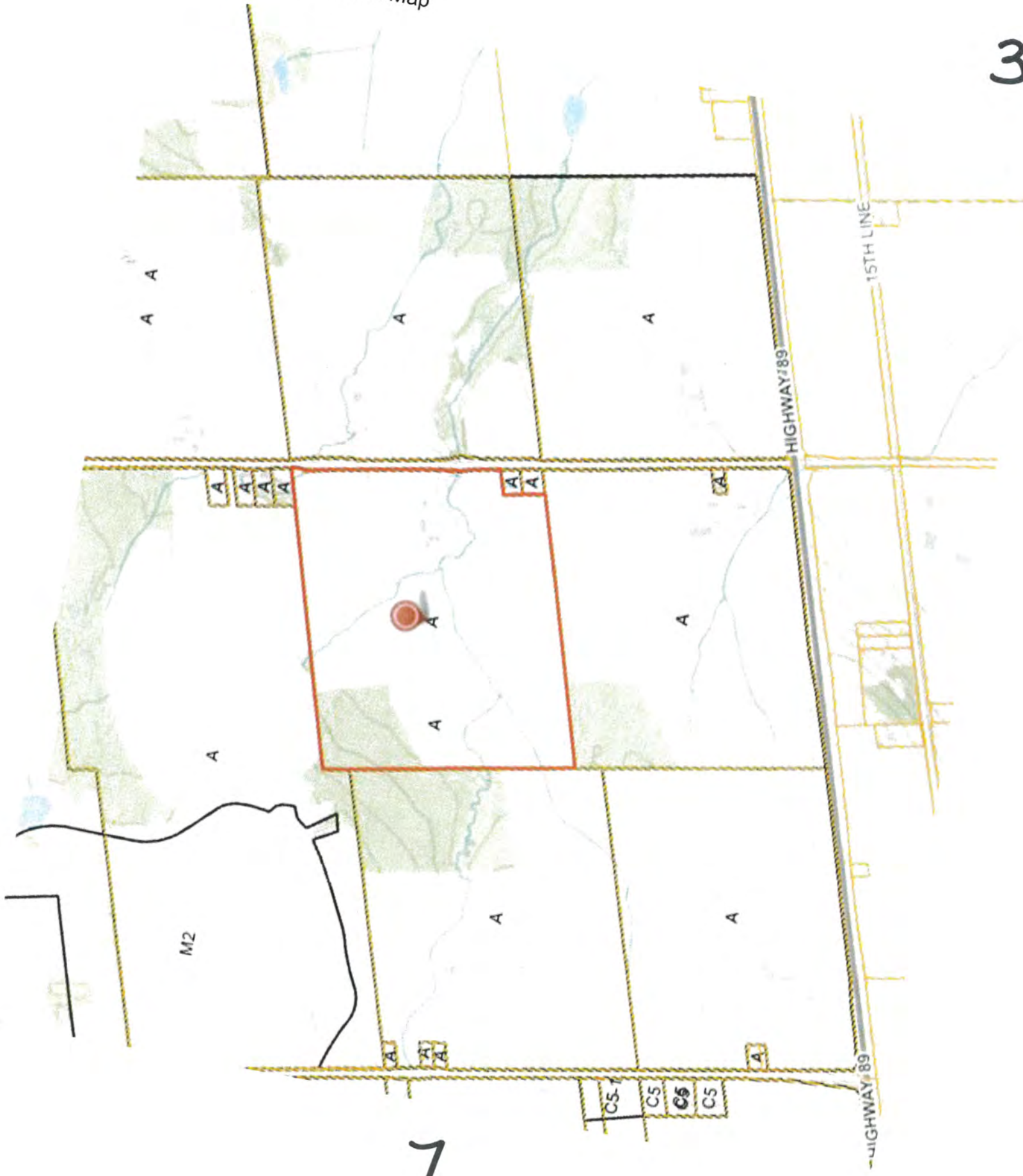
7. FINAL STATEMENT (Mayor):

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 and by-law to be presented to Council concerning this matter.

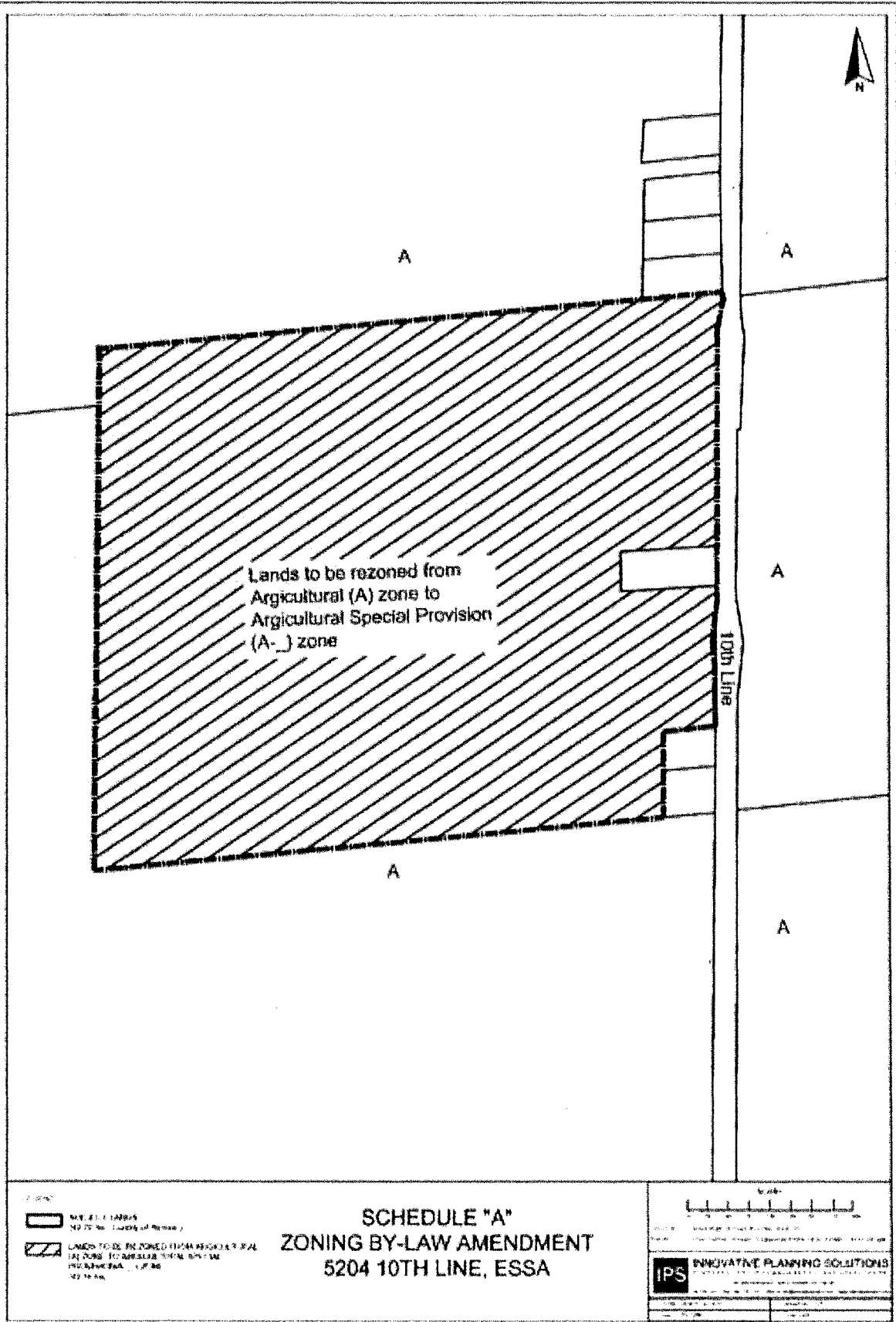
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Attachment 1. Context Map



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PUBLIC MEETING HANDOUT

July 5th, 2023

PROPOSED ZONING BY-LAW AMENDMENT (Z9/23)

(Affecting all of Township of Essa)

Mayor: The purpose of this Public Meeting is to review a proposal for a Zoning By-law Amendment affecting all of Essa Township, in accordance with the provisions of the Planning Act.

The purpose of the proposed Zoning By-law Amendment is to introduce a definition for “Short-Term Accommodation” and to amend the existing definition of “Boarding or Rooming House” or “Bed and Breakfast” in an effort to better regulate Short-Term Accommodations in the Township of Essa for life safety purposes.

The municipality will hear comments and review written submissions from the public and public agencies once the Manager of Planning explains the intent of the municipality.

BRIEF PRESENTATION BY THE MANAGER OF PLANNING (Manager of Planning)

COMMENTS & QUESTIONS FROM PUBLIC (Mayor):

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 should be related to the proposed Zoning By-law Amendment:

FINAL STATEMENT (Mayor):

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 and by-law to be presented to Council concerning this matter.

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THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW NUMBER 2023-XXXX

**A BY-LAW TO AMEND TOWNSHIP OF ESSA COMPREHENSIVE ZONING
BY-LAW NO. 2003-50, AS AMENDED**

WHEREAS, pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Council of the Township of Essa has passed Comprehensive Zoning By-Law No. 2003-50 for the Township of Essa;

AND WHEREAS, authority is granted under Section 34 of the *Planning Act*, R.S.O. 1990. C.P.13 as amended, to enact such amendments;

AND WHEREAS the provisions of this By-law conform to the Official Plan of the Township of Essa;

AND WHEREAS, Council deems it advisable and expedient to amend Zoning By-Law No. 2003-50;

NOW THEREFORE, the Council of The Corporation of the Township of Essa HEREBY ENACTS as follows:

- 1) THAT By-Law NO. 2003-50 as amended, is hereby further amended by adding the following definitions to Section 3 alphabetically as follows:

"Short-Term Accommodation"

means a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period equal to or less than thirty (30) consecutive calendar days. This includes "Boarding or Rooming House" and "Bed and Breakfast" but excludes hotels, motels and accommodations where there is no exchange for remuneration.

- 2) THAT By-Law NO. 2003-50 as amended, is hereby further amended by expanding the definition of "Boarding or Rooming House" or "Bed and Breakfast" as follows:

"Boarding or Rooming House" or "Bed and Breakfast"

means a dwelling in which lodging with or without meals is supplied for gain, up to four bedrooms but does not mean or include a motel, hotel, hospital or similar commercial or institutional use, or apartment building. The Boarding or Rooming House or Bed and Breakfast shall be owned and operated by one or more persons residing on the premises during operation as a Boarding or Rooming House or Bed and Breakfast.

- 3) THAT all other respective provisions of the Zoning By-law 2003-50, as amended, shall apply.

- 4) THAT this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of the *Planning Act*, R.S.O., 1990, c.P.13 as amended.

**READ A FIRST, SECOND AND THIS TIME AND FINALLY PASSED THIS _____
DAY OF _____, 2023.**

Mayor Sandie Macdonald

Manager of Legislative Services, Lisa Lehr

DRAFT



Proposed Short-Term Accommodation By-law



Proposed Short-Term Accommodation By-law



- Fewer than 10 Bed and Breakfasts on AirBnB
 - Majority in Angus

13

Relatively few in number

Majority are not permissible since they are in a Settlement Area



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Proposed Short-Term Accommodation By-law



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- Regulating STAs are important for life safety purposes
- Current Zoning By-law Regulations are vague
- Enforcement can be complicated



Proposed Short-Term Accommodation By-law



- There is no definition for Short-Term Accommodation in Zoning By-law 2003-50

15.

Current applicable definition is:

“Boarding or Rooming House” or “Bed and Breakfast” means a dwelling in which lodging with or without meals is supplied for gain, up to four bedrooms but does not include a motel, hotel, hospital or similar commercial or institutional use, or apartment building.



Proposed Short-Term Accommodation By-law



Proposed changes:

“Short-Term Accommodation”

16

means a place of temporary residence, lodging or occupancy by way of concession, permit, lease, rental agreement or similar commercial arrangement for any period equal to or less than thirty (30) consecutive calendar days. This includes “Boarding or Rooming House” or “Bed and Breakfast” but excludes hotels, motels and accommodations where there is no exchange for remuneration.

“Boarding or Rooming House” or “Bed and Breakfast”

means a dwelling in which lodging with or without meals is supplied for gain, up to four bedrooms but does not mean or include a motel, hotel, hospital or similar commercial or institutional use, or apartment building. The Boarding or Rooming House or Bed and Breakfast shall be owned and operated by one or more persons residing on the premises during operation as a Boarding or Rooming House or Bed and Breakfast.

Proposed Short-Term Accommodation By-law



Proposed Short-Term Accommodation By-law



Next Steps:

Should the Short-Term Accommodation By-law pass at a future Council meeting after listening to comments and weighing concerns, the next steps will include:

- Potential business licences for STAs for regulating upkeep of safety standards (which may involve the need for additional staff)
- Separating the definitions “Boarding or Rooming House” and “Bed and Breakfast”



Proposed Short-Term Accommodation By-law



Questions
and
Comments

Now, for tomorrow

Township of Essa

**Comparative Analysis
December 31, 2022**

**Council Presentation
July 05, 2023**



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Independent Auditor's Report

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Township of Essa as at December 31, 2022, and the results of its operations and cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

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Audit Procedures

Review of minutes of council

Substantive Testing

- Sampling
- Analytical review
- 22 - Management estimates

Systems documentation and related control testing

- Revenues
- Disbursements
- Payroll
- Journal entries

Audit Overview – Matters of Communication

Audit is complete pending:

- Council approval of financial statements
- Receipt of signed representation letter
- Receipt of legal letters

No significant difficulties encountered during the course of our audit procedures:

- No changes to initial audit plan
- No disagreements or difficulties with management
- Excellent cooperation from management and staff

Uncorrected audit difference noted:

- Prepaid portion of insurance not set up

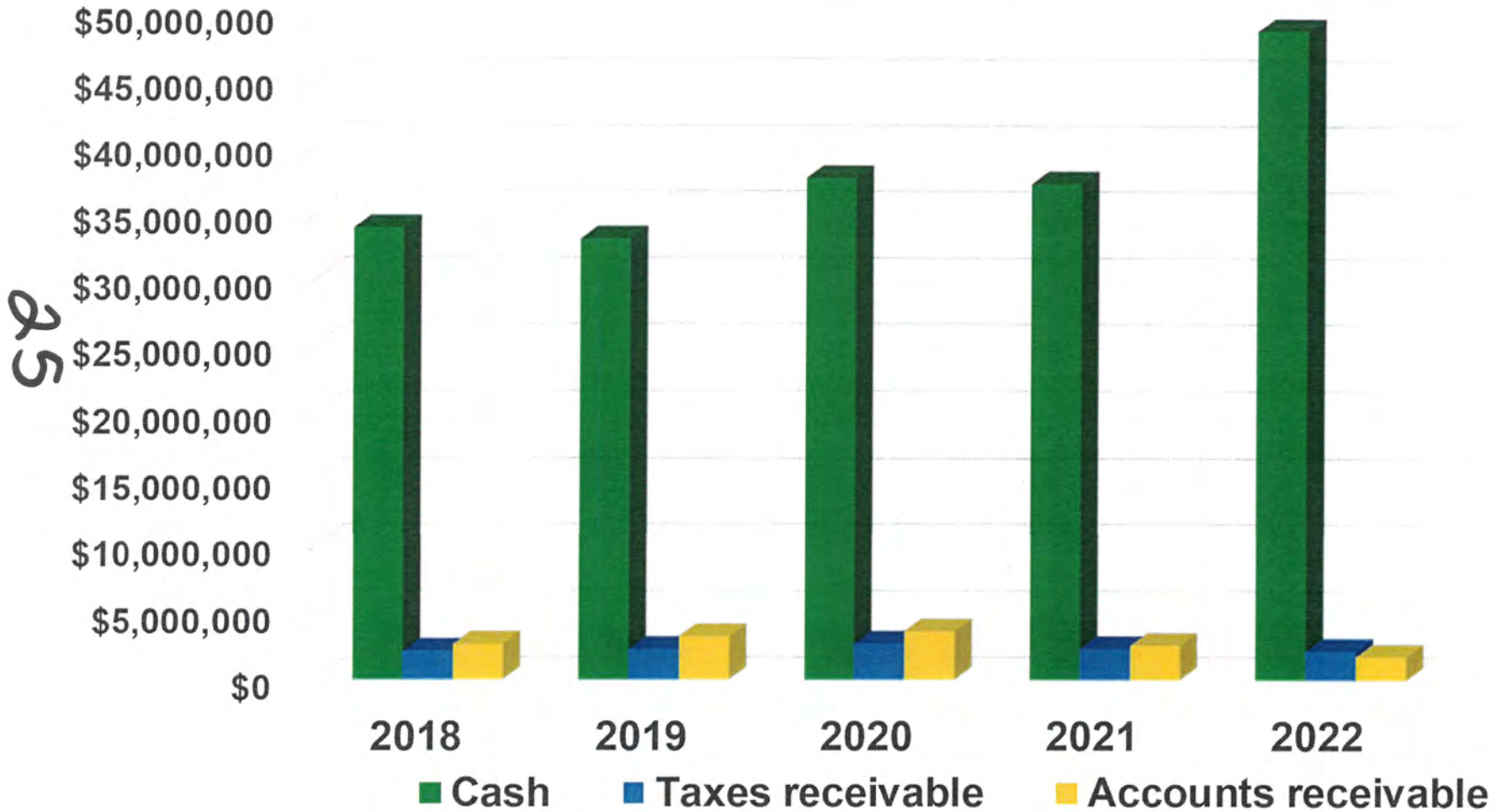
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Financial Assets at December 31st

2d

	2022	2021	2020	2019	2018
Cash	\$ 48,900,608	\$ 37,269,440	\$ 37,683,784	\$ 33,083,382	\$ 33,892,850
Taxes receivable	\$ 2,160,792	\$ 2,341,510	\$ 2,691,999	\$ 2,278,337	\$ 2,137,569
Accounts receivable	\$ 1,749,565	\$ 2,583,013	\$ 3,634,657	\$ 3,234,010	\$ 2,657,797
	<u>\$ 52,810,965</u>	<u>\$ 42,193,963</u>	<u>\$ 44,010,440</u>	<u>\$ 38,595,729</u>	<u>\$ 38,688,216</u>

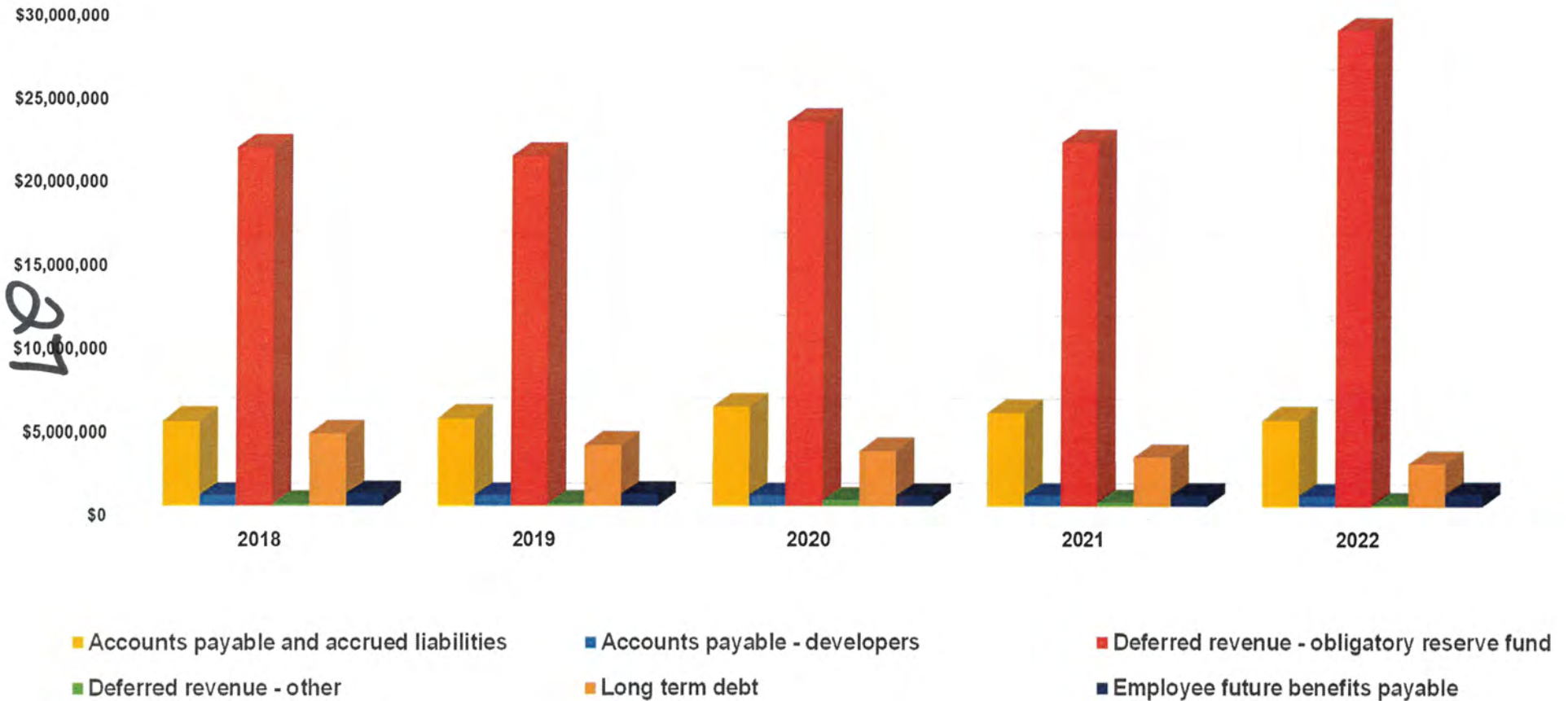
Financial Assets at December 31st



Financial Liabilities as at December 31st

	2022	2021	2020	2019	2018
Accounts payable and accrued liabilities	\$ 5,186,951	\$ 5,564,657	\$ 5,919,539	\$ 5,232,535	\$ 5,083,077
Accounts payable - developers	\$ 645,000	\$ 645,000	\$ 645,000	\$ 645,000	\$ 645,000
Deferred revenue - obligatory reserve fund	\$ 28,752,601	\$ 21,918,425	\$ 23,121,621	\$ 20,997,416	\$ 21,481,627
Deferred revenue - other	\$ 73,804	\$ 223,624	\$ 357,320	\$ 138,660	\$ 132,102
Long term debt	\$ 2,623,303	\$ 2,991,730	\$ 3,346,290	\$ 3,687,544	\$ 4,344,078
Employee future benefits payable	\$ 749,963	\$ 665,864	\$ 620,142	\$ 720,004	\$ 750,665
	<u>\$ 38,031,622</u>	<u>\$ 32,009,300</u>	<u>\$ 34,009,912</u>	<u>\$ 31,421,159</u>	<u>\$ 32,436,549</u>

Financial Liabilities as at December 31st



3d

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Non-Financial Assets as at December 31st

	2022	2021
Net Financial Assets	\$ 14,779,343	\$ 10,184,663
Non-Financial Assets		
Tangible capital assets	122,427,192	123,315,962
Prepaid expenses	29,523	76,942
	<u>\$ 137,236,058</u>	<u>\$ 133,577,567</u>

Consolidated Statement of Operations

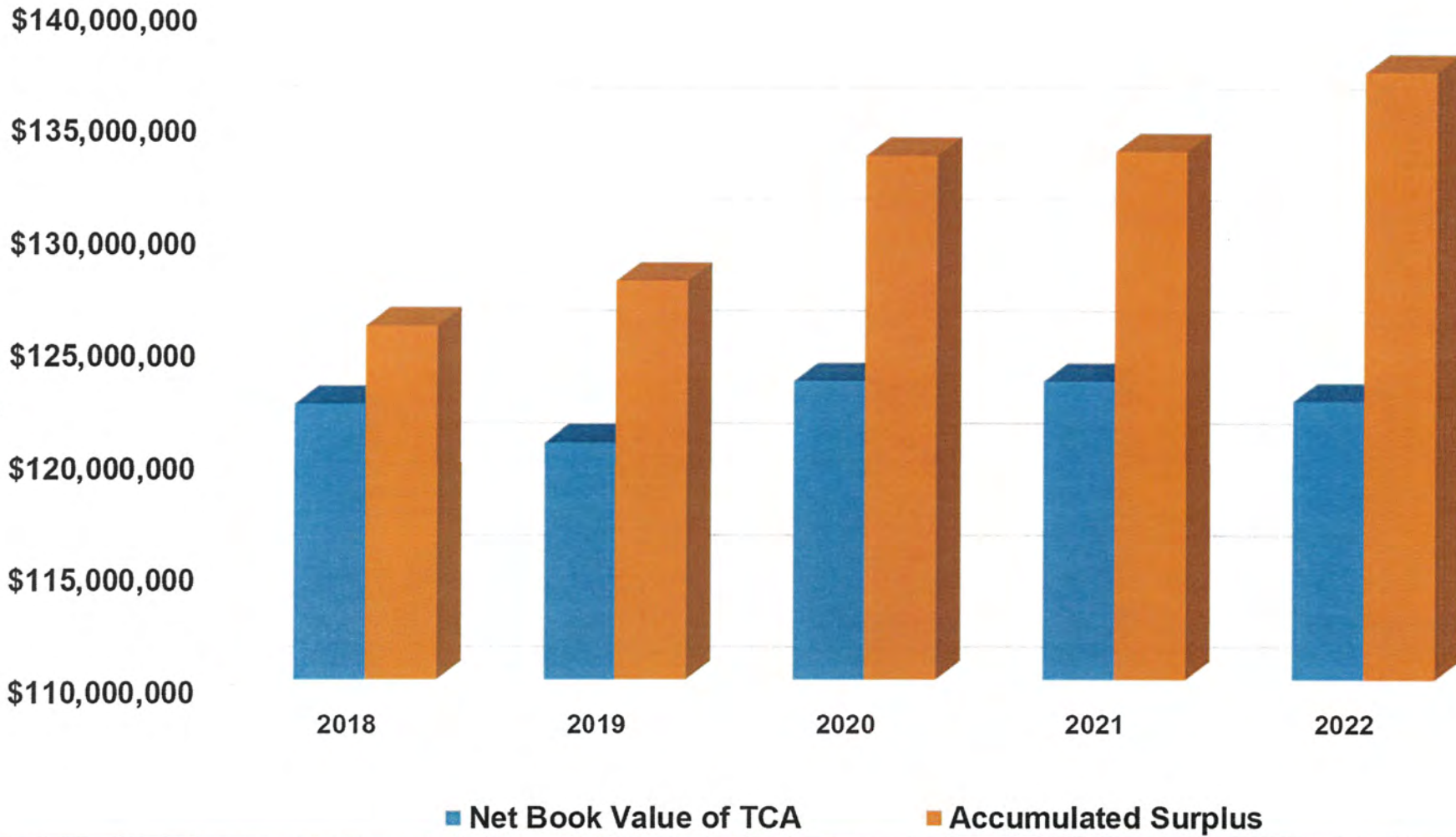
	2022 Budget	2022 Actual	2021 Actual
Total Revenues	\$ 21,099,377	\$ 24,398,043	\$ 22,817,227
Total Expenses	20,964,681	20,739,552	19,639,588
PSAB Annual surplus	<u>134,696</u>	<u>3,658,491</u>	<u>3,177,639</u>
Accumulated Surplus - Beginning		<u>133,577,567</u>	<u>130,399,928</u>
Accumulated Surplus - Ending		<u>\$ 137,236,058</u>	<u>\$ 133,577,567</u>
Operating Surplus Reconciliation	\$ 134,696	\$ 3,658,491	\$ 3,177,639
Amortization of tangible capital assets	4,381,672	4,359,864	4,405,132
Purchase of tangible capital assets	(3,912,757)	(3,784,469)	(7,367,772)
Gain on disposal of tangible capital assets	-	(2,582,680)	-
Proceeds on sale of tangible capital assets	-	2,896,055	-
Change in employee future benefits	-	84,099	45,722
Principal repayments of long term debt	(368,428)	(368,427)	(354,559)
Net transfers (to)/from reserves and reserve funds	(235,183)	(4,099,969)	948,005
Change in surpluses	<u>-</u>	<u>(162,964)</u>	<u>(854,167)</u>
	<u>-</u>	<u>-</u>	<u>-</u>

29

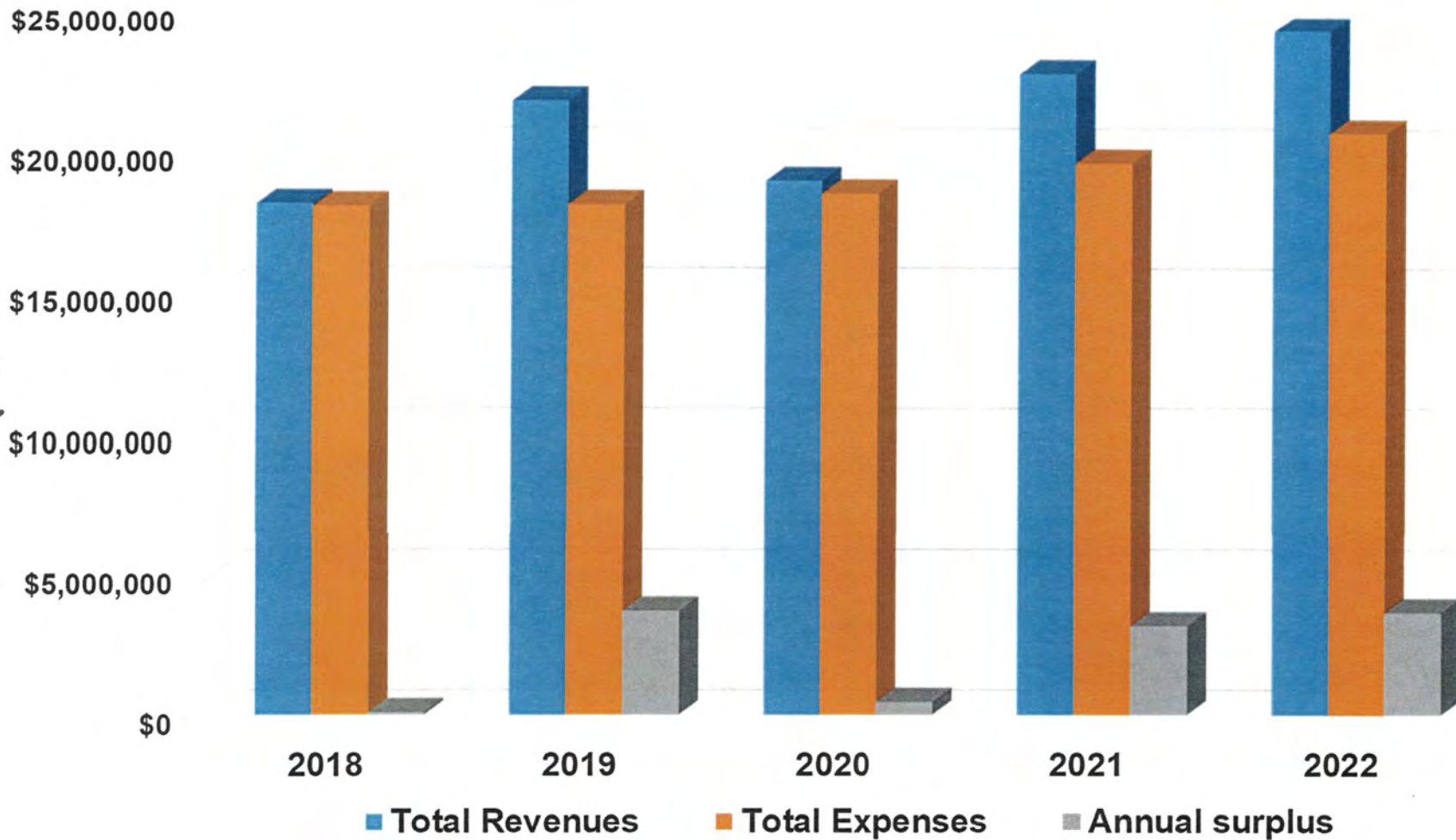
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Accumulated Surplus and Tangible Capital Assets

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Total Revenues, Expenses, and Annual Surplus



Financial Activities – Revenues

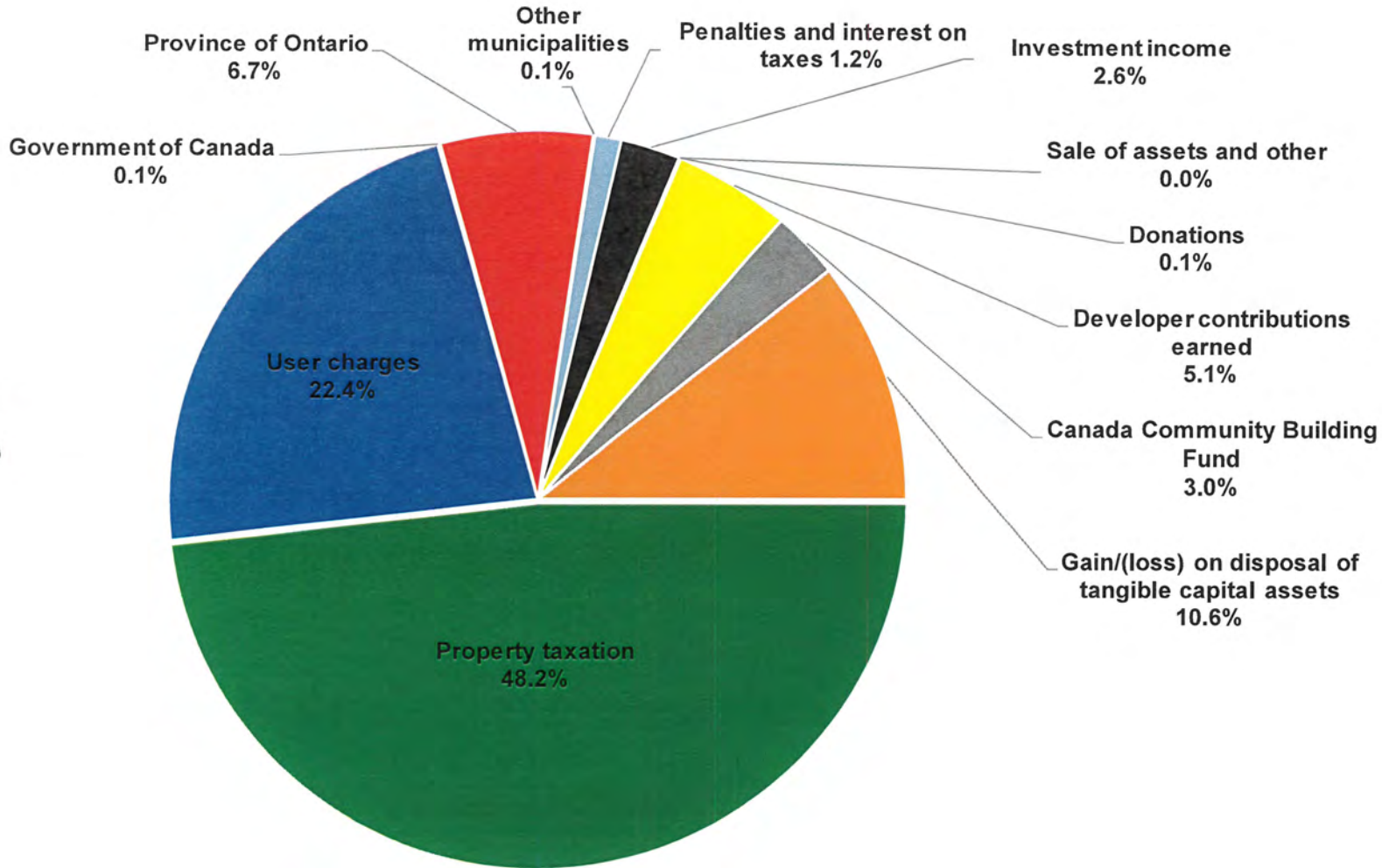
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	2022 Budget	2022 Actual	2021 Actual
Property taxation	\$ 11,940,814	\$ 11,757,269	\$ 11,427,565
User charges	4,565,040	5,456,459	4,983,008
Government of Canada	5,773	23,432	31,098
Province of Ontario	1,990,240	1,631,708	2,262,817
Other municipalities	95,000	15,713	24,046
Penalties and interest on taxes	300,000	282,230	317,013
Investment income	156,000	640,437	91,127
Donations	5,500	15,335	51,121
Sale of assets and other	35,000	1,953	29,532
Developer contributions earned	970,010	1,255,706	1,119,095
Canada Community Building Fund	1,036,000	735,121	2,480,805
Gain/(loss) on disposal of tangible capital assets	-	2,582,680	-
Total Revenues	\$ 21,099,377	\$ 24,398,043	\$ 22,817,227

Financial Activities – Revenues

33



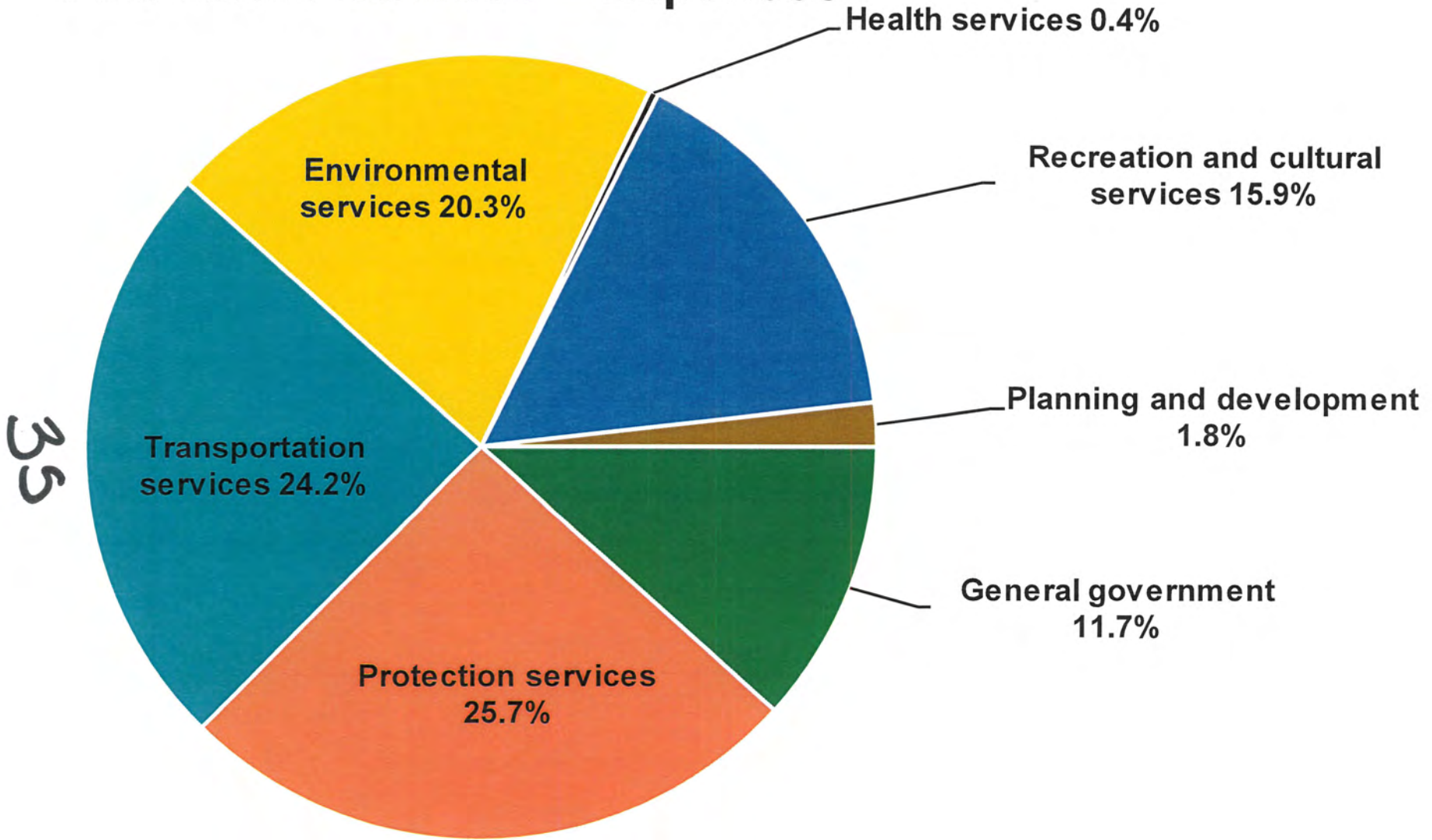
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Financial Activities – Expenses

	2022 Budget	2022 Actual	2021 Actual
General government	\$ 2,103,695	\$ 2,416,290	\$ 2,088,266
Protection services	5,447,947	5,338,453	5,092,273
Transportation services	5,135,215	5,028,138	5,167,685
Environmental services	4,281,265	4,208,725	4,025,217
Health services	59,836	76,560	38,550
Recreation and cultural services	3,355,524	3,296,168	2,855,576
Planning and development	581,199	375,218	372,021
Total Expenses	\$ 20,964,681	\$ 20,739,552	\$ 19,639,588

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Financial Activities – Expenses



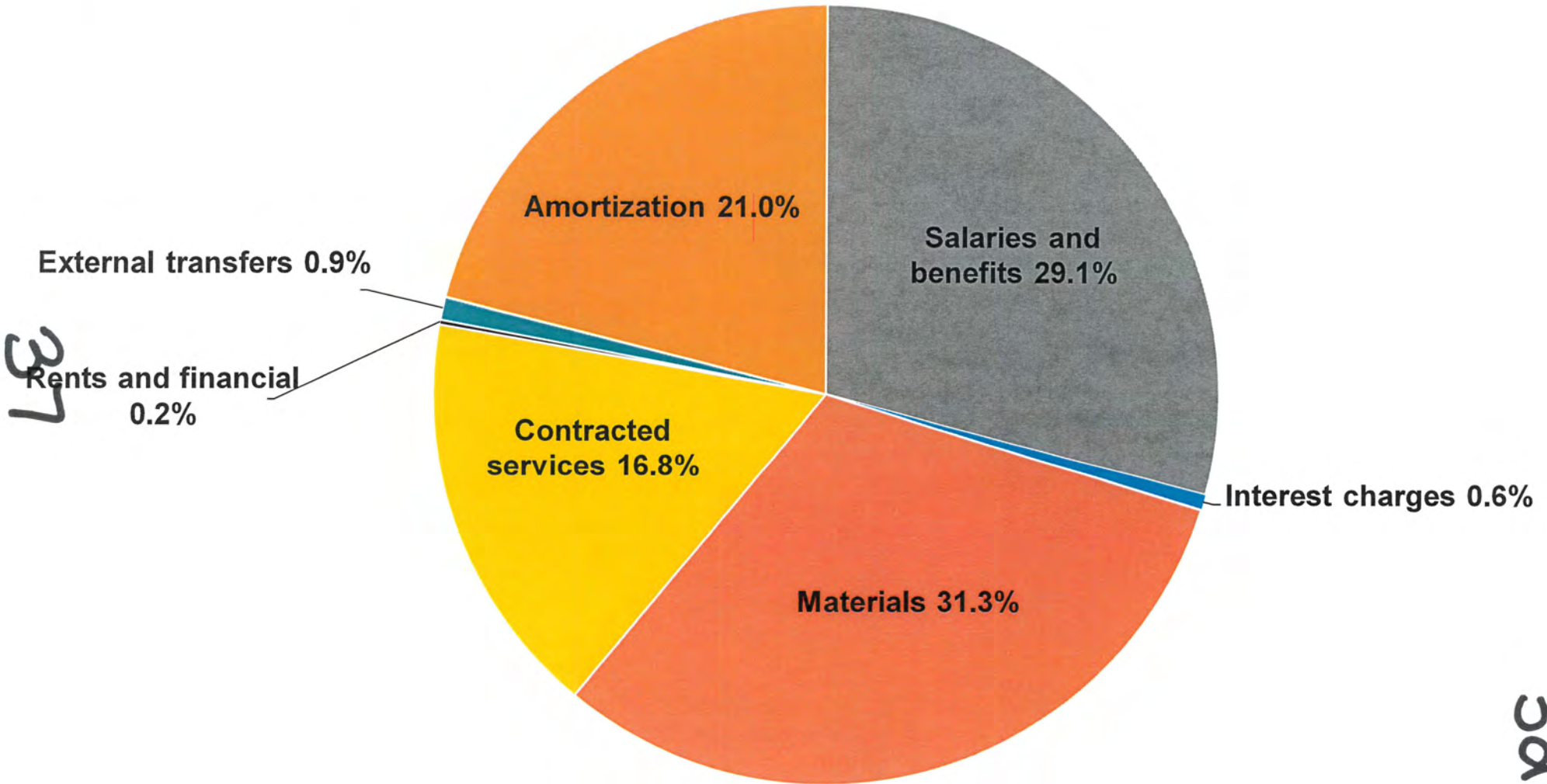
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Expenses – Segmented Information

36

	2022	2022	2021
	Budget	Actual	Actual
Salaries and benefits	\$ 6,179,285	\$ 6,036,278	\$ 5,617,628
Interest charges	146,598	131,048	144,916
Materials	6,578,017	6,484,720	5,219,314
Contracted services	3,446,009	3,491,518	4,036,272
Rents and financial	39,450	42,474	17,912
External transfers	193,650	193,650	198,414
Amortization	4,381,672	4,359,864	4,405,132
Total Expenses	<u>\$ 20,964,681</u>	<u>\$ 20,739,552</u>	<u>\$ 19,639,588</u>

Expenses – Segmented Information



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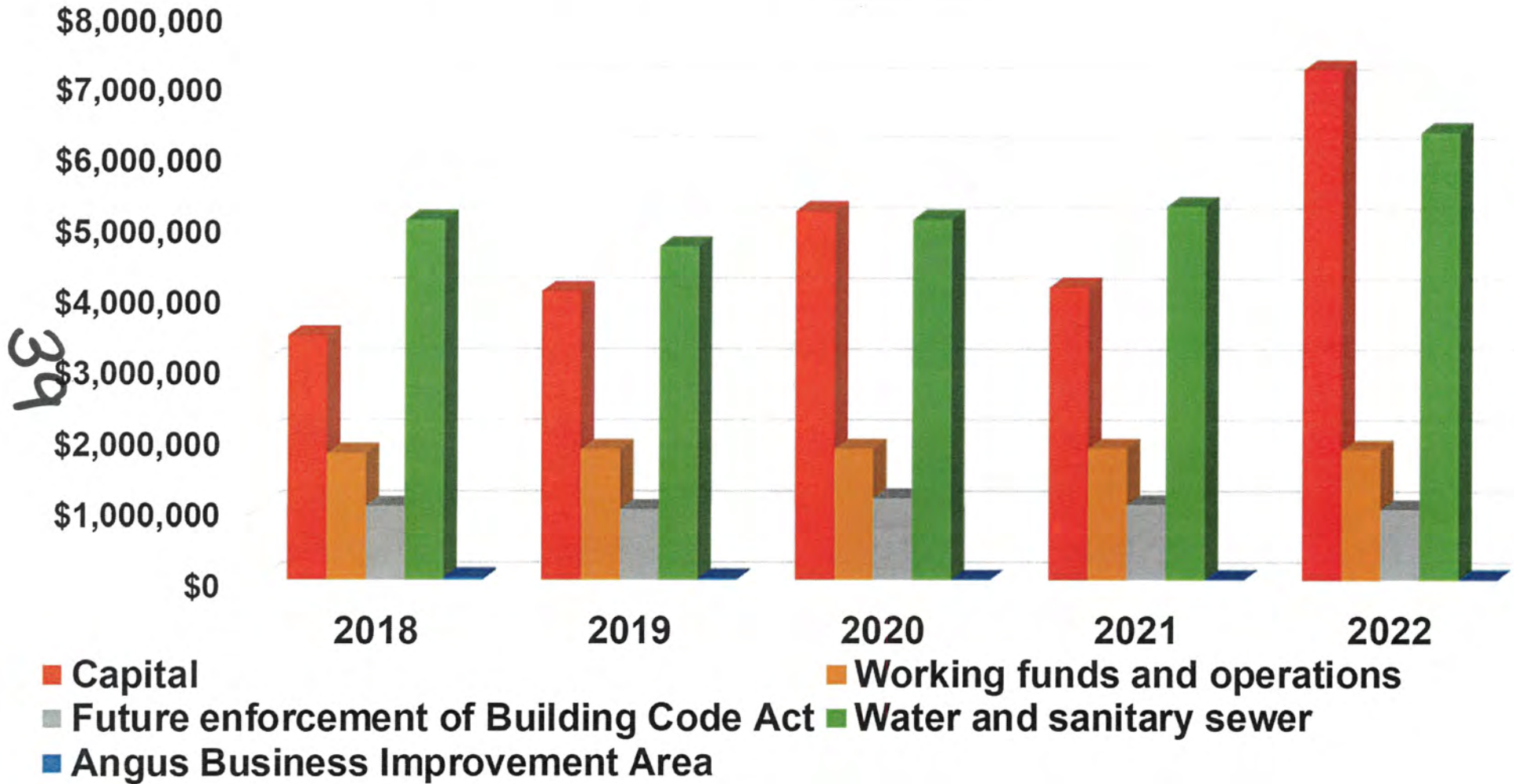
Accumulated Surplus

	2022	2021
Surplus (Deficit)		
Invested in capital assets	\$ 119,803,889	\$ 120,324,232
Township	1,760,112	1,597,147
Unfunded employee future benefits	(749,963)	(665,864)
Surplus	<u>\$ 120,814,038</u>	<u>\$ 121,255,515</u>
Reserves and Reserve Funds		
Capital	7,243,923	4,127,672
Working funds and operations	1,839,754	1,857,511
Future enforcement of Building Code Act	988,734	1,052,967
Water and sanitary sewer	6,337,017	5,277,707
Angus Business Improvement Area	12,592	6,195
Reserves and Reserve Funds	<u>\$ 16,422,020</u>	<u>\$ 12,322,052</u>
Accumulated Surplus	<u>\$ 137,236,058</u>	<u>\$ 133,577,567</u>

3d

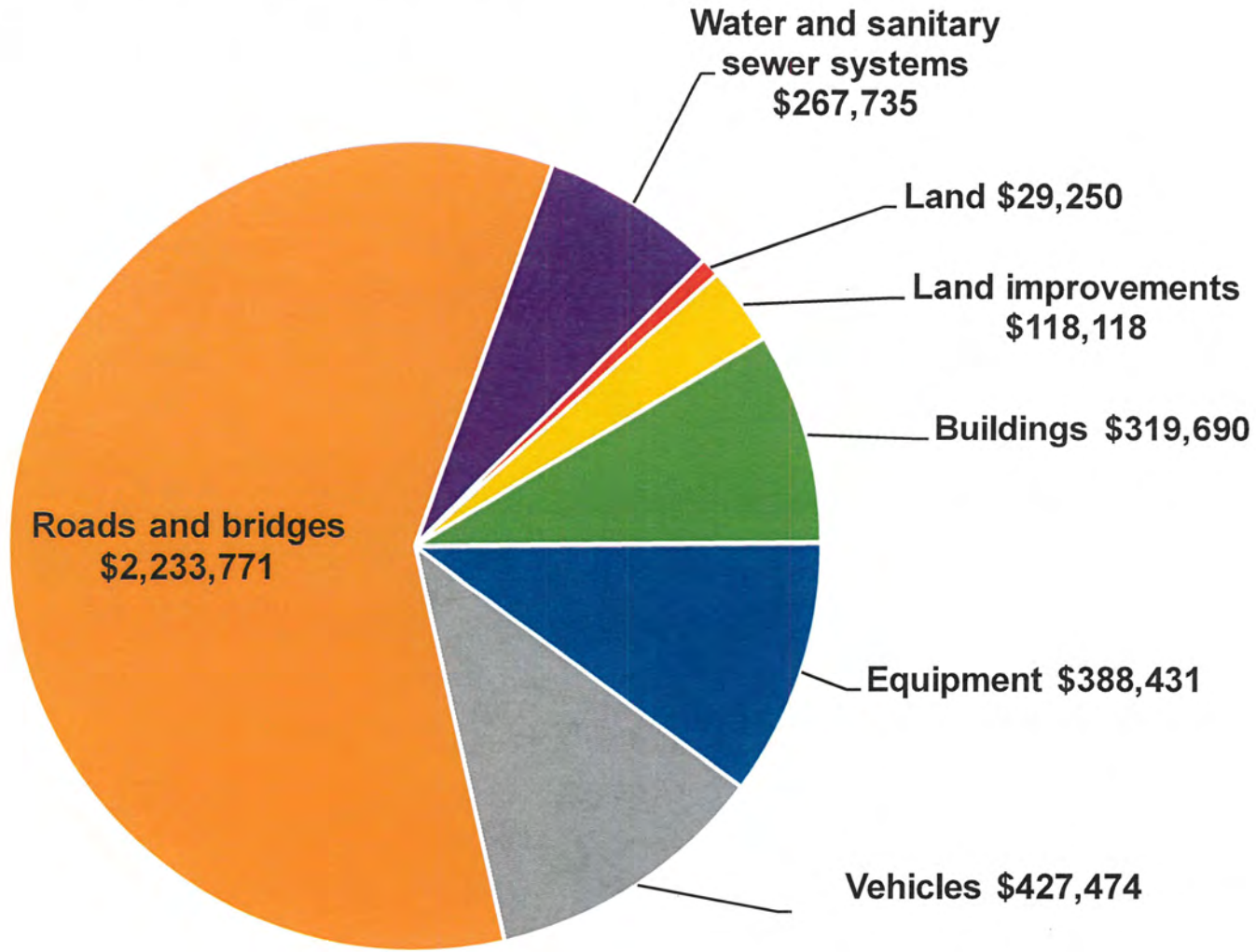


Reserves and Reserve Funds

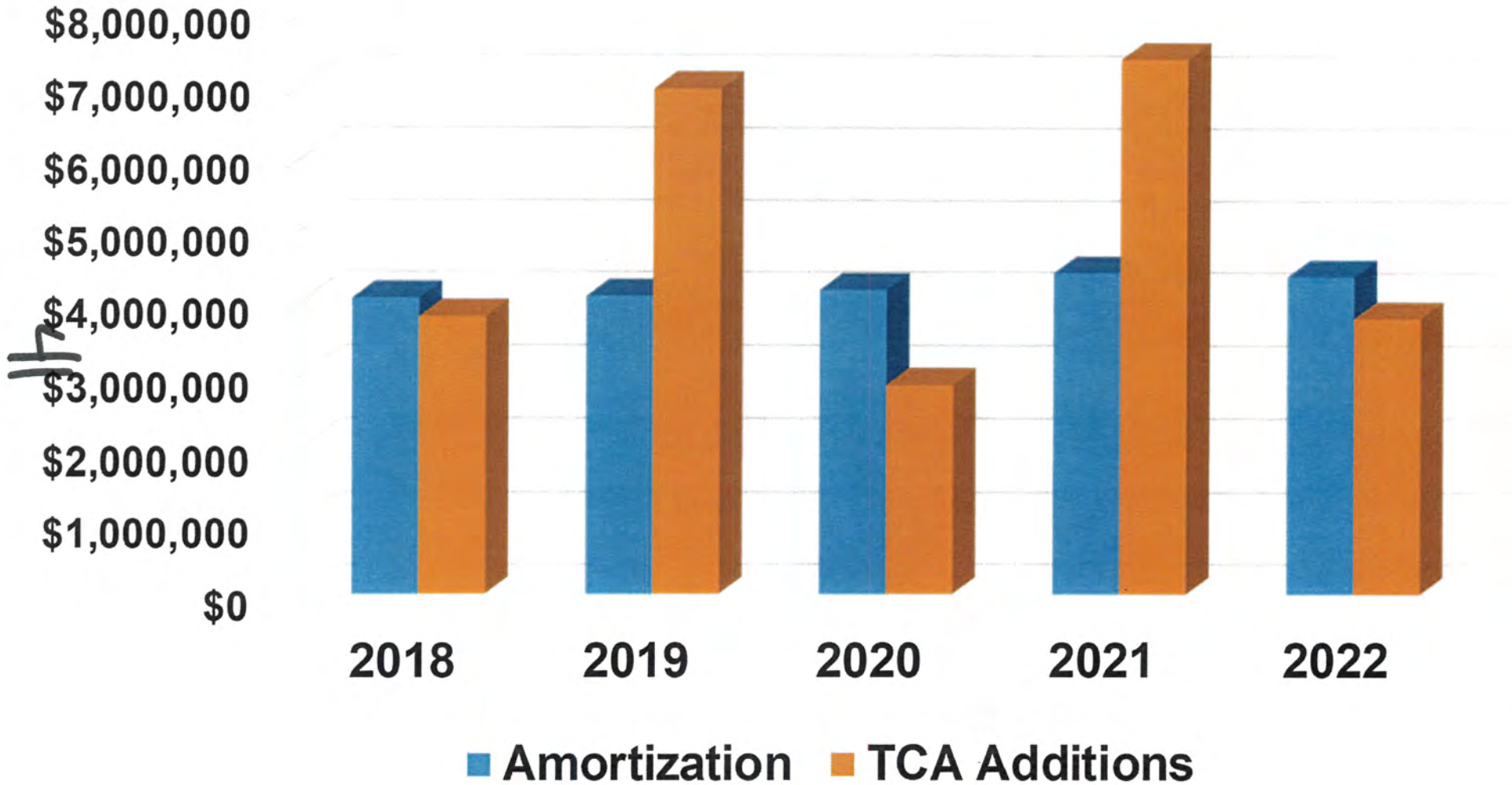


Tangible Capital Assets – Additions

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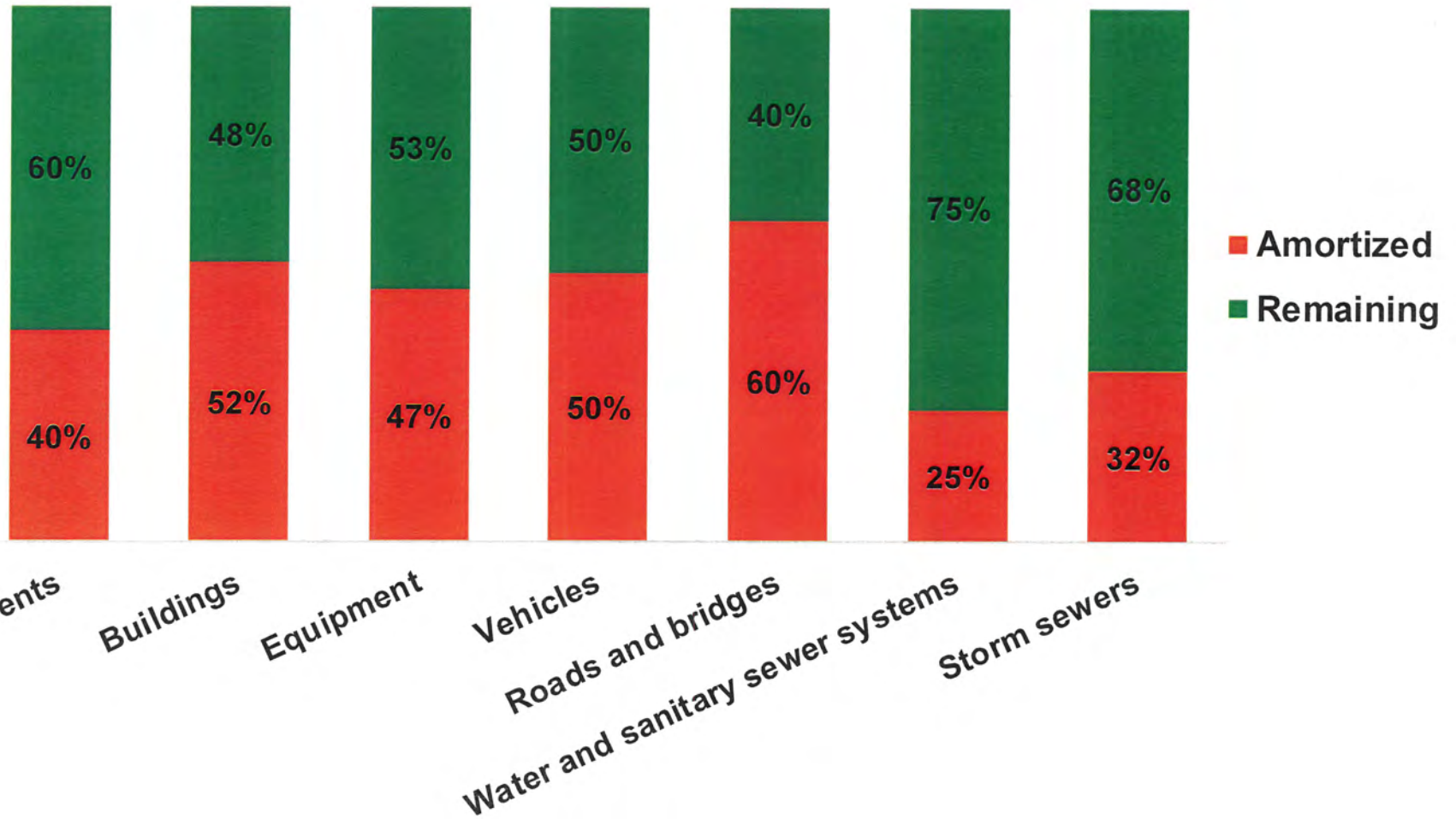


Tangible Capital Asset Additions vs Amortization

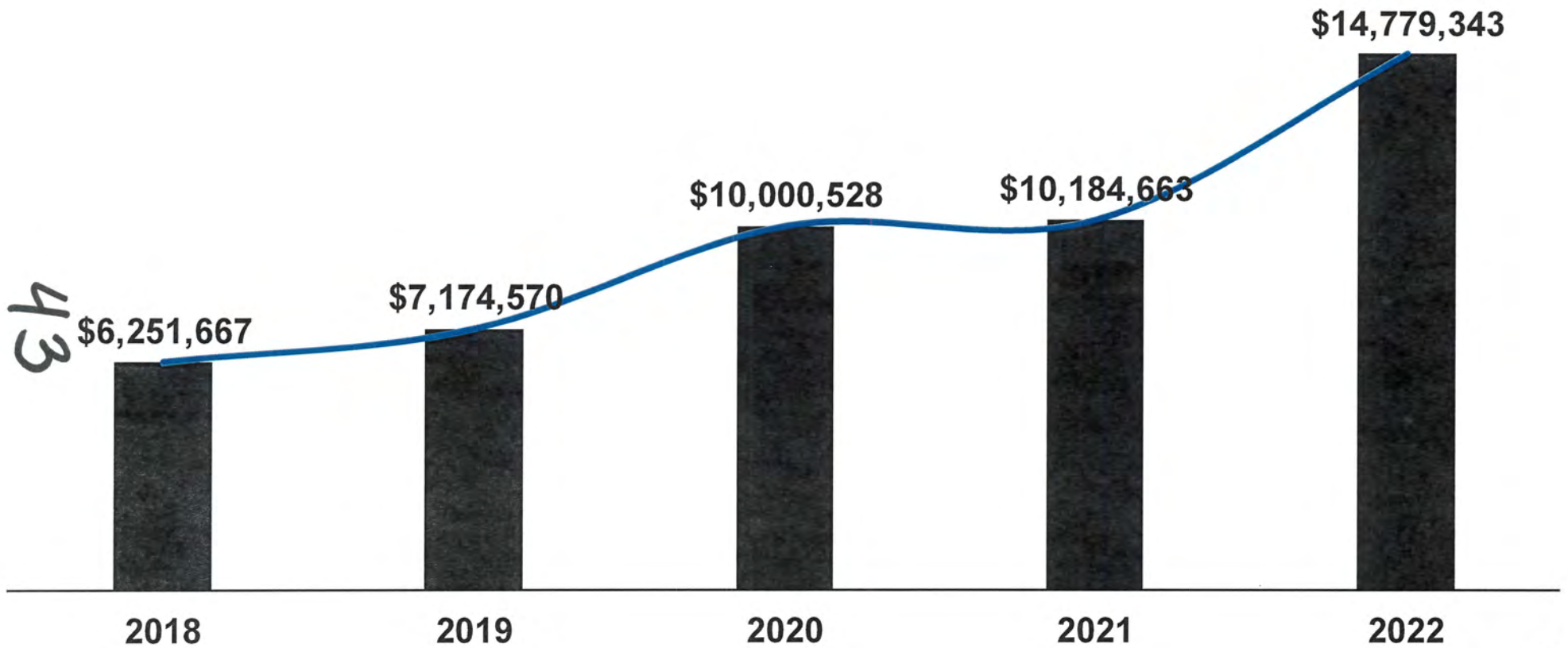


Tangible Capital Assets – Average Useful Life

eh



Net Financial Assets – 5 Year Trend



3d



Now, for tomorrow

44



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD021-23

DATE: July 5th, 2023

TO: Committee of the Whole

FROM: Samuel Haniff, Manger of Planning

SUBJECT: 34 Mill Street - Zoning By-law Amendment (Z1-22) and Official Plan Amendment (OPA42) - Draft Plan Conditions

RECOMMENDATION

That Staff Report PD021-23 be received; and

That Council approve and/or adopt the following in relation to lands legally known as CON 3 W PT LOT 29 municipally known as 34 Mill Street:

- a) Approve an amendment to the Township's Zoning By-law, By-law 2003-50, specific to the subject lands from the 'Residential, Low Density, Detached (R1) Zone' to 'Residential, High Density, Apartments (R5) Zone' with Special Provisions;
- b) Adopt a by-law to allow the Mayor and Clerk to apply for an amendment to the Official Plan, to redesignate the subject lands from 'Residential' to 'Residential – Multiple'; and
- c) Approve Draft Plan Conditions for the subject lands towards the development of a 148-unit townhome residential Plan of Subdivision.

BACKGROUND

In March 2022, the Township of Essa received a Zoning By-law Amendment application (Z1-22), and Official Plan Amendment application (OPA42). The ZBA/OPA application was deemed complete on March 14th, 2022, and circulated to Township Departments and Agencies for comment. After submitting comments to the applicant, a Public Meeting for the application was held at the Township on September 21st, 2022. A number of public comments were recorded at the meeting (Attachment 1). Subsequently, the applications and submission materials went through a second round of circulation with changes to accommodate comments received.

After considering comments/feedback from the public, departments, and other agencies, the final proposal is for the development of a 148-unit townhome subdivision (Attachment 2 and 3). The units will be serviced on a private roadway with common elements, and 223

parking spaces have been provided (200 spaces are required for 148 units in an R5 Zone). Water/sewer capacity is still to be confirmed by the Township and a provision has been included in the Draft Plan Conditions stating this (Condition #11).

The proposal requires the applicant to redesignate the site from 'Residential' to 'Residential – Multiple' and to rezone from 'Residential, Low Density, Detached (R1) Zone' to 'Residential, High Density, Apartments (R5) Zone' with Special Provisions (SP-XX). See Planning Justification Report (Attachment 4).

The Draft Plan Conditions have been reviewed by Staff and are being presented to Council for approval (Attachment 5).

COMMENTS AND CONSIDERATIONS

ZBA/OPA

During the public meeting of September 21, 2022, a number of residents along Mill Street raised concerns related to the proposed amendments. These included concerns about traffic circulation, unrepresentative traffic data, soil contamination and pedestrian safety.

In response to the concerns from Township departments, agencies and members of the public, in December 2022, the applicant updated traffic data by conducting new counts; issued a geotechnical report inclusive of test pit data and monthly groundwater levels; and had the County of Simcoe agree, in principle, to allow a pedestrian crossing at Mill Street/County Road 10. These documents were circulated to departments and agencies and received no comments/objections.

Draft Plan Conditions

In May/June 2023, in response to updated Draft Plan Conditions presented by the applicant, Staff included additional details such as Intersection Pedestrian Signal (IPS) construction; integration of a looped water distribution system; provision of a lot grading plan; fencing details; municipal addressing; Environmental Compliance Approval for water/sewer; and WaterGEMS/SewerGEMS modeling.

Provisions were also included by the County of Simcoe and the Township respectively that the owner/developer include a warning clause in all Agreements of Purchase of Sale that waste collection and snow clearing are the responsibility of the property owner or Common Elements Condominium Corporation.

After considering the comments submitted by departments, agencies, and members of the public, this application can be said to have addressed all concerns presented. The nature of this application is to utilize a currently vacant property at a higher density than previously permitted. The higher density seems appropriate to the neighbourhood and is suitable for the existing proposal. For these reasons, an amendment the Township of Essa Zoning By-law (2003-50); adoption of a by-law to allow the Mayor and Clerk to apply for an amendment to the Official Plan; and approval of Draft Plan Conditions (as

amended) in accordance with Section 51(24 and 25) of the Planning Act, are considered good planning and are recommended for 34 Mill Street.

FINANCIAL IMPACT

The Township is in receipt of the following fees:

- Subdivision Application Fee (1PSUBF) = \$7,000
- Legal Engineering Deposit (1PSPAD) = \$10,000
- Zoning Amendment (1PZONA) = \$5,000
- Zoning Amendment – Legal Engineering Deposit (1PZONA) = \$2,000
- Official Plan Amendment (1POPA) = \$5,000
- Total = \$29,000

All accounts are in good standing for 34 Mill Street.



Manager of Finance

SUMMARY/OPTIONS

Council may:

1. Take no further action (deny the application with reason).
2. That Council:
 - a. approve an amendment to the Township's Zoning By-law 2003-50 specific to the subject lands from the 'Residential, Low Density, Detached (R1) Zone' to 'Residential, High Density, Apartments (R5) Zone' with Special Provisions;
 - b. adopt a by-law to allow the Mayor and Clerk to apply for an amendment to the Official Plan to redesignate the subject lands from 'Residential' to 'Residential – Multiple'; and
 - c. approve Draft Plan Conditions for the subject lands towards the development of a 148-unit townhome residential Plan of Subdivision.
3. Direct Staff in another manner Council deems appropriate, such as to approve the ZBA but with different Zoning provisions than suggested.

CONCLUSION

Option #2 is recommended since all requirements outlined by Staff have been met and all concerns raised throughout the public circulation of the application have been addressed. The Public has been consulted appropriately and after careful consideration, the application makes for good planning, meeting all provisions of the Planning Act.

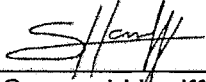
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PD021-23
34 Mill Street (ZBA, OPA, DPC)
July 5th, 2023

Page 4 of 4

Respectfully submitted by:

Reviewed by:



Samuel Haniff, BURPI, MCIP, RPP
Manager of Planning



Colleen Healey-Dowdall, RPP
CAO

Attachments:

1. Public Comment Response Matrix
2. Context Map – 34 Mill Street
3. Site Plan – 34 Mill Street
4. Planning Justification Report
5. Draft Plan Conditions – 34 Mill Street

Public Meeting Comments – Sept 21, 2022	Response
	A copy of the Public Meeting minutes are included in Second Submission Package.
<p>Josh Stanley – 16 Mill Street</p> <ul style="list-style-type: none"> -the data presented in the submitted traffic report would have been collected during a period of pandemic lockdown. As such, the traffic conditions would have been atypical and not be representative of typical traffic conditions. - The proposed traffic measures are appreciated but insufficient for the site. - The proposed de-watering plan might impact the shallow wells that some residents currently have. - The 2" asphalt along Mill Street might be impacted by construction and increased traffic. 	<ul style="list-style-type: none"> - An updated traffic report has been completed based on these concerns. The updated report is included within our second submission package. - Based on our engineering work there is no dewatering proposed for the development thereby not affecting any neighboring wells. - Mill Street is a local road and subject to Township/public works improvement schedule.
<p>Robert Stanley (16 Mill Street)</p> <ul style="list-style-type: none"> - asked the reasoning behind putting the access off of Mill Street as opposed to County Road 10. 	<ul style="list-style-type: none"> - The County of Simcoe does not permit access from County Road 10.
<p>Albert Parker (4 Mill Street)</p> <ul style="list-style-type: none"> - if a traffic signal is placed at County Road 10/Mill St, it would be too close to the one at Highway 90. - the proposal is inappropriate in relation to water quality, traffic and density. - he had concerns around stone removal and potential contaminants and suggested that the studies in the D4 file are outdated. If the landfill site is safe, why would a leachate pond be needed? Clean water protection zones are there to protect water sources - this property is rated 10 and has a high rate of vulnerability. This should be enough to stop this development. 	<ul style="list-style-type: none"> - Based on the traffic study, a traffic signal is not warranted at County Road 10/Mill St. - A meeting occurred on October 24, 2022 with the County of Simcoe to request a speed reduction at this location. There preference was to monitor the situation before speed limits are reduced. - D4 was updated in 2021 and found to be acceptable to the County of Simcoe.
<p>Stephanie Beaudin (4 Mill Street)</p> <ul style="list-style-type: none"> - the environment and gas contaminants. Who did the tests? - she asked about the 500m buffer zone for development. - the rezoning is changing the character of the community and the proposal doesn't fit in with the neighborhood. - bus drivers - they are already delayed due to current traffic, so further development will only exacerbate the problem. How will the buses maneuver? - wildlife is seen all the time in the area; the report that suggested that wildlife would not be impacted was incorrect. 	<ul style="list-style-type: none"> - The 500m landfill radius represents the areas that require a study in order to proceed. It does not represent undevelopable lands. - The community of Angus possesses Townhouses and Single Detached dwellings combined within many neighborhoods. - Traffic Study has been updated based on concerns from the residents. - Subject property is located within the Settlement Area of Angus which is the townships primary area for growth. - The engineering design has been revised to permit infiltration of water.

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<ul style="list-style-type: none">- the plan shows backyards that will not permit absorption of water and will lead to further contamination.- where will the snow collection areas be. It's a main reason for a backlog of traffic during winter.- a bigger area is needed for this development. It seems there are many exceptions to the R1 zoning to make this project happen.	<ul style="list-style-type: none">- Snow collection will be addressed at the site plan control application stage.
<p>Chad Desjardins (8 Mill Street) directed his questions to Township Council stating:</p> <ul style="list-style-type: none">- that while the school board might have no objection to the proposal, the schools seem to already be at capacity in Angus. 150-200 children will have to congregate at the intersection of Mill Street and County Road 10 if this development is built, and this is a concern.	<ul style="list-style-type: none">- Comment noted. The school board will be circulated again on the second submission material.
<p>Stephanie Beaudin (4 Mill Street)</p> <ul style="list-style-type: none">- she has to walk to the intersection of Mill Street and County Road 10 because the road is often not ploughed.- the backlog of vehicles is intense.- with more children, the volume will only be more intense.	<ul style="list-style-type: none">- An updated traffic study has been completed to address this concern.
<p>Robert Stanley (16 Mill Street)</p> <ul style="list-style-type: none">- asked if the speed limit can be reduced during construction. He suggested that the area could be designated a community safety area.	<ul style="list-style-type: none">- The applicant did meet with the County of Simcoe in October 2022 to request this reduction. Speed reduction during construction can be further addressed at the Site Plan Control stage.
<p>Josh Stanley (16 Mill Street) read a letter from Bernie Pitts (18 Mill Street) of which stated his concerns as follows:</p> <ul style="list-style-type: none">- traffic impact study- scope of study reduced to traffic brief; what criteria was used to determine that the development will not be significant?- Speeding - the current speed limit is 80 km/hr just prior to the proposed development area; speeding is a concern.- traffic assessment/ counts - did not include new drivers from school during and at the end of the school day; traffic count was not done during the peak traffic time during the day when school starts, ends, and during lunch; new traffic assessment/study is needed to be conducted- currently very difficult to walk across County Road 10.	<ul style="list-style-type: none">-traffic impact study has been updated with new traffic/pedestrian count information.-cross walk is proposed for safe pedestrian crossing over County Road 10.-issues associated with noise/dirt/dust can be addressed at the site plan stage.

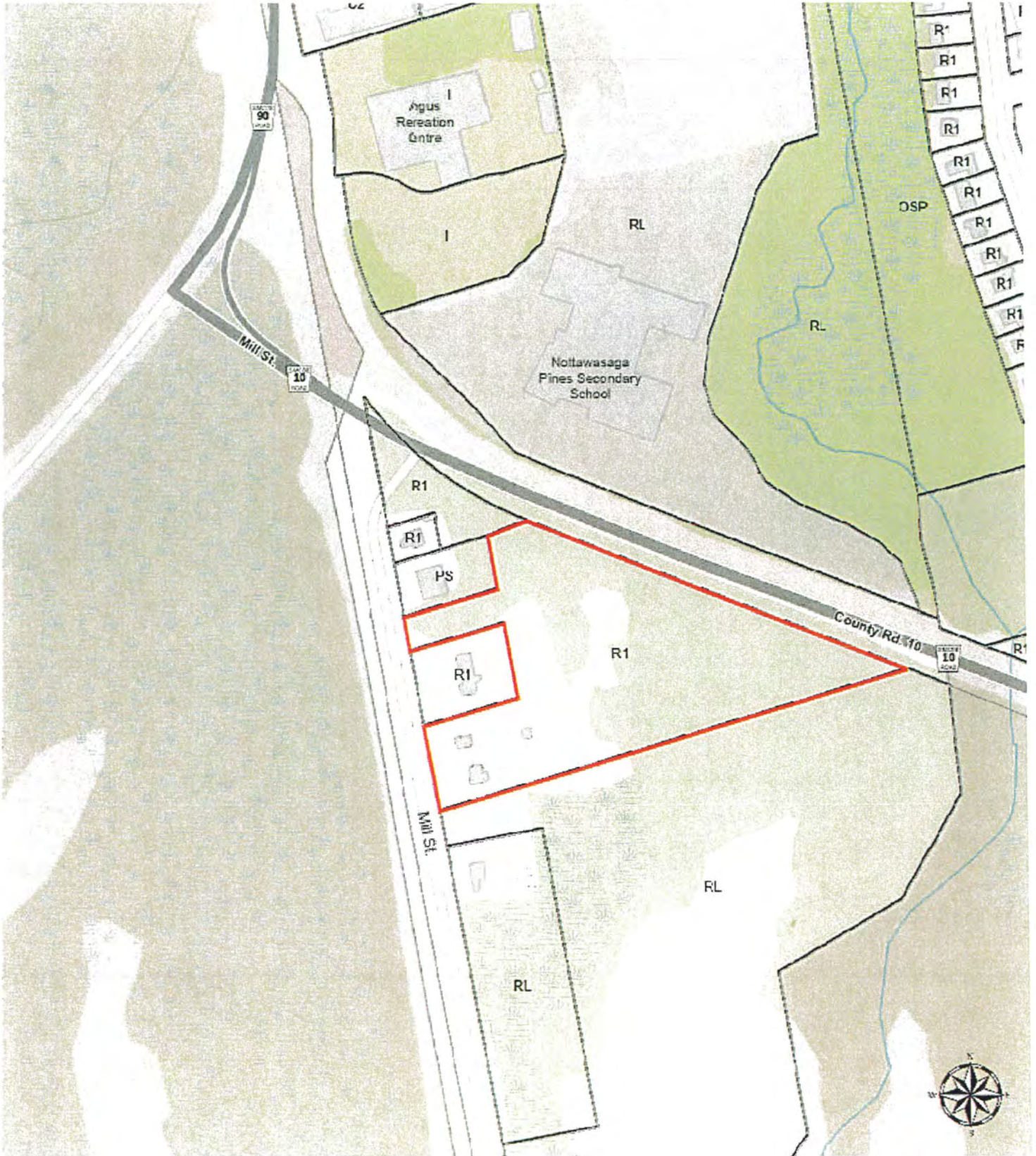
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| <ul style="list-style-type: none">- omissions from traffic study as it was conducted during COVID; the study was conducted during COVID where many (if not all) teachers and students were at home during the pandemic; a new study should be completed.- conditions during construction - a lot of heavy equipment; deterioration of road.- Policing and crime will increase - no policing presence in this neighbourhood currently.- Noise.- dirt/ dust.- costs to remedy the aforementioned issues will be substantial. | |
|---|--|

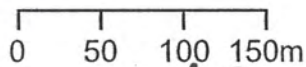
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Attachment #2

Context Map - 34 Mill Street



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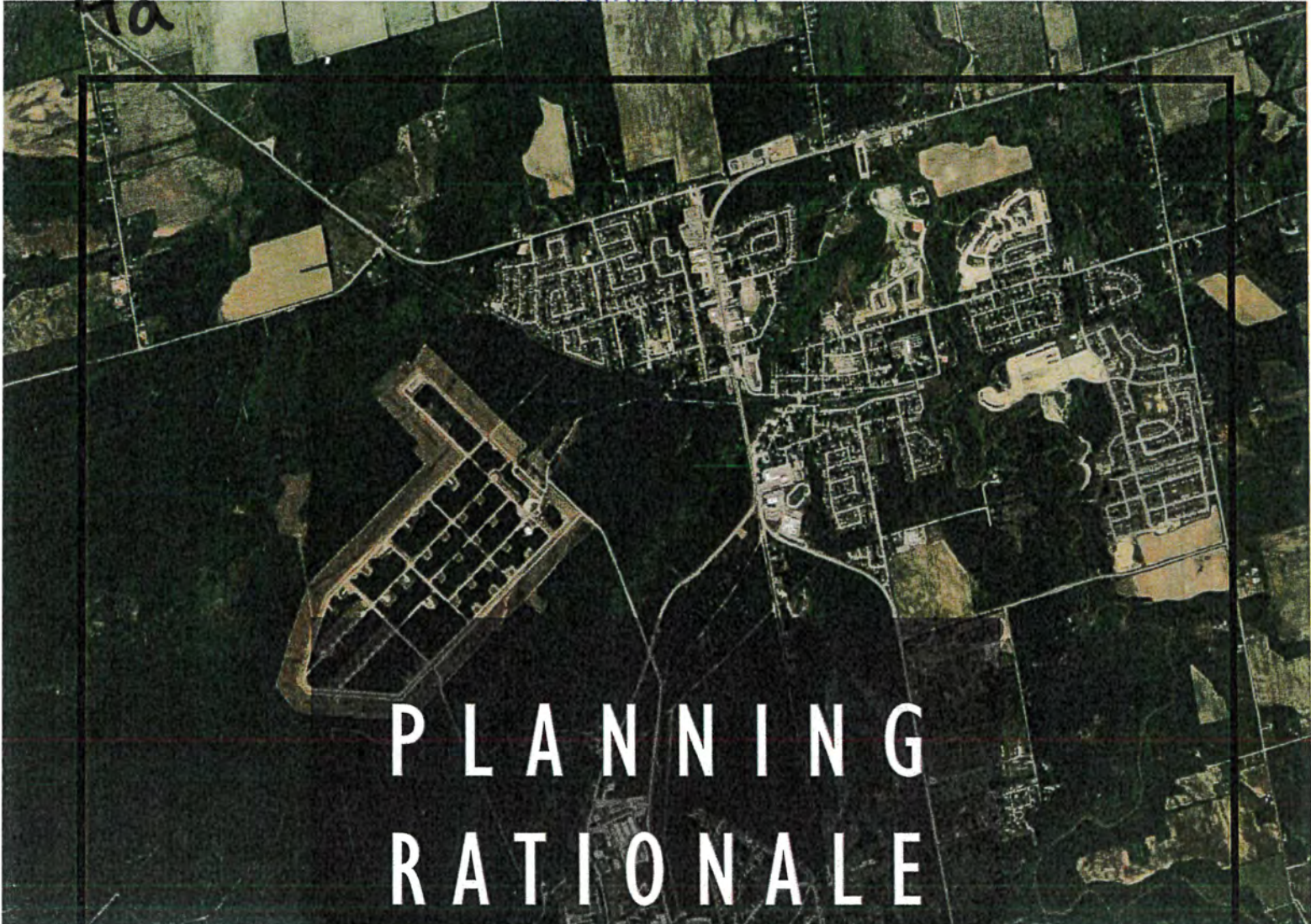
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Jun. 21, 2023

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Attachment #4



PLANNING RATIONALE

34 MILL STREET
TOWNSHIP OF ESSA | COUNTY OF SIMCOE

PREPARED FOR:
34 MILL STREET INC.

MARCH 2022

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

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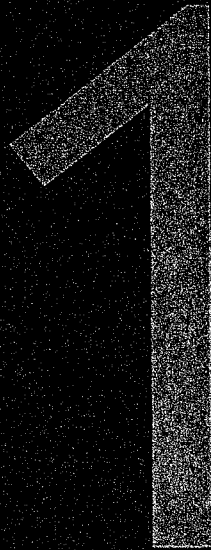
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Appendix 3.	Pedestrian Circulation Plan
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Appendix 5.	Draft Official Plan Amendment
Appendix 6.	Draft Zoning By-law Amendment

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INTRODUCTION



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Innovative Solutions has been retained by 34 Mill Street Inc. to prepare a Planning Justification Report relative to applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Plan of Subdivision on lands legally described as Part of Lot 29, Concession 3, and municipally known as 34 Mill Street, Township of Essa, Settlement Area of Angus. The subject lands possess a total area of 25,667 m² (2.5 hectares), with approximately 74.5 metres of frontage along Mill Street and approximately 257 metres along County Road 10 (see Figure 1).

The subject lands are designated 'Angus Settlement Area' in the County of Simcoe Official Plan, and within the delineated built boundary. The lands are designated 'Residential' in the Township of Essa Official Plan, and are zoned 'Residential, Low Density, Detached (R1)' in the Township of Essa Zoning By-Law 2003-50.

The intent of the proposed OPA is to change the land designation from 'Residential' to 'Residential - Multiple'. The intent of the proposed ZBA is to rezone the lands from 'Residential, Low Density, Detached' (R1) to 'Residential, High Density, Apartments with Special Provisions' (R5-___) zone. The Special Provisions include:

- permitting Back-to-back townhouse dwellings;

- increased minimum lot area;
- decreased front yard setback;
- decreased exterior side yard setback
- decreased rear yard setback; and
- increased maximum lot coverage.

The intent of the proposed Plan of Subdivision is to create 15 Blocks in order to facilitate the development of 148 residential units (consisting of 4-storey Back-to-back units, 2-storey and 3-storey townhouses).

This report will provide an assessment of the applicable Provincial, Regional and Municipal planning policies to provide the necessary rationale for the approval of the proposed development. This Report will review the following documents to demonstrate consistency and conformity:

- Planning Act
- Provincial Policy Statement
- Places to Grow: Growth Plan for the Greater Golden Horseshoe
- County of Simcoe Official Plan
- Township of Essa Official Plan
- Township of Essa Zoning By-Law 2003-50



Figure 1. Subject Site

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LOCATION & CONTEXT



2.1 Subject Site

The subject site is located in the Angus Settlement Area along Mill Street and County Road 10. The subject lands are relatively flat with vegetation. There is a derelict single-detached dwelling with accessory shed structures in the southwest corner of the site, along Mill St. The existing single-detached dwelling is serviced by municipal water, with a watermain existing on the east side of the Mill Street ROW. Municipal sanitary services currently exist beneath the east boulevard of the County Road 10 ROW. Further information regarding existing municipal water and sewage services are detailed in the Functional Servicing Report, prepared by Pinestone Engineering and submitted with this application.

Public transit is accessible approximately 2.2 kilometres north of the subject lands. The County of Simcoe LINX Transit Route 2 runs along County Road 10 and Country Road 90, providing regional connections to the site. The community of Angus also benefits from Transit Service from the City of Barrie. North of County Road 10, adjacent to the subject lands, is an extensive active transportation network providing pedestrian connections to the entire community.

The subject lands are designated 'Residential' in the Township's Official Plan (Figure 2) and are zoned 'Residential, Low Density, Detached (R1)' in the Township's Zoning By-Law (Figure 3). A small portion of the eastern-most corner of the subject lands is within the Nottawasaga Valley Conservation Area (NVCA) regulated area (Figure 4).

Surrounding land uses include the following and are shown in Figure 5:

North: Adjacent to the subject lands, along Mill St, is a residential dwelling and a Bell Communications Building. The subject lands abut County Road 10, on the other side exists the recently renovated Nottawasaga Pines Secondary School, with Municipal Library and Ontario Provincial Police Station. Also this area includes the Angus Recreation Centre. Further north (approx. 430 metres) is a commercial area offering department stores, restaurants, fitness centre, and other commercial uses.

East: East of the subject lands is Environmental lands and residential uses in the form of single-detached dwellings.

South: South of the subject lands is land designated 'Rural' with an abandoned waste disposal site. Further south are single-detached residential dwellings and CFB Borden.

West: Adjacent to the subject lands, on the other side of Mill Street, is the Canadian Forces Base (CFB) Borden (as per the Township of Essa Official Plan, CFB Borden is considered to provide the greatest percentage of employment opportunities for the area).

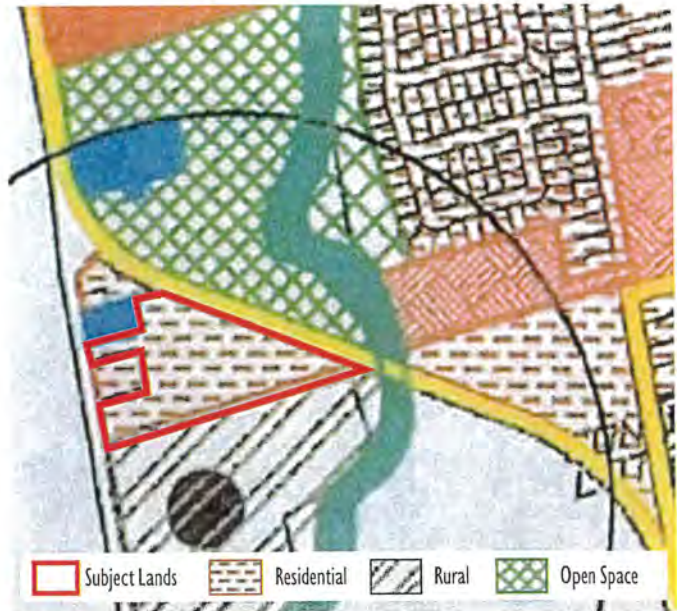


Figure 2. Township of Essa Official Plan - Schedule B

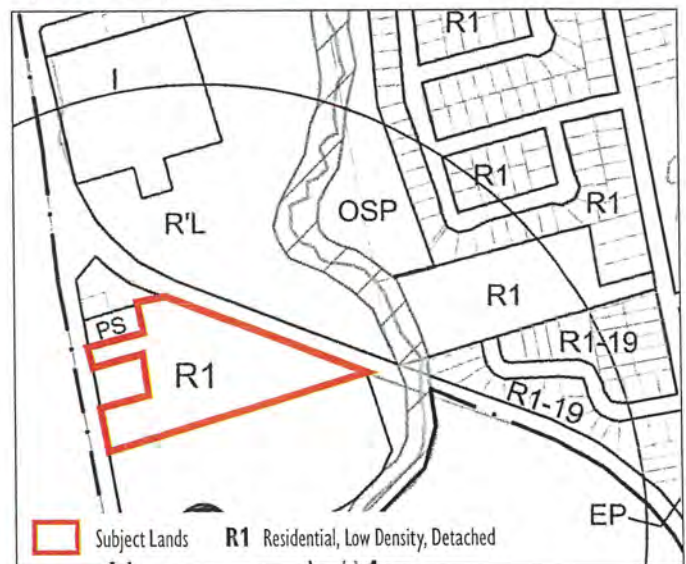


Figure 3. Township of Essa Zoning By-law - Schedule B



Figure 4. NVCA Regulated Area

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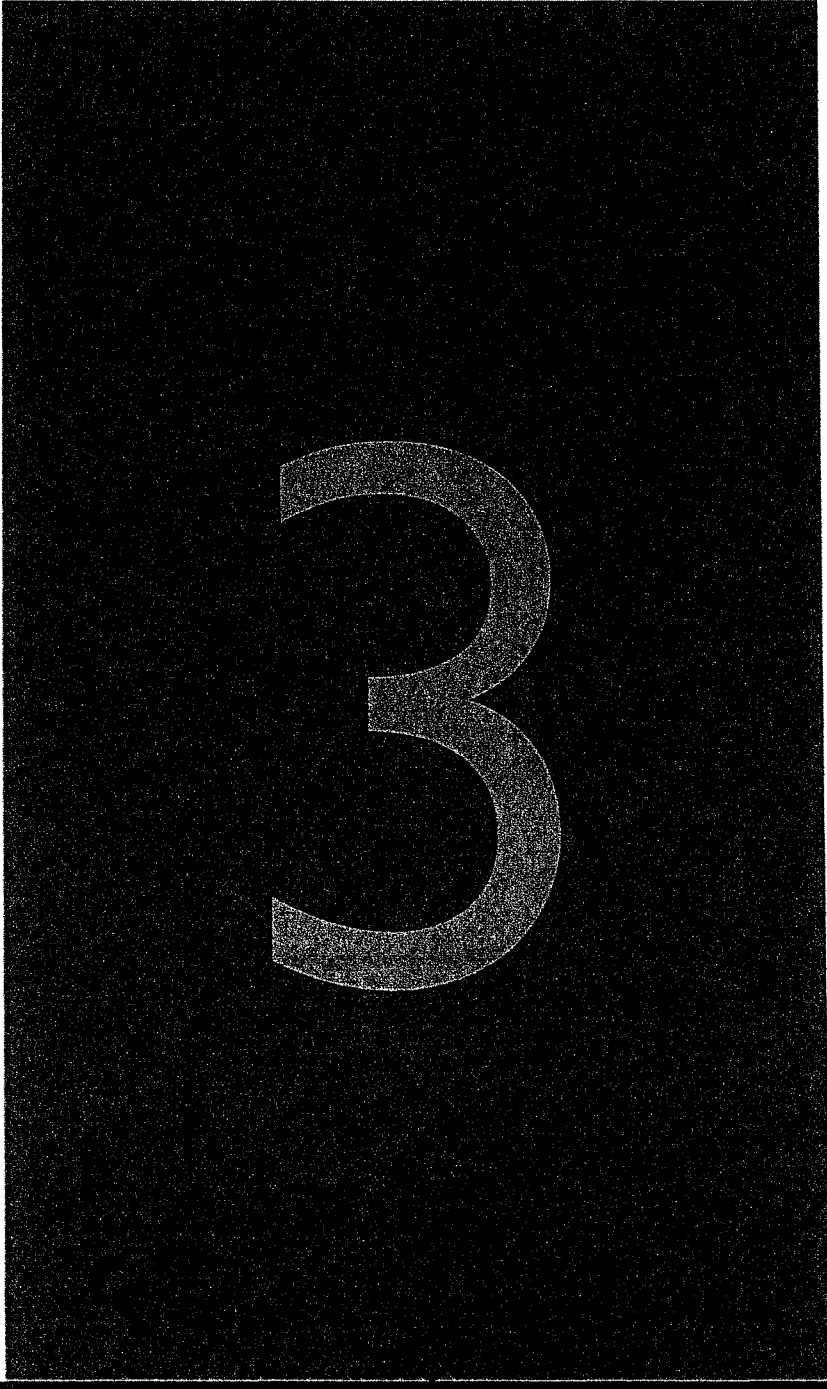


Figure 5. Surrounding Land Uses

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DESCRIPTION OF DEVELOPMENT



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The following section will provide a detailed description of the site plan design and active transportation plan, as well as details of the Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications required to permit and facilitate the proposed development.

3.1 Site Plan Design Brief

The proposed development consists of 148 residential units, with four new private condominium roads, a large central amenity space and suitable areas for snow storage and landscaping. The tenure of the proposed development will be a common element condominium. 80 units are provided in the form of 4-storey back-to-back townhouse dwellings, fronting County Road 10 and a new private condominium road 'Street D'. These units will possess the greatest height and also activate the streetscape to create a pedestrian friendly environment directly across from the school. 41 residential units are provided through 2-storey townhouses, located on the periphery of the subject lands and fronting on to the proposed streets 'A' and 'B'. These units are intended to provide an adequate transition to existing uses. 27 residential units are provided through 3-storey townhouses, located central on the site and fronting onto Street 'A' & 'B'. The Conceptual Site Plan in shown in Figure 6 and provided in Appendix 1.

The 4-storey back-to-back townhouse dwellings provide 80 units with a GFA of approximately 121.5 m² (1,307.8 ft²) per unit. Back-to-back townhouses can be defined by a townhouse dwelling that is separated by common rear and side walls, and where each unit has an independent entrance from the outside. The units are made up of four (4) back-to-back townhouse blocks that are 45.9 metres wide and 18.6 metres deep; they each consist of 20 units. The townhouses fronting onto County Road 10 and the proposed Street 'D'. Covered parking is provided underneath each back-to-back townhouse cluster, providing 20 parking spaces per townhouse cluster (see Figure 7). Additional on-street parking is provided along Street 'D'. These units provide an opportunity for both rental and for sale housing accommodation. These units will also be the most affordable units within the development and offer a housing form that is greatly in need within the community.

The 2-storey townhouse dwellings provide 41 units with a GFA of 138 m² (1,485 ft²) per unit, including the garage. The units are made up of five (5) townhouse clusters consisting of 8 units each, and one consisting of 9 units. Each townhouse unit is provided with 6 metres of frontage and a rear yard equal to or greater than 5.1 metres.. Parking is provided through a private driveway, garage, and surface parking spaces for visitors.



Figure 6. Conceptual Site Plan

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The 3-storey townhouse dwellings provide 27 units with a GFA of 155.2 m² (1,676.8 ft²) per unit, including the garage. The units are made up of five (5) townhouse clusters; one building consisting of 4 units, one consisting of 5 units, and three consisting of 6 units. Each townhouse unit is provided with 4.5 metres of frontage and a depth of 11.5 metres. Parking is provided through a private driveway, garage and surface parking for visitors.

The minimum distance between the adjacent townhouse clusters is 3 metres, conforming to the required 1.5 metre interior side yard setback set out in the Zoning By-Law for the R5 zone. Conceptual elevations are provided in Figures 8-10 for each unit typology.

A shared central amenity area, approximately 1,726 m², is located in the centre of the proposed development, along proposed Street 'D'. The proposed road network provides for convenient vehicular circulation and provides two access points off of Mill Street. Sidewalks are also provided throughout the development to provide for safe and convenient pedestrian circulation. A total of 238 parking spaces are provided, including 10 barrier free parking space, exceeding the amount required for R5 zone in the Zoning By-law. A Conceptual Parking Plan has been included in Appendix 2.

A Landscape concept plan has also been prepared and is submitted with the application. Along the interface of the abutting single detached dwelling, a privacy tight board fence is proposed. Sufficient space has also been provided to ensure that planting of mature vegetation is feasible. Street 'C' has been pushed further north to ensure a substantial buffer can exist from the existing dwelling. Several landscape elements will also be placed in the amenity area and also County Road 10 which will beautify the streetscape.

The proposed development provides a range of housing types and sizes, providing for new housing opportunities in the area and responding to the housing crisis with units in the more attainable range.

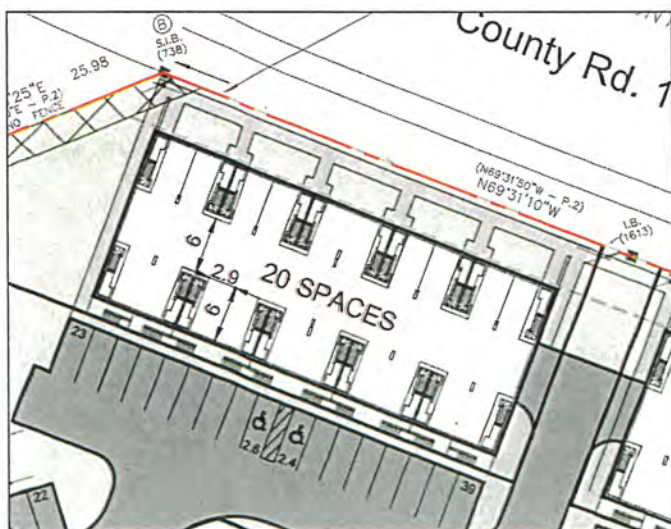


Figure 7. Conceptual Parking Plan - Back-to-back Townhouse Covered Parking



Figure 8. Conceptual Elevation Examples of Back-to-back Townhouse Dwellings



Figure 9. Conceptual Elevation Examples of 3-storey 4.5m Wide Townhouses



Figure 10. Conceptual Elevation Examples of 2-storey 6m Wide Townhouses

3.2 Active Transportation Plan

A Pedestrian Circulation Plan has been prepared by IPS and highlights the active transportation networks for the proposed development. The Pedestrian Circulation Plan is provided in Appendix 3 and seen in Figure 11.

An extensive sidewalk network is located within the development with both single and double sidewalks for internal roads. A new sidewalk along County Road 10 is also proposed to the Mill Street, County Road 10 intersection to provide a safe location for pedestrians/bicyclists to connect with nearby secondary school, public library, recreation centre, commercial uses, and public services. This existing sidewalk extends further north, connecting with other commercial uses and established residential neighbourhoods; it continues north beyond the County Rd 10 and County Rd 90 intersection. This sidewalk network also extends further south, connecting with the established residential neighbourhoods to the east and along County Rd 10 to Willoughby Road.

In order to promote active transportation and provide a safe pedestrian realm, the proposed development has considered connections with the existing active transportation network, and provides for safe pedestrian connections. A sidewalk network is provided throughout the proposed development to provide for safe and convenient pedestrian circulation. The County Road 10 and Mill Street intersection provides for safe and controlled pedestrian crossing, connecting the proposed development to the existing active transportation network.

The proposed development promotes active transportation, connects with the existing municipal active transportation network, provides for a safe pedestrian realm, and provides safe pedestrian crossing of County Road 10.

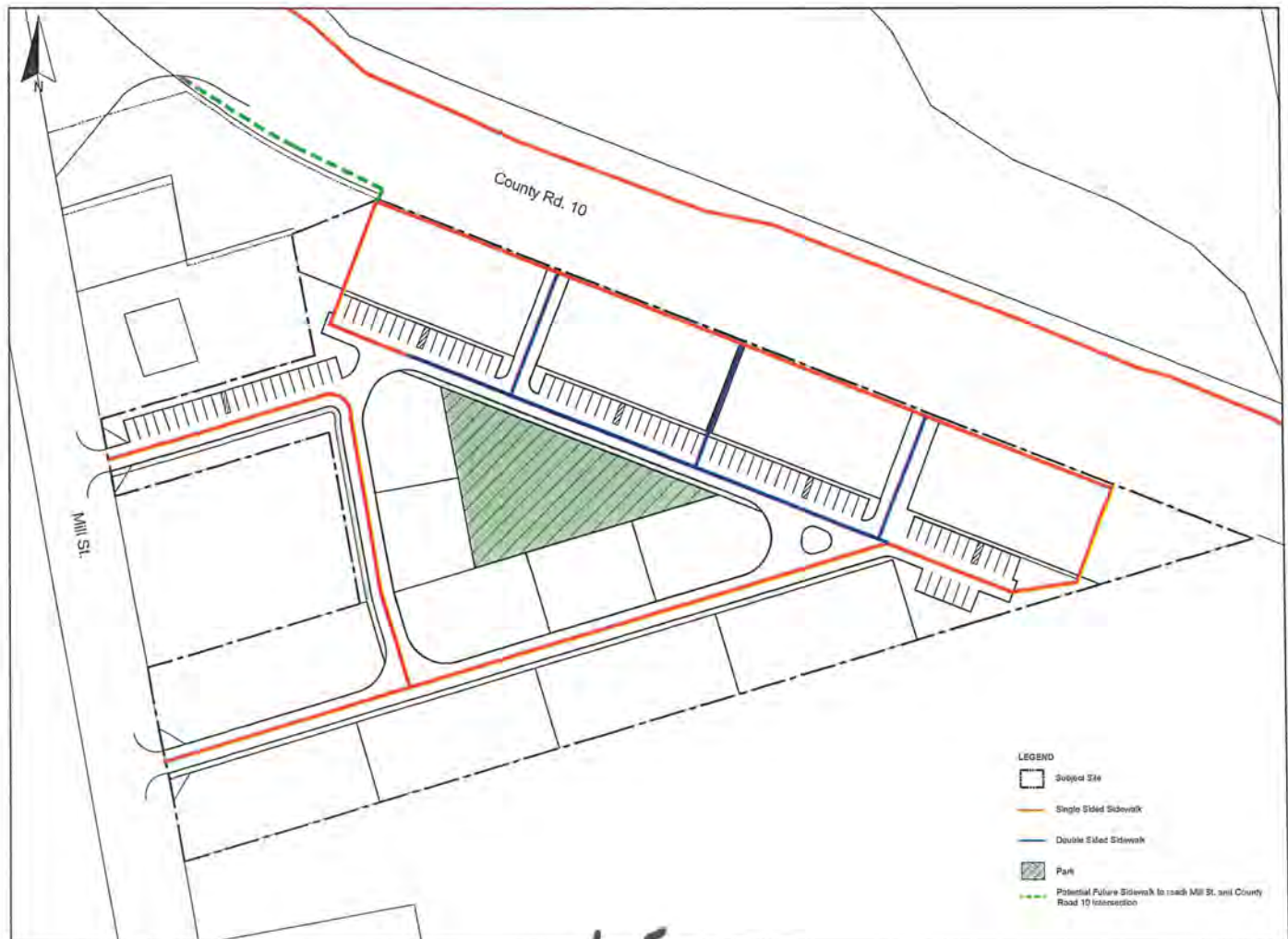


Figure 11. Pedestrian Circulation Plan

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3.3 Plan of Subdivision

The Draft Plan of Subdivision seeks to create 15 Blocks for residential use, amenity space, and road network/parking. The total area of the lands to be subdivided is 2.56 hectares. The Draft Plan of Subdivision is shown in Figure 12 and provided in Appendix 4. A breakdown of the proposed blocks is provided in Table 1.

The proposed development includes 148 residential. The proposed development provides an internal road network with two access points off of Mill Street. All common elements, including roads, parking, and amenity area, are proposed to be one single block. A full description of the development is provided under Section 3.1 of this report. The Site Plan is provided in Appendix 1.

3.4 Official Plan Amendment

The site is designated 'Residential' in accordance with the Township of Essa's Official Plan Schedule B. The current 'Residential' designation permits low density residential, defined as single detached, semi-detached, and duplex dwellings. An Official Plan Amendment (OPA) is proposed to designate the lands as 'Residential - Multiple' in order to permit the proposed development. The 'Residential - Multiple' designation will permit multiple-unit residential housing types.

A Draft Official Plan Amendment is attached to this report as Appendix 5, note that no textual amendments are proposed.

3.5 Zoning By-Law Amendment

A Zoning By-Law Amendment (ZBA) is proposed to rezone the subject lands from 'Residential, Low Density, Detached' (R1) to 'Residential, High Density, Apartments with Special Provisions' (R5-___). The proposed ZBA will facilitate the proposed development of 148 residential units and allow for multiple-unit built forms. A Draft Zoning By-Law Amendment is attached to this report as Appendix 6.

Table 2 provides a zoning comparison of the R5 zone in relation to the proposed development. The Special Provisions requested with the ZBA are highlighted in the table. The special provisions are considered minor, as they are not anticipated to cause adverse impacts to the surrounding area, nor do they impact the overall functionality of the site. Additional discussion surrounding the proposed special provisions is provided below.

Special Provision 1 - Back-to-Back Townhouse Dwellings - Block 11 to 14

Comment: The ZBA proposes permitting Back-to-Back Townhouse Dwellings within the R5 zone. Back-to-Back Townhouse units are not currently

recognized within the Township of Essa's Zoning By-Law. Similar to other townhouse dwellings, back-to-back townhouses share rear walls in addition to side walls. Permitting back-to-back townhouse dwellings will provide for an increased density while maintaining the low rise character of the area. The R5 Zone does permit apartment dwellings which a back to back building has very similar characteristics too. This special provision will not negatively impact the site, but will provide new housing types and more affordable housing options to the area. The special provision is considered minor given that the Township Bylaw has not been updated in quite sometime and the expectation for back to back townhouses to be included within an updated Township Bylaw is recognized. As the zoning bylaw does not contain a definition for a back to back townhouse, the ZBA proposes a definition as outlined below:

Townhouse, Back to Back— Shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.

Special Provision 2 - Min. Lot Area - 596m² is provided where a minimum 1,100.0m² is required - Blocks 1 to 14

Comment: The proposed blocks offer a reduced lot area, where the Zoning By-law requires 1,100m² for the first 5 units + 93m² for each additional unit. The minimum proposed lot size for the back-to-back townhouse dwellings is 1,300m² (Block 12), where 2,495m² is required for 20 units. The minimum proposed lot size for the 3-storey townhouse clusters is 596m² (Block 7) where 1,193m² is required. The minimum proposed lot size for the 2-storey townhouse clusters is 1,100m² where 1,379m² is required by the Zoning By-Law. The intent of the minimum lot area is to ensure enough space is provided to accommodate an appropriate sized dwelling and to ensure buildings don't tower over the public realm by accommodating for appropriate setbacks. The proposed buildings range from 2 to 4-storeys in height, which is significantly lower than the permitted 7-storeys of the R5 zone. The reduced lot areas are of appropriate size to accommodate the proposed built form and associated private driveways. Each unit will still maintain an appropriate outdoor amenity space of alternatively for the back to back units, are located directly across the street from the large amenity space. The proposed development uses a more compact built form and ensures a more efficient use of land. The special provision is considered appropriate as this reduction in lot area does not compromise the overall functionality for the site and will create no negative impacts.

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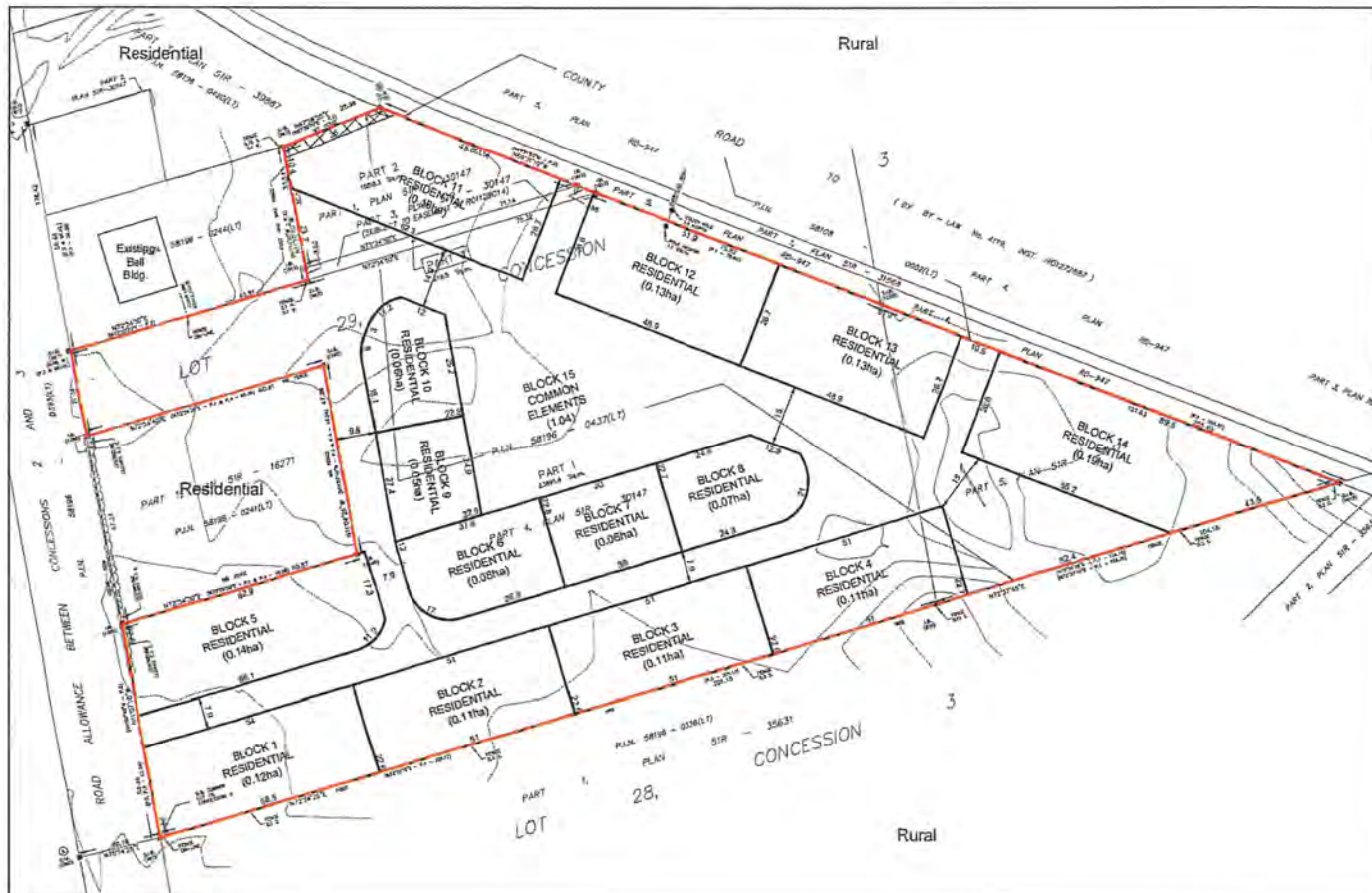


Figure 12. Draft Plan of Subdivision

PLAN OF SUBDIVISION MATRIX				
Use	Blocks	Total Units	Total Area	
			Ha	%
2-storey, 6m wide Townhouse Dwellings	Blocks 1 - 5	41	0.59	23
3-storey, 4.5m wide Townhouse Dwellings	Blocks 6 - 10	27	0.32	13
4-storey Back-to-Back Townhouse Dwellings	Blocks 11 - 14	80	0.61	24
Common Elements	Block 15		1.04	40
Total		148	2.56	100%

Table 1. Plan of Subdivision Matrix

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Special Provision 3 - Front Yard Setback - 2.0m is provided where a minimum of 7.5m is required - Blocks 1 to 14

Comment: A 2.0m front yard setback is provided for the back-to-back townhouse dwellings fronting onto Street 'D' (Blocks 11 to 14) ; a 6m front yard setback is provided on all other residential blocks (Blocks 1 to 10). Access to the back-to-back townhouse units fronting onto Street 'D' still provides adequate space for a sidewalk and stair access to the front door. The intent of the front yard setback is to ensure buildings are appropriately setback from the street without impacting or towering over the public realm. It is important to note that the proposed building is only 4-storeys and not 7-storeys (21m) as permitted within the R5 provisions of the Zoning By-Law. These buildings are required to have a greater setback to County Road 10 than the internal road. These units also front onto some of their associated residential outdoor parking which provides an additional buffer from Street 'D'. The 6m front yard setbacks for the 2 and 3-storey townhouse dwellings

are a minor reduction of the required 7.5m, and still allows for adequate unit sizes while accommodating a private residential driveway in the front yard. The special provision will not negatively impact the function of the site, nor the intended function of each unit; it is considered minor and appropriate.

Special Provision 4 - Exterior Side Yard Setback - 4.9m is provided where a minimum of 7.5m is required - Block 5

Comment: The exterior side yard setback for Block 5 is 4.9m, where a minimum of 7.5m is required by the Zoning By-law. The reduction in exterior side yard accommodates for an appropriately sized townhouse cluster and is of a smaller built form than what is permitted within the R5 zone. The 7.5 metre exterior side yard setback is sought not to be of current standards and the urban design practice of bringing units closer to the street. The intent of the setbacks is to ensure the built form does not tower over the public realm. Due to the reduced 2-storey height of the proposed buildings, the reduced

RESIDENTIAL, HIGH DENSITY, APARTMENTS (R5) ZONE		
Provision	Required	Provided
Townhouse dwellings	Permitted	Permitted
Back-to-back townhouse dwellings	Not Permitted	Permitted
Min. Lot Area	1,100.0m ² for the first 5 dwelling units + 93.0m ² for each additional units	596.8m ² (Blk. 9: 5 units) 682.4m ² (Blk. 7: 6 units) 1,301.3m ² (Blk. 12: 20 units)
Min. Lot Frontage	24.0m	26.4m (Blk. 9)
Front Yard Setback	7.5m	2.0m (Blk. 11 - 14)
Interior Side Yard Setback	1.5m	1.5m
Exterior Side Yard Setback	7.5m	4.9m (Blk. 5)
Rear Yard Setback	6.0m	5.0m (Blk. 5)
Min. G.F.A.	--	--
Max. Height	21.0m	< 21.0m
Max. Lot Coverage	Interior - 40%	70% (Blk. 12)
Required Parking	200 spaces incl. 5 Type 'A' and 5 Type 'B' B.F. spaces (1.35 spaces / unit)	238 spaces incl. 5 Type 'A' and 5 Type 'B' B.F. spaces

Table 2. R5 Zoning Provision Matrix

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exterior side yard setback will have no negative impact on the public realm or surrounding properties. The proposed is therefore minor and provides for an appropriately scaled built form.

Special Provision 5 - Rear Yard Setback - 5.0m is provided where a minimum of 6.0m is required - Blocks 1 to 10

Comment: The rear yard setbacks for the 2 and 3-storey townhouse dwellings range from 5 metres to 5.3 metres. The minor reduction in rear lot setback still provides for a functional rear yard. In a lot of cases these rear yards are backing onto amenity areas or abutting lands to the south that will never be developed given their previous use. This reduced rear yard setback does not negatively affect the proposed or surrounding developments, is considered minor, and is appropriate.

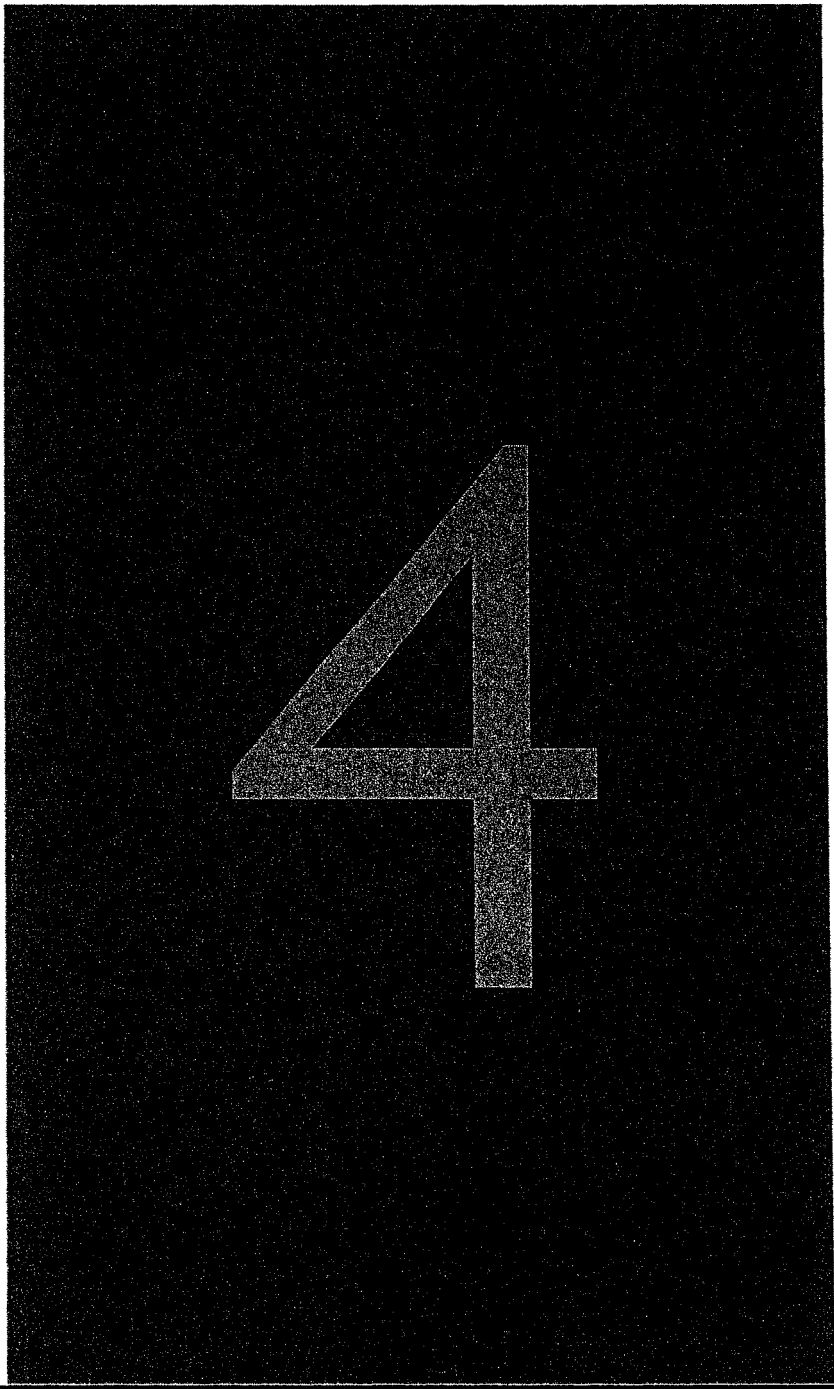
Special Provision 6 - Max. Lot Coverage - 70% is provided where 40% is permitted - Blocks 1 to 14

Comment: The proposed development provides for an increase in lot coverage to 70%, where a maximum of 40% is permitted by the Zoning By-Law for the R5 zone. The intent of the maximum lot coverage is to ensure the scale of the building is appropriate for the site. The buildings proposed are 2 to 4 storey townhouse units. The increased lot coverage does not impact the functionality of the site nor the amount of landscape area which is extensive. Suitable areas are also located through the property for snow storage in the winter months. The increase in lot coverage combined with the more compact development form, will not have a negative impact on surrounding areas.

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PLANNING ANALYSIS



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This section will outline the applicable planning and development policies as they relate to the subject applications. Each section will outline the applicable planning policies and contain planning rational on conformity and development principles.

4.1 Planning Act

The Planning Act (The Act) is provincial legislation that describes how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environmental and the creation of healthy communities, within a provincial policy framework focused on provincial interests and fairness.

Section 2 and 51(24) of The Act specifies that all parties partaking in land use planing activities under The Act shall have regard to matters of provincial interest. These interests include but are not limited to:

- prematurity or in the public interest;
- conformity with applicable planning legislation;
- the protection of natural areas and features;
- the protection of agricultural resources;
- the orderly development of communities;
- the efficient use of energy, water, wastewater and transportation systems;
- the adequate provision of a full range of housing;
- the promotion of transit-supportive development;
- the appropriate location of growth and development; and
- the promotion of a built form that is well-designed and accessible.

The proposed OPA, ZBA, and Plan of Subdivision applications align with the direction of the Planning Act as the concept will: contribute to the Township's density targets; make use of existing water and wastewater services/ infrastructure; provide housing options and attainable units in a settlement area; maintains compatibility with surrounding land uses and provides access to established pedestrian networks and amenities.

The Planning Act makes clear the Province's interests in land use planning; the proposed applications adhere to these interests.



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4.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial Interest related to land use planning and development. The subject lands are identified as the Angus Settlement Area; which is the primary settlement area for the Township of Essa. Settlement Areas are stated as the focus for growth and development. The following policies are analyzed in relation to the subject application.

Healthy, Liveable & Safe Communities

Section 1.1.1 of the PPS provides development goals for healthy, liveable, and safe communities. They highlight the importance of providing for efficient development and land use patterns while accommodating for a range and mix of land uses and residential types that avoid land use patterns that cause environmental, health, or safety concerns. The policies integrate planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve development that is cost-effective, optimizes transit investment, and minimizes land consumption and servicing costs.

The proposed development supports the Province's goals of building healthy, liveable, and safe communities within the Angus Settlement Area. The proposed development provides for residential intensification that offers a range of housing types and options. It provides for intensification in proximity to schools, recreation centres, and commercial uses, encouraging active transportation. The density and compact built form of the proposed ensures efficient use of land, infrastructure, and public service facilities.

Settlement Areas

Section 1.1.3 of the PPS provides policies for Settlement Areas, stating Settlement Areas to be the focus of growth and development. Section 1.1.3.2 promotes land use patterns that provide a range of densities and land uses; efficiently use land and resources; are appropriate and efficiently use existing or planned infrastructure and public services; and that support active transportation and transit. The proposed development aligns with these policies as it efficiently uses the land and surrounding resources, provides for residential intensification within the built-up area of Angus, and supports transit and active transportation, through its close proximity to schools, recreation centres, and local commercial uses. The proposed further aligns with the policies of the PPS as it provides a compact built form, brings new densities and uses to the area, and supports the efficient use of land and municipal resources.

Housing

Section 1.4 of the PPS states policies for Housing with the goal of providing for an appropriate range and mix of housing options and densities in order to meet the needs of current and future residents. As stated in Section



1.4.3.c, the development of new housing should be directed to locations where appropriate levels of infrastructure and public services are planned or exist. Section 1.4.3(d) promotes new housing densities that efficiently use land, resources, infrastructure, and where applicable support transit investments and transit infrastructure. The proposed development uses a compact form to efficiently use the land while providing new housing types and densities to the area. The proposed development will use and add to existing municipal infrastructure. The development is supportive of public transit and active transportation. The proposed development offers new residential intensification that is well positioned and is supportive of public transit and active transportation.

Sewage, Water and Stormwater

Section 1.6 speaks to Infrastructure and Public Service Facilities, stating municipal sewage and water services as the preferred way of servicing Settlement Areas. Section 1.6.6 speaks to accommodating growth in a manner that promotes efficient use and optimizes the existing municipal services. The proposed development has access to municipal water (Mill St) and municipal sanitary services (County Road 10). The proposed provides residential intensification and redevelopment where current services exist and optimizing existing municipal infrastructure (1.6.6.2). The Functional Servicing Report (FSR) submitted in support of this application provides further details on municipal servicing of the site.

Section 1.6.6.7 provides policies for stormwater management, stating that planning for stormwater management shall promote best practices, including attenuation and re-use, water conservation and efficiency, and low impact development. The FSR also provides further details on the proposed

stormwater management measures.

Transportation Systems & Infrastructure Corridors

Section 1.6.7 of the PPS speaks to the provision of transportation systems; stating that land use and development patterns that minimize the length and number of vehicle trips, and support transit and active transportation should be promoted. Section 1.6.8 provides policies on transportation and infrastructure corridors, stating that transportation and infrastructure corridors shall be protected for the long term. New development proposed on lands adjacent to existing or planned corridors should be compatible with, and supportive of the long-term purpose of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

The proposed development offers a compact built form in proximity to a school, recreation centre, and commercial uses. The proposed reduces auto dependency and encourages active transportation. An Active Transportation Plan is detailed in Section 3.2 of this report and provides for safe and convenient pedestrian connections and crossings of County Road 10. The proposal seeks to make efficient use of the existing transportation systems and promotes energy efficiency through the promotion of active transportation.

Long-Term Economic Prosperity

Section 1.7 speaks to achieving and supporting long-term economic prosperity. In adherence with the policies of this section, the proposal supports the redevelopment of underutilized lands that respond to market-based needs, contribute to the efficient use of land, and optimizes existing resources and infrastructure.

Energy Conservation, Air Quality and Climate Change

Section 1.8 of the PPS provides policies relating to energy conservation, air quality and climate change. In alignment with the policies of Section 1.8, and to provide development that supports energy conservation and efficiency, improved air quality, and reduced greenhouse gas emissions, the proposal provides a compact built form that encourages active transportation and is transit-supportive.

Natural Heritage

Section 2.1 provides policies on Natural Heritage. The subject lands are in close proximity to lands designated 'Environmental' and regulated by the Nottawasaga Valley Conservation Authority (NVCA). The east most corner of the subject lands are within the NVCA regulated area. An Environmental Impact Study (EIS) was prepared by Roots Environmental with the purpose of identifying the presence of any natural heritage features.

The EIS was prepared to ensure no negative impacts results from the proposed development.

There are no significant wetlands, valleylands, fish habitat, or significant habitat on the subject lands. The proposed development will be appropriately setback from the watercourse located to the south of the property, and there will be no negative impacts to the watercourse or potential fish habitat as detailed in the EIS.

Through a review of the applicable policies noted above, the proposed development demonstrates consistency with the Provincial Policy Statement.

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4.3 Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan provides guiding policies for the efficient and coordinated growth within the Greater Golden Horseshoe. The subject lands are recognized as being within the Angus Settlement Area and are within the delineated built-up area as identified by the County of Simcoe Official Plan. The following policies have been analyzed in relation to the subject application.

Settlement Areas

Similar to the PPS, the Growth Plan uses an intensification approach for development in Settlement Areas, identifying Settlement Areas as the focus of population and employment growth. Section 2.2.1.2 states that growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater services, and can support the achievement of complete communities. Section 2.2.1.4 states complete communities as having a mix of land uses, housing options, a more compact built form, and convenient access to a range of transportation options, public service facilities, and safe and accessible open space.

As stated the proposed development is located within the Angus Settlement Area and the delineated built boundary. The proposed development provides for a range and mix of housing options in an area that has access to municipal water and wastewater services; is in proximity to a range of uses including institutional, open space, and commercial; and provides close access to public transit and strongly encourages active transportation. The proposed development provides for residential intensification that will assist the County in achieving the population targets as set out in the Growth Plan.

Delineated Built Up Areas

Section 2.2.2 of the Growth Plan supports intensification within the built up areas, contributing towards complete communities. The proposed development supports these policies by directing residential intensification to an area with a range and mix of uses and that are within the delineated built boundaries of the Angus Settlement Area.

Housing

Section 2.2.6 provides policies on housing, seeking to achieve minimum housing and intensification targets while providing for a range and mix of housing types and densities that meet the needs of current and future residents. These policies seek to provide for complete communities while also supporting the minimum intensification and density targets set out in the growth plan. Section 2.2.2.1 states the County of Simcoe as needing to establish a minimum percentage of all development occurring annually within the delineated built-up areas; The County of Simcoe Official Plan provides the Township of Essa with an intensification target of a minimum 20% of all new residential units occurring annually within the built boundaries of settlement



areas.

In alignment with the goals and policies stated in the Growth Plan, the proposed development brings new housing options and provides for a higher density within the built up area of the Angus Settlement Area. The proposed development has access to existing municipal infrastructure and public service facilities. The proposed supports complete communities through its proximity to a range of uses and through is integrated active transportation network.

Protecting What is Valuable

Section 4.2 of the Growth Plan provides policies that seek to protect natural heritage features and hydrologic features. Section 4.2.2.6 states that within settlement areas, municipalities will continue to protect and identify any natural heritage features and areas in a manner that is consistent with the PPS. As discussed in Section 4.2 of this planning report, an Environmental Impact Study prepared by Roots Environmental demonstrated that the proposed development would not have a negative impact on the natural heritage system.

Through a review of the applicable policies noted above, the proposed development demonstrates consistency with the Growth Plan for the Greater Golden Horseshoe.

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4.4 County of Simcoe Official Plan

The County of Simcoe Official Plan provides upper tier policy direction. The subject property is designated 'Settlement' as per the County of Simcoe Official Plan (Schedule 5.1), is located within the Angus Settlement Area and within the designated built boundary.

Growth Management Strategy & Framework

Similar to the PPS and the Growth Plan, the County Plan directs growth and development towards settlement areas that can be effectively serviced; enables and manages resource-based development; protects and enhances natural heritage systems, cultural features, and heritage resources; and develops communities with diversified economic functions and opportunities and provides a diverse range of housing options (Section 3.1).

Section 3.2 provides population and employment forecasts/allocations for the year 2031. The Township of Essa is provided with a population forecast of 21,500 and an employment forecast of 9,000. These forecasts will be used to plan and manage growth within the County and the Township. It is understood that the County is completing an update to their population and employment forecasts, and that additional population will be allocated to the Township. Given that the subject lands are already designated Residential, this development is not impacted by this process.

Settlement Areas

Section 3.5 provides policies for Settlement Areas, promoting a compact built form that efficiently uses land, resources, and infrastructure; healthy and sustainable communities; and development forms and patterns that minimize land consumption and servicing costs. Section 3.5.24 seeks to direct development to the built-up area and serviced areas within settlement areas, contributing towards a compact built form. Section 3.5.24 provides the Township of Essa with a minimum intensification target of 20% of development built within the built area annually. The proposed development contributes towards achieving the minimum intensification targets and the vision of a more complete community as outlined. The proposed development provides for population growth in a compact urban form that efficiently and effectively uses land, resources, and infrastructure.

Section 3.5.9 states that development may be approved in settlement areas in excess of what is needed to accommodate for the forecasted growth, provided that the development:

- a) *Contributes to the achievement of the density targets or intensification targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this Plan;*

Comment: The proposed development contributes towards the intensification targets provided in accordance with Section 3.5.24.

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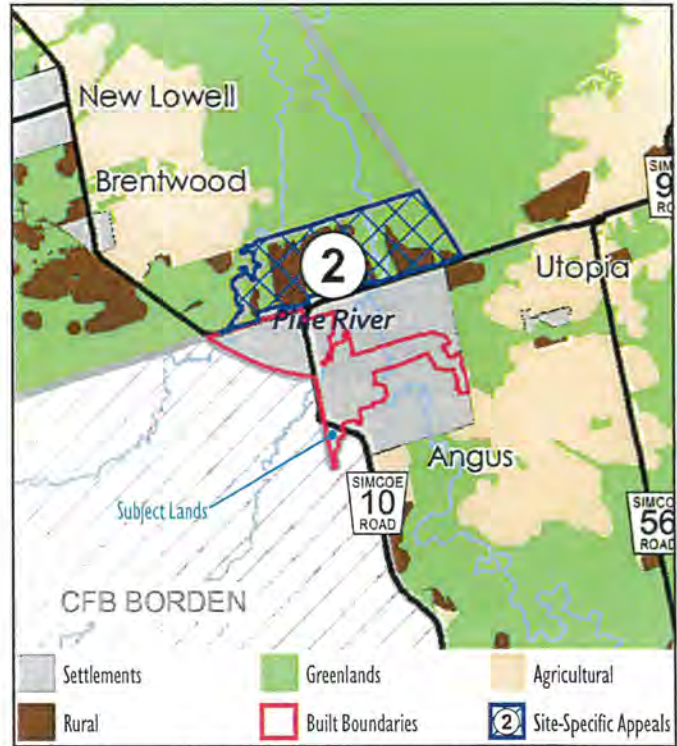


Figure 13. County of Simcoe Official Plan - Schedule 5.1 Land Use Designations

- b) *Is on lands for urban uses as of January 19, 2012;*

Comment: The property is on lands for urban uses as of January 19, 2012.

- c) *Can be serviced in accordance with applicable provincial plans, provincial policies and section 4.7 of this Plan; and*

Comment: The proposed development will be serviced in accordance with applicable provincial plans, provincial policies, and Section 4.7 of the County Plan.

- d) *Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.*

Comment: The Lake Simcoe Protection Plan does not apply to the subject lands.

Section 3.5.29 further states that development in the built-up areas of settlement areas may be of a higher density to achieve the policy directives of the County Plan, but should also be compatible with the adjacent residential areas. The proposed development aligns with this policy as it provides for higher densities than surrounding lands and is compatible with the surrounding institutional, commercial, and residential land uses. The proposed maintains an appropriate transition between uses and properties.

Housing

Section 4.1 provides direction in regard to the development of complete and healthy communities and housing, providing the following policies:

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4.1.2 - Accessibility of education, health, human services, culture, and recreation facilities by walking, cycling, or transit is encouraged.

4.1.6 - Local municipalities will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.

4.1.7 - Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure.

The proposed development meets these policies as it is in close proximity to a school, library, and recreation facility; provides for safe active transportation networks within the development and connects to surrounding networks; and provides for a range of housing types and densities that contribute towards the projected needs of current and future residents. Additionally, the subject lands are in proximity to a range of goods and services (including a commercial strip to the north), jobs, and infrastructure.

Infrastructure: Sewage & Water Services

The policies of Section 4.7, more specifically the policy of Section 4.7.4, state that full municipal sewage and water services are the preferred method of servicing settlement areas and multi-lot developments. This section further promotes intensification and redevelopment within settlement areas where these municipal services exist.

As previously mentioned, municipal water services currently exist off of Mill St and municipal sewer services currently exist off of County Road 10. In alignment with these policies, the proposed provides for multi-lot development within a settlement area where access to municipal water and sewage services currently exist. The proposed provides for intensification on an underutilized lot that will efficiently use existing services. Further details on servicing can be found in the Functional Servicing Report submitted along with this application.

Transportation

Section 4.8 provides policies for transportation within the County which seek to maintain and improve the multimodal transportation system and to link settlement areas and other activity nodes throughout the region. Section 4.8.4 further promotes active transportation as a mode of transportation that supports healthy living.

Sections 4.8.28 states that where a subdivision by plan or consent abuts a County Road, the County will require the dedication of land to the County Road system in order to achieve the identified right-of-way widths. Section 4.8.36 further states that access to the proposed subdivision shall be from a local municipal road and not from the County Road. In adherence to these

policies access to the proposed development is off of the local municipal road (Mill St) and appropriate setbacks and dedications have been provided to achieve the identified right-of-way. Additionally a Traffic Impact Study (TIS) was prepared by Tatham Engineering in support of the subject applications.

Through a review of the applicable policies noted above, the proposed development demonstrates consistency with the County of Simcoe Official Plan.

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4.5 Township of Essa Official Plan

The Township of Essa Official Plan establishes policy framework to guide the Municipality's vision for growth. The subject property is designated 'Residential' in the Township of Essa Official Plan - Schedule 'B' Angus. The Official Plan Amendment proposes to re-designate the subject lands to 'Residential - Multiple' to permit the proposed development concept.

Sections 2, 3, and 4 of the Official Plan provide overarching principles. These principles direct growth to settlement areas where established services have been located; consider Angus as the primary area for urban development within the Township; and aim to protect the natural environment, agricultural lands, rural character, and quality of life of the Township. Section 4 provides goals for the Township which include directing development to settlement areas, ensuring a reasonable amount of residential stock is available, and providing a range and diversity of residential forms and types. The proposed development adheres to the above criteria by implementing a range of building forms and sizes within the Angus Settlement Area, provides additional housing stock, and integrates new densities to support future growth. Additionally, the proposed provides for residential intensification adjacent to a school and CFB Borden base (considered to provide the greatest percentage of employment opportunities for the area).

Growth Management Strategy

Section 5 provides policies on Growth Management, stating that the majority of growth will be directed to the settlement area of Angus, Thornton, and Baxter. This section states that servicing will be a point of priority for any development taking place in Angus. A Functional Servicing Report was prepared by Pinestone Engineering, detailing the proposed development's efficient use of existing municipal services.

Residential

Section 8 provides policies and direction for residential uses and development, with Section 8.1 stating Angus as a main growth centre, permitting higher density housing types such as townhouses and low-rise apartments that have full municipal servicing.

Section 8.3.2 provides policies for Multiple Density Residential designation. This Section states that any proposed development will ensure compatibility with existing and proposed developments of adjacent lands, in terms of building heights, setbacks, landscaping, and vehicular circulation. Section 8.3.2 further states that all new multiple residential development shall be subject to an Official Plan Amendment (as proposed) and Site Plan Control and subject to the criteria established in Section 8.3.2.

Section 8.3.2.a provides the following:

Density of development should to some extent be related to the size of the

site and to avoid excessive densities on inadequate sites, the following standards may be used as guides in considering the appropriateness of any residential development:

<i>Site of Area</i>	<i>Maximum Suggested Density</i>
<i>Under 1 gross hectare</i>	<i>20 dwelling units/gross hectare</i>
<i>Between 1 & 2 gross hectares</i>	<i>25 dwelling units/gross hectare</i>
<i>Between 2 & 3 gross hectares</i>	<i>37 dwelling units/gross hectare</i>

The subject lands have an area between 2 and 3 gross hectares (2.5 hectares) and provide a proposed density of 58 dwelling units per gross hectare. It should be noted that the above densities are only guidelines/suggestions. The Township's Official Plan as implemented in 2001 and requires updating with the more recent Provincial and County requirements for intensification and efficient use of land. The proposed density is reflective of the current policies and direction of the Province and County. The increase in density on the site does not negatively impact the sites functionality nor surrounding land uses. A review of the remaining Official Plan criteria for Multiple Density Residential is provided below to support the proposed development and associated density.

8.3.2.b - The design of the proposed development with respect to building height, setbacks, landscaping and vehicular circulation will ensure that it will be compatible with existing or proposed development on adjacent lands.

Comment: The higher density of the proposed development maintains the low rise building height to existing off site buildings and compliments surrounding institutional uses with the highest built form along County Road 10. The proposed development provides the appropriate setbacks, landscaping, and vehicular circulation that is appropriate for the Multiple Residential designation.

8.3.2.c - The site of the proposed development has a suitable area and shape to provide:

- 1. Adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development.*
- 2. On-site amenity areas for the occupants of the residential units.*
- 3. Adequate on-site parking and appropriate access and circulation for vehicular traffic, including emergency vehicles.*
- 4. Adequate grading to ensure that drainage from the property is directed to public storm-drainage facilities and not to adjoining properties.*

Comment: The proposed development has regard for Section 8.3.2.c as:

- 1. Adequate setbacks between townhouse clusters have been provided and provide for adequate landscape buffers; improving the overall appearance of the development. The shared outdoor amenity space*

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and parking has been screened from neighbouring properties, further improving the overall appearance of the development.

2. A shared outdoor amenity area is provided for the development located centrally, the amenity space is screened from neighbouring properties and uses.
3. Parking is provided in surplus to the standard of the Zoning By-law. New roads have been proposed within the development, with access off of Mill St, to provide for safe and convenient vehicular circulation, including emergency vehicles.
4. A stormwater management plan and grading plan have been prepared by Pinestone Engineering in support of this application to ensure that drainage from the property is directed to public storm-drainage facilities and not to adjoining properties.

8.3.2.d - The development is located on an arterial or collector road or is directly accessible to any such road through a local street and is not likely to generate sufficient traffic to disturb the peaceful and quiet enjoyment of neighbouring residential properties located on such local streets.

Comment: The proposed development is located along an arterial road. Vehicular access to the proposed development is off Mill St, a local municipal road. Our entrance locations onto Mill Street are in a location to have minimal impact on existing residents. A TIS has been prepared by Tatham Engineering and submitted in support of the subject applications to ensure no negative impacts on neighbouring properties.

8.3.2.e - Adequate municipal services such as water, sewer, stormwater, roads and hydro shall be available or will be made available to service the development.

Comment: Current services are existing off of Mill St and County Road 10. A FSR and SWM report have been prepared in support of the subject application, detailing the proposed services for the development. It is understood the Township is working through a Master Servicing Plan.

8.3.2.f - A separate zone or zones are established for multiple-unit residential development.

Comment: The proposed ZBA seeks to rezone the subject lands to the R5 zone for multi-unit residential development.

8.3.2.g - The Municipality shall encourage multiple-unit residential development at medium densities to be located in newly developing areas so that the potential impact of the development is known prior to the establishment of the residential area. The Municipality will normally discourage multiple-unit residential development from locating in the midst of established low-density residential areas.

Comment: The proposed development provides for multiple-unit residential development in an area with mixed uses; in proximity to a school, recreation

centre, public services, and commercial uses. While it is noted that the subject lands are adjacent to one single-detached dwellings along Mill St, the site has been designed to ensure they are adequately buffered. The site has also been designed for their future integration should they choose to develop their lands in the future. This area is not considered to be within an established residential neighbourhood given the limited surrounding development. The proposal does not introduce a multiple-unit residential development in the midst of an established low density residential area, but provides for multiple-unit residential development on underutilized lands surrounded by a mix of land uses that support the density proposed.

Servicing

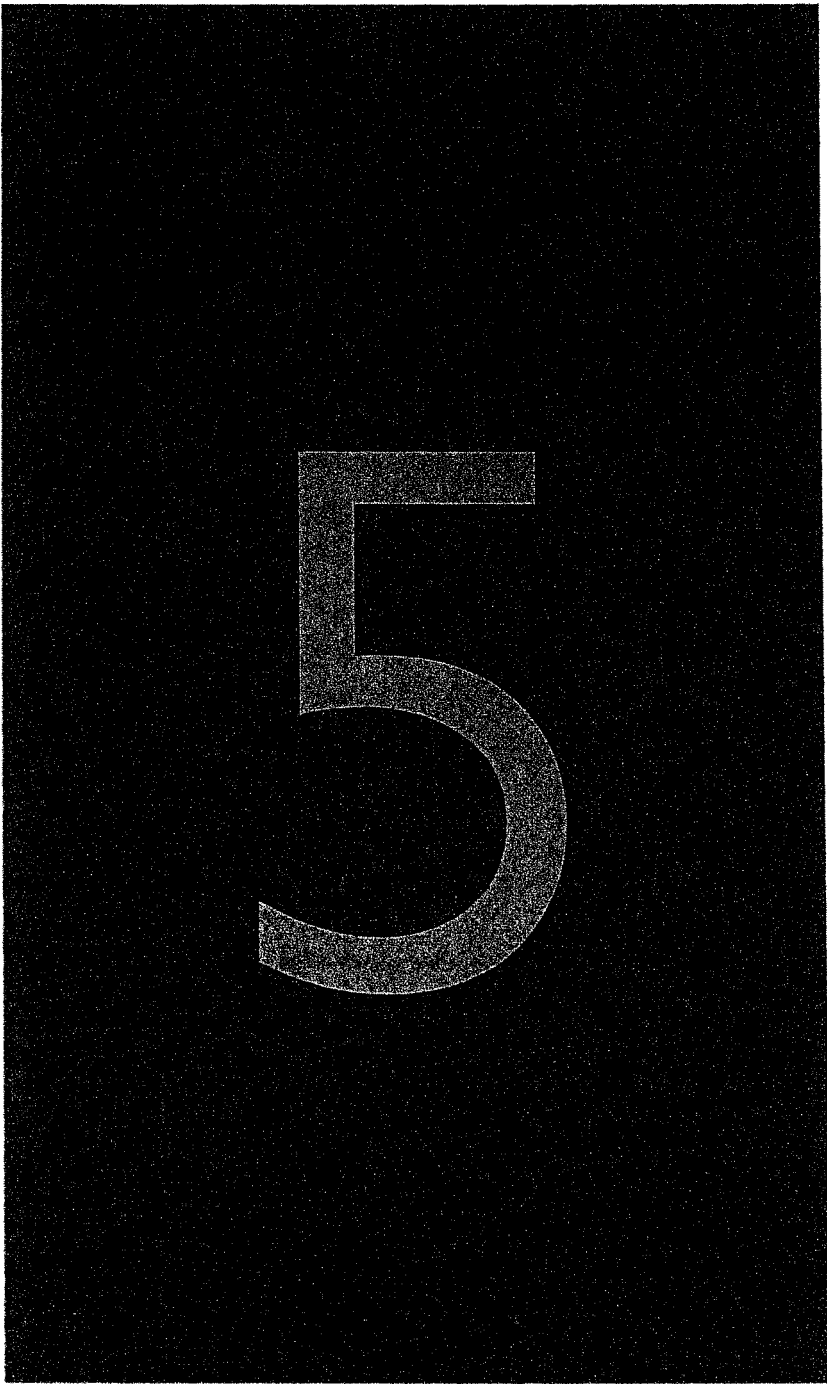
Section 25 of the Township of Essa Official Plan provides policies on servicing, including sanitary sewer and water services. Section 25.1 states that development within the community of Angus is intended to be serviced by the central sewage treatment system. Section 25.2 states that all new development within Angus shall be connected to and serviced by the municipal centralized water system. In alignment with the policies of this section, the proposed development will be serviced by municipal water and sewer services. An FSR has been prepared which further details the servicing requirements and plans in alignment with the Official Plan.

Through a review of the applicable policies noted above, the proposed development demonstrates consistency with the Township of Essa Official Plan.

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AFFORDABLE HOUSING & RESIDENTIAL IMPACT



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Many municipalities across Ontario are facing a housing affordability crisis, with the cost of the average housing unit out of reach to much of the population. The Township of Essa Official Plan was implemented in 2001 and does not include policies on affordable housing.

The County of Simcoe Official Plan provides policies on affordable housing, encouraging local municipalities to provide provisions within their Official Plans and Zoning By-laws to facilitate the development of affordable housing. Section 4.3.1 of the County Plan states the importance of affordable housing to ensure individual health and long term community vitality. The section further states that the County and local municipalities will work together to reduce unmet housing need, reduce housing inequality, improve housing quality, and provide for an efficient delivery of affordable housing. As per Provincial and County plans, affordable housing can be promoted by providing an appropriate range of housing types, sizes, affordabilities, and tenures.

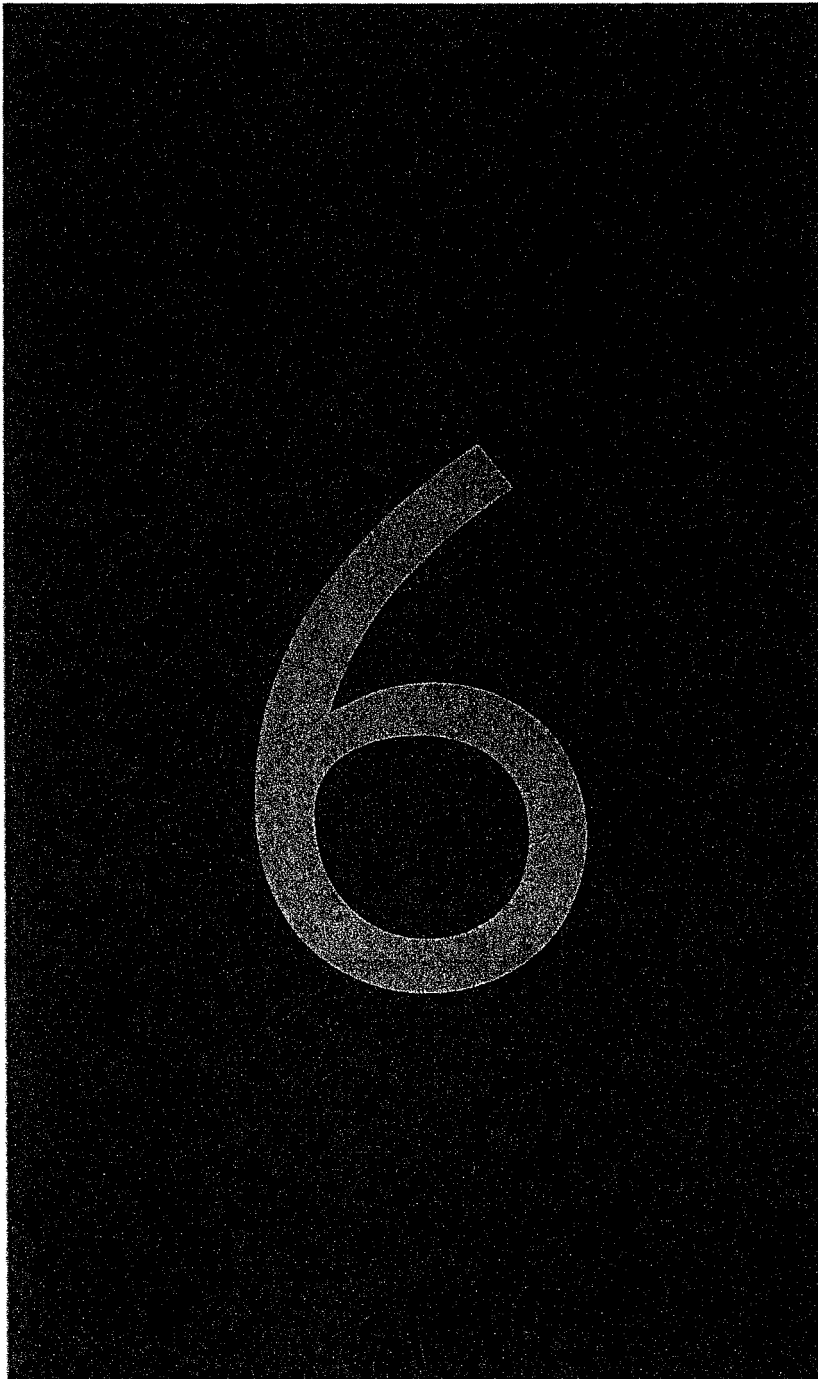
The 148 residential units provided through the proposed development will contribute towards a more diverse housing stock within the Angus Settlement Area and the Township of Essa. The proposed development offers three (3) different housing options: back-to-back townhouse dwellings, 3-storey townhouse dwellings, and 2-storey townhouse dwellings. The range in housing types is intended to accommodate for varying household sizes and incomes while supporting the achievement of complete communities. The proposed supports the accommodation of different levels of affordability, with the potential for back-to-back townhouse dwellings offering rental units and providing for different tenures.

The proposed development will bring much needed housing options to underutilized lands in proximity to a school, recreation centre, commercial uses, public services, and employment opportunities. The proposed development aligns with the affordable housing objectives of the County Plan. It supports complete communities, providing for housing that ensures individual health and community vitality; it contributes towards current and future housing needs; it improves housing quality; and it provides for efficient residential development.

Overall, the proposed development supports the Township in achieving the intensification targets through an efficient and compact residential development. It provides new housing options to the area and adds to the housing stock of the Township.

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SUPPORTING STUDIES



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The following provides a summary of the required reports/studies which have been submitted in support of the applications and should be read in conjunction with this Planning Justification Report

6.1 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Roots Environmental and submitted in support of this application. The purpose of the assessment was to identify the presence of any natural heritage features on the subject lands and adjacent lands (of up to 120 metres), and assess any impacts as a result of the proposed development, and to provide any preventative, mitigative, or remedial measures to ensure no negative impacts.

The following natural features were identified on the subject lands.:

- Significant Woodland

The EIS states that the significant woodlands found on the subject lands are considered low quality and will not result in a significant loss to the surrounding significant woodlands (would represent an overall woodland loss in the landscape of 0.84%).

The EIS states that there is potential for fish habitat in Sandy Creek on adjacent lands. The EIS concludes that the proposed development is appropriately setback from the creek, occurring a minimum 65 metres from the watercourse, and will result in no negative impacts to the watercourse or potential fish habitat.

The EIS includes a review of the applicable planning policies at the Provincial, County, and Township levels. The EIS concludes that no negative impacts to the identified natural heritage features are anticipated as a result of the proposed development.

6.2 Archaeological Site Assessment

A Stage 1 & 2 Archaeological Assessment was prepared by Irvin Heritage Inc and submitted in support of this application. The Stage 1 analysis concluded that the subject lands contained archaeological potential due to the environmental setting in relation to historic settlement and proximity to a watercourse. A Stage 2 analysis was recommended and an archaeological assessment was completed. The Stage 2 analysis concluded that no archaeological resources were noted during the survey, and that the subject lands are free of further archaeological concern.

6.3 Functional Servicing Report & Stormwater Management Plan

A Functional Servicing Report and Stormwater Management Plan were prepared by Pinestone Engineering Ltd and submitted in support of this application. The report details existing servicing conditions and proposed servicing solutions for the proposed development.

Sanitary Sewer

The report concludes that the existing 200mm diameter gravity sewer adjacent to the Angus Arena has the capacity to service the proposed development. The report further states that an assessment of the Township's existing plant is required to determine if the existing plant can support the proposed sanitary flows from the development or if plant upgrades are required.

Water Supply & Distribution

The report concludes that the existing 300mm diameter watermain beneath Mill Street will service the proposed development. The report further states that a hydraulic network analysis will be completed during the detailed design phase to further ensure the existing watermain has the capacity to provide the proposed development with adequate fire and domestic water supply, while maintaining the Township's minimum operating pressure.

Stormwater Management Plan

The SWM plan demonstrates the proposed development will not result in negative impacts with respect to stormwater. The SWM plan for the proposed development consists of a subsurface storage facility (located beneath the amenity space), drainage ditch along County Road 10, and soft landscaping. The SWM plan further details pre-development, construction, and post-development flows. Through the proposed SWM plan, the site will achieve the water balance requirements and phosphorus controls.

Erosion & Sediment Control

Erosion and sediment controls will be provided with the proper construction mitigation efforts.

6.4 Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by Tatham Engineering in support of the subject applications. The TIS reviews the proposed development from a transportation perspective and addresses site traffic volumes, circulation, parking requirements, and potential impacts to the adjacent road networks. The report outlines existing, proposed and future traffic conditions.

The TIS provides the following conclusions:

- *The development is expected to generate 58 new trips during the*

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AM peak hour, and 69 new trips during the PM peak hour,

- The operations at the existing intersection of Mill Street with County Road 10 is expected to continue operating at an acceptable level (LOS D or better) through the 2027 horizon under future total traffic conditions. Therefore, no improvements to the intersection are required to accommodate the proposed development.
- Given the limited volumes generated by the site, dedicated right and left turn lanes on Mill Street at Street A and Street C are not necessary (nor are they warranted)
- The available sight lines at Street A and Street C are considered as acceptable in consideration of TAC minimum stopping sight distance requirements. While the sight lines to/from the north at Street C do not satisfy the TAC requirement for a 60 km/h design, the available sight lines are nonetheless considered acceptable given the characteristics of Mill Street and the anticipated travel speeds.

Overall, the proposed development will not have a significant impact on the operations of the existing road network. Please refer to report for additional details.

6.5 Landfill Assessment

An updated D-4 Assessment was prepared by Aecom and submitted in support of the subject applications. In 2013, Aecom completed a D-4 assessment that concluded that the proposed development would not be impacted by the County of Simcoe closed Angus Landfill site. As per the County of Simcoe, D-4 assessments are only valid for five years as environmental aspects of landfills can change. Aecom provided an updated D-4 Assessment dated June 2021.

The updated D-4 Assessment concludes:

that there will be no adverse impacts or risks to health and safety as a result of the proposed development at 34 Mill Street, located north of the closed Angus Landfill site.

This study has already been submitted and reviewed by the County of Simcoe and clearances have been obtained to allow this application to proceed.

6.6 Tree Inventory & Preservation Plan

A Tree Preservation Plan (TPP) was prepared by Burgess Gleason Environmental and submitted in support of the subject applications. The Tree Preservation Plan provides a general tree inventory, highlights areas for free preservation, and provides recommendations for edge management. The tree inventory and analysis state that there no rare or significant trees (based on size, age, heritage, or identified endangered species) on the subject lands, concluding that the woodland is of low quality.

The TPP provides recommendations and concludes that there are no trees that require preservation, with the exception of trees located along the lot line (refer to report for further details), and that native, non-invasive plantings can help offset the loss of trees (refer to landscape plans). The report concludes that the subject lands are appropriate for urban development and that more detailed work can be completed at the draft plan approval stage.

6.7 Geotechnical Investigation

A Geotechnical investigation was completed by GEI Consultants and submitted in support of the subject applications. The purpose of the Geotechnical Investigation is to support the design and construction of the proposed development. The report includes recommendations for the following considerations: foundation design, grading, frost penetration, earth pressure design, slab on grade and basement design, site servicing and pavement design. Please refer to the report for additional details.

6.8 Hydrogeological Investigation

A hydrogeological Investigation was completed by GEI Consultants and submitted in support of this application. The investigation was completed to provide an overview of the existing hydrogeological conditions of the site and to provide an assessment of the hydrogeological constraints to development including an estimation of construction dewatering requirements and potential impacts to local groundwater resources. Please refer to the report for additional details.

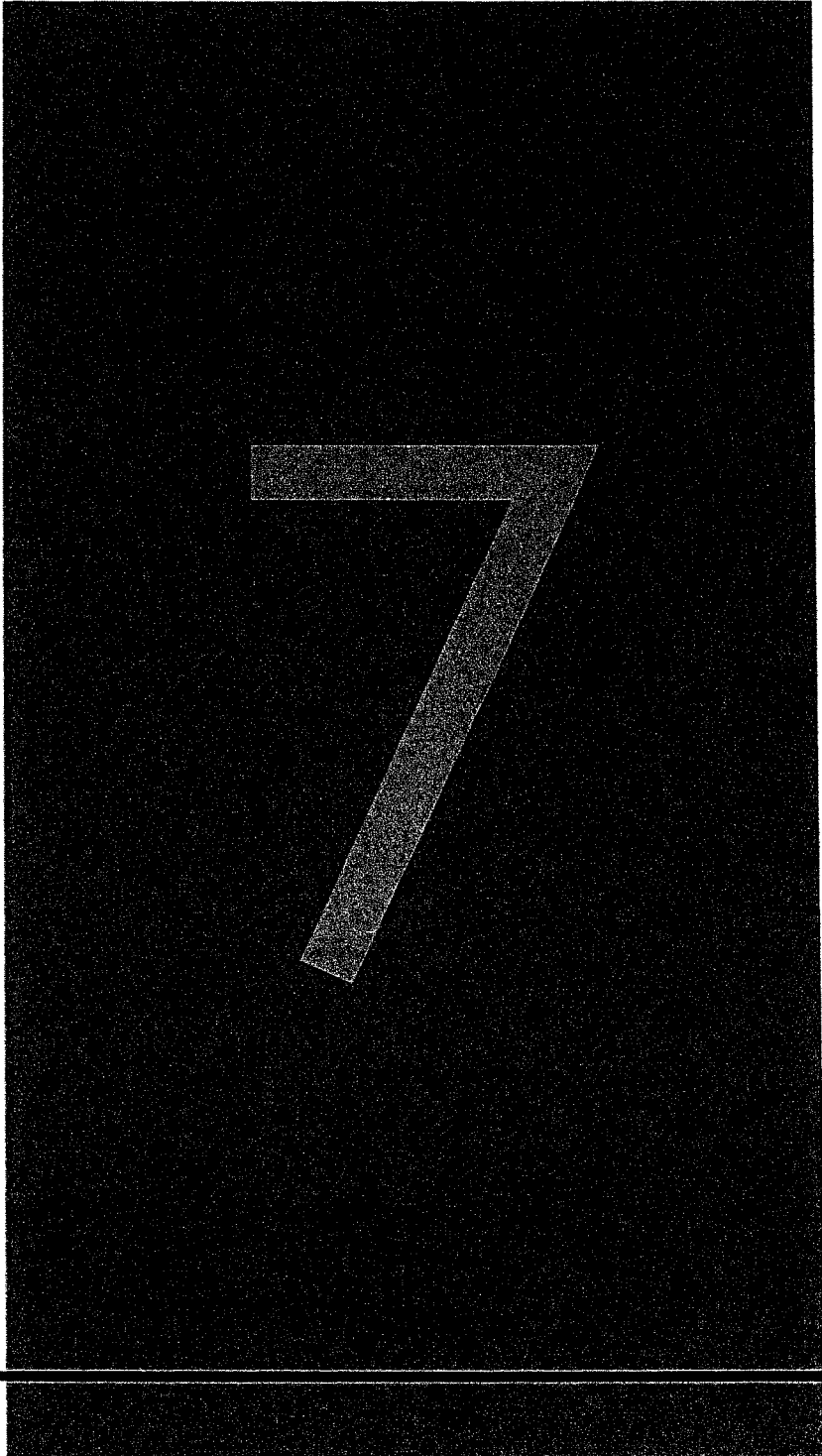
6.9 Landscape Concept

A landscape concept has been prepared to identify suitable areas to enhance vegetation, create a vibrant and welcoming streetscape along County Road 10, and imagine play structures and gathering spaces suitable for the central amenity area. The landscape concept also identifies vegetation types and places them throughout the site. Consideration to privacy fencing and vegetation buffering has also been contemplated.

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CONCLUSION



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This report explores the merits of development as it relates to all levels of applicable planning policy. The proposed Official Plan Amendment seeks to redesignate the lands from 'Residential' to 'Residential - Multiple'. The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Residential, Low Density, Detached' (R1) to 'Residential, High Density, Apartments with Special Provisions' (R5-___). The proposed Plan of Subdivision seeks to create 15 blocks for residential development in a common element condominium. Together these applications will facilitate the development 148 residential townhouse dwellings. The proposal represents an opportunity to provide for redevelopment and intensification on underutilized lands, contributing towards the achievement of a more complete community and adding to the Township of Essa's attainable housing stock.

The proposed development directs redevelopment to a location where growth and development can be supported. The subject location and proposed built form represents functional and appropriate development in proximity to a range of uses and transportation methods.

Based on a review of the applicable policies noted above, the proposed applications:

- are consistent with the applicable policies of the Planning Act;
- are consistent with the applicable policies of the Provincial Policy Statement 2020;
- conform with the applicable policies of the Growth Plan for the Greater Golden Horseshoe 2020;
- conform with the applicable policies of the County of Simcoe Official Plan 2016;
- conform to the applicable policies of the Township of Essa Official Plan 2001;
- and comply with the Township of Essa Zoning By-law 2003-50.

For the preceding reasons, the proposed development represents good planning in the public interest. As such, it is respectfully requested that the Township of Essa approve the Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision.

Respectfully submitted.

Innovative Planning Solutions



Darren Vella, MCIP, RPP
President & Director of Planning



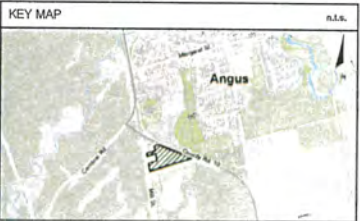
Megan Asbil
Junior Planner

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APPENDIX I:
CONCEPTUAL SITE PLAN

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CONCEPTUAL SITE PLAN

Plan of Survey of Part of Lot 29,
Concession 3,
Township of Essa,
County of Simcoe

Scale
0 10 20 30 40

- LEGEND**
- Subject Site
 - Area: 25,667.8m² (2.5ha)
 - 4 St 4 Storey Back-to-Back Townhouse Dwellings
 - 80 units
 - Unit G.F.A.: 121.5m² / 1,307.88²
 - 3 St 3 Storey Townhouse Dwelling - Type 'A'
 - 4.5m frontage
 - 27 Units
 - Units G.F.A.: 137.2m² / 1,476.88² (excl. garage)
 - 2 St 2 Storey Townhouse Dwelling - Type 'B'
 - 6.0m frontage
 - 41 Units
 - Unit G.F.A.: 120.0m² / 1,291.68² (excl. garage)
 - AMENITY Amenity Area
 - Area: 1,726.0m²
 - 6.0m County Setback
 - 3.0m Easement

RESIDENTIAL HIGH DENSITY, APARTMENTS (R3) ZONE		
Provision	Required	Provided
Townhouse dwellings	Permitted	Permitted
Back-to-back townhouse dwellings	Not Permitted	Permitted
Min. Lot Area	1,100.0m ² for the first 5 dwelling units + 93.0m ² for each additional units	596.8m ² (Blk. 9 - 5 units) 882.4m ² (Blk. 7 - 8 units) 1,307.3m ² (Blk. 12 - 20 units)
Min. Lot Frontage	24.0m	29.4m (Blk. 9)
Front Yard Setback	7.5m	2.0m (Blk. 11 - 14)
Interior Side Yard Setback	1.5m	1.5m
Exterior Side Yard Setback	7.5m	4.9m (Blk. 5)
Rear Yard Setback	6.0m	5.0m (Blk. 3)
Min. G.F.A.	---	---
Max. Height	21.0m	< 21.0m
Max. Lot Coverage	Interior - 40%	70% (Blk. 12)
Required Parking	200 spaces incl. 5 Type 'A' and 5 Type 'B' B.F. spaces (1.35 spaces / unit)	238 spaces incl. 5 Type 'A' and 5 Type 'B' B.F. spaces

Source: Township of Essa Zoning By-Law No. 2003-50
County of Simcoe Interactive Mapping, 2018 Imagery
Note: Information above is approximate and subject to change.

CONCEPTUAL SITE PLAN - 148 UNITS

34 MILL STREET, ANGUS

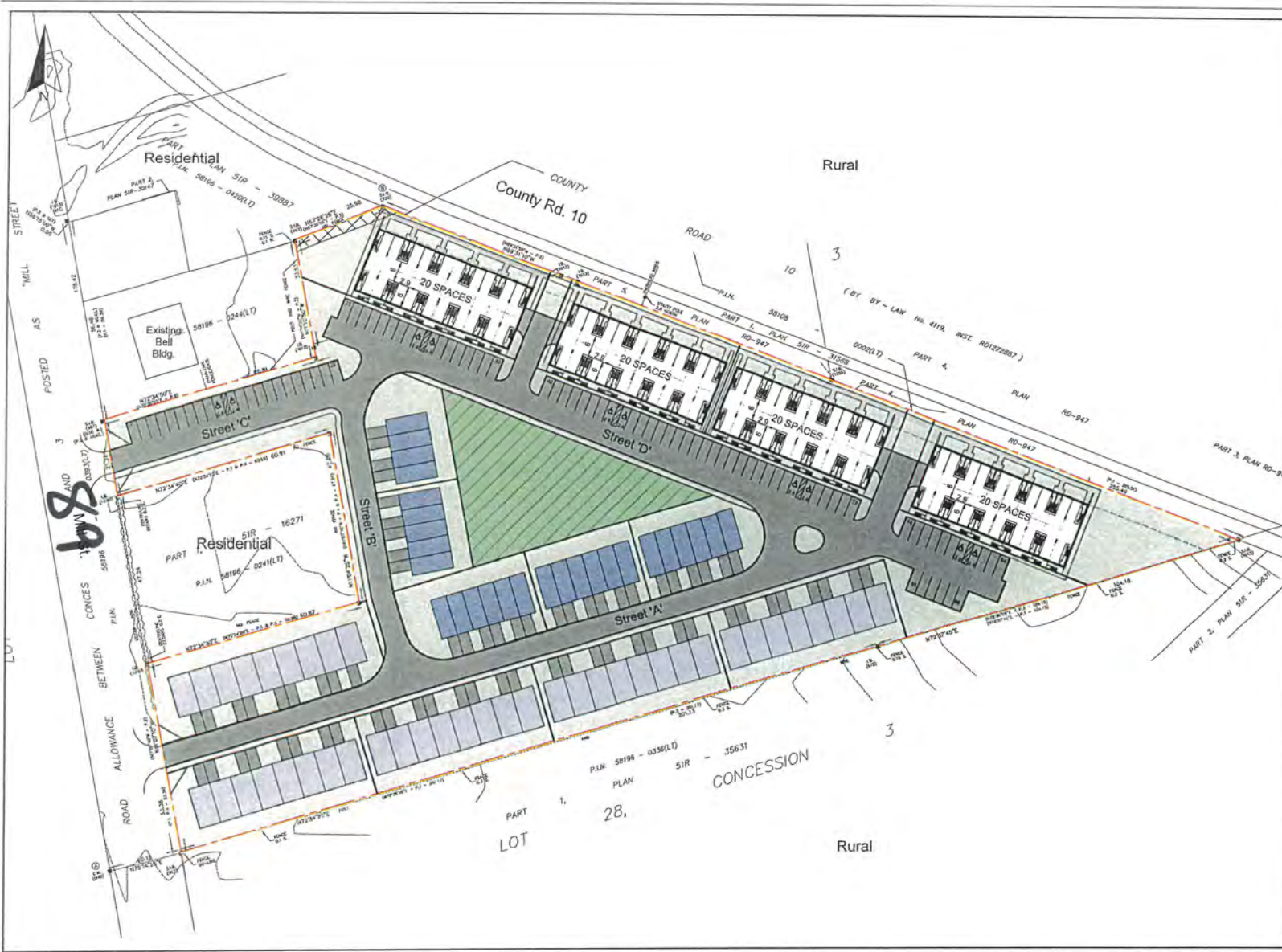
SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	January 11, 2022	Revise Site Plan	A.S.
2	February 8, 2022	Revise Site Plan	A.S.
3	March 2, 2022	Revise Covered Parking Structure;	A.S.

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Date: June 2, 2021 Drawn By: A.S.
File: 21-1101 Checked: C.S.

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APPENDIX 2:
CONCEPTUAL PARKING PLAN



CONCEPTUAL PARKING PLAN

Plan of Survey of Part of Lot 29,
Concession 3,
Township of Essex,
County of Simcoe

Scale
0 10 20 30 40

- LEGEND**
- Subject Site
• Area: 25,667.8m² (2.5ha)
 - 4 Storey Back-to-Back Townhouse Dwellings
 - 3 Storey Townhouse Dwelling - Type 'A'
 - 2 Storey Townhouse Dwelling - Type 'B'
 - Amenity Area
 - 6.0m County Setback
 - 3.0m Easement

Source: Township of Essex Zoning By-Law No. 2003-50
County of Simcoe Interactive Mapping, 2018 Imagery
Note: Information shown is approximate and subject to change.

CONCEPTUAL PARKING PLAN - 238 SPACES

34 MILL STREET, ANGUS

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	January 11, 2022	Revise Site Plan	A.S.
2	February 8, 2022	Revise Site Plan	A.S.
3	March 2, 2022	Revise Covered Parking Structure:	A.S.

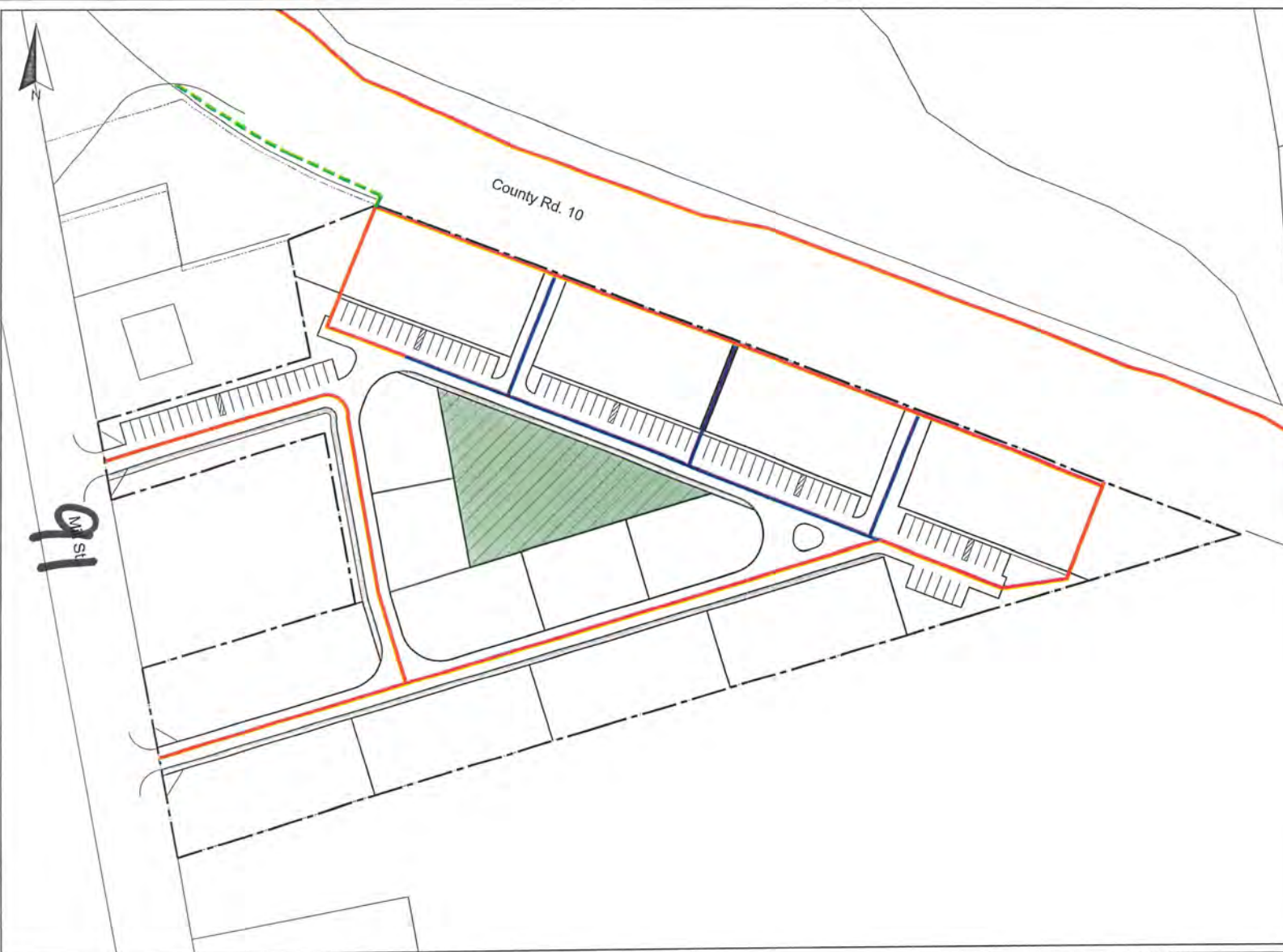
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847 HELLGATE ROAD UNIT 8, BARRETT, ON L4G 9R7
Tel: 905-812-2291 Fax: 905-812-2428 info@innovativeplanning.com www.innovativeplanning.com

Date: June 2, 2021 Drawn By: A.S.
File: 21-1101 Checked: C.S.

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APPENDIX 3:
PEDESTRIAN CIRCULATION PLAN



PEDESTRIAN CIRCULATION PLAN

Plan of Survey of Part of Lot 29,
Concession 3,
Township of Essa,
County of Simcoe
Scale

- LEGEND**
- Subject Site
 - Single Sided Sidewalk
 - Double Sided Sidewalk
 - Park
 - Potential Future Sidewalk to reach Mill St. and County Road 10 Intersection

Source: Township of Essa Zoning By-Law No. 2003-50
County of Simcoe Interactive Mapping, 2018 Imagery
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN

34 MILL STREET, ANGUS

SCHEDULE OF REVISIONS			
No.	Date	Description	By

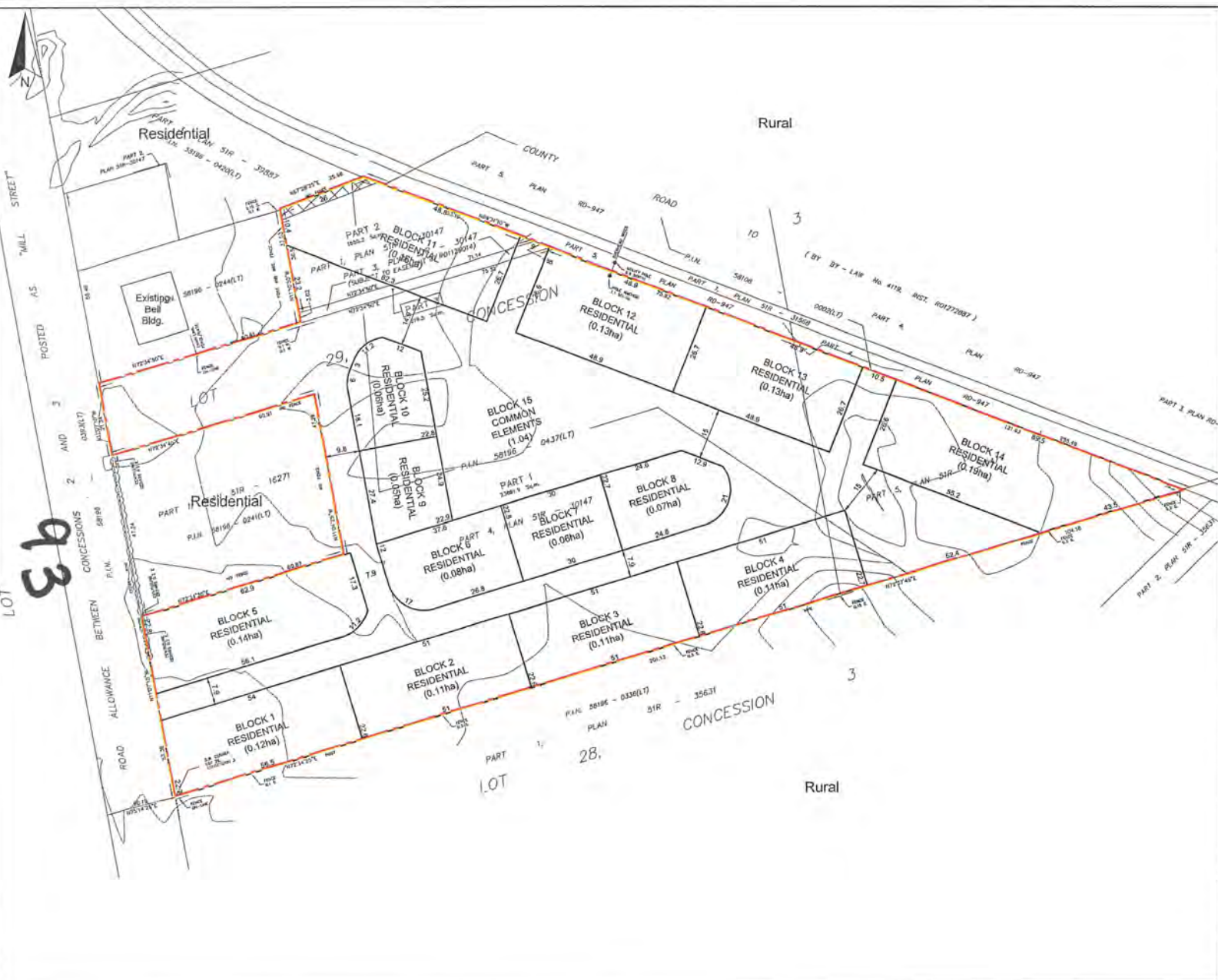
INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
847 WILKINSON ROAD, UNIT 104, MARKHAM, ON L4R 0Y7
Tel: 705-912-1201 Fax: 705-912-3638 info@innovativeips.com www.ipsincanada.com

Date: February 28, 2022 Drawn By: L.C.
File: 21-1101 Checked: D.V.

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APPENDIX 4:
DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

Part of Lot 29,
Concession 3,
Township of Essau,
County of Simcoe

Scale
0 10 20 30 40

- LEGEND**
- SUBJECT LANDS
 - 3.0m EASEMENT

OWNER'S CERTIFICATE
I HEREBY AUTHORISE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: March 11, 2022
34 Mill Street Inc.
John Raymond

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: February 14, 2022
Chis MacDonald, O.L.S.
C.A. MacDonald Surveying Inc.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|-----------------------------|
| c) SHOWN ON PLAN | g) SHOWN ON PLAN |
| d) SHOWN ON PLAN | h) MUNICIPAL WATER |
| e) SHOWN ON PLAN | i) SAND, SILT GLACIAL TILL |
| f) SHOWN ON PLAN | j) RESIDENTIAL |
| | k) SHOWN ON PLAN |
| | l) MUNICIPAL WATER & SEWAGE |
| | m) NONE |

LAND-USE STATISTICS			
Land-Use	Block No.	Units	Area (ha)
Residential	1 - 14	148	1.33
Common Elements	15		1.04
TOTAL		148	2.38

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447 HIGHWAY 10 EAST # 200, ONTARIO, CANADA

DATE: February 14, 2022
FILE: 21-1101

DRAWN BY: A.S.
CHECKED: D.V.

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APPENDIX 5:
DRAFT OFFICIAL PLAN
AMENDMENT

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34 Mill Street
Official Plan Amendment

AMENDMENT NO. [##]
TO THE OFFICIAL PLAN FOR
THE TOWNSHIP OF ESSA

DRAFT

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THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW NO. 2020-[[#]]

A By-law to adopt Amendment No. [[#]] to the Official Plan for the TOWNSHIP OF ESSA

WHEREAS the Council of the Corporation of the Township of ESSA, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. THAT the attached explanatory text, policies and schedule constitute the Amendment No. [[#]] to the Official Plan for the Township of Essa shall be and is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. [[#]] to the Official Plan for the Township of Essa.
3. THAT this Bylaw shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

Read three times and finally passed in open Council this [[#]]th day of [Month] [Year].

Mayor

Clerk

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THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE Does not constitute part of this amendment.

- PART B - THE AMENDMENT Consisting of the following text, appendix and Schedule A and constitutes Amendment No. [##] of the Township of East Garafraxa Official Plan.

- PART C THE APPENDIX which does not constitute part of this Amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this Amendment

DRAFT

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AMENDMENT NO. ___

TO THE TOWNSHIP OF ESSA OFFICIAL PLAN

PART A - THE PREAMBLE

1.0 PURPOSE

The purpose of the Official Plan Amendment is to alter Schedule B 'Angus' of the Township of Essa Official Plan. The amendment intends to redesignate Part of Lot 29, Concession 3 from Residential to Residential Multiple.

2.0 LOCATION

The lands affected by this amendment are known as Part of Lot 29, Concession 3, and are municipally known as 34 Mill Street. The subject property consists of an area of 2.5 hectares with frontage along Mill Street and County Road 10.

3.0 BASIS

The proposed Official Plan Amendment intends to permit construction of a residential development consisting of 148 townhouse units as well as a private park, stormwater management facility and drainage access easement on private condominium roads. The subdivision will be municipally serviced with town water and sewage. The Official Plan Amendment will redesignate the subject lands from 'Residential' to 'Residential Multiple' in order to facilitate an appropriate development that given its location near schools, recreation centre and CFB Borden. The development is also within walking distance to a number of commercial amenities.

The development will assist the Township of Essa and the County of Simcoe in meeting intensification targets in multiple levels of planning policy and is consistent with the general goals and objectives of the Planning Act, Provincial Policy Statement, Growth Plan, Simcoe County Official Plan and Township of Essa Official Plan. The developer will bear the cost of any new infrastructure, and thus will not burden the existing tax base.

The development is on lands currently vacant and unoccupied; however, they are designated Residential per the Township of Essa Official Plan. The proposed residential development represents the most appropriate and logical use of the property. As identified by the reports submitted in support of this application, no constraints have been identified that would prevent this development from proceeding.

This development will assist in making Angus a more complete community by diversifying the housing stock. The Amendment conforms to the applicable policies and represents good planning.

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PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text and Schedules, constitutes Amendment No. [##] of the Township of Essa Official Plan.

1.0 DETAILS OF THE AMENDMENT

1. Schedule B, as amended, is hereby further amended, by designating the lands known as 34 Mill Street from 'Residential' to 'Residential - Multiple', as shown on Schedule "A" attached hereto and forming part of this Amendment.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

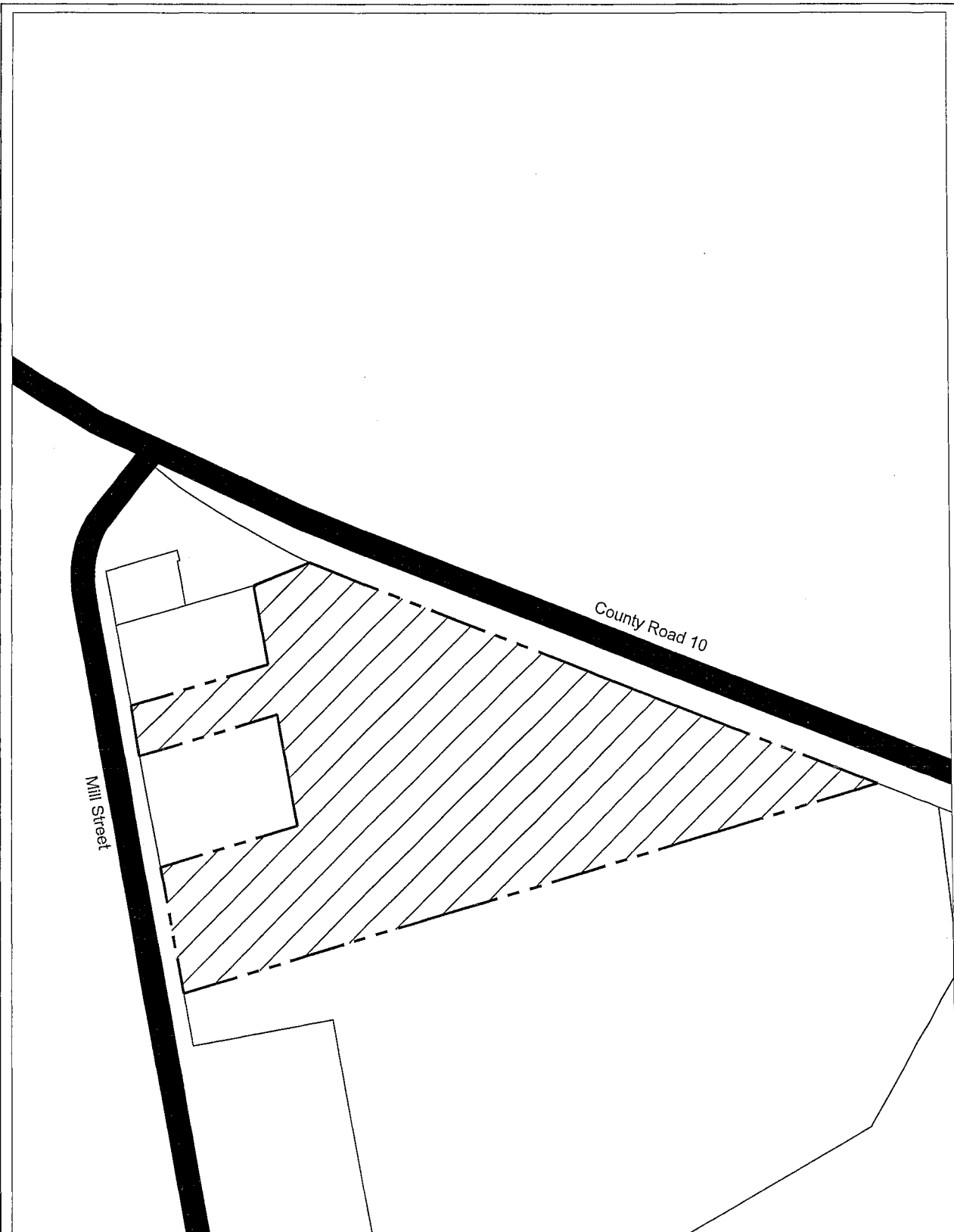
The provision of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.

- Planning Justification Report, prepared by Innovative Planning Solutions;
- Functional Servicing Report and Grading Plans, prepared by Pinestone;
- Transportation Impact Study, prepared by Tatham Engineering;
- Stage 1 and 2 Archaeological Assessment, prepared by Irving Heritage;
- Geotechnical Investigation Report, prepared by GEI Consulting;
- Hydrogeological Investigation Report, prepared by GEI Consulting;
- Landscape Concept Plan, prepared by MHBC Planning
- Landfill Assessment (MOE D4) Study, prepared by Aecom
- Tree Preservation Plan, prepared by BG Environmental
- Heritage Impact Assessment, prepared by Roots Environmental.

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LEGEND



34 Mill Street (± 2.5ha (6.2ac))



Lands to be redesignated from Residential to Residential Multiple

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT

34 MILL STREET
TOWNSHIP OF ESSA, COUNTY OF SIMCOE
Part of Lot 29, Concession 3



Source:
- Township of Essa Official Plan Schedule B - Angus
Note:
- Information shown is approximate and subject to change.

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807 WILSON ROAD, UNIT 10, BRISBANE, ONTARIO
416-755-8112 • 2291 Ave 705-811-2424 • info@innovativeips.com • www.innovativeips.com

Date:	March 3, 2022	Drawn By:	L.C.
File:	21-1101	Checked:	D.V.

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APPENDIX 6:
DRAFT ZONING BY-LAW
AMENDMENT

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THE TOWNSHIP OF ESSA ZONING BY-LAW NUMBER 2003-50

"A By-law of the Township of Essa to amend Zoning By-Law No. 2003-50 by rezoning lands described as Part of Lot 30, Concession 3, in the Township of Essa, Simcoe County, known municipally as 14 and 18 Margaret Street, in the Township of Essa, from the Residential Low Density, Detached (R1) to the High Density Apartment (R5) with Special Provisions (R5 SP-___) Zone."

WHEREAS the Council of the Corporation of the Township of Essa may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the Township of Essa has determined a need to rezone a parcel of land known municipally as 34 Mill Street;

AND WHEREAS the Council of the Corporation of the Township of Essa deems the said application to be in conformity with the Official Plan of the Township of Essa, as amended, and deems it advisable to amend By-law 2003-50.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESSA HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 29, Concession 3, in the Township of Essa, Simcoe County, known municipally as 34 Mill Street, from the Residential Low Density, Detached (R1) to the High Density Apartment (R5) with Special Provisions (R5 SP-___) Zone, as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 2003-50 as amended;
2. **THAT** the following exceptions apply to those lands zoned as High Density Apartment (R5) with Special Provisions (R5 SP-___) Zone:
 - a. Permitted uses include the following:
 - i. Block/Cluster Townhouse
 - ii. Back to Back Townhouse
 - b. A back to back townhouse is defined as:
 - i. Shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.
 - c. Minimum Lot Area: Block 9 – 595 m²
 Block 7 – 680 m²
 Block 12 – 1300 m²
 - d. A minimum front yard setback of 2.0 metres shall be required for Blocks 11-14.
 - e. A minimum exterior side yard setback of 4.9m shall be required for Block 5.
 - f. A minimum rear yard setback of 5.0 metres shall be required.
 - g. A maximum lot coverage of 70% shall be required for Blocks 11-14.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

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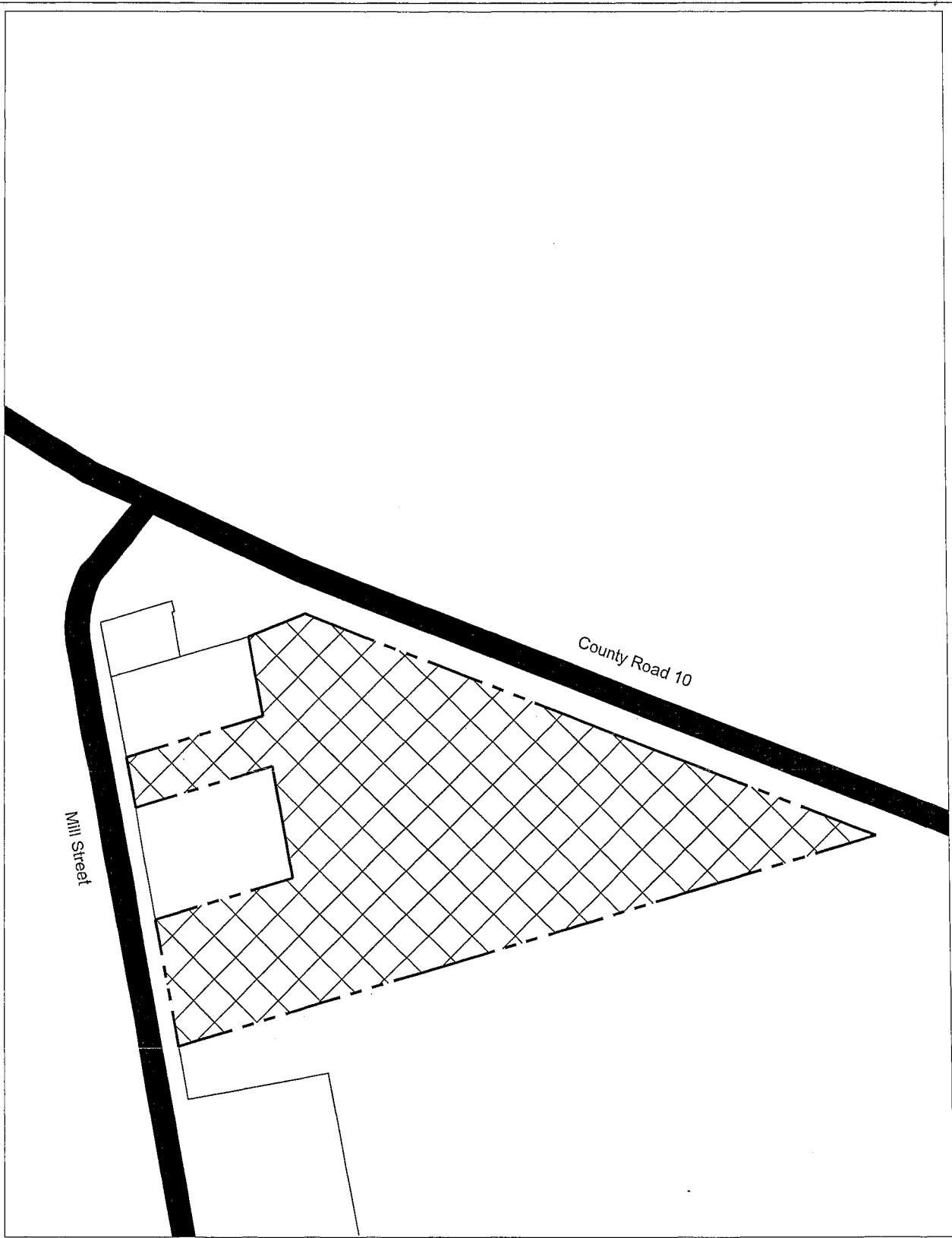
BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this ____ day of _____ 2022.

THE CORPORATION OF THE TOWNSHIP OF ESSA


Mayor


Clerk

4a



LEGEND

 34 Mill Street (± 2.5ha (6.2ac))

 Lands to be rezoned from Residential Low Density, Detached (R1) to High Density Apartment with Special Provisions (R5 (SP-XXX))

SCHEDULE "A"
ZONING BY-LAW AMENDMENT

34 MILL STREET
TOWNSHIP OF ESSA, COUNTY OF SIMCOE
Part of Lot 29, Concession 3

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- Source:
- Township of Essa Zoning By-law 2003-50
- Note:
- Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELLS ROAD, UNIT 1A, BARRIE, ON, L4N 6B7
 TEL: 705-812-3251, FAX: 705-812-3443, info@innovativeips.com, www.innovativeips.com

Date:	March 3, 2012	Drawn By:	L.C.
File:	21-101	Checked:	D.V.

4a



IPS **INNOVATIVE PLANNING SOLUTIONS**
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

105

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Attachment 5

Draft Plan Conditions
34 Mill Street

DRAFT

Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

4a

The Township of Essa's conditions to Final Plan Approval for Registration of this Plan of Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision located at Part Lot 29, Concession 3, prepared by Innovative Planning Solutions, dated February 14, 2022, revised April 27, 2023, with a total of 148 residential units, consisting of 82 back to back townhouses (Blocks 10-13), 66 townhouse units (Blocks 1 - 9), a stormwater management block (Block 14), and a common element block (Block 15) including private roads, private park, landscape, snow storage and parking spaces.
2. That the owner agrees that per the subdivision agreement, the road allowance shall be designed and constructed in accordance with the Township of Essa's current Engineering Design Standards for private roads and possess a minimum 7.5 metres of asphalt width, with Mountable Curb (OPSD 600.100) on both sides of road, with a 1.2m wide concrete sidewalk behind the curb on the south and east side of roads. The owner agrees that all winter maintenance shall at least meet the Municipal Minimum Standards.
3. The owner agrees that per the subdivision agreement, all Road Widening, 0.3 metre reserves and daylighting triangles included within this draft plan shall be conveyed to the Township and/or the County without monetary consideration and free of all encumbrances, to the satisfaction of the Manager of Public Works and/or County.
4. That the owner agrees that per the subdivision agreement, such easements, restrictive covenants, or land dedications as may be required for utility or drainage purposes shall be granted to the appropriate authority without monetary consideration and free of all encumbrances, to the satisfaction of the Manager of Public Works.
5. That the owner shall agree to construct a 1.8m wide external sidewalk from Street 'A' along Mill Street to the Mill Street/County Road 10 IPS intersection to the satisfaction of the Manager of Public Works.
6. That the owner shall agree to design and construct an Intersection Pedestrian Signal (IPS) over County Road 10 at the intersection of Mill Street/County Road 10 to ensure safe pedestrian movement to the satisfaction of the Manager of Public Works and the County of Simcoe. This IPS must be designed by a qualified Transportation Engineer.
7. That the owner shall agree to construct a 1.8m wide external sidewalk along County Road 10 across their entire frontage and extend to the Mill Street/County Road 10 IPS intersection to the satisfaction of the Manager of Public Works and the County of Simcoe.

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

8. That prior to the commencement of any cut and/or fill operations, a sketch or survey prepared by an OLS, must be submitted showing all areas of existing standing water, with this information to be shown on the overall lot grading plan, in order that the Township can ensure that all areas will be filled to provide for safe building envelopes and developed in a safe fashion. This must be completed prior to preservicing.
9. That prior to final approval, the owner agrees to make satisfactory arrangements with all of the separate utility providers (Hydro One, Enbridge Gas, Bell, Rogers, and others), financial and otherwise, for servicing the proposed plan of subdivision and to provide written confirmation to the Township from those utilities that satisfactory arrangements have been made with them for servicing the proposed subdivision.
10. That prior to final approval, the Township shall confirm that the appropriate zoning is in effect for the final plan of subdivision.
11. That prior to final approval, the Township shall confirm the availability of water and wastewater capacity for servicing the proposed subdivision or the amount of availability by phase and if any addition financial contribution to the Township is required for servicing allocations. The Township maintains a "SewerGEMS" model of the Township's sanitary sewer systems. The owner shall agree to pay the costs of updating the Angus "SewerGEMS" model for the inclusion of the sanitary sewers for this development. In addition, the Township maintains a "WaterGEMS" model of the Township's water supply and distribution systems. The owner shall agree to pay the costs of updating the Angus "WaterGEMS" model for the inclusion of the watermain distribution system for this development.
12. That the owner shall agree in the Subdivision Agreement that the water distribution system for this Plan shall be looped within this draft plan and with the existing watermain system on the periphery of this draft plan.
13. That prior to final approval, a general overall lot grading plan shall be prepared to the satisfaction of the Township Engineer. The grading design shall incorporate a "third pipe system" to allow for appropriate drainage to the storm sewers, to the satisfaction of the Township.
14. That the owner shall enter into a subdivision agreement with the Township, agreeing to satisfy all conditions, financial and otherwise, with regard to the provisions of engineering studies, road and municipal services, grading, water, landscaping, snowplowing, fencing and payment of development charges. The subdivision agreement must be registered on title at the owner's expense and shall not be removed from title or otherwise released without the consent of the Township.
15. That the owner shall agree in the subdivision agreement to prepare and to implement a Tree Preservation Plan and a Landscape Design to include all fencing, to the satisfaction of the Township, using a qualified Arborist. This must be completed prior to preservicing.

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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16. That the owner shall prepare and implement an Accessibility Plan to the satisfaction of the Township of Essa and its Accessibility Committee. This Plan shall consist of a listing of building measures and features which may be installed to ensure accessibility within homes and within the development park.
17. That the owner shall agree in the subdivision agreement that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and sodded/seeded in accordance with the standards of the Township.
18. That the owner shall agree in the subdivision agreement to provide to the Township, engineered drawings, and to construct, to the satisfaction of the Township, stormwater management works, roads, sidewalks, park, lighting, which are required to service this plan. The owner shall also agree per the subdivision agreement that the services installed by the owner shall be in accordance with the standards and specifications of the Township, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of streets, labelled Visitor Parking areas, fencing, LED streetlighting, regulatory signs, street name signs, water hydrants, and any other services or facilities as required to meet the Township's current Engineering Standards. Furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Township.
19. That prior to final approval, the owner shall agree in the Subdivision Agreement that the streets and the Amenity area shall be named, and a municipal address numbering system be assigned for all Building Units and the Amenity area to the satisfaction of the Township.
20. That the owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the Township of Essa is satisfied that adequate road access, storm drainage facilities and servicing capacities are available to service the proposed development.
21. That the owner shall agree in the subdivision agreement that under Lot Grading Requirements that the individual Lot Grading Plans are to be submitted with Building Permit applications to show the easements on the lot or block(s).
22. That the owner shall agree in the Subdivision Agreement that Occupancy Permits for dwellings will not be issued until the Township is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response.
23. That the owner shall agree in the Subdivision Agreement to install, to the satisfaction of the Township, fencing in accordance with the standards of the Township. This shall involve, but not limited to: 1.8m high wood privacy fencing along the north, east and south sides of #36 Mill Street, the south and east side of #40 Mill Street (Bell Canada) and the rear of #42 Mill

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

Street abutting BLOCK 10; 1.8m high chain link fencing c/w gate access on the perimeter of the SWM Pond Block 14; and 1.5m high chain link fencing along the entire south limit of the Subdivision from Mill Street to County Road 10.

24. That the amenity area is designed to the satisfaction of the Township and that access to the amenity area is barrier free.
25. That prior to final approval, the Ministry of the Environment and Climate Change (MOECC) must issue an Environmental Compliance Approval (ECA) for the stormwater system, the water system and the sanitary sewer system.
26. That the owner shall agree in the subdivision agreement to the following:
 - (a) The owner is to co-ordinate the preparation of an Overall Utility Distribution Plan to the satisfaction of all affected authorities, and
 - (b) The owner shall grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution Inc.
27. That the owner agrees to carry out a Swept Path Analysis for the fire access routes within the streets in the site utilizing a 12.8m long Aerial Fire Emergency vehicle, to the approval of the Township. The analysis must demonstrate that this emergency vehicle can safely maneuver through the streets in this site without having to utilize 3-point turns.
28. That the owner agrees to carry out a Swept Path Analysis for the accessing and exiting of the Parking Structures at BLOCKS 10, 11, 12 & 13 utilizing a passenger vehicle, to the approval of the Township. The analysis must demonstrate that a pedestrian vehicle can safely maneuver into and out of the parking structures without having to utilize 3-point turns.
29. That the owner shall agree in the Subdivision Agreement that the road system including the sidewalks, all storm drainage works and its appurtenances, the sanitary sewage system and its appurtenances, and watermain distribution system and its appurtenances (the "Services") located within the development lands will be Privately Owned. The owner and any of their successors will be responsible for the construction of the works, operations of the Services, repairs, monitoring, regular maintenance, and/or replacement of the Services at the owner's expense in perpetuity. The owner will grant a registered easement to the Township over the internal road system, SWM Pond Block 14, and the Amenity area to conduct any work for emergency situations and urgent repairs with the owner paying the costs for this work.
30. The owner shall agree in the Subdivision Agreement to design and construct Bulk Water Meter and Backflow Preventer Assembly in an Aboveground Water Enclosure within the municipal road allowance at both municipal watermain connections off Mill Street, to the satisfaction of the Township.

Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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31. That the Owner/Developer shall agree in the Subdivision Agreement to include the following warning clause in all Agreements of Purchase of Sale and/or all future Site Plan or Condominium Agreements:

That the Township of Essa is not obligated to provide snow removal to residential dwelling units accessed by private condominium roads. It will be the responsibility of the property owner or Common Elements Condominium Corporation to arrange for snow removal for these residential dwelling units, to be paid for by the property owner or Common Elements Condominium Corporation.

County of Simcoe

1. That the Owner/Developer shall agree in the Subdivision Agreement to include the following warning clause in all Agreements of Purchase of Sale and/or all future Site Plan or Condominium Agreements:

That the County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling units accessed by private condominium roads. This residential condominium development has not been designed to meet the requirements of the County of Simcoe's Waste Collection Design Standards. It will be the responsibility of the property owner or Common Elements Condominium Corporation to arrange for waste collection services for these residential dwelling units through a private contractor, to be paid for by the property owner or Common Elements Condominium Corporation. The owner agrees that all waste collection shall at least meet the Municipal Minimum Standards.

2. That the Applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following:
- A road allowance widening across the entire frontage of the subject property adjacent to County Road 10 to provide a 20.0 metre right-of-way from the centreline of County Road 10.
 - A 0.3 metre reserve across the entire frontage of the property adjacent to County Road 10, adjacent to the road allowance widening.
 - The Applicant shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan (1 copy and 1 electronic copy) which sets out the road widening and 0.3 metre reserve to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 1 copy and 1 electronic copy of the deposited reference plan.

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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- All costs associated with the land transfer, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc., shall be fully borne by the Applicant. All legal documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Applicant. The Applicant shall submit to the Legal Services Department of the County a deposit in the amount of \$1,200.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded.
3. That the construction entrance shall be from Mill Street, the Local Road and not located from County Road 10.
 4. That no open cuts of County Road 10 will be allowed. The proposed County Road 10 sanitary service crossing must be installed by directional drilling.
 5. That a Road Occupancy Permit from the County of Simcoe will be required for any work being completed within the County right-of-way.
 6. That the owner shall identify where the stockpile material will be located during the construction phase to the satisfaction of the Township. Stockpile material must conform with the County's Setback By-law.
 7. That prior to final approval and any site alteration, the Owner shall submit the following to the satisfaction of the County of Simcoe and the Township:
 - Stormwater Management Report;
 - Functional Servicing Report (WaterGEMS/SewerGEMS are to be provided to the satisfaction of the Township);
 - Grading and Drainage Plans;
 - Landscape Plans including any fencing details adjacent to County Road 10;
 - Site Servicing and Composite Utility Plans; and,
 - Erosion and Sedimentation Control Plan.
 8. That prior to final site plan approval, the subject lands shall be appropriately zoned in accordance with the provisions of the Planning Act and shall contain appropriate restrictions to ensure compliance with the requirements of the County of Simcoe Road Setback By-Law No. 5604, where applicable. The Township is to advise the County of Simcoe in writing that the property has been appropriately rezoned.
 9. That development charges, processing and administrative fees are to be paid in accordance with the current County of Simcoe Development charges Bylaw and policies in effect at the time of Building Permit issuance.

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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10. That prior to final approval by the Township of Essa, the Applicant shall obtain written clearance from the County for the above-noted conditions. Please have the Applicant transfer the requested road widening and reserve, complete any required applications and make any requested changes and resubmit them to the County for review. Please contact Zoran Nedelkovski in *Transportation & Engineering* with any questions related to T&E comments, by phone, 705-726-9300 extension 1222, or by email Zoran.Nedelkovski@simcoe.ca.

Nottawasaga Valley Conservation Authority

11. That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority and Township of Essa:

- A detailed Stormwater Management Report and Operation and Maintenance Manual.
- A detailed phased erosion and sediment control plan.
- Construction staging and phasing plan.
- A detailed Grading Plan.
- An updated draft plan of subdivision and concept plan to reflect the proposed locations for all the SWM measures proposed in the Plans.

12. That the draft plan may be revised in order to meet the requirements of the above conditions to the satisfaction of the Nottawasaga Valley Conservation Authority and the Township of Essa.

13. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Nottawasaga Valley Conservation Authority, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.

14. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Nottawasaga Valley Conservation Authority, to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement must also contain a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as roads and buildings.

15. That the owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the Plans, Reports and Specifications, as approved by the Nottawasaga Valley Conservation Authority.

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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16. That the stormwater management facilities, regulatory floodplain areas and any easements required for storm water drainage purposes shall be dedicated/granted to the Township of Essa.
 17. That prior to any site alteration, permission, under the Conservation Authorities Act, be obtained from the Nottawasaga Valley Conservation Authority.
 18. That the Nottawasaga Valley Conservation Authority is notified in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain and the storm water management facilities have been restrictively zoned (e.g. Environmental Protection (EP)).

Canada Post

19. That the owner shall agree in the subdivision agreement to identify approved locations of Canada Post Corporation mailboxes within the plan. The owner shall agree in the Subdivision Agreement to locate Concrete pads for Canada Post community mailboxes, to be identified on the engineering drawings in accessible locations, with a streetlight, in close proximity to the satisfaction of Canada Post and the Township.

Simcoe County District School Board

20. That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
21. That given the internal road widths of the proposed development, school buses will not enter the site. Should school buses be required to service the development, the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that school bus pick up points will generally be located at a location as determined by the Simcoe County Student Transportation Consortium.
22. That once the Subdivision Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.
23. That once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

Simcoe Muskoka Catholic District School Board

Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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24. That the owner includes in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school's area.

Clearances

25. Prior to final approval, the Approval Authority is to be advised in writing by the County of Simcoe how the above noted conditions have been satisfied.
26. Prior to final approval, the Approval Authority is to be advised in writing by the NVCA how the above noted conditions have been satisfied.
27. Prior to final approval, the Approval Authority is to be advised in writing by Canada Post how the above noted mailbox condition has been satisfied.
28. That prior to final approval, the Approval Authority is to be advised in writing by MOECC how the above noted stormwater condition has been satisfied.
29. That prior to final approval, the Approval Authority is to be advised in writing by the appropriate utilities how the above noted conditions have been satisfied.
30. That prior to final approval, the Approval Authority is to be advised in writing by School Boards how the above noted conditions have been satisfied.

Notes to Draft Approval

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Approval Authority quoting file number **E-T-**.
2. It is suggested that the Owner be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the owner of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

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Applicant: 34 Mill Street Inc.
File No.: E-T-
Municipality: Township of Essa
Subject Lands: Part Lot 29, Concession 3

Date of Expiry:

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3. Please be advised that the approval of this draft plan will lapse on the _____ of _____, 20____. This approval may be extended pursuant to subsection 51(33) of the Planning Act.

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O. 1990, Chapter 13, as amended.

Dated this _____ day of _____, 2023.

Sandie Macdonald, Mayor
Essa Township



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD022-23

DATE: July 5th, 2023

TO: Committee of the Whole

FROM: Samuel Haniff, Manger of Planning
Owen Curnew, Development Planner

SUBJECT: Planning Department – Q1 and Q2 Report 2023

RECOMMENDATION

That Staff Report PD022-23 be received for information purposes.

BACKGROUND

In the first two quarters of 2023, the Township of Essa has received twenty-one (21) Planning applications. Of those received, ten (10) of them were Pre-Consultation applications, eight (8) were Zoning By-law Amendment applications, two (2) were Official Plan Amendment applications, and one (1) of them was a Site Plan Control application. The Township of Essa was also in receipt of eighteen (18) applications to go before the Committee of Adjustment. Of the eighteen (18) cases, eight (8) were Consent applications and ten (10) were Minor Variance applications. At the time of this report, there are three (3) applications that are scheduled to go before the Committee of Adjustment in June 2023.

In addition to Planning letters, Planning Technician services and administrative tasks, the Planning Department also performs Zoning Reviews of Building Permits. At the time of this report, the Planning Department has reviewed and charged a zoning review for eighty-four (84) Building Permits. Three-thousand, three hundred and seventy-five dollars (\$3,375) have been collected, and two-thousand, nine hundred and twenty-five dollars (\$2,925) are waiting to be collected upon issuance of the permits.

COMMENTS AND CONSIDERATIONS

Planning Applications

In the first two quarters of 2023, the Planning Department received twenty-one (21) Planning applications comprised of ten (10) Pre-consultation applications, eight (8) Zoning By-law Amendment applications, two (2) Official Plan Amendment applications, and one (1) Site Plan Control application. When compared to the previous five (5) years (2018 to 2022), the total number of applications is high for the first two quarters of 2023.

While the average yearly total cases over the past five (5) years is twenty-three (23), in the first and second quarters of 2023, the Planning Department has received twenty-one (21) applications.

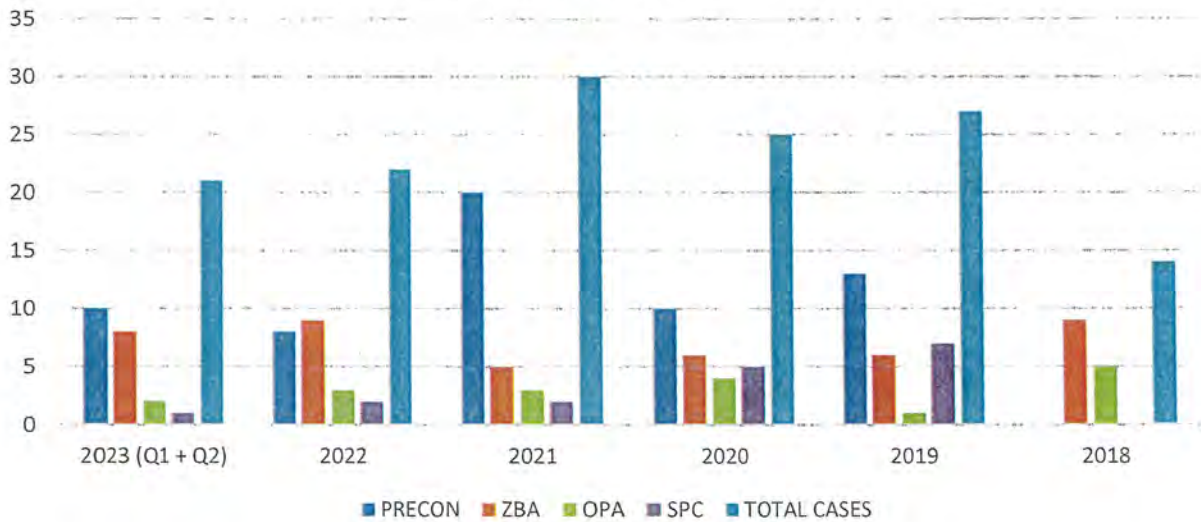
Refer to Tables 1 and 2.

Table 1.

YEAR	PRE-CONSULTATION	ZONING BY-LAW AMENDMENT	OFFICIAL PLAN AMENDMENT	SITE PLAN CONTROL	TOTAL CASES
2023 (Q1+Q2)	10	8	2	1	21
2022	8	9	3	2	22
2021	20	5	3	2	30
2020	10	6	4	5	25
2019	13	6	1	7	27
2018	N/A	9	5	0	14

Table 2.

Case Distribution (2018-2023)



Committee of Adjustment Applications

The Committee of Adjustment has seen consistent overall patterns of application submissions in the first two quarters of 2023 when compared to previous years.

In 2023, eight (8) Consent applications were submitted to the Committee of Adjustment. Four (4) were submitted for Lot Line Adjustments, three (3) were submitted for New Lot Creation, and one (1) was submitted for a Validation Certificate. Lot Line Adjustments were the most common type of Consent application.

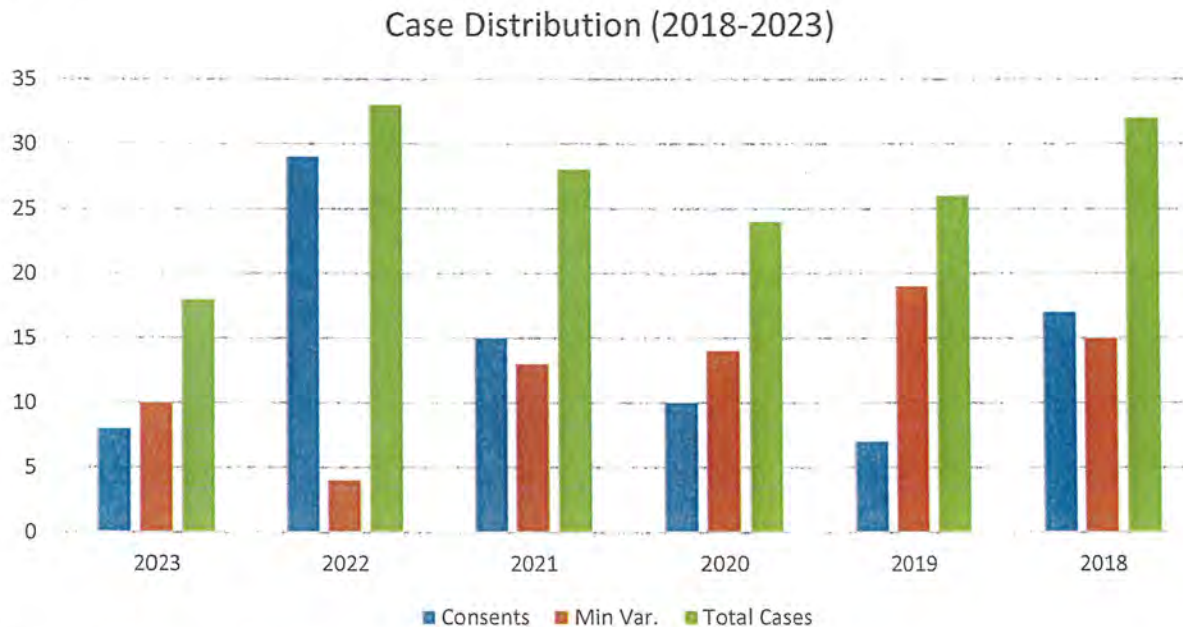
The nature of Minor Variances makes them more unique than Consents in that they have a much wider application. As such, there is insufficient data to make any meaningful statements or visual analyses.

Refer to Tables 3 and 4.

Table 3.

YEAR	CONSENT	MINOR VARIANCE	TOTAL CASES
2023 (Q1+Q2)	8	10	18
2022	29	4	33
2021	15	13	28
2020	10	14	24
2019	7	19	26
2018	17	15	32

Table 4.



Zoning Review – Building Permits

For Q1 and Q2 2023, the Building Department received one-hundred and ninety-seven (197) building permit applications. Of those applications, zoning reviews by the Planning Department were required for one-hundred and forty-one (141). To-date, in 2023, the Planning Department has charged for eighty-four (84) Zoning Reviews.

General Planning Administrative Duties (Miscellaneous)

The Planning Department provided and charged for several services in the first and second quarters of 2023, inclusive of Zoning Compliance Letters, Zoning Classification Letters, Planning Administrative Tasks, and Planning Technician Services. These

services in the first two quarters of 2023 grossed two-thousand, nine hundred and fifty dollars. There is not enough data to make meaningful statements about yearly variations.

Refer to Table 6.

Table 6

TYPE	AMOUNT	FEE	TOTAL
Zoning Classification Letter	3	\$50	\$150
Zoning Compliance Letter	14	100	\$1400
Subdivision Agreement Compliance Letter	4	\$100	\$400
Telecommunication Concurrence Letter	1	\$1000	\$1000
TOTAL			\$2950

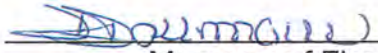
FINANCIAL IMPACT

In 2023, the Planning Department grossed seventy-six thousand, three hundred and twenty-five dollars (\$76,325) in fees from Planning Applications, Committee of Adjustment Applications, Zoning Reviews, and Miscellaneous Administrative tasks combined.

Refer to Table 7.

Table 7.

TYPE	ACC.CODE	FEE	# OF CASES	AMOUNT
PRECON	(1) PRECON	\$750	10	\$7,500
ZBA	(1) PZONA/ (1) PZONM	\$2,000/5,000	7	\$22,000
OPA	(1) POPA/POPM	\$2,000/5,000	2	\$10,000
SPC	PSPAV	\$3,000	1	\$3,000
CONSENTS	(1) PSEV	\$2,500	7	\$17,500
MINOR VAR.	(1) PMV	\$1,000	3	\$10,000
MISCELLANEOUS	PHRC/PZCOM/PSUBC/GL	N/A	N/A	\$2,950
ZONING FEE	PHRC	\$75	56	\$3,375
TOTAL GROSSED				\$76,325


Manager of Finance

SUMMARY/OPTIONS

Council may:

- 1. Take no further action.
- 2. Receive this report for information.

CONCLUSION

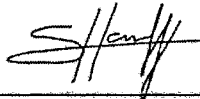
Option #2 is recommended.

Respectfully submitted by:



Owen Curnew,
Development Planner

Reviewed by:



Sam Haniff, MCIP, RPP
Manager of Planning

Reviewed by:



Colleen Healey-Dowdall, RPP
CAO

4c



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD023-23

DATE: July 5, 2023

TO: Committee of the Whole

FROM: Lee Bull, MCIP, RPP
Associate – MHBC Planning (Township Planning Consultant)
&
Jamie Robinson, MCIP, RPP,
Partner - MHBC Planning (Township Planning Consultant)

SUBJECT: Brookfield Subdivision (Part of Lot 16, Con. 4)
E-T-0602
Final Approval of Draft Plan of Subdivision

RECOMMENDATION

That Report PD023-23 be received; and

That Council provide Township Staff with the delegated authority to provide final approval for registration for Phase 1 of the Brookfield Homes Baxter Draft Plan of Subdivision E-T-0602; and

That Council authorize Legal Counsel for the Township to Register the M-Plan for Phase 1 of the Brookfield Homes Plan of Subdivision E-T-0602 and the Subdivision Agreement once the CAO and Township Engineers are satisfied that all conditions and obligations have been fulfilled.

PURPOSE

It is the purpose of this report to:

1. Provide Council with an update on the status of the Clearance of Conditions of Draft Plan Approval.
2. Seek authorization for Township Staff to provide final approval for registration of the M-Plan for Phase 1.
3. Seek authorization for Legal Counsel for the Township to Register the M-Plan for Phase 1, the Subdivision Agreement and all other associated documents.

BACKGROUND

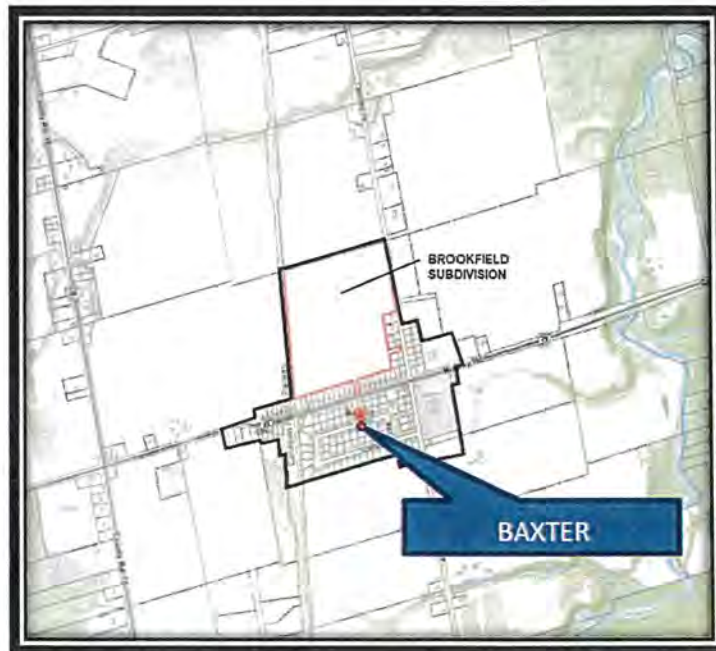
In 2010 the Township draft approved the 253 lot single detached residential subdivision submitted by Brookfield Homes (File No. E-T-0602) for the property located in Part of Lot 14, Concession 4 within the Baxter Settlement Area and shown on **Figure 1**. Council

granted an extension to the Draft Plan for an additional three (3) years on February 3, 2021. The draft plan approval currently lapses on March 15, 2024.

The subdivision will be developed in two (2) phases and provides a series of crescent local streets and two connections to Denny Drive and contains:

- Forty-seven 12 metre (40') single detached lots,
- Seventy-nine 15 metre (50') single detached lots; and,
- One hundred-twenty seven 18 metre (60') single detached residential lots

Figure 1



The draft plan of subdivision was approved subject to 46 conditions of draft approval and 6 notes. The two phases of the Draft Plan of Subdivision and Conditions of Draft approval are provided as **Attachments 1** and **2** to this report. The proposed development and conditions of draft approval require the development of the subdivision on the basis of full municipal services (water and sanitary sewers) requiring significant external works for the development to support and accommodate the provision of municipal water and municipal wastewater treatment.

At their May 17, 2023 Meeting, Council passed a motion to endorse the addition of a condition of draft plan approval requested by the Simcoe County District School Board to the existing list of Conditions of Draft Plan Approval for file E-T-0602. The inclusion of this additional condition brings the total number of conditions of draft plan approval to 47. This condition deals with the provision of sewage capacity and a connection from the Baxter Waste Water Treatment Plant (WWTP) to Baxter Central Public School.

4c

COMMENTS AND CONSIDERATIONS

Draft Plan Conditions

As noted above, the draft plan of subdivision was approved subject to 46 conditions (now 47 with the addition of the condition requested by the School Board) and 6 notes. Provided as **Attachment 3** is a summary chart which lists each of the conditions and provides a brief background and status of each of the conditions of draft approval. The majority of the conditions of draft approval have been satisfied or will be satisfied through the execution of the Subdivision Agreement and the WWTP Servicing Agreement. A clearance letter is still outstanding from the Nottawasaga Valley Conservation Authority (NVCA) however a permit for the works associated with the outfall and discharge of treated effluent from the WWTP to the Nottawasaga River has been issued by the NVCA. To-date, the NVCA has not raised concern for any project details or works.

Staff Delegated Authority for Final Approval of M-Plan for Phase 1


As the outstanding conditions of draft approval are technical in nature, and as Council will recess for the summer after the meeting on July 5th, we recommend that staff be delegated the authority to provide final approval for registration for Phase 1 of subdivision E-T-0602 once staff are satisfied that all obligations of Brookfield Homes have been fulfilled.

Registration of Phase 1 M-Plan, Subdivision Agreement and associated documents

Should Council delegate authority for final approval for registration for Phase 1 to Staff, once all Developer obligations have been met, Staff will be in a position to request Legal Counsel for the Township to Register the M-Plan for Phase 1, the Subdivision Agreement and associated documents in order to continue to advance this development over the course of the summer.

FINANCIAL IMPACT

The full cost of registering the M-Plan for Phase 1, the Subdivision Agreement and all other documents will be borne by Brookfield Homes. The Developer has posted all securities in accordance with the recommendations of the Township Engineers, and as well the proper insurance certificates and indemnity.



Manager of Finance

SUMMARY/OPTIONS

Council may consider:

1. Receive the report as submitted and adopt the recommendations of staff.
2. Direct Staff in another manner.

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CONCLUSION

Option #1 is recommended. The majority of the Conditions of Draft Approval have been cleared to the satisfaction of Township of Essa staff and their consulting team. Should Council approve Option #1, staff may proceed with final approval of the M-Plan once all Developer obligations under the Subdivision Agreement have been met and request that legal counsel for the Township complete the registration of the Phase 1 M-Plan, Subdivision Agreement and associated documents.

Prepared by:

Reviewed by:



Lee Bull, MCIP, RPP,
Associate
MHBC Planning

Jamie Robinson, MCIP, RPP
Partner
MHBC Planning

Colleen Healey-Dowdall, RPP
CAO

Attachments:

- Attachment #1 Draft Plan of Subdivision Phase 1 and Phase 2
- Attachment #2 Conditions of Draft Approval
- Attachment #3 Summary Chart of Clearance of Conditions of Draft Approval



LOT CONCESSION

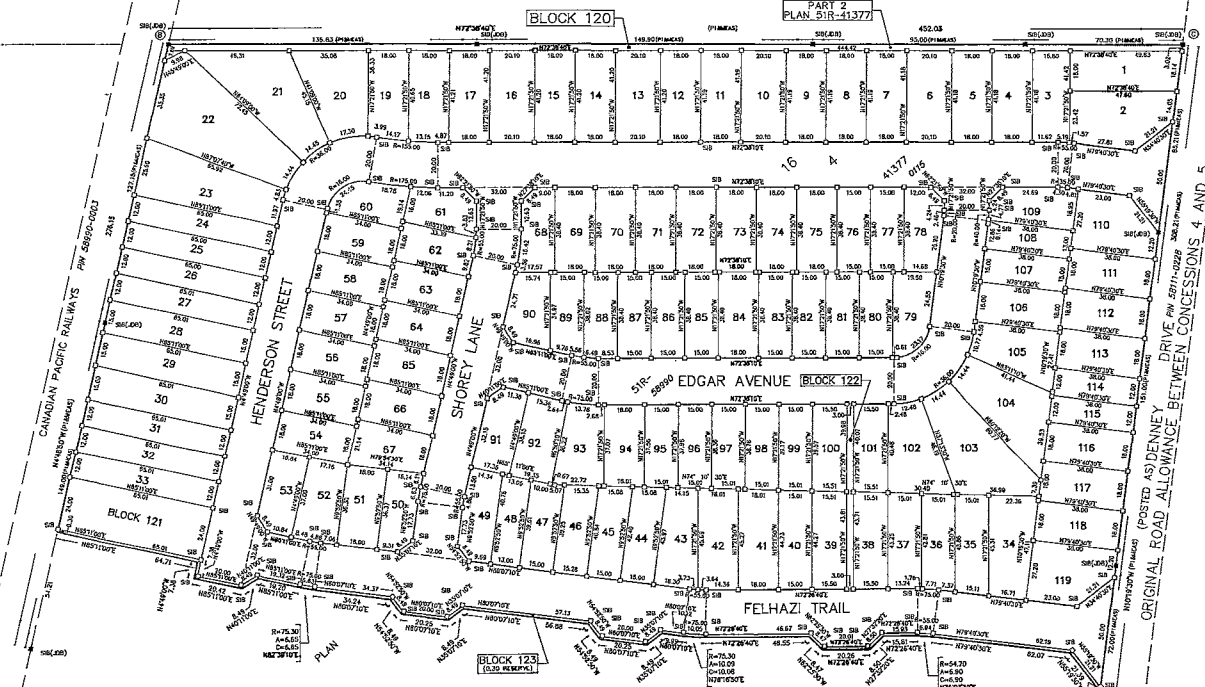
17 4

PIN 58990-0089

PART 2 PLAN 51R-41377

PART 1 PLAN 51R-40863

PART 4 PLAN 51R-3167 PART 2 PLAN 51R-3119



1281

LOT CONCESSION PART 1

PART 4 PIN 58990-0091 PART 3 PIN 51R-27896 PLAN

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
LOT 2	56.00	1.67	1.67	N79°50'00"W
LOT 3	60.00	3.14	3.14	N79°50'00"W
LOT 4	64.00	4.62	4.62	N79°50'00"W
LOT 5	68.00	6.10	6.10	N79°50'00"W
LOT 6	72.00	7.58	7.58	N79°50'00"W
LOT 7	76.00	9.06	9.06	N79°50'00"W
LOT 8	80.00	10.54	10.54	N79°50'00"W
LOT 9	84.00	12.02	12.02	N79°50'00"W
LOT 10	88.00	13.50	13.50	N79°50'00"W
LOT 11	92.00	14.98	14.98	N79°50'00"W
LOT 12	96.00	16.46	16.46	N79°50'00"W
LOT 13	100.00	17.94	17.94	N79°50'00"W
LOT 14	104.00	19.42	19.42	N79°50'00"W
LOT 15	108.00	20.90	20.90	N79°50'00"W
LOT 16	112.00	22.38	22.38	N79°50'00"W
LOT 17	116.00	23.86	23.86	N79°50'00"W
LOT 18	120.00	25.34	25.34	N79°50'00"W
LOT 19	124.00	26.82	26.82	N79°50'00"W
LOT 20	128.00	28.30	28.30	N79°50'00"W
LOT 21	132.00	29.78	29.78	N79°50'00"W
LOT 22	136.00	31.26	31.26	N79°50'00"W
LOT 23	140.00	32.74	32.74	N79°50'00"W
LOT 24	144.00	34.22	34.22	N79°50'00"W
LOT 25	148.00	35.70	35.70	N79°50'00"W
LOT 26	152.00	37.18	37.18	N79°50'00"W
LOT 27	156.00	38.66	38.66	N79°50'00"W
LOT 28	160.00	40.14	40.14	N79°50'00"W
LOT 29	164.00	41.62	41.62	N79°50'00"W
LOT 30	168.00	43.10	43.10	N79°50'00"W
LOT 31	172.00	44.58	44.58	N79°50'00"W
LOT 32	176.00	46.06	46.06	N79°50'00"W
LOT 33	180.00	47.54	47.54	N79°50'00"W
LOT 34	184.00	49.02	49.02	N79°50'00"W
LOT 35	188.00	50.50	50.50	N79°50'00"W
LOT 36	192.00	51.98	51.98	N79°50'00"W
LOT 37	196.00	53.46	53.46	N79°50'00"W
LOT 38	200.00	54.94	54.94	N79°50'00"W
LOT 39	204.00	56.42	56.42	N79°50'00"W
LOT 40	208.00	57.90	57.90	N79°50'00"W
LOT 41	212.00	59.38	59.38	N79°50'00"W
LOT 42	216.00	60.86	60.86	N79°50'00"W
LOT 43	220.00	62.34	62.34	N79°50'00"W
LOT 44	224.00	63.82	63.82	N79°50'00"W
LOT 45	228.00	65.30	65.30	N79°50'00"W
LOT 46	232.00	66.78	66.78	N79°50'00"W
LOT 47	236.00	68.26	68.26	N79°50'00"W
LOT 48	240.00	69.74	69.74	N79°50'00"W
LOT 49	244.00	71.22	71.22	N79°50'00"W
LOT 50	248.00	72.70	72.70	N79°50'00"W
LOT 51	252.00	74.18	74.18	N79°50'00"W
LOT 52	256.00	75.66	75.66	N79°50'00"W
LOT 53	260.00	77.14	77.14	N79°50'00"W
LOT 54	264.00	78.62	78.62	N79°50'00"W
LOT 55	268.00	80.10	80.10	N79°50'00"W
LOT 56	272.00	81.58	81.58	N79°50'00"W
LOT 57	276.00	83.06	83.06	N79°50'00"W
LOT 58	280.00	84.54	84.54	N79°50'00"W
LOT 59	284.00	86.02	86.02	N79°50'00"W
LOT 60	288.00	87.50	87.50	N79°50'00"W
LOT 61	292.00	88.98	88.98	N79°50'00"W
LOT 62	296.00	90.46	90.46	N79°50'00"W
LOT 63	300.00	91.94	91.94	N79°50'00"W
LOT 64	304.00	93.42	93.42	N79°50'00"W
LOT 65	308.00	94.90	94.90	N79°50'00"W
LOT 66	312.00	96.38	96.38	N79°50'00"W
LOT 67	316.00	97.86	97.86	N79°50'00"W
LOT 68	320.00	99.34	99.34	N79°50'00"W
LOT 69	324.00	100.82	100.82	N79°50'00"W
LOT 70	328.00	102.30	102.30	N79°50'00"W
LOT 71	332.00	103.78	103.78	N79°50'00"W
LOT 72	336.00	105.26	105.26	N79°50'00"W
LOT 73	340.00	106.74	106.74	N79°50'00"W
LOT 74	344.00	108.22	108.22	N79°50'00"W
LOT 75	348.00	109.70	109.70	N79°50'00"W
LOT 76	352.00	111.18	111.18	N79°50'00"W
LOT 77	356.00	112.66	112.66	N79°50'00"W
LOT 78	360.00	114.14	114.14	N79°50'00"W
LOT 79	364.00	115.62	115.62	N79°50'00"W
LOT 80	368.00	117.10	117.10	N79°50'00"W
LOT 81	372.00	118.58	118.58	N79°50'00"W
LOT 82	376.00	120.06	120.06	N79°50'00"W
LOT 83	380.00	121.54	121.54	N79°50'00"W
LOT 84	384.00	123.02	123.02	N79°50'00"W
LOT 85	388.00	124.50	124.50	N79°50'00"W
LOT 86	392.00	125.98	125.98	N79°50'00"W
LOT 87	396.00	127.46	127.46	N79°50'00"W
LOT 88	400.00	128.94	128.94	N79°50'00"W
LOT 89	404.00	130.42	130.42	N79°50'00"W
LOT 90	408.00	131.90	131.90	N79°50'00"W
LOT 91	412.00	133.38	133.38	N79°50'00"W
LOT 92	416.00	134.86	134.86	N79°50'00"W
LOT 93	420.00	136.34	136.34	N79°50'00"W
LOT 94	424.00	137.82	137.82	N79°50'00"W
LOT 95	428.00	139.30	139.30	N79°50'00"W
LOT 96	432.00	140.78	140.78	N79°50'00"W
LOT 97	436.00	142.26	142.26	N79°50'00"W
LOT 98	440.00	143.74	143.74	N79°50'00"W
LOT 99	444.00	145.22	145.22	N79°50'00"W
LOT 100	448.00	146.70	146.70	N79°50'00"W
LOT 101	452.00	148.18	148.18	N79°50'00"W
LOT 102	456.00	149.66	149.66	N79°50'00"W
LOT 103	460.00	151.14	151.14	N79°50'00"W
LOT 104	464.00	152.62	152.62	N79°50'00"W
LOT 105	468.00	154.10	154.10	N79°50'00"W
LOT 106	472.00	155.58	155.58	N79°50'00"W
LOT 107	476.00	157.06	157.06	N79°50'00"W
LOT 108	480.00	158.54	158.54	N79°50'00"W
LOT 109	484.00	160.02	160.02	N79°50'00"W
LOT 110	488.00	161.50	161.50	N79°50'00"W
LOT 111	492.00	162.98	162.98	N79°50'00"W
LOT 112	496.00	164.46	164.46	N79°50'00"W
LOT 113	500.00	165.94	165.94	N79°50'00"W
LOT 114	504.00	167.42	167.42	N79°50'00"W
LOT 115	508.00	168.90	168.90	N79°50'00"W
LOT 116	512.00	170.38	170.38	N79°50'00"W
LOT 117	516.00	171.86	171.86	N79°50'00"W
LOT 118	520.00	173.34	173.34	N79°50'00"W
LOT 119	524.00	174.82	174.82	N79°50'00"W
LOT 120	528.00	176.30	176.30	N79°50'00"W
LOT 121	532.00	177.78	177.78	N79°50'00"W
LOT 122	536.00	179.26	179.26	N79°50'00"W
LOT 123	540.00	180.74	180.74	N79°50'00"W

PLAN 51M-
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER _____ AND THE REQUIRED CONSENTS ARE _____ REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)
 THIS PLAN COMPLETES PART OF PIN 58990-0115

PLAN OF SUBDIVISION OF PART OF LOT 16 CONCESSION 4 TOWNSHIP OF ESSA COUNTY OF SIMCOE

SCALE 1 : 1000

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT: 1. AND THE REQUIRED CONSENTS ARE _____ REGISTERED AS PLAN DOCUMENT No. _____

2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF ESSA.

DATED THIS _____ DAY OF _____, 2023

BROOKFIELD RESIDENTIAL (ONTARIO) LIMITED.

JESSICA CARMEL VICE PRESIDENT - LAND DEVELOPMENT I HAVE THE AUTHORITY TO SIGN THE CORPORATION

NOTES

1. BEARING AND DISTANCE DATA DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS USING LEICA TOTAL STATION (TS) CONTROLLED.

2. DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE CONVERSION SCALE FACTOR OF 0.3048.

3. ALL SET OUT AND TO BE MONUMENTS WERE USED DUE TO LACK OF UNDERGROUND AND SURFACE UTILITIES IN ACCORDANCE WITH SECTION 11 (1) OF OREGA 2001/02.

4. SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

5. DISTANCES SHOWN ON CHAINED LISTS ARE ARC MEASUREMENTS.

6. COORDINATES SHOWN IN THIS PLAN ARE IN METRES.

7. COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNER OR BOUNDARY STAKES ON THIS PLAN.

LEGEND

- MONUMENT SURVEY MONUMENT FOUND
- MONUMENT SURVEY MONUMENT SET
- MONUMENT STANDARD IRON BAR
- MONUMENT SHORT STAINLESS IRON BAR
- MONUMENT IRON BAR
- MONUMENT BRASS BAR
- MONUMENT ALUMINUM BAR
- MONUMENT J.D. BARNES LIMITED
- MONUMENT PLAN 51R-41377

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, G.P.I.S. THIS _____ DAY OF _____, 2023

WALTER MACDONALD MAYOR OF ESSA TOWNSHIP

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON JANUARY 6, 2023

DATE _____ PUBLIC NOTICE ONTARIO LAND SURVEYOR

THIS PLAN OR SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER 2202402



DEAN BY: WALTER MACDONALD FOR: PUBLIC NOTICE: 17-01-070-08-00-PIN

DATE: 17/01/2023

Ac

Attachment

4c

Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010
Date of Last Extension: February 3, 2021
Date of Last Expiry: March 17, 2021
Lapsing Date: March 15, 2024

The Township of Essa's conditions to Final Plan Approval for registration of this Plan of Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision/draft M-plan located in the settlement area of Baxter, prepared by JD Barnes, dated Nov 27, 2017 to show:
 - 47 - 12m single residential lots
 - 79 - 15m single residential lots
 - 127 - 18m single residential lots
 - 2 walkways (Blocks 254 and 257)
 - 1 parkette block (Block 256)
 - Streets A-E with daylighting triangles

External Components:

 - 1 external park block (not shown on either of the above but rather Pt 3 of 51R-_____)
 - 1 external stormwater management block and easement to outlet stormwater (not shown on either of the above but rather Pt 1 of 51R-_____)
 - 1 external road to park and public services (not shown on either of the above but rather Pt 2 of 51R-_____)
 - Sidewalk along the west side of Denney Dr between the north limit of the plan and Murphy Rd (not shown on either of the above), including urbanization with concrete curb and storm sewer
 - Water, sewer and sanitary servicing works and/or municipal servicing works necessary to service the plan (not shown on either of the above), including works along Murphy Rd, Denney Dr, intersection improvements and facilities within external blocks
2. That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. A zoning by-law amendment must be adopted and in effect, and shall permit 12m and 15m frontages along with other provisions that may require site specific approval. A further public meeting will be held in conjunction with the zoning by-law amendment prior to Council adoption. All provisions of the Planning Act will apply to the processing of the zoning by-law amendment.
3. That the Developer will design an (external) sewage connection to the Angus sewage treatment plant (STP) with a pumping station and forcemain to be constructed at the Developer's expense in accordance with the preferred option of an approved EA, which is acceptable to the Municipality in terms of operation, maintenance and future cost to users. Council has accepted that the development will be serviced by the Angus STP through a forcemain connecting the development to the STP on the condition that the developer will pay all capital costs, sewage system costs, and all forcemain costs including but not limited to any upgrade costs that may be required at the STP associated with the forcemain connection. An agreement shall be entered into which provides detail on payment

4c

Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010
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Date of Last Expiry: March 17, 2021
Lapsing Date: March 15, 2024

arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule if applicable.

Note: Although the Developer is to pay for the costs of engineering and constructing the force main, pumping station, etc. from Baxter to Angus, they will also be required to pay all regular development charges including but not limited to the sewage component of development charges for their share of the costs of previously expanding the Angus Sewage Treatment plant to accommodate growth.

4. In order to provide for sufficient water pressure for domestic use and fire protection, the Developer shall agree in the Subdivision Agreement to construct a water treatment and booster facility somewhere near the intersection of Murphy Road and County Road 10 to accommodate this plan, plus to provide water for approx. 75 existing unserved (water) homes along Murphy Road and Denney Drive as identified in the Class EA document for the Baxter area. A Water Supply and Distribution Upgrades/Front-ending Agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule.
5. In order to provide for stormwater management, a stormwater management block will be dedicated to the Municipality, external to the plan, the size of which will be to the satisfaction of the NVCA and the Township of Essa. The size of this block and the related proposed easement for an outlet should be substantiated with a preliminary Stormwater Management Report. A road, to lead into the public facilities, with full access, shall be dedicated and constructed to the Township's satisfaction.
6. In order to provide for parkland, a parkland dedication block of approx. 5.7 ac will be dedicated to the Municipality, external to the plan, to the satisfaction of the Township of Essa. This parkland dedication will be provided on the east side of Denney Drive with a proper road crossing (crosswalk) made available for safe pedestrian access to the parkland. A road, to lead into the park, with parking, shall be dedicated and constructed to the Township's satisfaction, and as well, the parkland is to be graded and seeded also to the satisfaction of the Municipality. Should the Developer opt to develop the park block ahead of the development of the subdivision by means of prepayment of the parks component of the current uniform development charge, in accordance with Council Resolution CW171-2017, then prior to any work commencing, the Developer shall submit a list of proposed works to Council for approval and inclusion into a Park Development Agreement, to be approved and entered into with Council.
7. That the road allowances included within the draft plan shall be named in accordance with the Township's policy on street names (historical names on approval of the Municipality) and dedicated as public highways to the Township of Essa without monetary consideration and free and clear of all encumbrances.
8. That all streets shall be designed and constructed in accordance with the Township of Essa's Engineering Design Standard Specifications and Drawings, to full urban standard,

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4c

Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010.
Date of Last Extension: February 3, 2021
Date of Last Expiry: March 17, 2021
Lapsing Date: March 15, 2024

with a sidewalk along one side of the street. As well, there will be a sidewalk constructed along the west side of Denney Drive in a location to be approved by the Township at no cost to the Township, which must include a storm sewer network and ~~urbanization~~ catch basin/ditch inlets. The sidewalk and ~~urbanization-storm sewer network~~ will stretch between Murphy Road, where the sidewalk must be designed to "tie in" with the existing road and drainage system allowing for safe pedestrian movement and appropriate drainage, and the north limits of the plan/north limit of the settlement area. The costs of all such construction will be at the expense of the Developer. The Developer must enter into a Subdivision Agreement with the Municipality which will describe the required works, internal and external to the plan, and such agreement will require the collection of securities to guarantee all works. If any external works are to be completed prior to the execution of the Subdivision Agreement, then the appropriate legal agreement shall be entered into, prior to permission for these works being granted.

9. That any required daylighting triangles shall be shown on the final plan and shall be conveyed to the Township without monetary consideration, free and clear of all encumbrances, at the Developer's expense and to the satisfaction of the Township.
10. That the Developer shall transfer to the Corporation of the County of Simcoe (County) at no cost, a fee simple, unencumbered interest, in a road widening across the entire frontage of Lot 64 to provide a 15.25m right of way from the centerline of Murphy Road/County Road 21, and that prior to final approval, the Developer shall submit a copy of the plan which sets out the road widening, to meet with the approval of the County.
11. Furthermore, the Subdivision Agreement will stipulate that all Offers of Purchase and Sale affecting Lot 64 will include a statement advising that all above and below grade buildings and structures must adhere to the County of Simcoe Setback By-law (By-law No. 5644); and the Developer is advised that an Entrance Permit will be required to be obtained from the County to provide access to Lot 64.
12. That the Developer shall enter into a Subdivision Agreement with the Township of Essa, agreeing to satisfy all conditions, financial and otherwise, of the Township with regard to the provisions of engineering studies, road and municipal services, grading, water hydrants, landscaping, fencing and payment of development charges. And furthermore, the Subdivision Agreement shall be registered on title at the Developer's expense, and shall not be removed from title or otherwise released without the consent of the Township of Essa.
13. That the Developer shall agree in the Subdivision Agreement that such easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities and construction purposes shall be designed and granted to the appropriate agencies or authorities, free and clear of all encumbrances, to the satisfaction of the Township of Essa and all appropriate agencies or authorities. Such easements/dedications shall be dedicated to the appropriate approval authority at no cost to anyone but the Developer.

4c

Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010
Date of Last Extension: February 3, 2021
Date of Last Expiry: March 17, 2021
Lapsing Date: March 15, 2024

14. That the Developer shall agree in the Subdivision Agreement to a pedestrian walkway connecting Street A to Denney Drive along the south side of Lots 74 and 75, and Street B to Street E. These walkways will be 3m in width and will be lined with chainlink fencing unless otherwise discussed and approved. The mature tree(s) along the lot line of 83 Denney Dr must be considered and respected if possible. Drainage patterns must be considered as well and the Township's Engineer and Manager of Public Works must approve of all works/variations associated with a walkway at this location.
15. That the Developer shall agree in the Subdivision Agreement that they will design and construct, at their expense, highway improvements at the intersection of Murphy Road/County Road 21 and Denney Drive, to the satisfaction of the Township and County:
Namely:
 - A "pedestrian pad" to provide a safe area for pedestrians to stand while waiting to cross Murphy Road/County Road 21, at the northwest corner of the intersection; and
 - Signalization and/or works as per the recommendations of an approved Traffic Study prepared by GHD and dated 'Oct 2017' to the satisfaction of County and Township Engineering/Public Works Staff.

The improvements and/or works that are not to be considered as County-controlled or monitored, shall fall under the jurisdiction of the Subdivision Agreement entered into with Essa, in particular with respect to securities and maintenance.

16. That prior to final approval, the Developer shall enter into a legal agreement with the County whereby the Developer agrees to assume financial and other responsibility for the design and construction of the highway and intersection design improvements identified in the condition above and/or in the approved Traffic Study, to the satisfaction of the County. It is the responsibility of the Developer to prepare engineering drawings and a construction cost estimate for the required road improvements to the satisfaction of the County. The Developer is required to provide the County with a letter of credit representing 100% of the County approved construction cost estimate. The approved engineering road drawings and cost estimate will be referenced in the legal agreement. A Road Occupancy Permit will be required for the completion of all works within the County right of way.
17. That the Developer shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft plan and/or with the watermain system on the periphery of this draft plan as necessary. Additional (external) watermain is to be constructed to access water from the Collingwood-New Tecumseth pipeline with all costs to be borne by the Developer, as detailed in a Water Supply and Distribution Upgrades/Front-ending Agreement.
18. That prior to any works occurring or final approval, the Developer shall agree in either a Preservicing Agreement or the Subdivision Agreement, or another appropriate agreement such as an External Works Agreement, to prepare and/or implement the following to the

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Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010
Date of Last Extension: February 3, 2021
Date of Last Expiry: March 17, 2021
Lapsing Date: March 15, 2024

satisfaction of the Township, and all works shall be in strict accordance with these plans:

- a) Landscape Design Plan or Plans as the case may be,
 - b) Sanitary Servicing Brief,
 - c) Stormwater Management Plan,
 - d) Geotechnical Report,
 - e) Noise and Vibration Study,
 - f) Traffic Impact Study,
 - g) General and overall lot grading plan, and
 - h) Erosion and Dust Control Plan.
19. That the Developer shall agree in any Agreement (External/Preservicing/Subdivision Agreement) that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and seeded/sodded in accordance with the standards of the Township of Essa. And furthermore, that disturbed soils be seeded or planted on within five months of their disruption and/or that watering of earth take place during construction to the satisfaction of the Municipality, and that stockpiling of topsoil only take place at a distance of 100m from existing dwellings, or at another lesser distance should the Developer prove to the Municipality that the lesser distance will not give cause to dust complaints as the Developer may be stockpiling in conjunction with mitigation measures known to appropriately address dust and erosion.
 20. That the Developer shall agree in any Agreement that there will be no disruption of access during sidewalk construction or ditch or road works for any period *exceeding 24 hours* and that 48 hours notice of the intent to disrupt be provided to all residents along Denney Drive.
 21. That the Developer shall agree in any Agreement that the services installed by the Developer shall be in accordance with the standards and specifications of the Township of Essa, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of the street, street lighting, regulatory signs, street name signs, water hydrants and any other services or facilities as required to meet the Township's Urban Local Roads Standard TESTD 101.01. And furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.
 22. That the Developer shall agree in the Subdivision Agreement to urbanization on Denney Drive, from Murphy Road north to the north limits of the plan.
 23. That the Developer shall agree in the Subdivision Agreement that Occupancy for dwellings will not be issued until the Township of Essa is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to Occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response, and all construction methods recommended to compensate for railway noise and vibration must have been implemented.
 24. That the Developer shall agree in the Subdivision Agreement to install, to the satisfaction of

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the Township, fencing in accordance with the standards of the Township of Essa. This may generally involve, but is not limited to: 1.8m privacy (wooden) fencing along the rear/side of new lots wherein these lots abut existing residential lots and 1.2m chainlink fencing surrounding the park and walkways. There may be gates and/or openings where approved by the Municipality, including but not limited to, between the park and church lands to the south, and there may possibly be other variations or modifications that are authorized from time to time, ie adjacent to 83 Denney Dr.

25. That prior to final approval, the MOECC must issue an Environmental Compliance Approval (ECA) for storm sewers and the stormwater management pond, sanitary sewers, sewage pump station and forcemain, water treatment, storage reservoir and the pumping facility.
26. That prior to final approval or prior to any grading or construction on the site, the following shall be prepared and submitted to the satisfaction of the NVCA:
 - a) detailed Stormwater Management Report/Plan consistent with current standards;
 - b) Erosion Control Plan;
 - c) detailed Grading Plan;
 - d) Geotechnical Report for the Stormwater Management Pond;
 - e) Landscape Plan for the Stormwater Management Pond; and
 - f) A detailed stormwater outlet design that ensures that there are no impacts to stream morphology and incorporates restoration as required. Thermal mitigation of stormwater flows will be required to protect coldwater receivers.
27. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and further, that appropriate sediment and erosion control measures be installed and maintained as approved by the NVCA prior to any construction or grading.
28. That the final stormwater management plan and works shall ensure a legal outlet and that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.
29. That the owner shall confirm technical and legally the adequacy of the drainage outlets to the satisfaction of the NVCA and Township.
30. That details on any infrastructure assoc'd with development including the booster pumping station should be provided to the NVCA for review and comment, the booster pumping station should be adequately protected from any natural hazards (ie flood hazard) to the satisfaction of the NVCA and Township.
31. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by

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the NVCA.

32. That prior to any site alteration in a Regulated Area, a permit under the Conservation Authorities Act will be obtained from the NVCA.
33. That prior to final plan approval, the Developer shall agree to pay all development fees to the NVCA as required in accordance with the NVCA's Fees Policy under the Conservation Authorities Act.
34. That prior to final approval, the Township be advised in writing, by the NVCA, how conditions above have been satisfied.
35. That the Developer shall monitor groundwater elevations following the issuance of draft plan approval until such time that final approval is issued and that all information be submitted to the Township prior to final approval for consideration as baseline data.
36. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that the schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
37. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter cul-de-sacs, and pick up points will generally be located on through-streets convenient to the appropriate school board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
38. That prior to final approval, the Township be advised by the Simcoe County/Simcoe Muskoka Catholic District School Boards that they are satisfied that conditions above have been addressed.
39. That the Developer shall agree in the Subdivision Agreement to locate an accessible pad for a Canada Post community mailbox in close proximity to a streetlight(s) and accessible sidewalk to the satisfaction of the Township - to be identified on the engineered drawings to the satisfaction of Canada Post; and that prior to final approval, the Township be advised, in writing, by Canada Post how this condition has been satisfied. Again, the Township must also be satisfied with the community mailbox location, to ensure safety and accessibility.
40. That the Developer shall agree in the Preservicing/Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and authorities. This composite utility plan must allow for the safe installation of all utilities, including the required separation between utilities.
41. That the Developer shall provide Enbridge Gas Distribution with all road cross-sections if

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necessary, to show all utilities in the configuration proposed for all of the street widths in the plan, and the Developer shall contact Enbridge by emailing salesarea50@enbridge.com for service and meter installation details.

42. That the Developer shall agree in the Subdivision Agreement to grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution and that prior to final approval the Township be advised, in writing, by Enbridge Gas Distribution how this condition and the previous condition have been satisfied.
43. The Developer shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada or Rogers, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Developer shall be responsible for the relocation of such facilities or easements.
44. The Developer shall be required to enter into an agreement (or Letter of Understanding) with Bell Canada or Rogers concerning telecommunications service and complying with any underground servicing conditions imposed, and if no such conditions are imposed, the Developer shall advise the Municipality of the arrangement made for telecommunication servicing.
45. That prior to final approval, the Township be advised, in writing, by Bell Canada and/or Rogers how conditions above have been satisfied.
46. That prior to final approval, the Township be advised in writing, by the County of Simcoe, how conditions above have been satisfied.

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Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
Subject Lands: Part Lot 16, Concession 4

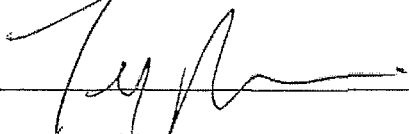
Date of First Draft Plan: March 17, 2010
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Notes to Draft Approval

1. It is the Developer's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the Approval Authority.
2. The Developer shall apply for any extension at least sixty (60) days prior to the lapsing date.
3. All costs associated with the land transfer to the County shall be borne by the Developer. All documentation is to be prepared and registered by the County's solicitor and to be executed where required by the Developer. The Developer will be required to submit a deposit to the County's solicitor prior to the services being rendered.
4. Works shall be in conformity with all laws and statutes of the Province and by-laws of the applicable municipalities and agencies. Specifically, the Developer is to take note that a Road Occupancy Permit will be required from the County of Simcoe for any proposed works within the Murphy Road/County Road 21 right of way and an Entrance Permit will be required from the County to provide access to Lot 67 from Murphy Road/County Road 21.
5. The Developer is required to comply with the County's Waste Collection Design Standards. Failure to comply could result in waste collection services being withheld or suspended.
6. It is suggested that the Developer be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2). Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Developer of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O 1990, Chapter 13, as amended.

This 28 day of Dec, 2017



Mayor, Essa Township

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Brookfield Homes Subdivision Baxter
 E-T-0602
 Township of Essa
 Part Lot 16, Concession 4
 Draft Plan Conditions Clearance Table

DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
1	<p>That this approval applies to the draft plan of subdivision/draft M-Plan located in the settlement of Baxter, prepared by JD Barnes, dated November 27, 2017 to show:</p> <ul style="list-style-type: none"> • 47 – 12m single residential lots; • 79 – 15m single residential lots; • 127 – 18m singles residential lots; • 2 walkways (Blocks 254 and 257), • 1 parkette block (Block 256) • Streets A-E with daylighting triangles <p>External Components:</p> <ul style="list-style-type: none"> • 1 external park block (not shown on either of the above but rather Pt 3 of 51 R-) • 1 external stormwater management block and easement to outlet stormwater (not shown on either of the above but rather Pt 1 of 51 R-) • 1 external road to park and public services (not shown on either of the above but rather Pt 2 of 51R-) • Sidewalk along the west side of Denney Dr between the north limit of the plan and Murphy Rd, including urbanization with concrete curb and storm sewer <p>Water, sewer and sanitary servicing works and/or municipal servicing works necessary to service the plan (not shown on either of the above), including works along Murphy Rd, Denney Dr, intersection improvements and facilities within external blocks</p>	<ul style="list-style-type: none"> • Internal: <ul style="list-style-type: none"> ○ The internal land conveyances are captured in the draft Phase 1 and Phase 2 M-Plans which have been provided to the Municipality ○ Conveyances are to be identified in the Subdivision Agreement • External: <ul style="list-style-type: none"> ○ The external lands, as identified on Plan 51R-41354, have already been conveyed to the Municipality. 	<ul style="list-style-type: none"> • Conveyances identified on Schedule to the Subdivision Agreement
2	<p>That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. A zoning by-law amendment must be adopted and in effect, and shall permit 12m and 15m frontages along with other provisions that may require site specific approval. A further public meeting will be held in conjunction with the zoning by-law amendment prior to Council adoption. All provisions of the Planning Act will apply to the processing of the zoning by-law amendment.</p>	<ul style="list-style-type: none"> • Planning Public Meeting held March 7, 2018 • Zoning by-law amendment passed on May 2, 2018 per Council report No. PD020-18; COW Resolution No. CW083-2018 	<ul style="list-style-type: none"> • Complete

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Attachment 3

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
3	<p>That the Developer will design an (external) sewage connection to the Angus sewage treatment plant (STP) with a pumping station and forcemain to be constructed at the Developer's expense in accordance with the preferred option of an approved EA, which is acceptable to the Municipality in terms of operation, maintenance and future cost to users. Council has accepted that the development will be serviced by the Angus STP through a forcemain connecting the development to the STP on the condition that the developer will pay all capital costs, sewage system costs, and all forcemain costs <u>including but not limited to any upgrade costs that may be required at the STP associated with the forcemain connection. An agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule if applicable.</u></p> <p><i>Note: Although the Developer is to pay for the costs of engineering and constructing the force main, pumping station, etc. from Baxter to Angus, they will also be required to pay all regular development charges including but not limited to the sewage component of development charges for their share of the costs of previously expanding the Angus Sewage Treatment Plant to accommodate growth.</i></p>	<ul style="list-style-type: none"> Waste water connection to Angus superseded by an Amending EA which resulted in a treatment plant in Baxter outletting to the Nottawasaga River. 	<ul style="list-style-type: none"> Revised Environmental Study Report (ESR) was completed and published and submitted to MECP in May, 2022. The EA process is now complete. Currently, ECAs are being sought for the proposed WWTP. WWTP Agreement satisfies this condition.
4	<p>In order to provide for sufficient water pressure for domestic use and fire protection, the Developer shall agree in the Subdivision Agreement to construct a water treatment and booster facility somewhere near the intersection of Murphy Road and County Road 10 to accommodate this plan, plus to provide water for approx. 75 existing unserviced (water) homes along Murphy Road and Denney Drive as identified in the Class EA document for the Baxter area. A Water Supply and Distribution Upgrades/Front-ending Agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule.</p>	<ul style="list-style-type: none"> Water Supply & Distribution Agreement between Township and Brookfield executed November 6, 2018 Water Booster Station has been constructed by the Township. Final commissioning expected in Summer 2023. Township secured additional water supply from the Town of New Tecumseth through an Amending Water Supply Agreement dated March 24, 2021. Brookfield's Front Funding Agreement with the Township is in good standing, and Brookfield committed to funding the Township's financial obligation to the Town of New Tecumseth for the additional water supply. Brookfield will be paying for the Township's additional water supply as of October 2021. 	<ul style="list-style-type: none"> Booster Station Complete
5	<p>In order to provide for stormwater management, a stormwater management block will be dedicated to the Municipality, external to the plan, the size of which will be to the satisfaction of the NVCA and the Township of Essa. The size of this block and the related proposed easement for an outlet should be substantiated with a preliminary Stormwater Management Report. A road, to lead into the public facilities, with full access, shall be dedicated and constructed to the Township's satisfaction.</p>	<ul style="list-style-type: none"> The lands for the SWM facility and roadway have been conveyed to the Municipality, which are identified as Parts 1 and 2 on Plan 51R-41354. SWM ECA and permits in place. The SWM Pond construction is captured in the External Works Agreement and the works are currently being undertaken. SWM Pond is substantially complete; Gauley Drive design and completion of construction to be undertaken in 2023 with construction of WWTP 	<ul style="list-style-type: none"> Stormwater Management Block has been dedicated to the Municipality Construction substantially complete, final completion expected in 2023

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
6	<p>In order to provide for parkland, a parkland dedication block of approx. 5.7 ac will be dedicated to the Municipality, external to the plan, to the satisfaction of the Township of Essa. This parkland dedication will be provided on the east side of Denney Drive with a proper road crossing (crosswalk) made available for safe pedestrian access to the parkland. A road, to lead into the park, with parking, shall be dedicated and constructed to the Township's satisfaction, and as well, the parkland is to be graded and seeded also to the satisfaction of the Municipality. Should the Developer opt to develop the park block ahead of the development of the subdivision by means of prepayment of the parks component of the current uniform development charge, in accordance with Council Resolution CW171-2017, then prior to any work commencing, the Developer shall submit a list of proposed works to Council for approval and inclusion into a Park Development Agreement, to be approved and entered into with Council.</p>	<ul style="list-style-type: none"> • The parkland has been dedicated to the municipality, which is identified as Part 3 on Plan 51R-41354. • An Intersection Pedestrian Signal (IPS) has been designed for the intersection of Felhazi Trail and Denney Drive. This will be constructed as in 2022. • Finalization of the Gauley Drive roadway design and construction will be completed in 2022 following completion of the Wastewater EA. • A Park Development Agreement was approved by Council in 2018, however, the Agreement is stale dated. • Both the Township and Brookfield wish to reduce their costs associated with the development of the Park. <ul style="list-style-type: none"> ○ Township wishes to have the Township's contribution limited to the amount that will be collected by DCs for the subdivision of \$619,091, rather than the \$850K identified in the DC Background Study and 2021 budget ○ Brookfield wishes to reduce the amount previously agreed to pay without reimbursement. • The DPC does not require that the park be graded and seeded, nor a Parkland Development Agreement be entered into, prior to entering into a subdivision agreement. 	<ul style="list-style-type: none"> • Parkland dedication described in S. 7.3 of Subdivision Agreement
7	<p>That the road allowances included within the draft plan shall be named in accordance with the Township's policy on street names (historical names on approval of the Municipality) and dedicated as public highways to the Township of Essa without monetary consideration and free and clear of all encumbrances.</p>	<ul style="list-style-type: none"> • Street naming was assigned on November 7, 2018 pursuant to Council Report No. PD045-18; Committee of the Whole Resolution No. CW181-2018 • Conveyances of road allowances will be set out in subdivision agreement. 	<ul style="list-style-type: none"> • Complete • Conveyances of road allowances S. 5.3.1 of Subdivision Agreement
8	<p>That all streets shall be designed and constructed in accordance with the Township of Essa's Engineering Design Standard Specifications and Drawings, to full urban standard, with a sidewalk along one side of the street. As well, there will be a sidewalk constructed along the west side of Denney Drive in a location to be approved by the Township at no cost to the Township, which must include a storm sewer network and urbanization catch basin/ditch inlets. The sidewalk and urbanization storm sewer network will stretch between Murphy Road, where the sidewalk must be designed to "tie in" with the existing road and drainage system allowing for safe pedestrian movement and appropriate drainage, and the north limits of the plan/north limit of the settlement area. The costs of all such construction will be at the expense of the Developer. The Developer must enter into a Subdivision Agreement with the Municipality which will describe the required works, internal and external to the plan, and such agreement will require the collection of securities to guarantee all works. If any external works are to be completed prior to the execution of the Subdivision Agreement, then the appropriate legal agreement shall be entered into, prior to permission for these works being granted.</p>	<ul style="list-style-type: none"> • Design features captured in detailed design drawings • Denney Drive reconstruction undertaken in 2021 under the Amending External Works Agreement; works are substantially complete • Adequate securities were posted under the Amending External Works Agreement • Appropriate clauses will be added to subdivision agreement 	<ul style="list-style-type: none"> • Section 8.1.1 of Subdivision Agreement
9	<p>That any required daylighting triangles shall be shown on the final plan and shall be conveyed to the Township without monetary consideration, free and clear of all encumbrances, at the Developer's expense and to the satisfaction of the Township.</p>	<ul style="list-style-type: none"> • Acknowledged • Daylighting triangles are provided for on the Phase 1 and Phase 2 Draft M-Plans • Conveyances identified on Schedule to draft Subdivision Agreement 	<ul style="list-style-type: none"> • Conveyances to the Township set out in Subdivision Agreement

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
10	That the Developer shall transfer to the Corporation of the County of Simcoe (County) at no cost, a fee simple, unencumbered interest, in road widening across the entire frontage of Lot 64 to provide a 15.25m right of way from the centerline of Murphy Road / County Road 21, and that prior to final approval, the Developer shall submit a copy of the plan which sets out the road widening, to meet with the approval of the County.	<ul style="list-style-type: none"> The required conveyance is identified as Block 136 on the Phase 2 Draft M-Plan The transfer will take place following the registration of the Phase 2 M-Plan 	<ul style="list-style-type: none"> N/A to Phase 1 Required to be conveyed following Phase 2 M-Plan Registration as clause in Subdivision Agreement S 5.3.2
11	Furthermore, the Subdivision Agreement will stipulate that all Offers of Purchase and Sale affecting Lot 64 will include a statement advising that all above and below grade buildings and structures must adhere to the County of Simcoe Setback By-law (By-law No. 5644); and the Developer is advised that an Entrance Permit will be required to be obtained from the County to provide access to Lot 64.	<ul style="list-style-type: none"> This Lot is identified as Lot 31 on the Phase 2 Draft M-Plan. Appropriate clauses will be added to Phase 2 Amending Subdivision Agreement 	<ul style="list-style-type: none"> N/A to Phase 1 Clauses to be included in Phase 2 Subdivision Agreement S. 7.23 and Agreement of Purchase and Sale for the subject lot
12	That the Developer shall enter into a Subdivision Agreement with the Township of Essa, agreeing to satisfy all conditions, financial and otherwise, of the Township with regard to the provisions of engineering studies, road and municipal services, grading, water hydrants, landscaping, fencing and payment of development charges. And furthermore, the Subdivision Agreement shall be registered on title at the Developer's expense, and shall not be removed from title or otherwise released without the consent of the Township of Essa.	<ul style="list-style-type: none"> Required clause will be added to subdivision agreement 	<ul style="list-style-type: none"> Clauses included in Subdivision Agreement S. 1.4.1, 2.1, 9.6.1.5 and Schedule "E".
13	That the Developer shall agree in the Subdivision Agreement that such easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities and construction purposes shall be designed and granted to the appropriate agencies or authorities, free and clear of all encumbrances, to the satisfaction of the Township of Essa and all appropriate agencies or authorities. Such easements/dedications shall be dedicated to the appropriate approval authority at no cost to anyone but the Developer.	<ul style="list-style-type: none"> Required clauses included in the draft subdivision agreement 	<ul style="list-style-type: none"> Clauses included in Subdivision Agreement S 5.4.1 Schedule "H", and "I".
14	That the Developer shall agree in the Subdivision Agreement to a pedestrian walkway connecting Street A to Denney Drive along the south side of Lots 74 and 75, and Street B to Street E. These walkways will be 3m in width and will be lined with chainlink fencing unless otherwise discussed and approved. The mature tree(s) along the lot line of 83 Denney Dr must be considered and respected if possible. Drainage patterns must be considered as well and the Township's Engineer and Manager of Public Works must approve of all works/variations associated with a walkway at this location.	<ul style="list-style-type: none"> Clauses will be added to subdivision agreement The walkway blocks are provided as Block 122 on the Phase 1 draft M-Plan and Block 135 on the Phase 2 draft M-Plan The walkway blocks and drainage have been accommodated in the detailed design of the subdivision. The walkway blocks are captured in the Schedule to the draft the Subdivision Agreement 	<ul style="list-style-type: none"> Clauses included in Subdivision Agreement S. 5.8
15	That the Developer shall agree in the Subdivision Agreement that they will design and construct, at their expense, highway improvements at the intersection of Murphy Road/County Road 21 and Denney Drive, to the satisfaction of the Township and County, namely: <ul style="list-style-type: none"> A "pedestrian pad" to provide a safe area for pedestrians to stand while waiting to cross Murphy Road/County Road 21, at the northwest corner of the intersection; and Signalization and/or works as per the recommendations of an approved Traffic Study prepared by GHD and dated 'Oct 2017' to the satisfaction of County and Township Engineering/Public Works Staff. The improvements and/or works that are not to be considered as County-controlled or monitored, shall fall under the jurisdiction of the Subdivision Agreement entered into with Essa, in particular with respect to securities and maintenance.	<ul style="list-style-type: none"> Appropriate clauses will be added to Subdivision agreement The works are fully secured under the Pre-Servicing Agreement Brookfield made a financial contribution to the Township in the amount of \$500,000.00 towards future signalization of the intersection 	<ul style="list-style-type: none"> Clauses included in Subdivision Agreement S. 7.22.1, 8.19.1.18
16	That prior to final approval, the Developer shall enter into a legal agreement with the County whereby the Developer agrees to assume financial and other responsibility for the design and construction of the highway and intersection design improvements identified in the condition above and/or in the approved Traffic Study, to the satisfaction of the County. It is the responsibility of the Developer to prepare engineering drawings and a construction cost estimate for the required road improvements to the satisfaction of the County. The Developer is required to provide the County with a letter of credit representing 100% of the County approved construction cost estimate. The approved engineering road drawings and cost estimate will be referenced in the legal agreement. A Road Occupancy Permit will be required for the completion of all works within the County right of way.	<ul style="list-style-type: none"> Brookfield entered into a Road Improvement Agreement with the County for the works in July 2021 The County's portion of the works are secured under the Road Improvement Agreement with the County The road component of the works is substantially complete, with the IPS installation to take place in 2022 and 2023 	<ul style="list-style-type: none"> Phase 1 Clearance Letter from County of Simcoe dated 25-NOV-2022

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
17	That the Developer shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft plan and/or with the watermain system on the periphery of this draft plan as necessary. Additional (external) watermain is to be constructed to access water from the Collingwood-New Tecumseth pipeline with all costs to be borne by the Developer, as detailed in a Water Supply and Distribution Upgrades/Front-ending Agreement.	<ul style="list-style-type: none"> Required clauses will be added to subdivision agreement Detailed design includes looping of internal watermain as well as external watermain along Denney Drive The watermain along Denney Drive and within Phase 1 were constructed in 2021 	<ul style="list-style-type: none"> Clauses included in Subdivision Agreement S. 8.1.15 and 8.5.2 Water Supply Agreement entered into in 2018 and addendum in 2019
18	That prior to any works occurring or final approval, the Developer shall agree in either a Preservicing Agreement or the Subdivision Agreement, or another appropriate agreement such as an External Works Agreement, to prepare and/or implement the following to the satisfaction of the Township, and all works shall be in strict accordance with these plans: <ul style="list-style-type: none"> a) Landscape Design Plan or Plans as the case may be, b) Sanitary Servicing Brief c) Stormwater Management Plan d) Geotechnical Report e) Noise and Vibration Study f) Traffic Impact Study g) General and overall lot grading plan, and Erosion and Dust Control Plan. 		<ul style="list-style-type: none"> Appropriate clauses included in Subdivision Agreement- following sections: <ul style="list-style-type: none"> 7.2.1.15 7.2.1.20 7.15.1 7.19 8.13 8.17.1.1 8.17.1.3
19	That the Developer shall agree in any Agreement (External/Preservicing/Subdivision Agreement) that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and seeded/sodded in accordance with the standards of the Township of Essa. And furthermore, that disturbed soils be seeded or planted on within five months of their disruption and/or that watering of earth take place during construction to the satisfaction of the Municipality, and that stockpiling of topsoil only take place at a distance of 100m from existing dwellings, or at another lesser distance should the Developer prove to the Municipality that the lesser distance will not give cause to dust complaints as the Developer may be stockpiling in conjunction with mitigation measures known to appropriately address dust and erosion.	<ul style="list-style-type: none"> Appropriate clauses will be added to subdivision agreement 	<ul style="list-style-type: none"> Appropriate clauses included in Subdivision Agreement S 7.17
20	That the Developer shall agree in any Agreement that there will be no disruption of access during sidewalk construction or ditch or road works for any period exceeding 24 hours and that 48 hour's notice of the intent to disrupt be provided to all residents along Denney Drive.	<ul style="list-style-type: none"> Appropriate clause will be added to subdivision agreement 	<ul style="list-style-type: none"> Appropriate clause included in Subdivision Agreement S 7.28.11
21	That the Developer shall agree in any Agreement that the services installed by the Developer shall be in accordance with the standards and specifications of the Township of Essa, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of the street, street lighting, regulatory signs, street name signs, water hydrants and any other services or facilities as required to meet the Township's Urban Local Roads Standard TESTD 101.01. And furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.	<ul style="list-style-type: none"> Appropriate clause will be added to subdivision agreement 	<ul style="list-style-type: none"> Appropriate clauses included in Subdivision Agreement: <ul style="list-style-type: none"> 5.8.5 6.1.3 8.1.1 8.1.3
22	That the Developer shall agree in the Subdivision Agreement to urbanization on Denney Drive, from Murphy Road north to the north limits of the plan.	<ul style="list-style-type: none"> Appropriate clause included in subdivision agreement Urbanization of Denney Drive Stage #1 included in current External Works Agreement; Urbanization of Denney Drive Stage #2 included in Amending External Works Agreement The Denney Drive Reconstruction project was substantially completed in Fall 2021 	<ul style="list-style-type: none"> Appropriate clause included in Subdivision Agreement S 7.12

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
23	That the Developer shall agree in the Subdivision Agreement that Occupancy for dwellings will not be issued until the Township of Essa is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to Occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response, and all construction methods recommended to compensate for railway noise and vibration must have been implemented.	<ul style="list-style-type: none"> • Clause will be added to subdivision agreement • Agreement will address occupancy issuance in advance of downstream wastewater treatment plant, as the facility cannot be operated until such time as a critical sewage flow rate is achieved. 	<ul style="list-style-type: none"> • Clauses included in Subdivision Agreement S. 7.31.2.11, 8.14.1, Section 10.
24	That the Developer shall agree in the Subdivision Agreement to install, to the satisfaction of the Township, fencing in accordance with the standards of the Township of Essa. This may generally involve, but is not limited to: 1.8m privacy (wooden) fencing along the rear/side of new lots wherein these lots abut existing residential lots and 1.2m chainlink fencing surrounding the park and walkways. There may be gates and/or openings where approved by the Municipality, including but not limited to, between the park and church lands to the south, and there may possibly be other variations or modifications that are authorized from time to time, i.e. adjacent to 83 Denney Dr.	<ul style="list-style-type: none"> • Clauses added to subdivision agreement • Fencing type and location identified on landscape plans • Perimeter privacy fencing abutting existing residential lots constructed in 2021 under the pre-servicing agreement 	<ul style="list-style-type: none"> • Clauses included in Subdivision Agreement S. 8.7.1
25	That prior to final approval, the MOECC must issue an Environmental Compliance Approval (ECA) for storm sewers and the stormwater management pond, sanitary sewers, sewage pump station and forcemain, water treatment, storage reservoir and the pumping facility.	<ul style="list-style-type: none"> • Acknowledged • ECAs in place for storm sewers, sanitary sewers, watermain, SWM facility, SPS & FM • ECA for water treatment, storage reservoir and pumping facility is the responsibility of the Township • ECA will be obtained for WWTP – currently awaiting ECA Endorsements from the Township 	<ul style="list-style-type: none"> • S. 7.4.1 of the Subdivision Agreement has captured the wording of this condition of draft approval, but has modified it to read that these ECA's are required prior to building permit issuance. (Note all of the ECAs noted in this condition have been received by the Township). Original condition did not contemplate WWTP • Section 7.4.1 of Subdivision Agreement captures requirement for ECAs for the WWTP and requires that they be provided prior to building permit issuance. • Section 9.6.1.1 of the Subdivision Agreement provides the Township with the discretion to withhold building permits pending receipt of the full and final ECA for the WWTP.
26	That prior to final approval or prior to any grading or construction on the site, the following shall be prepared and submitted to the satisfaction of the NVCA: <ol style="list-style-type: none"> detailed Stormwater Management Report/Plan consistent with current standards Erosion Control Plan; Detailed Grading Plan; Geotechnical Report for the Stormwater Management Pond; Landscape Plan for the Stormwater Management Pond; and A detailed stormwater outlet design that ensures that there are no impacts to stream morphology and incorporates restoration as required. Thermal mitigation of stormwater flows will be required to protect coldwater receivers.	<ul style="list-style-type: none"> • Acknowledged • Complete and plans and reports listed in draft Subdivision Agreement • Permit issued from the NVCA for the SWM facility 	<ul style="list-style-type: none"> • Awaiting clearance letter

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
27	That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and further, that appropriate sediment and erosion control measures be installed and maintained as approved by the NVCA prior to any construction or grading.	<ul style="list-style-type: none"> • Appropriate clauses included in subdivision agreement 	<ul style="list-style-type: none"> • Awaiting clearance letter
28	That the final stormwater management plan and works shall ensure a legal outlet and that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.	<ul style="list-style-type: none"> • SWM facility substantially complete 	<ul style="list-style-type: none"> • Awaiting clearance letter
29	That the owner shall confirm technical and legally the adequacy of the drainage outlets to the satisfaction of the NVCA and Township.	<ul style="list-style-type: none"> • SWM facility and outfall substantially complete 	<ul style="list-style-type: none"> • Awaiting clearance letter
30	That details on any infrastructure assoc'd with development including the booster pumping station should be provided to the NVCA for review and comment, the booster pumping station should be adequately protected from any natural hazards (i.e. flood hazard) to the satisfaction of the NVCA and Township.	<ul style="list-style-type: none"> • The water booster station design / approval / construction is the responsibility of the Township • NVCA Permit received 	<ul style="list-style-type: none"> • Awaiting clearance letter
31	That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the NVCA.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement 	<ul style="list-style-type: none"> • Awaiting clearance letter
32	That prior to any site alteration in a Regulated Area, a permit under the Conservation Authorities Act will be obtained from the NVCA.	<ul style="list-style-type: none"> • Permit for the construction of the storm sewer outlet was obtained from the NVCA 	<ul style="list-style-type: none"> • Complete
33	That prior to final plan approval, the Developer shall agree to pay all development fees to the NVCA as required in accordance with the NVCA's Fees Policy under the Conservation Authorities Act.	<ul style="list-style-type: none"> • Fees paid, applications processed, and permits received 	<ul style="list-style-type: none"> • Awaiting clearance letter
34	That prior to final approval, the Township be advised in writing, by the NVCA, how conditions above have been satisfied.		<ul style="list-style-type: none"> • Awaiting clearance letter
35	That the Developer shall monitor groundwater elevations following the issuance of draft plan approval until such time that final approval is issued and that all information be submitted to the Township prior to final approval for consideration as baseline data.	<ul style="list-style-type: none"> • Groundwater monitoring ongoing 	<ul style="list-style-type: none"> • Township Public Works staff satisfied
36	That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that the schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement S. 4.1.2.1
37	That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter curbside, and pick up points will generally be located on through-streets convenient to the appropriate school board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement S. 4.1.2.2
38	That prior to final approval, the Township be advised by the Simcoe County/Simcoe Muskoka Catholic District School Boards that they are satisfied that conditions above have been addressed.		<ul style="list-style-type: none"> • Phase 1 Clearance from SMCDSB received 23-JAN-2023 • Phase 1 Clearance letter SCDSB dated 19-JUNE-2023
39	That the Developer shall agree in the Subdivision Agreement to locate an accessible pad for a Canada Post community mailbox in close proximity to a streetlight(s) and accessible sidewalk to the satisfaction of the Township to be identified on the engineered drawings to the satisfaction of Canada Post; and that prior to final approval, the Township be advised, in writing, by Canada Post how this condition has been satisfied. Again, the Township must also be satisfied with the community mailbox location, to ensure safety and accessibility.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement • Detailed design includes for community mailbox pads; location accepted by Ainley on behalf of Township per 4th Submission comments 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement. • Brookfield obtained clearance letter from Canada Post dated 25-NOV-2022

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
40	That the Developer shall agree in the Preservicing/Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and authorities. This composite utility plan must allow for the safe installation of all utilities, including the required separation between utilities.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement • Composite Utility Plans have been provided to the Township's Peer Review Consultant; CUPs are complete and acceptable to Ainley on behalf of Township per 4th Submission comments 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement S. 8.1.9, 9.1.2 and 7.2.1
41	That the Developer shall provide Enbridge Gas Distribution with all road cross-sections if necessary, to show all utilities in the configuration proposed for all of the street widths in the plan, and the Developer shall contact Enbridge by emailing salesarea50@enbridge.com for service and meter installation details.	<ul style="list-style-type: none"> • Enbridge design complete 	<ul style="list-style-type: none"> • Phase 1 Clearance letter from Enbridge received dated 18-JAN-2023
42	That the Developer shall agree in the Subdivision Agreement to grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution and that prior to final approval the Township be advised, in writing, by Enbridge Gas Distribution how this condition and the previous condition have been satisfied.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement • Boulevards are currently pre-graded with utility installation commencing in short order 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement S. 7.10.1.15 • Brookfield will obtain clearance letter prior to registration • Phase 1 Clearance letter from Enbridge received dated 18-JAN-2023
43	The Developer shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada or Rogers, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Developer shall be responsible for the relocation of such facilities or easements.	<ul style="list-style-type: none"> • Appropriate clauses included in draft subdivision agreement 	<ul style="list-style-type: none"> • Appropriate clauses included in draft Subdivision Agreement S 8.24.2 • Phase 1 Clearance letter received from Rogers dated 13-OCT-2022 • Email Clearance from Bell received 10-JAN-2023
44	The Developer shall be required to enter into an agreement (or Letter of Understanding) with Bell Canada or Rogers concerning telecommunications service and complying with any underground servicing conditions imposed, and if no such conditions are imposed, the Developer shall advise the Municipality of the arrangement made for telecommunication servicing.		<ul style="list-style-type: none"> • Phase 1 Clearance letter received from Rogers dated 13-OCT-2022 • Email Clearance from Bell received 10-JAN-2023
45	That prior to final approval, the Township be advised, in writing, by Bell Canada and/or Rogers how conditions above have been satisfied.		<ul style="list-style-type: none"> • Phase 1 Clearance letter received from Rogers dated 13-OCT-2022 • Email Clearance from Bell received 10-JAN-2023
46	That prior to final approval, the Township be advised in writing, by the County of Simcoe, how conditions above have been satisfied.		<ul style="list-style-type: none"> • Brookfield obtained clearance letter dated 25-11-22

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DPC #	CONDITION	NOTES	STATUS (AS OF JUNE 28, 2023)
47*	<p>That the Owner(s) shall agree in the Subdivision Agreement (and/or the WWTP Agreement) to:</p> <ul style="list-style-type: none">a) "provide adequate sewage capacity and a connection from the proposed/new Baxter WWTP to the Baxter Central Public School and all other associated works to provide for sanitary servicing for students from the new Brookfield subdivision to attend the local elementary school all as a local service in accordance with Section 59(1) and (2)(a) of the <i>Development Charges Act</i> and Section 51(25)(d) of the <i>Planning Act</i> to the satisfaction of the Township and the Simcoe County District School Board (SCDSB); andb) enter into a SCDSB WWTP Infrastructure Contribution Agreement outlining the respective financial contributions for the developer and the SCDSB for the costs associated with these works prior to the commencement of construction of the WWTP." <p>In addition, as part of the new SCDSB condition of draft approval, the following wording is to be added to the Subdivision Agreement (and/or the WWTP Agreement):</p> <p>"The Developer agrees to provide adequate sewage capacity and a connection from the proposed/new Baxter WWTP to the Baxter Central Public School (and all other associated works to provide for sanitary servicing for students from the new Brookfield subdivision to attend the local elementary school all as a local service in accordance with Section 59(1) and (2)(a) of the <i>Development Charges Act</i> and Section 51(25)(d) of the <i>Planning Act</i> to the satisfaction of the Simcoe County District School Board and that their respective financial contribution for the costs associated with these works shall be identified in a subsequent agreement between the Developer and the SCDSB (the "SCDSB WWTP Infrastructure Contribution Agreement") to be entered into prior to the commencement of construction of the WWTP."</p>		<ul style="list-style-type: none">• Clearance letter received for Phase 1 from SCDSB dated 19-JUNE-2023

* Additional Condition of Draft Plan Approval Requested by the Simcoe County District School Board.

5a



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PR017-23
DATE: July 5, 2023
TO: Committee of the Whole
FROM: Jason Coleman, Manager Parks and Recreation
SUBJECT: Essa Junior Hockey Request – Hockey Training Institute International

RECOMMENDATION

Be it resolved that Staff Report PR017-23 be received; and

That Council consider directing the Manager of Parks and Recreation to proceed with approving a proposal for a Junior Hockey Team in a Township Facility subject to availability and adherence to the Township's Ice Allocation Policy.

BACKGROUND

A Junior 'A' level calibre hockey team previously existed and played out of Angus Recreation Centre in the Canadian Premier League (CPL) under the name Essa Stallions for 3 seasons 2016/2017, 2017/2018, and 2018/2019. For reasons unknown, the Team moved and relocated to Coldwater and became the Severn Stallions for the 2019/2020 season.

In 2022, Essa received a different proposal from members within the New Tecumseth Civics Hockey Organization to relocate their Junior Hockey Team to Essa. Council supported the proposal at the time. Due to unknown circumstances, the team ended up not pursuing and relocating to Essa. Currently there are no Junior level hockey teams playing in Essa.

On June 14, 2023, Staff received another proposal from an organization proposing to locate a Junior Hockey Team to Essa. As per the attached letter from the Hockey Training Institute, *"An ownership group of Oded Orgil (5xCapitalManagement, Shelburne), Hockey Training Institute, and other potential partners, will play a strategic role in the management and development of the team. The GMHL has approved for their home base to be in Angus or Thornton, pending a confirmation of the ice time required for a game night. Players will be recruited locally, nationally and from USA and Europe, where HTI has a strong network. Those players that require housing will be accommodated at HTI's facility in Utopia."*

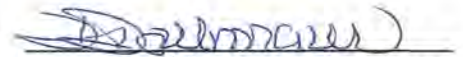
The GMHL is defined on their website as the following: *“The Greater Metro Hockey League (GMHL) was originally founded as the Greater Metro Junior Hockey League (GMHL) by Bob Russell and Hockey works International Ltd., in 2006. The institutional vision for this new league was to improve the current standard of player development at the Junior ‘A’ level in the world’s greatest Junior Hockey regions. To facilitate the growth of this vision, the league had two clearly articulated goals: to increase the international flavor of Junior Hockey in Central Canada as well as locate and establish teams in the cities and towns passionate about hosting this new brand of Junior Hockey.”*

COMMENTS AND CONSIDERATIONS

There are several factors to review when a municipality is considering the possibility of a Junior Hockey Team relocating to a municipal multi-purpose recreational facility. Items such as ensuring all members of the community in the building are treated respectfully, while ensuring there is no use of profanity or abusive behaviour towards anyone, along with no threatening or intimidation of others. Anyone entering a Township Facility will be made aware that the facility is a safe shared space for everyone to utilize and enjoy. Staff would ensure all payments are received and collected in advance prior to use of any Township Facilities/Amenities. This proposal for the 2023/2024 season would be subject to ice booking availability in accordance with the Township’s Ice Booking Allocation Policy.

FINANCIAL IMPACT

It is estimated the Township could be in receipt of an approximately additional \$13,200 in ice revenue if a Junior Hockey Team were to relocate to Essa for 2023/2024.



Manager of Finance

SUMMARY/OPTIONS

Council may:

1. Take no further action.
2. Approve the proposal for a Junior Hockey Team in a Township Facility subject to availability and adherence to the Township’s Ice Allocation Policy.
3. Direct Staff in another course of action.

CONCLUSION

Option #2 is recommended, but in no way should a contract for ice or facility rental usage be used against the Township in terms of housing for players, coaching staff, etc.

Respectfully submitted,

Reviewed by,

Jason Coleman

Colleen Healey

Jason Coleman
Manager of Parks and Recreation

Colleen Healey-Dowdall, RPP
Chief Administrative Officer

Attachment #1: HTI Letter

5a



HOCKEY TRAINING INSTITUTE INTERNATIONAL

8058 8th Line, Utopia, Ontario, L0M 1T0 (Canada)
Phone: 705-828-5385 Email: info@htistars.com
www.hockeytraininginstitute.com

June 14, 2023

Dear members of the Essa Township ice committee,

As a follow up to our email to Baileigh White on June 6, 2023 please see the following request for review.

We would appreciate you considering this email as a proposal and a firm request for a Junior 'A' hockey team (Greater Metro Junior Hockey League - GMHL) to operate out of one of the Essa Township arenas.

An ownership group of Oded Orgil (5xCaputalManagement, Shelburne), Hockey Training Institute, and other potential partners, will play a strategic role in the management and development of the team. The GMHL has approved for our home base to be in Angus or Thornton, pending a confirmation of the ice time required for a game night. Players will be recruited locally, nationally and from USA and Europe, where HTI has a strong network. Those players that require housing will be accommodated at HTI's facility in Utopia.

The league has requested that the team ideally commit to play its home games on Monday, Tuesday, or Wednesday evenings, due to the existing teams' home nights taking up weekends. Thursday would be a second choice. Game time would need to be 2.5 - 3hrs (3hrs preferred) long (20min periods with a 15 min warm up, floods after each period). Practice ice can be scheduled in the afternoons, outside of the prime-time hours. The team will plan to practice 3-4 days per week, 1.5hrs per practice.

Our need to respond to the league with a commitment of ice is very time sensitive, given the short time prior to the 2023/24 season. We are confident that attracting players will not be an issue. Thank you in advance for considering our request expeditiously.

Should you have any questions do not hesitate to contact Jenya Feldman (HTI - 705-828-5385) or Oded Orgil (647-990-7331)

We're looking forward to hearing back from you.

Sincerely,

Jenya Feldman

HTI President
Tel: 705-828-5385
Email: jfeldman@htistars.com

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TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PR018-23
DATE: July 5, 2023
TO: Committee of the Whole
FROM: Jason Coleman – Manager of Parks and Recreation
SUBJECT: Concession Stands Operator RFP-PR-23-05

RECOMMENDATION

That Staff Report PR018-23 be received; and that Council receive this report for information.

BACKGROUND

The Request for Proposal RFP-PR-23-05 Concession Stands Operator Contract was posted on the Township's website, digital board, and circulated in accordance with Essa's Procurement Policy A05-01. The closing date for this was June 28, 2023, at 10:00 am. The contract proposal is for 3 season terms with up to 1 additional 3 season term extension option (with successful review) with the dates from September 1 – April 15 each year. The Request for Proposal includes Angus Recreation Centre and Thornton Community Centre. This was the second time this was posted as the first RFP-PR-23-03 posted and closed on May 24, 2023, received no bids.

COMMENTS AND CONSIDERATIONS

Since the onset of Covid-19 Pandemic in 2020, the Concession Stands were to be closed and not operate. This past year 2022/2023, Council approved Staff's recommendation for a temporary conversion of the Concession Stands area to multi purpose/office space for different community sports organizations/or staff utilizing either Angus Recreation Centre or Thornton Community Centre. During 2022/2023 it should be noted that users of the facility and members of the community expressed interest to see the return of the Concession Stands in addition to a new tender for the vending machines at both facilities. Staff received feedback and inquiries from interested parties to bid on the concession stands, however no bids were received.

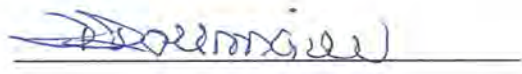
The following is a summary of results for the second RFP-PR-23-05:

NO BIDS RECEIVED

FINANCIAL IMPACT

The 2023 Operating Budget does not reflect anticipated revenue for 2023 Concession Stands Operator as the request for Concession Stands to reopen was received after the completion of the 2023 Operating Budget.

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Manager of Finance

SUMMARY/OPTIONS

Council may:

- 1. Take no action.
- 2. Direct Staff in a manner that they see fit.

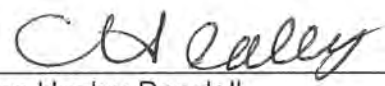
CONCLUSION

Staff recommends Option 1.

Respectfully submitted,



Jason Coleman
Manager of Parks and Recreation



Colleen Healey-Dowdall
Chief Administrative Officer

8a

June 27, 2023

By Email & Mail

Mrs. C. Healey-Dowdall
CAO
Township of Essa
5786 County Road 21
Utopia ON L0M 1T0

Dear Mrs. Healey-Dowdall:

Project No: 60219081.04-04
Regarding: Township of Essa
Mill Street Ventures Site Plan
Security Reduction No. 1

Further to the request of the Developer's Engineer, we herein provide our recommendation for the requested Reduction in Securities for the Mill Street Ventures Site Plan.

• **Security Reduction**

The total value of work is \$2,673,029.24, with Securities currently held by the Township being in the amount of \$950,661.07. In Section 40.1 of the original Site Plan, the securities originally posted are based on 30% of the Total Cost of Internal Works, plus 100% of the Total Cost of External Works.

In accordance with Section 49, there is no automatic right for the Developer to request any reduction in securities provided to the Township and therefore any partial reductions are at the sole discretion of the Township. Based on the overall extent of completion of the total internal and external works, we recommend to the Township that a reduction of securities as outlined below be carried out.

SECURITIES TO BE RETAINED

1) Remaining Outstanding Works	\$124,751.21
2) 10% of Total Cost of Internal Works [Maintenance Holdback]	\$246,052.60
3) 10% of Total Cost of External Works [Maintenance Holdback]	<u>\$ 21,250.33</u>
TOTAL SECURITIES TO BE RETAINED	\$392,054.13

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We have attached a copy of our Summary Sheet and Security Requirement spreadsheet, which provides a breakdown of the Completed and Uncompleted Works. In our opinion, the Developer is entitled to the reduction such that the Township would retain **\$392,054.13** in securities. The release of securities is subject to the following conditions as per the Agreement:

- Reductions are on the basis of receipt of a Statutory Declaration, and that all legal and engineering invoices are paid. We have attached a copy of the Statutory Declaration provided by the Developer's Engineer from Rosen Goldberg Inc.
- The Township of Essa has an outstanding account for a) the legal services incurred by their Township Solicitor, and b) the engineering services incurred by the Township Engineer; in the value of \$88,789.90. Brahm Rosen of Rosen Goldberg Inc., the receiver for the subject lands has indicated that they will provide payment of this amount this week.
- The Recommended Reduction in Securities is subject to receipt of the outstanding payment to the Township.

We trust that you will find the above in order. We would appreciate confirmation of the reduction in securities for our records.

Sincerely,
AECOM Canada Ltd.



A. M. Lees

AML; aml

Encl.

8a

STATUTORY OF DECLARATION

CANADA
PROVINCE OF ONTARIO

IN THE MATTER OF
Works pursuant to the Subdivision
Agreement between the Township of Essa
And Mill Street Ventures GP Ltd.

Regional Municipality of York

TO WIT:

I BRAHM ROSEN OF THE City of Vaughan, In the Regional Municipality of York, IN THE Province of Ontario Do Solemnly Declare, That:

1. I am an authorized signing officer of Rosen Goldberg Inc. and as such have the knowledge of the facts herein declared. Rosen Goldberg Inc. was appointed Receiver and Manager of Mill Street Ventures GP Ltd. pursuant to an Order of the Ontario Superior Court of Justice dated September 20th, 2021.
2. That all accounts, for which the Receiver is responsible, relative to the works installed and completed to date on public property pursuant to the above noted agreement have been fully paid and no one is entitled to any claim of lien in respect of labour or materials supplied for of the completed work under the Construction Lien Act, 1983.
3. That all accounts, for which the Receiver is responsible,
4. Have been paid to the consulting engineer/architect for professional services rendered.

AND I MAKE this solemn declaration conscientiously believing it to be true, and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.


Sworn before me via video-conference

This 16th day of February, 2023. The affiant was located in the City of Toronto, Province of Ontario and the Commissioner was located in the State of Florida.

This Affidavit was commissioned remotely and the declaration was administered in accordance with the Ontario Regulation 431-20

THIS 16th DAY OF February, 2023


Signature


A Commissioner of Oaths, etc.

Steven Warren Howard Goldberg
a Commissioner, etc., Province of Ontario
for Rosen Goldberg Inc
Expires February 18, 2024.

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Township of Essa
MILL STREET VENTURES

SUMMARY SHEET For DECEMBER 2022

Total Estimated Cost of Works	\$2,673,029.24
Total Estimated Cost of Internal Site Servicing Work	\$2,460,525.96
Total Estimated Cost of External Site Servicing Work	\$212,503.28
Uncompleted Work	\$124,751.21
Installed works to date	\$825,909.86
Total Installed Internal Site Servicing Work to date	\$616,141.18
Total Installed External Site Servicing Work to date	\$209,768.68
<i>less</i>	
10% of Total Estimated Cost of Internal Site Servicing Work to date as Maintenance Holdback	\$246,052.60
10% of Total Estimated Cost of External Site Servicing Work to date as Maintenance Holdback	\$21,250.33
Sum of previous reductions of securities	\$0.00
Any Increase in estimated cost to complete Works	\$0.00
Amount of Discharge from Total Estimated Cost of Works	\$2,280,975.11

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Security to be Retained By ESSA TOWNSHIP is \$392,054.13

REQUIRED SECURITIES
\$124,751.21
\$246,052.60
\$21,250.33
\$392,054.14

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Security Requirements

CONTRACT		TENDER SUBMITTED				SERVICING AGREEMENT		SECURITY REDUCTION - Dec 2022		
ITEM NO	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	Security % (30% Internal, 100% External)	Servicing Security Amount	% of Work Completed	Value of Completed Work	Amount Retained By Township For Uncompleted Work
Section 1 Site Works										
Internal 1.1	Site Grading	LS	100%	\$15,000.00	\$15,000.00	30%	\$4,500.00	100%	\$4,500.00	\$0.00
External 1.3	Import place & grade topsoil & sod (100 mm depth) - External	m ²	2,200	\$5.00	\$11,000.00	100%	\$11,000.00	80%	\$8,800.00	\$2,200.00
Sub-Total Section 1 Site Work					\$26,000.00		\$15,500.00		\$13,300.00	\$2,200.00
Section 2 Road Work										
Internal 2.1	Granular 'B' (450 mm depth)	m ²	6,925	\$16.00	\$110,800.00	30%	\$33,240.00	100%	\$33,240.00	\$0.00
2.2	Granular 'B' (300 mm depth)	m ²	5,825	\$12.00	\$69,900.00	30%	\$20,970.00	100%	\$20,970.00	\$0.00
2.3	Granular 'A' (150 mm depth)	m ²	12,725	\$11.00	\$139,975.00	30%	\$41,992.50	100%	\$41,992.50	\$0.00
2.4	Base Course Asphalt HL-8 (80 mm depth)	m ²	6,925	\$17.00	\$117,725.00	30%	\$35,317.50	100%	\$35,317.50	\$0.00
2.5	Base Course Asphalt HL-8 (50 mm depth)	m ²	5,825	\$12.00	\$69,900.00	30%	\$20,970.00	100%	\$20,970.00	\$0.00
2.6	Surface Course Asphalt HL-3 (40 mm depth)	m ²	12,725	\$10.00	\$127,250.00	30%	\$38,175.00	0%	\$0.00	\$38,175.00
2.7	Tack Coat	m ²	12,725	\$0.40	\$5,090.00	30%	\$1,527.00	0%	\$0.00	\$1,527.00
2.8	Concrete Barrier Curbed (OPSD 600.010)	m	1,865	\$60.00	\$111,900.00	30%	\$33,570.00	100%	\$33,570.00	\$0.00
2.9	Parking Lot Line Painting	m	3,615	\$2.00	\$7,230.00	30%	\$2,169.00	0%	\$0.00	\$2,169.00
2.10	Barrier Free Symbol	Ea	17	\$150.00	\$2,550.00	30%	\$765.00	0%	\$0.00	\$765.00
2.11	Building/Island Concrete Sidewalk, <u>Including Tactile Plates at Restaurants as per CBO</u>	m ²	1,920	\$70.00	\$134,400.00	30%	\$40,320.00	90%	\$36,288.00	\$4,032.00
External 2.12	Concrete Barrier Curb and Gutter (OPSD 600.010)	m	37	\$60.00	\$2,220.00	100%	\$2,220.00	100%	\$2,220.00	\$0.00
2.13	Subdrain	m	37	\$20.00	\$740.00	100%	\$740.00	100%	\$740.00	\$0.00
2.14	Concrete Sidewalk	m ²	370	\$65.00	\$24,050.00	100%	\$24,050.00	100%	\$24,050.00	\$0.00
Sub-Total Section 2 Road Work					\$923,730.00		\$296,026.00		\$249,358.00	\$46,668.00
Section 3 Storm Sewer										
Internal 3.1	200 mm Dia. Storm Sewer	m	10	\$160.00	\$1,600.00	30%	\$480.00	100%	\$480.00	\$0.00
3.2	300 mm Dia. Storm Sewer	m	170	\$220.00	\$37,400.00	30%	\$11,220.00	100%	\$11,220.00	\$0.00
3.3	375 mm Dia. Storm Sewer	m	135	\$270.00	\$36,450.00	30%	\$10,935.00	100%	\$10,935.00	\$0.00
3.4	450 mm Dia. Storm Sewer	m	35	\$320.00	\$11,200.00	30%	\$3,360.00	100%	\$3,360.00	\$0.00
3.5	600 mm Dia. Storm Sewer	m	43	\$450.00	\$19,350.00	30%	\$5,805.00	100%	\$5,805.00	\$0.00
3.6	675 mm Dia. Storm Sewer	m	31	\$500.00	\$15,500.00	30%	\$4,650.00	100%	\$4,650.00	\$0.00
3.7	600 mm x 600 mm Catchbasin	Ea	6	\$3,000.00	\$18,000.00	30%	\$5,400.00	100%	\$5,400.00	\$0.00
3.8	1200 mm Dia. Catch Basin Maintenance Hole	Ea	9	\$5,000.00	\$45,000.00	30%	\$13,500.00	100%	\$13,500.00	\$0.00
External 3.9	Connect to Existing Storm Structure	Ea	1	\$1,500.00	\$1,500.00	100%	\$1,500.00	100%	\$1,500.00	\$0.00
3.10	DICB & Lead to be Removed	Ea	1	\$1,200.00	\$1,200.00	100%	\$1,200.00	100%	\$1,200.00	\$0.00
Sub-Total Section 3 Storm Sewer					\$167,200.00		\$58,050.00		\$58,050.00	\$0.00

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CONTRACT		TENDER SUBMITTED				SERVICING AGREEMENT		SECURITY REDUCTION - Dec 2022		
ITEM NO	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	Security % (30% Internal, 100% External)	Servicing Security Amount	% of Work Completed	Value of Completed Work	Amount Retained By Township For Uncompleted Work
Section 4 Sanitary Servicing										
Internal										
4.1	Internal 200 mm Dia. Sanitary Sewer	m	183	\$225.00	\$41,175.00	30%	\$12,352.50	100%	\$12,352.50	\$0.00
4.2	125 mm Dia. Sanitary Service Lateral	m	118	\$175.00	\$20,650.00	30%	\$6,195.00	100%	\$6,195.00	\$0.00
4.3	1200 mm Dia. Sanitary Maintenance Hole	Ea	5	\$5,500.00	\$27,500.00	30%	\$8,250.00	100%	\$8,250.00	\$0.00
4.4	John Brooks HIFLO Duplex Submersible Grinder Pump Station	LS	100%	\$100,000.00	\$100,000.00	30%	\$30,000.00	100%	\$30,000.00	\$0.00
4.5	Sanitary Pumping Station Natural Gas Backup Generator (Including Installation) - <u>TEMPORARY Is In Place</u>	LS	100%	\$42,000.00	\$42,000.00	30%	\$12,600.00	0%	\$0.00	\$12,600.00
4.6	50 mm Dia. Sanitary Forcemain	m	50	\$200.00	\$10,000.00	30%	\$3,000.00	100%	\$3,000.00	\$0.00
External										
4.6	Connect to Existing Sanitary Maintenance Hole	Ea	1	\$2,500.00	\$2,500.00	100%	\$2,500.00	100%	\$2,500.00	\$0.00
Sub-Total Section 4 Sanitary Servicing					\$243,825.00		\$74,997.50		\$62,297.50	\$12,600.00
Section 5 Water Servicing										
Internal										
5.1	150 mm Dia. Watermain	m	9.0	\$200.00	\$1,800.00	30%	\$540.00	100%	\$540.00	\$0.00
5.2	200 mm Dia. Watermain	m	230.0	\$225.00	\$51,750.00	30%	\$15,525.00	100%	\$15,525.00	\$0.00
5.3	Fire Hydrant & Valve Set - Internal	Ea	1.0	\$6,000.00	\$6,000.00	30%	\$1,800.00	100%	\$1,800.00	\$0.00
5.4	200 mm Dia. Gate Valve	Ea	2.0	\$2,000.00	\$4,000.00	30%	\$1,200.00	100%	\$1,200.00	\$0.00
5.5	50 mm Dia. Water Service	m	113.0	\$150.00	\$16,950.00	30%	\$5,085.00	100%	\$5,085.00	\$0.00
External										
5.6	150 mm Dia. Watermain	m	3.0	\$200.00	\$600.00	100%	\$600.00	100%	\$600.00	\$0.00
5.7	300 mm Dia. Watermain	m	168.0	\$575.00	\$96,600.00	100%	\$96,600.00	100%	\$96,600.00	\$0.00
5.8	Fire Hydrant & Valve Set (Including Access) - External	Ea	1.0	\$6,500.00	\$6,500.00	100%	\$6,500.00	100%	\$6,500.00	\$0.00
5.9	Relocate Existing Fire Hydrant & Valve Set	Ea	2.0	\$3,500.00	\$7,000.00	100%	\$7,000.00	100%	\$7,000.00	\$0.00
5.10	200 mm Dia. Gate Valve	Ea	1.0	\$2,000.00	\$2,000.00	100%	\$2,000.00	100%	\$2,000.00	\$0.00
5.11	250 mm Dia. Gate Valve	Ea	1.0	\$2,500.00	\$2,500.00	100%	\$2,500.00	100%	\$2,500.00	\$0.00
5.12	300 mm Dia. Gate Valve	Ea	2.0	\$3,500.00	\$7,000.00	100%	\$7,000.00	100%	\$7,000.00	\$0.00
5.13	Connect to Existing Watermain	Ea	2.0	\$2,500.00	\$5,000.00	100%	\$5,000.00	100%	\$5,000.00	\$0.00
Sub-Total Section 5 Water Servicing					\$207,700.00		\$161,350.00		\$151,350.00	\$0.00
Section 6 Stormwater Management										
Internal										
6.1	Stormceptor - STC 2000	LS	100%	\$50,000.00	\$50,000.00	30%	\$15,000.00	100%	\$15,000.00	\$0.00
6.2	Underground Storage System	LS	100%	\$150,000.00	\$150,000.00	30%	\$45,000.00	100%	\$45,000.00	\$0.00
External										
6.3	R-10 RipRap over Geotextile Fabric (300 mm depth)	m ²	11.0	\$50.00	\$550.00	100%	\$550.00	100%	\$550.00	\$0.00
Sub-Total Section 6 Stormwater Management					\$200,550.00		\$60,550.00		\$60,550.00	\$0.00

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Security Requirements

CONTRACT		TENDER SUBMITTED				SERVICING AGREEMENT		SECURITY REDUCTION - Dec 2022		
ITEM NO	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	Security % (30% Internal, 100% External)	Servicing Security Amount	% of Work Completed	Value of Completed Work	Amount Retained By Township For Uncompleted Work
Section 7 Miscellaneous										
<i>Internal</i>										
7.1	Traffic Signs (Stop Sign)	Ea	4.0	\$250.00	\$1,000.00	30%	\$300.00	100%	\$300.00	\$0.00
7.2	Traffic Signs (Fire Route Sign)	Ea	7.0	\$250.00	\$1,750.00	30%	\$525.00	20%	\$105.00	\$420.00
7.3	Traffic Signs (Pedestrian Crossing Sign)	Ea	12.0	\$250.00	\$3,000.00	30%	\$900.00	100%	\$900.00	\$0.00
7.4	Traffic Signs (No Entry Direction Sign)	Ea	4.0	\$250.00	\$1,000.00	30%	\$300.00	100%	\$300.00	\$0.00
7.5	Traffic Signs (Barrier Free Parking Sign)	Ea	17.0	\$250.00	\$4,250.00	30%	\$1,275.00	0%	\$0.00	\$1,275.00
7.6	L1 Street Lighting (Including Installation)	Ea	6.0	\$3,300.00	\$19,800.00	30%	\$5,940.00	100%	\$5,940.00	\$0.00
7.7	LP Street Lighting (Including Installation)	Ea	19.0	\$4,000.00	\$76,000.00	30%	\$22,800.00	100%	\$22,800.00	\$0.00
7.8	W1 Building Lighting (Including Installation)	Ea	51.0	\$800.00	\$30,800.00	30%	\$9,180.00	100%	\$9,180.00	\$0.00
7.9	Pylon Signs	LS	100%	\$20,000.00	\$20,000.00	30%	\$6,000.00	100%	\$6,000.00	\$0.00
7.10	Deciduous Trees, 70mm Cal. (Including Topsoil & Mulch)	Ea	29.0	\$550.00	\$15,950.00	30%	\$4,785.00	100%	\$4,785.00	\$0.00
7.11	Small Deciduous, 50mm Cal. (Including Topsoil & Mulch)	Ea	24.0	\$350.00	\$8,400.00	30%	\$2,520.00	100%	\$2,520.00	\$0.00
7.12	Deciduous Shrubs, 50cm (Including Topsoil & Mulch)	Ea	474.0	\$35.00	\$16,590.00	30%	\$4,977.00	100%	\$4,977.00	\$0.00
7.13	Coniferous Shrubs, 60cm (Including Topsoil & Mulch)	Ea	52.0	\$40.00	\$2,080.00	30%	\$624.00	100%	\$624.00	\$0.00
7.14	Ornamental Grasses, 1 Gal.	Ea	177.0	\$23.00	\$4,071.00	30%	\$1,221.30	100%	\$1,221.30	\$0.00
7.15	Sod	m ²	700.0	\$7.50	\$5,250.00	30%	\$1,575.00	100%	\$1,575.00	\$0.00
7.16	Decorative Armoustone Walls	m ³	63.0	\$440.00	\$27,720.00	30%	\$8,316.00	100%	\$8,316.00	\$0.00
7.17	Retaining Wall with Fence on Top, East of Starbucks Drive-Thru; & Bollards at Specific Site Locations	m ²	310.0	\$400.00	\$124,000.00	30%	\$37,200.00	0%	\$0.00	\$37,200.00
Sub-Total Section 7 Miscellaneous					\$361,461.00		\$108,438.30		\$69,543.30	\$38,885.00
Subtotal (Sections 1 to 7)					\$2,150,466.00		\$764,811.80		\$664,448.80	\$100,363.80

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CONTRACT		TENDER SUBMITTED				SERVICING AGREEMENT		SECURITY REDUCTION - Dec 2022		
ITEM NO	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	Security % (30% Internal, 100% External)	Servicing Security Amount	% of Work Completed	Value of Completed Work	Amount Retained By Township For Uncompleted Work
	Summary									
	Total Estimated Cost of Internal Site Servicing Work									
	Sub-Total Section 1 Site Work				\$15,000.00		\$4,500.00		\$4,500.00	\$0.00
	Sub-Total Section 2 Road Work				\$896,720.00		\$269,016.00		\$222,348.00	\$46,668.00
	Sub-Total Section 3 Storm Sewer				\$184,500.00		\$55,350.00		\$55,350.00	\$0.00
	Sub-Total Section 4 Sanitary Servicing				\$241,325.00		\$72,397.50		\$50,797.50	\$12,600.00
	Sub-Total Section 5 Water Servicing				\$80,500.00		\$24,150.00		\$24,150.00	\$0.00
	Sub-Total Section 6 Stormwater Management				\$200,000.00		\$60,000.00		\$60,000.00	\$0.00
	Sub-Total Section 7 Miscellaneous				\$361,461.00		\$108,438.30		\$69,543.30	\$38,895.00
	SUB-TOTAL OF INTERNAL SITE SERVICING WORK				\$1,979,506.00		\$593,851.80		\$495,688.80	\$98,163.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$197,950.60		\$59,385.18		\$49,568.88	\$9,816.30
	SUB-TOTAL COSTS				\$2,177,456.60		\$653,236.98		\$545,257.68	\$107,979.30
	13% H.S.T.				\$283,069.36		\$84,920.81		\$70,883.50	\$14,037.31
	TOTAL SECURITIES FOR INTERNAL SITE SERVICING WORK				\$2,460,525.96		\$738,157.79		\$616,141.18	\$122,016.61
	Total Estimated Cost of External Site Servicing Work									
	Sub-Total Section 1 Site Work				\$11,000.00		\$11,000.00		\$8,800.00	\$2,200.00
	Sub-Total Section 2 Road Work				\$27,010.00		\$27,010.00		\$27,010.00	\$0.00
	Sub-Total Section 3 Storm Sewer				\$2,700.00		\$2,700.00		\$2,700.00	\$0.00
	Sub-Total Section 4 Sanitary Servicing				\$2,500.00		\$2,500.00		\$2,500.00	\$0.00
	Sub-Total Section 5 Water Servicing				\$127,200.00		\$127,200.00		\$127,200.00	\$0.00
	Sub-Total Section 6 Stormwater Management				\$550.00		\$550.00		\$550.00	\$0.00
	Sub-Total Section 7 Miscellaneous				\$0.00		\$0.00		\$0.00	\$0.00
	SUB-TOTAL OF EXTERNAL SITE SERVICING WORK				\$170,960.00		\$170,960.00		\$168,760.00	\$2,200.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$17,096.00		\$17,096.00		\$16,876.00	\$220.00
	SUB-TOTAL COSTS				\$188,056.00		\$188,056.00		\$185,636.00	\$2,420.00
	13% H.S.T.				\$24,447.28		\$24,447.28		\$24,132.68	\$314.60
	TOTAL SECURITIES FOR EXTERNAL SITE SERVICING WORK				\$212,503.28		\$212,503.28		\$209,768.68	\$2,734.60
	TOTAL SECURITIES FOR DEVELOPMENT				\$2,673,029.24		\$950,661.07		\$825,909.86	\$124,751.21

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