

**THE CORPORATION OF THE TOWNSHIP OF ESSA
VIRTUAL COMMITTEE OF THE WHOLE MEETING**

**WEDNESDAY, FEBRUARY 3, 2021
6:00 p.m.**

To view our live stream visit the Township of [Essa's YouTube Channel](#)

AGENDA

- 1. OPENING OF MEETING BY THE MAYOR**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

STAFF REPORTS

4. PLANNING AND DEVELOPMENT

- p. 1 a. **Staff Report PD001-21 submitted by the Manager of Planning and Development, re: 2020 Year End Building Branch Statistics.**

Recommendation: *Be it resolved that Staff Report PD001-21 be received for information.*

- p. 6 b. **Staff Report PD002-21 submitted by the Manager of Planning and Development, re: Brookfield Residential (Ontario) Limited Draft Plan Approval Request for Extension.**

Recommendation: *Be it resolved that Staff Report PD002-21 be received; and That Council approve the requested extension of the Brookfield Residential (Ontario) Limited Draft Plan for an additional three years, for the 253-lot residential development at 103 Denney Drive, in Baxter, to March 15, 2024.*

- p. 21 c. **Staff Report PD003-21 submitted by the Manager of Planning and Development, re: 6275 County Road 90 (Green Acres) – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications Re-Submission.**

Recommendation: *Be it resolved that Staff Report PD003-21 be received for information.*

- 5. PARKS AND RECREATION / COMMUNITY SERVICES**
- 6. FIRE AND EMERGENCY SERVICES**

7. **PUBLIC WORKS**
8. **FINANCE**
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 17th day of February, 2021 at 6:00 p.m.*



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD001-21

DATE: February 3rd, 2021

TO: Committee of the Whole

FROM: Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

SUBJECT: 2020 Year- End Building Branch Statistics

RECOMMENDATION

That Staff Report PD001-21 be received for information.

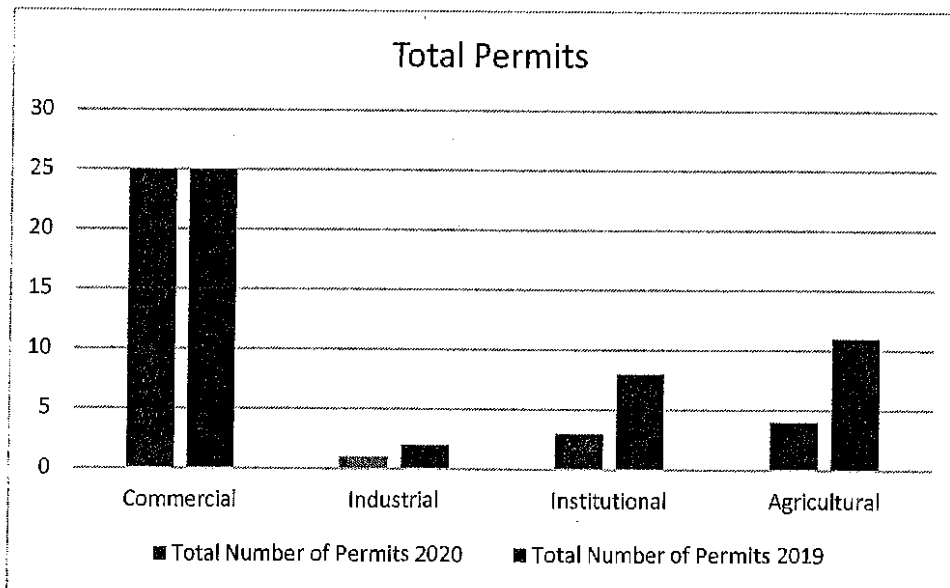
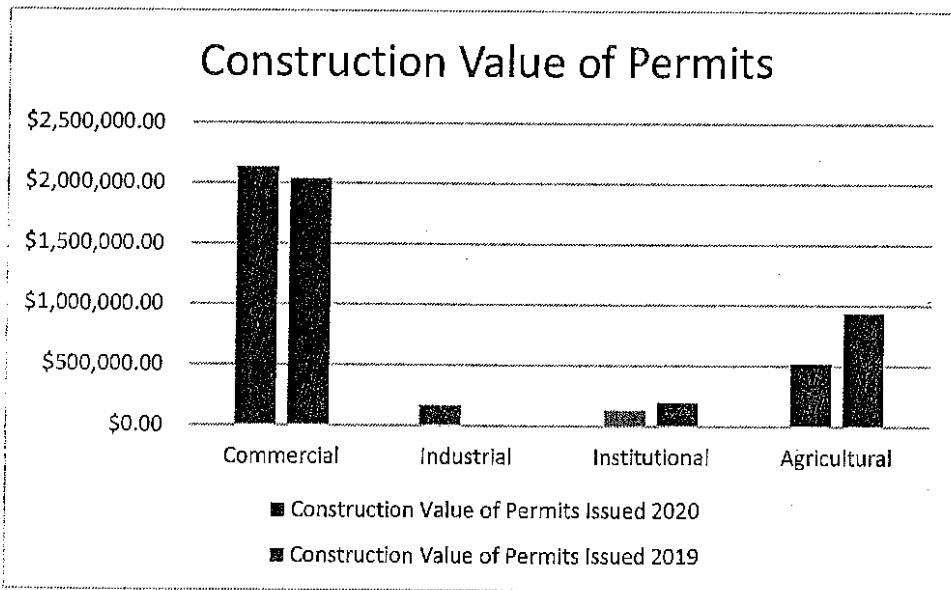
BACKGROUND

In addition to the information provided in report PD029-20, the following summary information is included in this report, regarding 2020 and 2019 data:

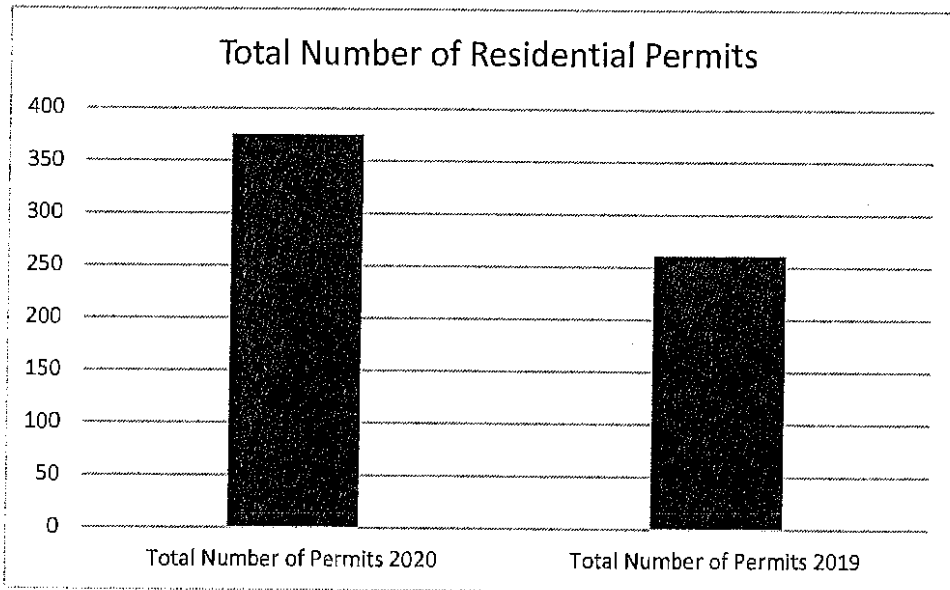
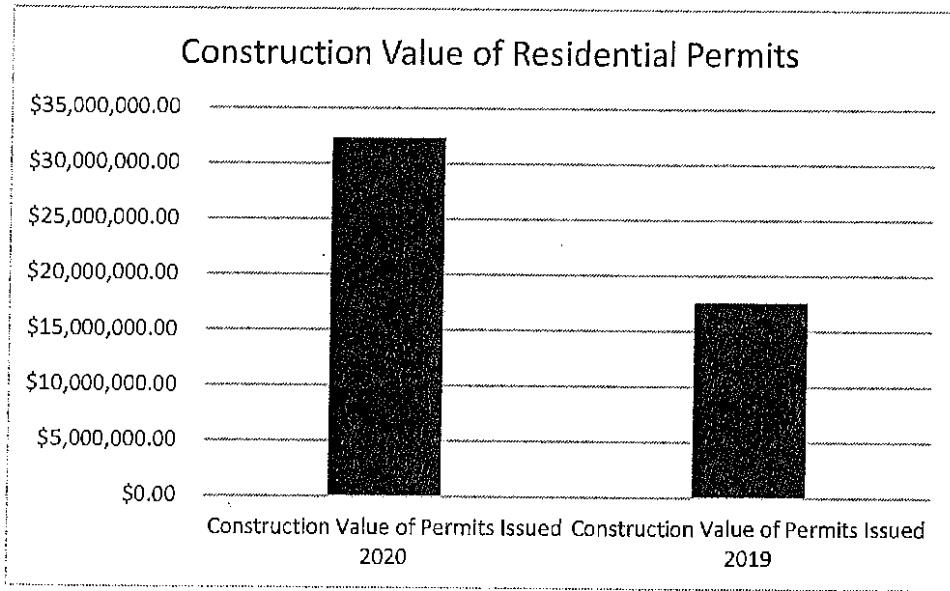
- Construction value and total number of permits for commercial, industrial, institutional and agricultural buildings – Summarizing totals for 2020 and 2019
- Construction value and total number of permits for Residential– Summarizing totals for 2020 and 2019
- Single detached homes vs. Semi-detached and Townhomes and their locations – Summarizing totals for 2020 and 2019
- Number of large buildings vs. 'regular' Part 9 buildings – Summarizing totals for 2020 and 2019

COMMENTS AND CONSIDERATIONS

Permit	Construction Value of Permits Issued 2020	Construction Value of Permits Issued 2019	Total Number of Permits 2020	Total Number of Permits 2019
Commercial	\$2,133,136.00	\$2,038,500.00	25	25
Industrial	\$167,000.00	\$3,000.00	1	2
Institutional	\$130,000.00	\$195,560.00	3	8
Agricultural	\$520,000.00	\$938,000.00	4	11

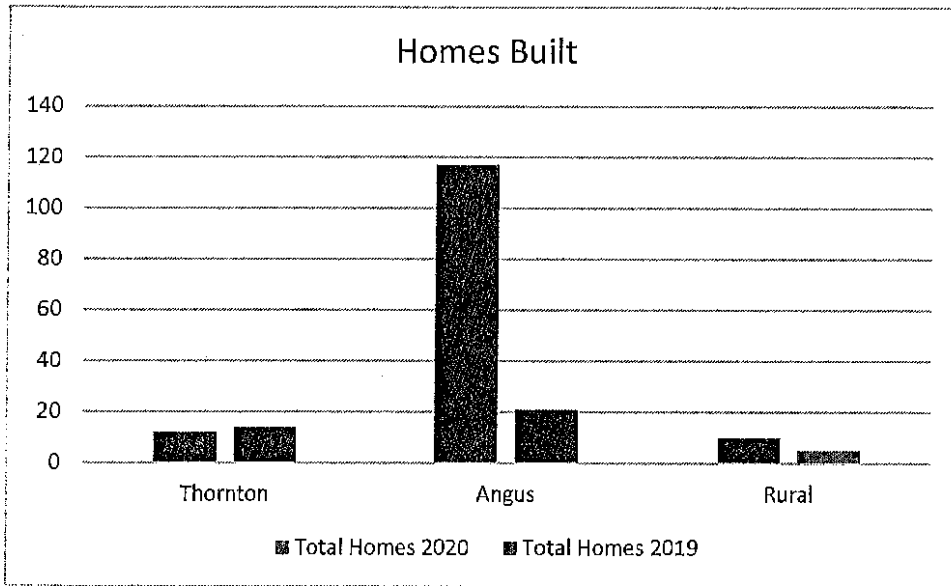


Permit	Construction Value of Permits Issued 2020	Construction Value of Permits Issued 2019	Total Number of Permits 2020	Total Number of Permits 2019
Residential	\$32,307,165.00	\$17,605,909.00	375	261

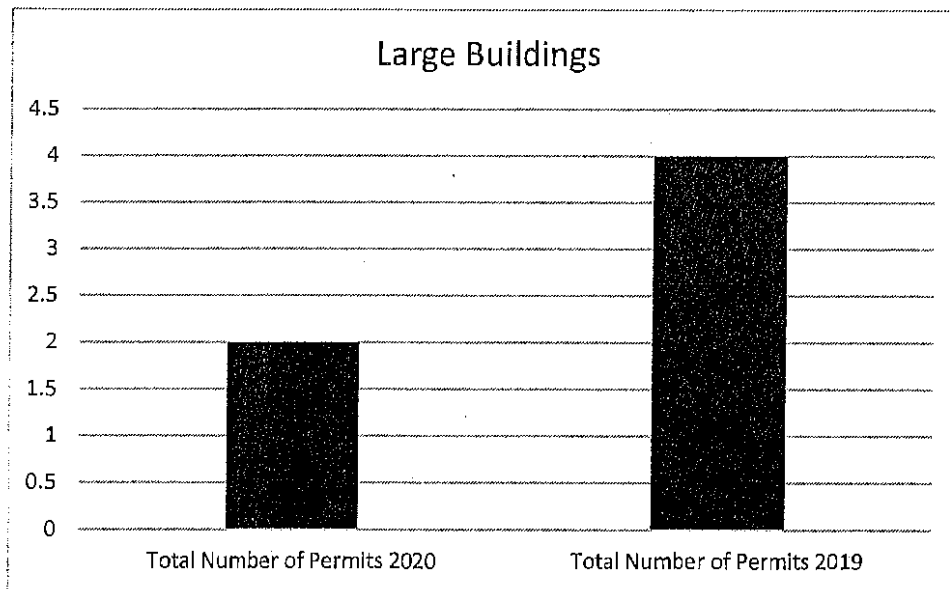


Permit	Total Number of Permits 2020	Total Number of Permits 2019
Single detached Homes	101	32
Semi-detached Homes	38	8

Permit	Total Homes 2020	Total Homes 2019
Thornton	12	14
Angus	117	21
Rural	10	5



Permit	Total Number of Permits 2020	Total Number of Permits 2018
Large Buildings	2	4



The Building Branch experienced strong permit activity even with the COVID-19 impacts that started at the end of March 2020. The year to year comparison of Construction Values show permits have stayed relatively consistent from the previous year for Commercial and Industrial. There was a slight decrease in Construction Value from the previous year for Agricultural and Institutional permits.

The year to year comparison of total number of permits have stayed relatively consistent for Commercial and Industrial, where Institutional and Agricultural have slightly decreased.

The year to year comparison of Construction Values increased by 83.5% from the previous year for residential permits. The year to year comparison of the total number of Residential permits has increased by 43.6% from the previous year, making it the largest increase in the five permit categories.

The total number of homes built in 2020 has increased by 247.5% from the previous year. The largest growth was within Angus with a 457.1% increase from 2019.

The year to year comparison of total number of large building permits has decreased by 50% in 2020.

FINANCIAL IMPACT

None. 

SUMMARY/OPTIONS

Council may:

1. Take no further action.
2. Receive this Report for information.
3. Direct staff to take action/comment on concerns that Council may have.

CONCLUSION

Option 2 is recommended.

Prepared by:

Elizabeth Davis

Elizabeth Davis
Building and Planning
Coordinator

Respectfully submitted:

Aimee Powell

Aimee Powell
BURPI, MPA, MCIP, RPP
Manager of Planning
& Development

Reviewed by:

Colleen Healey-Dowdall

Colleen Healey-Dowdall
CAO



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD002-21

DATE: February 3rd, 2021

TO: Committee of the Whole

FROM: Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

SUBJECT: Brookfield Residential (Ontario) Limited Draft Plan
Approval Request for Extension

RECOMMENDATION

That Staff Report PD002-21 be received; and

That Council consider granting an extension of the Brookfield Residential (Ontario) Limited Draft Plan for an additional three years, for the 253-lot residential development located at 103 Denney Drive, in Baxter, to March 15, 2024.

BACKGROUND

The Township has received a request from Brookfield Properties to extend the Draft Plan Approval of the Brookfield Residential (Ontario) Limited subdivision, for an additional three years, ending on March 15, 2024. The Brookfield Residential (Ontario) Limited subdivision consists of 253 single-detached residential lots, 253 residential lots, a Park Block that has been dedicated to the Township, and a Stormwater Management facility. The subject development is located within the Settlement Area of Baxter and is surrounded by agricultural, environmental protection and potential aggregate lands to the north, agricultural and environmental protection lands to the east, low-density and agricultural lands to the south and rural and environmental protection lands to the west. Please see 'Attachment A' of this Report for a Context Map of the subject lands.

Council has granted extensions for Draft Plan Approval of this development. Please see 'Attachment B' of this report for the Draft Plan Approval Conditions that are set to expire on March 17, 2021. The Applicant's formal request for the 3-year extension is attached to this report as 'Attachment C'.

COMMENTS AND CONSIDERATIONS

The Township has provided extensions to draft plan approval in cooperation with the developer who consistently demonstrates working towards fulfillment of the draft plan conditions. Staff has been working alongside the Developer to progress the completion of this development since 1999, with Brookfield purchasing these lands in 2016. Staff believes that the subject development is proceeding at a good pace given the notable progress achieved on the:

- Existing Draft Plan Conditions, that was last extended on December 28, 2017,
- 2018 Water Supply Agreement,
- 2018 Earthworks Agreement,
- 2019 Model Homes Agreement; and
- 2020 Earthworks Agreements

The Developer has identified that since the last draft plan extension in 2018, Brookfield has been making progress towards fulfilling the conditions of draft approval: lands required for external components have been conveyed to the Township; the majority of the required reports and detailed design drawings have been accepted by the Township and Ainley; approvals from the MECP have been obtained for the underground servicing; the SWM facility and storm sewer outfall have been substantially completed; the Water Booster Station and Reservoir have been tendered by the Township and are scheduled to commence construction this spring; and draft Pre-Servicing and Amending External Works Agreements are being prepared by the Township.

Granting the request for a 3-year extension to the existing Draft Plan Conditions, scheduled to expire on March 17, 2021 will allow the Developer to continue to move towards completion of the development within a reasonable timeframe.

The developer, to-date, has invested quite a lot of money in this property, and demonstrates their eagerness to bring this project to its completion. Not granting an extension would reduce the land's productivity and further delay a project that has been in the making for over 20 years, aiming to bring vital housing options to the Township.

From a planning point of view, the subdivision of 253 lots aligns with the intent and objectives of the Planning Act as the development is located within the Settlement Area of Baxter, where growth and development of this nature is meant to occur. This development met all policy and legislation at the time of approval and contributes a community benefit through the dedication of its park lands which will help to serve the community as well as the local elementary school. All lots will be created to meet with Essa's Official Plan policies and Zoning By-law standards.

FINANCIAL IMPACT

No direct impact to the Municipality. All costs associated with this request are at the sole expense of the Developer. The Township would benefit in the future from the anticipated increased assessment resulting from the lands being developed, although there will also be further demand for services.

Reviewed by Finance Department: 

Landowner/Developer Account in Good Financial Standing: Yes No

SUMMARY/OPTIONS

Council may:

1. Take no further action.
2. Grant an extension of the Brookfield Residential (Ontario) Limited Draft Plan for an additional three years, for the 253-lot residential development located at 103 Denney Drive, in Baxter, to March 15, 2024.
3. Direct Staff in another manner.

CONCLUSION

Option No. 2 is recommended.

Respectfully submitted:

Aimee Powell

Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

Reviewed by:

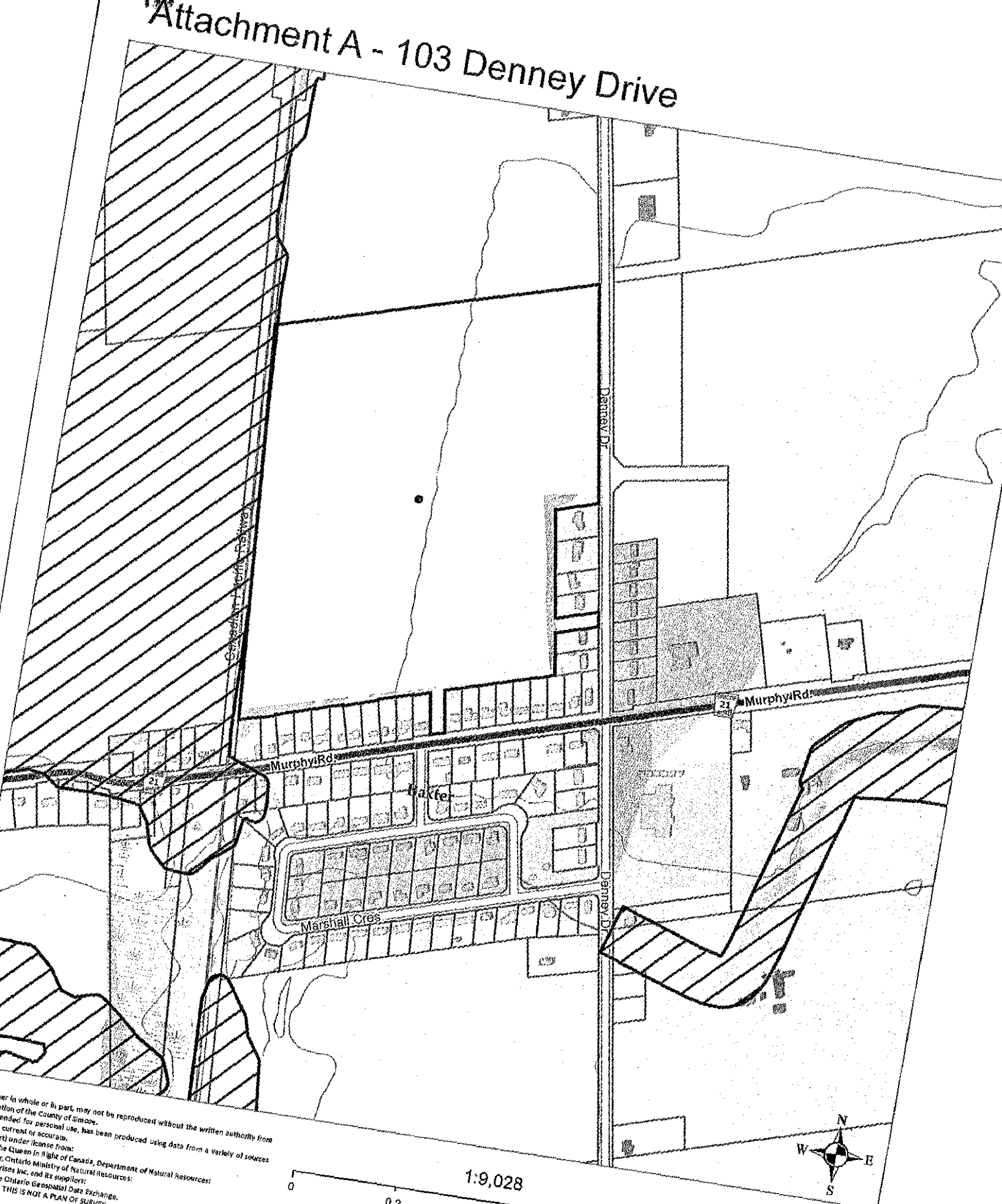
Colleen Healey-Dowdall

Colleen Healey-Dowdall
CAO

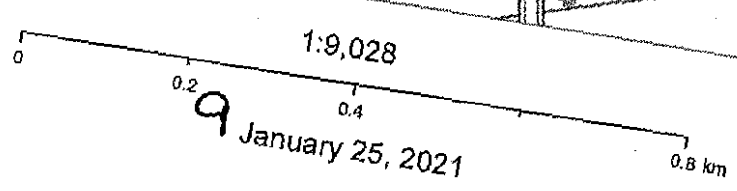
Attachments:

- A. Context Map of Subject Development
- B. Conditions of Draft Plan Approval
- C. Letter of Request for Draft Plan Conditions Extension

Attachment A - 103 Denney Drive



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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: March 17, 2018
 Lapsing Date: March 17, 2021

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

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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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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.

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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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 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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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

Applicant: Brookfield Homes
File No.: E-T-0602
Municipality: Township of Essa
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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

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: March 17, 2018
Lapsing Date: March 17, 2021

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.

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

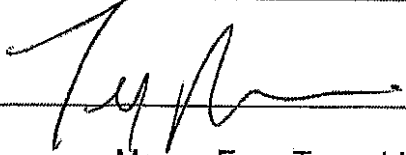
Date of First Draft Plan: March 17, 2010
Date of Last Extension: March 17, 2018
Lapsing Date: March 17, 2021

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

Brookfield Properties

December 15, 2020

Ms. Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning and Development
Township of Essa
5786 County Road 21
Utopia, ON L0M 1T0

Dear Ms. Powell,

Re: Application to Extend Draft Plan Approval
Brookfield Residential (Ontario) Limited
File No.: E-T-0602

Please accept this letter as a formal request to extend the period of draft approval for the above noted Draft Plan of Subdivision for Brookfield Residential (Ontario) Limited, in the Township of Essa. Enclosed is the required application fee of \$2,200.00 as well as the required deposit of \$2,000.00.

Draft approval of the Plan was last extended on December 28, 2017 for a period of 3-years, and lapses on March 17, 2021. Brookfield respectfully requests a 3-year extension to draft approval.

Since the extension of Draft approval in 2017, significant strides have been made towards commencement of the development.

- In 2018, Brookfield entered into the Water Supply Agreement with the Township to assist with the front funding of the water supply and distribution upgrades, which will not only provide domestic and fire flows to our development, but also allow the Township to provide fire flows to the existing community and allow additional unserviced properties connect to the municipal system.
- In 2018, Brookfield entered into an Earthworks Agreement with the Township to allow for the grading of the Phase 1 development lands. The grading of the Phase 1 lands is nearly complete. In 2019, Brookfield entered into an Amending Earthworks Agreement with the Township to allow for the grading of the Phase 2 development lands. The Phase 2 earthworks are currently paused until additional clean import material is sourced, and progress made on servicing the Phase 1 lands.
- In 2019, Brookfield entered into a Model Home Agreement with the Township to construct two (2) model homes and an associated parking area. The homes have been constructed, with the parking area to be complete in 2021 prior to opening the model homes to the public. The Model homes are expected to be utilized for our sales program in the summer/fall of 2021.
- In late 2019, Brookfield commenced an amendment to the Wastewater EA, in an effort to determine if the previously identified Preferred Alternative continued to be valid. The Phase I/II Report is nearing completion, and is expected to be finalized in the upcoming weeks. The draft Phase III Report is expected to be circulated to the Township in advance of Public Consultation in early 2021. Brookfield continues to be confident that the EA process can be completed, and the necessary approvals in place to have a facility constructed and operational prior to it being required for occupied homes.
- In 2020, Brookfield entered into an External Works Agreement to allow for the construction of the stormwater management facility and storm sewer outfall. The storm sewer outfall is complete, and the entire length of disturbance has been reconstructed to base asphalt. The stormwater management facility is expected to be substantially complete this winter, with the remaining works to be undertaken as part of the Denney Drive Reconstruction works.

Based on the levels of approvals in place, and the strides made over the past number of years from an earthworks and servicing perspective, it is our intention to register the plan of subdivision in the Summer / Fall of 2021 with home construction commencing in the Fall / Winter of 2021.,

Should you have any questions regarding this submission, please feel free to contact me directly.

Regards,



Rayna Thompson
Director, Land Development
rayna.thompson@brookfieldpropertiesdevelopment.com
T + 1 905.948.5003 | M + 1 416.791.9126



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD003-21

DATE: February 3rd, 2021

TO: Committee of the Whole

FROM: Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

SUBJECT: 6275 County Road 90 (Green Acres) – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications Re-Submission

RECOMMENDATION

That Staff Report PD003-21 be received for information.

BACKGROUND

The Township has received the Re-Submission of Planning Act Applications, that were originally submitted in December 2018 and subsequently deemed incomplete, for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for the lands located at 6275 County Road 90 in Angus.

The lands have an approximate area of 18.98 ha (46.90 ac) with frontage along County Road 90, are at the south west corner of County Road 90 and 5th Line and are currently operating as a Golf Course. The lands neighbour commercial and environmentally protected lands to the west, open space, public utilities, environmentally protected and residential lands to the south, institutional, and agricultural lands to the east and environmentally protected, rural and flood fringe lands to the north. (Attachment 'A' provides a Context Map for the subject lands).

The proposal is to develop mixed-use subdivision including:

- 194 residential units (singles and townhouse dwellings),
 - a future residential block,
 - a public park,
 - two commercial blocks fronting County Road 90,
 - a stormwater management block, and;
 - pumping station.

To facilitate the development, the applicant is proposing a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.

4c

COMMENTS AND CONSIDERATIONS

The lands are in the Settlement Area of Angus in both Essa's and the County's Official Plans (OP). Land Use Schedule "B" in the Township of Essa's Official Plan, 2001 depicts that the lands are partially designated as 'Commercial - Recreation', 'Agricultural', and 'Environmental'. The Applicant is proposing to redesignate the lands from 'Commercial - Recreation', 'Agricultural' and 'Environmental' to 'Commercial Policy Area', 'Open Space', 'Residential Multiple' while maintaining the 'Environmental' designation. The recommended redesignation also intends to amend current floodway policy in the Township's Official Plan to better adhere to the Provincial Policy Statement, 2020 (PPS) definition.

The lands are currently zoned 'C4 – Commercial Recreation', 'R1 – Residential Low Density, Detached' and 'EP – Environmental Protection. The Zoning By-law Amendment proposes to rezone the lands to 'R1-X – Low density, Detached with special provisions', 'R1-H – Low density, Detached with holding provision' 'R3-X – Medium Density, Townhome with special provisions', 'C1-X – Community Commercial with special provisions', 'OSP – Open Space Park' and 'PS – Public Services', while maintaining the existing 'Environmental Protection' zone. All lands will be subject to a holding (H) provision, which will require the owner to enter into a subdivision agreement with the Township of Essa.

The property is regulated by the Nottawasaga Valley Conservation Authority (NVCA); therefore, the Applicant will have to satisfy any necessary requirements of the NVCA's office in this regard alongside the necessary planning approvals. Given that the site fronts onto a County road, staff anticipates comments from the County in this regard.

Settlement Areas are to be the focus of future growth, and Essa's Official Plan states that urban development within the Township is to be directed primarily to the Angus area. The applicant states that proposed subdivision will be fully serviced by municipal water and sanitary sewage. However, it should be noted that a plan for future development within Angus has to be established, as the Angus Plant is already at if not near its allocation capacity.

The following supporting studies and reports have been submitted as a requirement for a complete application:

- Owner's Authorization Letter
- Draft Plan of Subdivision Application Form
- Official Plan Amendment Application Form
- Zoning By-law Amendment Application Form
- Comment Response Matrix
- Planning Justification Report Addendum.
- Draft Official Plan Amendment Text and Schedule (7b)

- Draft Zoning By-law Amendment Text and Schedule (8b)
- Functional Servicing and Stormwater Management Report
- Floodplain Study & Cumulative Impact Assessment
- Traffic Impact Study
- Traffic Impact Study Memo
- Response to Emma Perry's Comments
- Ministry of Tourism, Culture and Sport letter
- Ministry of Tourism, Culture and Sport letter
- Draft Plan of Subdivision prepared by Innovative Planning Solutions
- Flood Analysis Report
- Floodplain Impact Assessment – Supplementary
- Erosion Hazard Analysis Report
- Environmental Impact Study
- Flood Remediation Study – Angus – Township of Essa
- Floodplain Planning Policy Review
- Mapping of the 100-year and Regional Floodline, the NVCA Regulation Limit and delineated
- Environmental Noise Feasibility Study
- Preliminary Geotechnical Investigation
- Geotechnical Report
- Hydrogeological Report
- Utilities
- Stage 1, Archeological Background Study
- Stage 2, Archeological Property Assessment
- Retail Market Demand and Impact Assessment

FINANCIAL IMPACT

Township Staff collected all application fees in 2018, as well as a \$10,000.00 legal and engineering deposit to cover Township legal and engineering fees, should the applicant be delinquent in regular invoicing.

SUMMARY/OPTIONS

Council may:

1. Take no further action, in effect denying the application for reasons to be outlined by Council.
2. Receive the Report for Information.
3. Direct Staff in another manner Council deems appropriate.

4c

CONCLUSION

Option #2 is recommended.

Authored by:

Respectfully Submitted:

Reviewed by:

Jaspreet Sidhu

Aimee Powell

Colleen Healey-Dowdall

Jaspreet Sidhu
Junior Planner

Aimee Powell, ,
BURPL, MPA, MCIP, RPP
Manager of Planning &
Development

Colleen Healey-Dowdall
CAO

Attachment:

Attachment A – 6275 County Road 90 Context Map

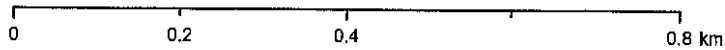
Attachment A - 6275 County Road 90

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25 January 25, 2021

