

**TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE  
WEDNESDAY, 19 MARCH 2008  
6:00 p.m.**

A Committee of the Whole meeting was held on Wednesday, 19 March 2008 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor David Guergis  
Deputy Mayor Terry Dowdall  
Councillor Sandie Macdonald  
Councillor Rick Newlove  
Councillor Ron Henderson

Staff in attendance: Julie Barrett, Treasurer/Deputy Clerk  
Colleen Healey, Manager of Planning and Development

**1. OPENING OF MEETING BY THE MAYOR**

Mayor Guergis opened the Committee of the Whole meeting at 6:15 p.m.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

- a. 6:15 Nestor Tombu and Tom Kodinski**  
Re: Rainbow Campground

Nestor Tombu, owner of Rainbow Campground, appeared before Council to advise that he is prepared to continue with his original site plan. Tom Kodinski was not present and Mr. Tombu reported that he is not involved in the property at this time.

Mr. Tombu stated that he would like to proceed with a paintball facility until the rezoning was completed. Mayor Guergis stated that the site plan process is a standardized process involving the collection of securities. Mr. Tombu stated that currently the property is a campground and he would not want to post securities until he knew the rezoning was approved.

The Manager of Planning and Development noted that the revised site plan shows a few mobile homes with 60% of the usable lands dedicated to paintball. Ms. Healey reported that there is no requirement for a zoning amendment based on the plans for 57 mobile homes and paintball is a legal use. An accurate site plan is required by the Township.

Mayor Guergis requested that the applicant return with a conceptual plan showing the location of the modular homes. Ms. Healey advised that the property is currently zoned Commercial Recreation which would allow year round mobile homes on the property as long as sewer and water services are installed and site plan approval is obtained. Appropriate business licensing is

also necessary. She requested one new site plan showing the location of both the paintball facility and the modular homes as well as all roads within the development.

Mr. Tombu suggested that he would not proceed with the paintball facility if the modular homes would be approved without rezoning the land. He was advised that both the County of Simcoe and the Nottawasaga Valley Conservation Authority are currently reviewing the site plan(s) and have not approved them yet.

Mr. Tombu would like to build 1500 square foot modular homes and is willing to bring in sewer and water services as well as bring the roads up to Township standards. Mr. Tombu stated that this community would be for adults aged 45 years and up, and would require a key to enter the property.

**b. 6:35 Brian Goodreid and Andrew Kidd**  
Re: Devonleigh Homes request for a Zoning By-law Amendment

Mayor Guergis welcomed Brian Goodreid and Andrew Kidd.

Mr. Goodreid stated that they would also like to speak to Council regarding the matter of Brownley Meadows and the request for model homes as this affects Devonleigh Homes.

Two builders have requested permission to construct a total of 15 model homes. When the pre-servicing agreement was received it stated only five model homes and required a motion of Council be approved so that the pre-servicing agreement could be signed allowing 15 model homes.

Devonleigh currently has five different model homes and four decorated show homes and would like one more model home to test the market. There will be ten more different models of homes.

Council agreed to respond later and the Manager of Planning and Development is preparing information to report to Council regarding this request at a future meeting.

Mr. Goodreid stated that he represented Devonleigh Homes and the Sarjeant Company to request rezoning for semi-detached units in the Brownley Meadows subdivision. Mr. Goodreid presented the lot sizes and the footprint of several model homes and indicated that since there are no sidewalks required on two of the three streets, which would accommodate maximum depth of the lots, there is adequate space for a deck and storage shed and there is greater potential for a one and a half car width garage to be used for vehicle parking and the laneway will accommodate a second vehicle parking space. Mr. Kidd stated that this will meet the Township's rules requiring two parking spaces. Mr. Kidd explained that some models have an 8 foot garage door and some models have a 12 foot garage door which allows for marketability of the homes.

**c. 7:10 PUBLIC MEETING Proposed Zoning By-law Amendment**  
Re: Church Street - Plan 1333, Angus

Mayor Guergis opened the public meeting at 7:10 p.m. The purpose of this Public Meeting is to review a Township Zoning By-law Amendment, in accordance with Section 34 of the Planning Act, as well, to hear comments and review written submissions from the public and other agencies.

The proposed Zoning By-law Amendment would affect those lands known as Church Street in Angus. The subject lands are proposed to be rezoned from Road Allowance to Residential (R1) Zone to permit for the sale of the road allowance and construction of a single family detached dwelling unit.

The subject lands lie in an area of low density development and the proposed zoning would be consistent with other land used in this neighbourhood. The lands are surrounded by single family detached dwelling units on all sides excepting the rear (west) where the property borders on an elementary school property. Council has already deemed the lands as surplus and not necessary for municipal purposes, and negotiated a sale to a local builder.

No objections or comments were received from Simcoe County District Board of Education, County of Simcoe, NVCA or the Township of Essa, CAO/Public Works Department.

Seeing that there were no members of the public present, Mayor Guergis called the public meeting to a close at 7:12 p.m.

**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT**

**a. Devonleigh Homes Request for a Zoning By-law Amendment**

Resolution No: CW72-2008 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that Report P08-27 from the Manager of Planning and Development be received for information purposes; and further  
That no semi-detached model homes be permitted until such time that this zoning matter has been resolved.*

Carried

**b. Zoning By-law Amendment Application Z1/07 Kozina**

Resolution No: CW73-2008 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that Report P08-30 from the Manager of Planning and Development be received for information purposes; and  
That a further report on the proposed Zoning By-law amendment be provided for Council at a future meeting.*

Carried as amended

**c. Verbal Report from the Manager of Planning and Development - Simcoe County and Angus Developers Group Agreement**

The County of Simcoe is in the process of amending its Development Charges By-law. The Owner shall agree in the Subdivision Agreement to contribute a proportionate share of certain costs related to the improvements to the County Road system fixed in the amount of \$935 per unit for each and every unit within the Owner's plan of subdivision for which the Township issues a building permit prior to the date of County approval of the new or amended Development Charges By-law for the County of Simcoe. The Subdivision Agreement shall provide that such costs shall be payable at the issuance of each building permit for construction within the Owner's Lands.

Despite any term herein to the contrary, the County shall be responsible for the design and construction of all required road improvements in the Angus settlement area that are under the jurisdiction of the County of Simcoe.

Resolution No: CW74-2008 Moved by: Dowdall, Seconded by: Macdonald

*Be it resolved that the verbal report from the Manager of Planning and Development be received.*

Carried

**5. PARKS AND RECREATION / COMMUNITY SERVICES**

**6. FIRE AND EMERGENCY SERVICES**

**a. Mutual Aid Arrangement / Memorandum of Understanding**

Resolution No: CW75-2008 Moved by: Newlove, Seconded by: Macdonald

*Be it resolved that report F08-02 from the Fire Chief regarding a Fire Service Mutual Aid Arrangement / Memorandum of Understanding between the Township of Essa and The Department of National Defence be received; and  
That Council support entering into a Fire Service Mutual Aid Arrangement / Memorandum of Understanding between the Township of Essa and The Department of National Defence; and that a By-law be prepared.*

Carried

**b. Monthly Fire Services Reports**

Resolution No: CW76-2008 Moved by: Henderson, Seconded by: Dowdall

*Be it resolved that the incident reports from the Fire Chief for Fire Services for the months of January and February 2008 be received.*

Carried

**7. PUBLIC WORKS**

**a. Tender Results – Brownley Water Treatment Plan**

Resolution No: CW77-2008 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that the contract for the construction of the Brownley Water Treatment Plant be awarded to Baseline Contractors, in the amount of \$1,349,000.00, in accordance with the tender documents prepared by TSH; and that TSH be authorized to arrange for the necessary work to be completed.*

Carried

**b. Tender Results - Contract Streetlight Maintenance**

Resolution No: CW78-2008 Moved by: Henderson, Seconded by: Macdonald

*Be it resolved that the contract for streetlight maintenance as submitted by Minnings Electrical, at the regular hourly rate of \$105.00 for the bucket truck together with the regular hourly rate of \$105.00 for the Auger/Digger plus GST be accepted as per Township specifications.*

Carried

**c. Tender Results - Street Sweeping**

Resolution No: CW79-2008 Moved by: Macdonald, Seconded by: Dowdall

*Be it resolved that the 2008 street sweeping tender submitted by North Line Contracting Inc., in the lump sum amount of \$15,400.00 be accepted as per Township specifications contingent upon satisfactory confirmation of liability insurance and W.S.I.B. coverage; and further that the CAO/Manager of Public Works be authorized to arrange for the necessary work to be done.*

Carried

**d. Tender Results - Liquid Calcium Chloride/Magnesium**

Resolution No: CW80-2008 Moved by: Dowdall, Seconded by: Macdonald

*Be it resolved that the tender submitted by Den-Mar Brines for the supply and application of liquid calcium chloride/magnesium be accepted at a unit cost of \$0.07784 per litre, as per Township specifications, contingent upon satisfactory confirmation of liability insurance and W.S.I.B. coverage; and further that the CAO/Manager of Public Works be authorized to arrange for the necessary work to be done.*

Carried

**e. Temporary Hiring of an Engineering/Development Review Technician**

Resolution No: CW81-2008 Moved by: Dowdall, Seconded by: Macdonald

*Be it resolved that Report PW-08-22 from the CAO/Manager of Public Works Manager be received; and further  
That the CAO/Public Works Manager be authorized to submit an application to Georgian College for an Engineering Technology Co-op Student.*

Carried

**8. FINANCE**

**a. Transfers to/from Reserves, Reserve Funds and Development Charges for 2007**

Resolution No: CW82-2008 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report # TR-2008-11 from the Treasurer, dated March 19, 2008 be received;  
and*

*That funds be transferred from General Revenues to:*

Reserve for Sale of Thornton Hydro	\$ 4,408.12
Reserve for Trail	\$ 188.16
Reserve for Riverbank Restoration	\$ 10,196.67
Reserve for Fishing Parks	\$ 531.84
Reserve Fund for BIA	\$ 11,059.59
Reserve for Special Projects	\$ 265,110.00
Reserve for Capital Equipment	\$ 407,900.00

*and*

*That funds be transferred from Water and Sewer Revenues to:*

Reserve for Water Infrastructure	\$ 370,000.00
Reserve for Sewer Infrastructure	\$ 105,000.00

*and*

*That funds be transferred from:*

Reserve for Sale of Thornton Hydro to General Revenues	\$ 43,878.49
Reserve for Special Projects to General Revenues	\$ 610,690.31

Reserve for Parks & Recreation to General Revenues	\$ 52,593.20
Reserve for Fire Dept. Training & Equipment Reserve to General Revenues	\$ 3,739.00
Reserve for Thornton Arena to General Revenues	\$ 10,000.00
Reserve for Capital Equipment to General Revenues	\$ 166,424.56
Reserve for Sewer Infrastructure to General Revenues	\$ 35,959.41
Development Charge for Police to General Revenues	\$ 6,663.00
Development Charge for Libraries to General Revenues	\$ 6,200.00
Development Charge for Roads & Related to General Revenues	\$ 120,305.47
Gas Tax Reserve Fund to General Revenues	\$ 32,549.22

*and further*

*That these transfers be dated December 31, 2007.*

Carried

**9. CLERKS / BY-LAW ENFORCEMENT**

**a. Monthly By-law Enforcement Report**

Resolution No: CW83-2008 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report BL03-2008 for the month of February 2008 be received.*

Carried

**10. OTHER BUSINESS**

**a. March 8<sup>th</sup> Hockey Tournament**

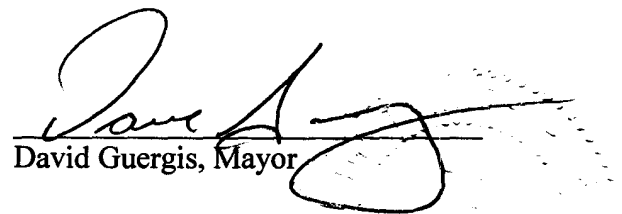
It was requested that a letter be sent to the Campbellford Minor Hockey Association expressing Council's appreciation for the hospitality shown to the Essa Minor Hockey team during the inclement weather during the March 8<sup>th</sup> tournament.

**11. ADJOURNMENT**

Resolution No: CW84-2008 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that this meeting of Committee of the Whole of The Township of Essa adjourn to meet again on 2 April 2008 at 6:00 p.m.*

Carried

  
David Guergis, Mayor

  
Julie Barrett, Treasurer/Deputy Clerk