
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D12-422 & D14-1615**

FROM: S. FORFAR, M.C.I.P., R.P.P., MANAGER OF GROWTH PLANNING

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 851
ESSA ROAD

DATE: April 3, 2017

The subject lands are located on the west side of Essa Road, north of Salem Road, northwest of the intersection of Essa and Salem Roads. The subject lands are wholly within the Salem Secondary Plan area and are designated Natural Heritage System, Residential Area, and Essa/Salem Mixed Use Node.

The proposal is to rezone to Residential Annexed (RA), Residential Multiple Annexed (RMA), Environmental Protection (EP), Open Space (OS), and Mixed Use Corridor (MU2) pursuant to Zoning By-law 2009-141 to allow for the subdivision of 478 residential units and 0.348 hectares of neighbourhood commercial. The residential units proposed are a variety of housing types, including single detached and townhouse style development.

The primary planning/land use items being considered at this time are:

- Public access to and through the Natural Heritage System;
- Road right-of-ways;
- Pedestrian circulation through the site; and
- Stormwater management.

A Neighbourhood Meeting was held on January 25, 2017. There were 46 people from the public in attendance. Comments from the public included:

- Concerns for changing property values;
- Concerns for noise and dust impacts during construction;
- Availability of schools for children;
- Traffic impacts on the surrounding areas; and
- Concerns for wildlife currently within the area.

For more information, please contact Bailey Chabot, Planner at Ext. 4434.