

**TOWNSHIP OF ESSA
MINUTES OF VIRTUAL PUBLIC MEETING
WEDNESDAY JUNE 16, 2021**

**RE: PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND
DRAFT PLAN OF SUBDIVISION – 6275 COUNTY ROAD 90, ANGUS**

A Public Meeting was held virtually on Wednesday, June 16, 2021 and was livestreamed to the public on the Township of Essa's YouTube Channel.

In attendance: Mayor Sandie Macdonald
Deputy Mayor, Michael Smith
Councillor Henry Sander
Councillor Ron Henderson

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
R. Rosilius, Deputy Treasurer
M. Mikael, Manager of Public Works
A. Powell, Manager of Planning and Development
J. Sidhu, Planner
J. Coleman, Manager of Parks and Recreation
D. Burgin, Deputy Fire Chief
K. Pascoe, Deputy Clerk
L. Lehr, Manager of Legislative Services

Mayor Macdonald opened the meeting at 6:14 p.m. She stated that the purpose of this Public Meeting is to discuss proposed Amendments to the Township's Official Plan, 2001, and Zoning By-law 2003-50 and a proposed Draft Plan of Subdivision in accordance with Sections 22, 34, and 51 of the Planning Act, R.S.O., c.p. 13, to hear a presentation from Vanessa Simpson from Innovative Planning Solutions introduced by Township Planning Staff, and to hear all comments from residents of the Township of Essa.

The Township Planner stated that the municipality is in receipt of a complete application submission for 6275 County Road 90, Angus. The submission includes applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and a proposed Draft Plan of Subdivision.

She stated that 6275 County Road 90 is 18.98 hectares in size, designated Commercial Recreation, Agricultural, and Environmental in the Township's Official Plan, and is zoned Commercial Recreation, Low-Density Detached, and Environmental Protection. The land is currently operational as the Green Acres Golf Centre.

She also stated that the purpose of the Official Plan Amendment is to redesignate the lands from Commercial Recreation, Agricultural, and Environmental, to Commercial – Special Policy Area, Open Space, and Residential Multiple, while maintaining the Environmental designation. The recommended redesignation also intends to amend the current floodway policy in the Township's Official Plan to adhere to the Provincial Policy Statement, 2020 (PPS) definition. The Zoning By-law Amendment is to provide site-specific zoning for a Mixed-Use development.

The Township Planner stated that the Proposed Plan of Subdivision is for the development of 194 residential units, a future residential block, a public park, two commercial blocks fronting County Road 90, a stormwater management block, a pumping station, and Environmental Protection.

The Township Planner advised that a full comment set concerning this application's circulation is pending Staff's review and will inform the forthcoming recommendation Report that will be provided to Council for their decision at a future meeting of the Committee of the Whole. Staff will be intaking comments on this matter until July 14th, 2021.

Vanessa Simpson from Innovative Planning Solutions provided the public and members of Council with an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, and briefly reviewed history of the steps taken to date.

The Township Planner advised that those wishing to ask questions or provide comments must type their name and address into the 'Chat Function' on Zoom so that proper records may be kept, and Notice of future decisions can be sent to those persons involved in the review process.

COMMENTS / CONCERNS FROM THE PUBLIC:

- Dust
- Noise
- Increased traffic on local roads (5th Line, 30th Sideroad, Centre Street, 30th Sideroad)
- Movement of Fill (big trucks, increased traffic, noise, etc.)
- Nuisance (headlights into homes from traffic)
- Loss of Privacy to adjacent properties
- Pedestrian Safety
- Impact to septic systems on adjacent properties due to construction
- Potential increase to taxes due to increased assessment values of homes
- Impact on existing schools in the community due to increased growth in Angus
- Affect on Municipal Services (water, sewer, gas)
- Dewatering
- Impact to wildlife and environment (removal of trees)
- Flooding to existing properties
- Impact on existing wells
- Is developer going to supply water lines for future use?

COMMENTS / CONCERNS FROM COUNCIL:

Councillor Sander

- Water and sewer capacity
- Traffic impact on 5th Line and the 25th Sideroad
- Traffic calming measures

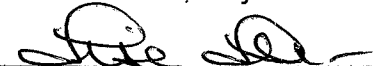
The Township Planner advised Council and members of the public that the comment period was not closed and requested that members of the public contact the Planning Office if they would like to receive copies of the various studies that had already been submitted by the applicant.

Mayor Macdonald thanked the public for their participation in the public meeting and advised that all questions and concerns of the public will be taken into consideration. She encouraged participants to send further comments and concerns to the Planning Office and advised that the Planning and Development Department will be preparing a Staff Report to be presented to Council at a future meeting of the Committee of the Whole.

Meeting adjourned at 7:08 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services