

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
November 20<sup>th</sup>, 2024  
ZONING BY-LAW AMENDMENT (Z2-24)  
(Affecting all areas in the Township of Essa)**

**MINUTES**

A Public meeting was held in person on Wednesday, November 20<sup>th</sup>, 2024 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Councillor Liana Maltby  
Councillor Pieter Kiezebrink  
Councillor Henry Sander

Staff in attendance: M. Mikael, Chief Administrative Officer  
L. Lehr, Manager of Legislative Services/Clerk  
S. Haniff, Manager of Planning  
J. Kolb, Manager of Public Works  
P. Granes, Chief Building Official

Mayor Macdonald opened the meeting at 5:43 p.m. She stated that the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to all lands in the Township of Essa in accordance with Section 34 of the Planning Act.

A description and presentation of the proposal was then read by the Manager of Planning, Samuel Haniff as outlined below.

**THE PROPOSED ZONING BY-LAW AMENDMENT** would affect those lands described as listed below, being 1):

**1) List of proposed changes to Zoning By-law (2003-50) listed in the table below.**

	<b>Existing</b>	<b>Proposed</b>
<b>1.</b>	<b>Definitions</b>	
	No existing definition for 'Self-Storage'	'Self-Storage'  means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods.
	Existing definition for 'Lot Coverage'	Definition to be expanded to include hardscaped surfaces (e.g. driveways)

	No existing definition for 'Shipping Containers'	'Shipping Container' or 'Sea Can'  means any new or used structure/container originally designed for the shipping of goods by means of rail, truck or by sea and includes intermodal shipping containers.
	Existing definition for 'Accessory Building or Structure'	Definition to be expanded to explicitly NOT include a 'shipping container'.
<b>2.</b>	<b>Accessory Buildings</b>	
	Existing Section 8: General Provisions for Residential Zones (Section 8.1: Accessory Buildings)	Introducing two new subsections under 8.1 Accessory Buildings: '8.1.1 Regulations for Unenclosed Decks' and '8.1.2 Regulations for Enclosed Decks'
<b>3.</b>	<b>Permitted Uses (C3 Zone)</b>	
	Existing uses under Highway Commercial (C3) Zone	Introducing 'Self Storage' as a permitted use in the Highway Commercial (C3) Zone.
<b>4.</b>	<b>Renumbering</b>	
	No existing Section 36 in the Zoning By-law	Introducing a new Section 35 (Holding Provisions) ( <b>Attachment 1</b> ) and renumbering the existing Section 35 (By-law Administration, Enforcement and Validity) to Section 36.
<b>5.</b>	<b>Dwelling Unit in Non-Residential Building or Lot</b>	
	Existing Section 4: General Provisions (Section 4.35: Dwelling Unit in Non-Residential Building or Lot)	Removing subsection f) in Section 4.35:  <i>f) In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.</i>
<b>6.</b>	<b>Permitted Uses (Industrial Zones)</b>	
	Existing Permitted Uses in Industrial Zones	Introducing 'Shipping Containers' as a permitted use in all Industrial Zones
<b>7.</b>	<b>Permitted Uses (Institutional Zone)</b>	
	Existing Permitted Uses in the Institutional Zone	Introducing 'Shipping Containers' as a permitted use in all Institutional Zones

<b>8.</b>	<b>Minimum Parking Requirements</b>	
	Existing Minimum Parking Requirements	Specifying that only apartments in the R5 Zone are subject to 1.35 spaces per unit. All other residential (including those in R5 Zones) are subject to 2 exterior spaces per unit.
<b>9.</b>	<b>Shipping Containers</b>	
	No existing Subsection	Introduction of Subsections 4.39 and 4.39.1: Shipping Containers <b>(Attachment 2)</b>

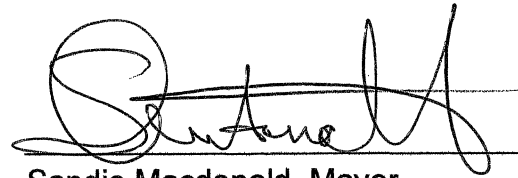
No comments were registered from any Agency, Department, or Resident at the time of the Public Meeting.

Mayor MacDonald then welcomed comments and questions from the public, stating that 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.


No comments were received during the Public Meeting.

Mayor Macdonald thanked all in attendance for their participation. She added that the Essa Township Planning office will prepare a report and by-law to be presented to Council concerning this matter.

The Public meeting adjourned at 6:00 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services/Clerk