

THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
September 20th, 2023
ZONING BY-LAW AMENDMENT (Z8-23)
(Affecting 134 Simcoe Street)

MINUTES

A Public meeting was held in person on Wednesday, September 20th, 2023 in the Council Chambers of the Administration Centre, Township of Essa.

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

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
D. Dollmaier, Manager of Finance.
O. Curnew, Development Planner
S. Corbett, Deputy Clerk
L. Lehr, Clerk

Guests: Savas Varadas, Agent
Joseph Madsen, Applicant

Mayor Macdonald opened the meeting at 6:26 p.m. She stated that the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to lands municipally known as 134 Simcoe Street in accordance with Section 34 of the Planning Act.

The CAO, Colleen Healey-Dowdall explained that Staff has several comments including parking, storm drainage, servicing connections, snow removal and garbage.

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.

The applicant, Savas Varadas from Plan Muskoka made a presentation that addressed the site context, surrounding land uses and proposed changes.

Todd Colwell (128 Simcoe St) provided the following comments:

- 'high stress street', narrow with high traffic
- Concerns regarding drainage problems on the street
- Concerns regarding parking
- Concerns regarding snow load on street
- Concerns regarding location of green bins, garbage, etc.
- Low density characteristic within neighbourhood should be maintained.

Charles McDonald (136 Simcoe Street) provided the following comments:

- Concerns regarding snow removal
- Would like more details and the specifications on the privacy fence.
- Parking spaces are an issue; proposed number is insufficient; spoke to existing deficiencies regarding parking spaces.
- Concerns regarding existing drainage problems in front of 134 Simcoe.

Melanie Rogers (131 Simcoe Street) provided the following comments:

- Safety of children a concern with additional traffic
- Concerns that overflow parking will cause increased on street parking
- Concerns of depreciation of housing prices due to development
- Concerns regarding icy walkways; attributes to the drainage issues on the street.

William Finley (134 Sydenham Street) provided the following comments:

- Concerns regarding traffic increase
- The street is low density – single residents street
- Concerns regarding intensification
- Speeding in the neighbourhood is an issue
- Concerns about drainage
- Concerns that the values of the neighbourhood will be depreciated/diminished
- Concerns regarding parking
- Commented they are not in favour of development.

Nick Lauren (129 Simcoe Street) provided the following comments:

- Concerns in the reduction of parking size and it's practicality
- Concerns with less than two parking spaces per unit
- Concerns regarding on street parking
- Stormwater management is an issue; drainage is an issue.
- Garbage pickup and recycling.

Sarah Tullock (131 Simcoe Street) provided the following comments:

- Concerns regarding vulnerable aquifer
- Concerns regarding drainage
- Concerns regarding parking and storage of vehicles and garbage
- Concerns regarding speeding and on street parking
- Concerns if the NVCA will be consulted or an Environmental Impact Study will be undertaken.

Dana Stone (128 Simcoe Street) provided the following comments:

- Concerns regarding increased traffic in addition to traffic created by Angus Morris School
- Concerns regarding parking and size of lots
- The drainage and ice build is an issue

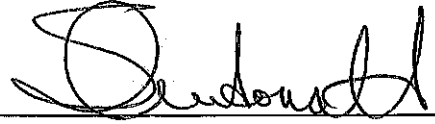
Savas Varadas (applicant's agent) provided clarification:

- Acknowledged all concerns and will try to address
- Stated that proposed 7 spaces are compliant with the current Zoning By-law
- Commented that the narrowed spaces are the minimum width in many municipalities and are still considered good planning practice
- Advised that mechanisms to limit parking are available when renting the units out

- He reminded that the lot has existing development rights; it is comparable and compatible to other structures; not unsimilar to a single-family dwelling in footprint or size, and that the lot itself is not high-density.

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 7:06 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Director of Legislative Services/Clerk