

**THE CORPORATION OF THE TOWNSHIP OF ESSA**  
**PUBLIC MEETING MINUTES**  
**January 17<sup>th</sup>, 2024**  
**ZONING BY-LAW AMENDMENT (OPA36/Z4-20)**  
**(Affecting 14 & 18 Margaret Street)**

**MINUTES**

A Public meeting was held in person on Wednesday, January 17<sup>th</sup>, 2024, in the Council Chambers of the Administration Centre, Township of Essa.

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

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

Guests: Greg Barker, Agent of Applicant

Mayor Macdonald opened the meeting at 6:02 p.m. She stated that the purpose of this Public Meeting is to review the application for an Official Plan Amendment & Zoning By-law Amendment relating to lands municipally known as 14 & 18 Margaret Street in accordance with Section 34 of the Planning Act.

Mayor Macdonald asked if there was anyone who would like to speak to the application.

Greg Barker from Innovative Planning Solutions (IPS) introduced himself as the agent and representative that would be speaking to the application. He provided a PowerPoint presentation speaking to the applications.

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.

Greg Dugdale [55 Osborn Street] asked when the construction would begin if the application is approved.

Greg Barker spoke through the Mayor and suggested that the application upon approval would be subject to Consent applications which could take around 3-4 months. The lots would then be sold to habitat to humanity. Clarified that this summer may be a realistic timeline.

Alison Groombridge [66 Mill Street] spoke that she has operated a garage there for many years and is concerned about the noise and potential complaints from residence.

Alison Groombridge [66 Mill Street] spoke that she has operated a garage there for many years and is concerned about the noise and potential complaints from residence. Thinks it may have effects on the business and believes the residential density may be too high in the area. Asked what the separation between the buildings across both properties are.

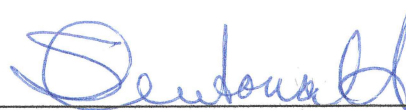
Greg Barker spoke through the Mayor and spoke to the Site Plan Control application which will result in an agreement that will be registered on title that will have warning clauses about the noise and surrounding land uses. Spoke that there are acceptable sound levels through Ministry, and believes that the site plan process and agreement can ease concerns.

Alison Groombridge [66 Mill Street] asked if there would be a fence between properties.


Greg Barker said there would be a fence built between the properties.

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 6:21 p.m.



Sandie Macdonald, Mayor

  
Sarah Corbett, Deputy Clerk