

THE CORPORATION OF THE TOWNSHIP OF ESSA
NON-STATUTORY PUBLIC MEETING MINUTES
February 5th, 2025
ZONING BY-LAW AMENDMENT (Z15-23/OPA47/SP3-23)
(8949 Smith Road)

MINUTES

A Public meeting was held in person on Wednesday, February 5th, 2025 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
D. Dollmaier, Manager of Finance
S. Haniff, Manager of Planning
J. Kolb, Manager of Public Works

Guests: Kevin Bechard, Planner, IPS
John Albert, Intermediate Planner, IPS
Alan Lever, Developer, Annex Park/Trans Canada Wood

Mayor Macdonald opened the meeting at 6:40 p.m. She stated that the purpose of this Public Meeting is to review an application for an Official Plan Amendment, a Zoning By-law Amendment, and a Site Plan Control Application relating to all lands in the Township of Essa in accordance with the Planning Act.

A description and presentation of the updated proposal was then read by Kevin Bechard (the Applicant) and Alan Lever (the Developer). While a Plan of Subdivision application is still ongoing for the larger site, the purpose of the presentation was to update the public on the western portion of the site currently designated Rural and zoned Agricultural.

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.

The following comments were recorded:

1. Tom Smith (8866 Smith Road)

- The developer has made significant concessions to accommodate immediate resident concerns.
- A wood storage facility should be captured under an Agricultural zoning. There's no need for Industrial.

- Springwater residents should have a say as well.

2. Susan Antler (5901 Old Mill Road)

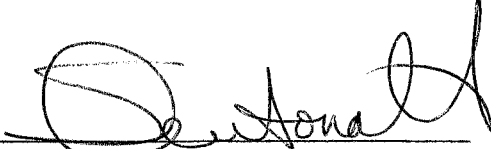
- There is a creeping of industrial uses towards residential uses.
- The existing light pollution from the County Road 56 Industrial area is visible from the Grist Mill. While job creation is important, the potential light pollution from this proposed development is a concern.
- With an estimated 45 employees for the wood storage facility, traffic in and out of Smith Road is a concern.
- The community was established around agriculture and it is hoped that the developer will be respectful to the neighbours.

3. Joe Pantalone (5901 Old Mill Road)

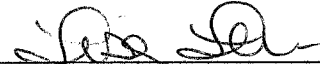
- Left turns from Smith Road onto County Road 90 is dangerous and risky for drivers
- A traffic signal would make sense at this location, but should be installed at the cost of the applicant.
- The proposed storm pond is welcomed but should include more trees.
- Permeable surfaces can be used in this development where possible.

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 7:09 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services/Clerk