

**TOWNSHIP OF ESSA
MINUTES OF ELECTRONIC PUBLIC MEETING
WEDNESDAY JUNE 2, 2021**

**RE: OPA 35, ZBA Z5/20 and DRAFT PLAN OF SUBDIVISION
6537 BROWNS LINE AND 8307 COUNTY ROAD 10, ANGUS**

A Public Meeting was held virtually on Wednesday, June 2, 2021 and was livestreamed to the public on the Township of Essa's YouTube Channel. Members of the public submitted written comments and concerns to the Planning Department and pre-registered participants contributed their comments and concerns using the chat function in the virtual forum.

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

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
C. Traynor, Manager of Finance
M. Mikael, Manager of Public Works
A. Powell, Manager of Planning and Development
C. Murphy, Planner
J. Coleman, Manager of Parks and Recreation
D. Burgin, Deputy Fire Chief (left meeting at 6:25 p.m.)
K. Pascoe, Deputy Clerk
L. Lehr, Manager of Legislative Services

Guests: Brandi Clement, Jones Consulting Group
Jon Ingram, Jones Consulting Group
Rowan Faludi, Urban Metrics Inc.

Mayor Macdonald opened the meeting at 6:07 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 Brandi Clement from the Jones Consulting Group Limited, and to hear all comments and concerns from the public.

The Manager of Planning and Development stated that the Township is in receipt of a complete application submission for 6537 Browns Line and 8307 County Road 10, Angus. The submission includes applications for a proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA), as well as a proposed Draft Plan of Subdivision.

The Manager of Planning and Development stated that the subject properties are 34.4 hectares in size. They are designated as 'Industrial' in the Township's Official Plan, and are currently zoned as 'General Industrial (M1)'. There are no existing buildings or structures on the subject lands.

The Manager of Planning and Development advised that the purpose of the proposed Official Plan Amendment is to facilitate an Employment Lands Conversion and to permit the redesignation of land from 'Industrial' to 'Residential', 'Commercial', 'Institutional', and 'Environmental Protection'. She advised that the proposed Zoning By-law Amendment would provide site specific zoning for a Mixed-Use development.

Additionally she stated that the proposed Plan of Subdivision would allow for the development of 487 residential units, a block for a future School, a block for a Nursing Home and Senior Citizens Apartment containing 100 units, a Commercial Block, a block for Stormwater Management, and Environmental Protection.

The Manager of Planning and Development informed Council and members of the public 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 June 30th, 2021. Staff welcomed Jones Consulting to provide Council and the public with a presentation.

Brandi Clement, Project Planner from Jones Consulting, provided Council and the public with a brief overview of the site location including existing land uses of the surrounding properties, and gave a detailed presentation on the proposed applications and uses.

The Manager of Planning and Development reminded members of the public that the purpose of this meeting is to gather comments from the public about the proposed applications, and that no decision was being made on the applications today. She advised that all comments and questions would be documented and that detailed responses would be provided in a future report to Council. She then stated that speakers in attendance wishing to comment may do so by stating their name or address in the chat function so that proper records can be kept and notice of future decisions can be sent. Comments are to be orderly, respectful, and not repetitious. All comments are to be addressed to the Mayor who is the Chair of the meeting.

COMMENTS AND QUESTIONS FROM PUBLIC:

14 Vernon Street:

Comments

- Request for long-standing agreement to be upheld by municipality to allow owners of 14 Vernon Street to use historical passageway to access greenhouse / shed in backyard with equipment and vehicles.

Concerns

- Loss of privacy and aesthetics; Negative impact on mental health and ability to enjoy wildlife/natural landscape; Environmental impact (loss of established trees); Greenspace.
- Request for the number of lots to be reduced.

1 Mancini Drive

Concerns

- Lack of greenspace, park and community gardens.

Response

- The Township is in talks with the landowner as to how more greenspace can be incorporated into the Plan of Subdivision.

18 Ashburton Crescent

Comments

- Not against the proposal - Proposed development appears to be the best use of those lands as the area needs more affordable housing and housing options.
- Would like to see seniors' housing and seniors' apartment block built first and/or for developer to provide a security guarantee that they will be built in the future.

Concerns

- Community park space; Parking; Traffic Calming (speeding, street safety for kids).

Response

- The Township will be working with the (future) Developers to ensure appropriate phasing of the development.
- All matters concerning planning and development have been brought to the Applicant's attention and the Township expects these matters to be addressed in a pending resubmission.

8 Mancini Drive

Concerns

- Controlled intersection (County Road 10 / Willoughby Road)

Response

- All matters concerning planning and development have been brought to the Applicant's attention and the Township expects these matters to be addressed in a pending resubmission.

COMMENTS AND QUESTIONS FROM COUNCIL

Councillor Sander:

- Future consideration should be given on the impact that the new development will have on the 5th Line and the 25th Sideroad.
- Traffic Advisory Committee would like traffic calming measures implemented in all new developments in the municipality.
- Impact on water and sewer capacity

Deputy Mayor Smith:

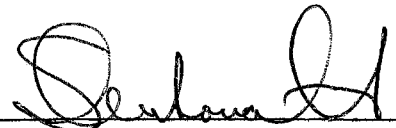
- Public vs. private long term care facilities.

Mayor Macdonald:

- Seniors' housing is a high priority due to current lack of affordable housing options for seniors.

The Mayor then advised that if there were no further questions or submissions, Council thanked Township Planning Staff, Jones Consulting Group and all members of the public for their participation. She advised that the Planning Office would be preparing a further report to Council concerning this matter, at which time Council will consider all matters and render a decision. She advised that Council had not yet made a decision on this application and asked that members of the public contact the Planning Office if they wish to receive further notice on the matter.

Meeting adjourned at 7:06 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services