

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
VIRTUAL COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY, MAY 4, 2022  
6:00 p.m.**

To view our live stream, please visit the Township of [Essa's YouTube Channel](#)

**AGENDA**

- 1. OPENING OF MEETING BY THE MAYOR**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

**STAFF REPORTS**

- 4. PLANNING AND DEVELOPMENT**
  - p. 1 a. **Staff Report PD013-22 submitted by MHBC Planning, re: Zoning By-law Amendment – Additional Residential Units.**

*Recommendation: Be it resolved that Staff Report PD013-22 be received; and That Council adopt a Zoning By-law Amendment for Additional Residential Units in accordance with the draft By-law attached to Staff Report No. PD013-22; and That Council adopt a Registry By-law for Additional Residential Units in accordance with the draft By-law attached to Staff Report No. PD013-22.*
- 5. PARKS AND RECREATION / COMMUNITY SERVICES**
  - p. 16 a. **Staff Report PR009-22 submitted by The Manager of Parks and Recreation, re: Simcoe County Student Transportation Consortium (SCSTC).**

*Recommendation: Be it resolved that Staff Report PR009-22 be received; and That Council consider snow removal and sanding of the parking lot located at Mike Hart Park in the 2023 Budget Deliberations.*
- 6. FIRE AND EMERGENCY SERVICES**
- 7. PUBLIC WORKS**

**8. FINANCE**

- p. 19 a. **Staff Report TR005-22 submitted by the Manager of Finance, re: 2022 Development Charges Background Study.**

Recommendation: *Be it resolved that Staff Report TR005-22 be received; and That Council consider authorizing the Manager of Finance to arrange for Hemson Consulting Ltd. to deliver the Development Charges Background Study and draft By-law; and That a steering committee consisting of all Department Heads, and two members of Council be formed to provide information and work with this consulting firm in order to provide interim reports back to Council.*

- b. **Reduction of Securities – Birchwood Estates Subdivision.**

*Be it resolved that Council approve a reduction in securities relating to Birchwood Estates Subdivision, as recommended by AECOM as follows:*

<i>Current Securities Held by Township of Essa:</i>	<i>\$1,161,820.04</i>
<i>Security to be Released:</i>	<i>\$588,560.62</i>
<i>Securities to be Retained by Township of Essa:</i>	<i>\$573,259.42</i>

*And,*

*That this approval is conditional upon the Developer providing the municipality with a Statutory Declaration indicating that all accounts have been paid in full, including all of the Township’s legal and engineering costs.*

**9. CLERKS / BY-LAW ENFORCEMENT / IT**

- p. 21 a. **Staff Report C009-22 submitted by the Deputy Clerk, re: Fireworks – Diwali.**

Recommendation: *Be it resolved that Staff Report C009-22 be received: and That Council approve the request to permit the discharge of fireworks during the five-day celebration of Diwali, and direct staff to bring forward the appropriate amending By-law.*

**10. CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**

- p. 41 a. **Staff Report CAO016- 22 submitted by the Chief Administrative Officer, re: Update on Affordable Housing and Homelessness.**

Recommendation: *That Staff Report CAO16-22 be received for information; and That a letter be drafted and sent to the County of Simcoe and Province to request that they specifically consider their lands in Angus for affordable or other types of needed housing as discussed in the framework of the Province’s More Homes for Everyone Plan and the County’s initiatives on housing; and*

*That staff be directed to draft policies for Essa’s new Official Plan which would:*

- promote mixed uses of housing,*
- instill housing “as a right” on institutional or commercial lands,*
- require a range of housing types, and*
- consider development charge incentives and a new type of development charges to be collected to provide for future housing.*

- p. 49      **b.      Staff Report CAO017- 22 submitted by the Chief Administrative Officer,  
re: Zoning By-law Amendment, Housekeeping.**

Recommendation: *That Staff Report CAO17-22 be received for information; and  
That Council authorize staff to commence the rezoning of certain properties to  
incorporate for some housekeeping measures and to advertise for a public meeting in  
accordance with the Planning Act.*

**11.      OTHER BUSINESS**

**12.      ADJOURNMENT**

Recommendation: *Be it resolved that this meeting of Committee of the Whole of the  
Township of Essa adjourn at \_\_\_\_\_ p.m., to meet again on the 18<sup>th</sup> day of May, 2022  
at 6:00 p.m.*



TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD013-22

**DATE:** May 4th, 2022

**TO:** Committee of the Whole

**FROM:** Wesley Crown, RPP, MCIP  
Associate | MHBC Planning

**SUBJECT:** Zoning By-Law Amendment - Additional Residential Units

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**RECOMMENDATION**

That Staff Report PD013-22 be received for information and;

That Council adopt a Zoning By-law Amendment for Additional Residential Units in accordance with the draft By-law attached to Staff Report No. PD013-22 and;

That Council adopt a Registry By-law for Additional Residential Units in accordance with the draft By-law attached to Staff Report No. PD013-22.

**BACKGROUND**

Following the review and consideration of earlier staff reports, Committee passed the following motions:

**Resolution No: CW053-2022 (April 20<sup>th</sup>)**

*That Council direct staff to prepare and bring forward to the May 4<sup>th</sup>, 2022 Council meeting, the final proposed Zoning By-law Amendment for Additional Residential Units in accordance with Resolution No. CW041-2022.*

*[Council directed staff to include a zoning by-law standard for the gross floor area of a detached ARU, whereas they are only permitted in Rural and Agricultural Zones. They directed that the gross floor area of an ARU is to be, at a maximum, the lessor of 1,100 square feet or a maximum of 50% of the gross floor area of the principle dwelling unit. As well they requested staff to provide the public with a document that will assist in explaining different components of ARUs.]*

**Resolution No: CW041-2022 (March 23<sup>rd</sup>)**

*That Council consider adopting a Zoning By-law Amendment to amend the Township's Zoning By-law to permit Additional Residential Units; and*

*That the Planning Department and MHBC Planning, as required, immediately finalize the required implementing components of the Additional Residential Units Program, taking*

*into consideration comments received from the public, staff and Council, subject to Council's approval of the Zoning By-law Amendment.*

*[Please be advised that Council instructed Staff to include the following in the final By-law:*

- *No detached ARU units are permitted in urban centres/settings.*
- *Detached ARU units are only permitted in agricultural and rural areas as long as they meet the criteria*
  - *Detached ARU units are not permitted to be built in front of a primary house or on front yards*
  - *Detached ARU units shall be limited to the following:*
    - *One storey high only/4.5 metres in height*
    - *a 1.2 metre walkway (to allow for emergency purposes)*
    - *No basements*
- *Secondary suites in primary dwellings are permitted*
- *Third suites are not permitted at this time*
- *All ARU units and secondary suites require a minimum of 2 outdoor parking spots per unit*
  - *Tandem parking should accommodate for larger vehicles]*

The updated Draft Zoning By-law Amendment is provided as Attachment A to this Report.

The updated Draft Registry By-law is provided as Attachment B to this Report.

The updated Draft Frequently Asked Questions (FAQs)/Fact Sheet is provided as Attachment C to this Report although this could be updated by the dedicated ARU staff person as intended to be hired 'on contract' beginning July 1<sup>st</sup>.

## **GENERAL COMMENTS**

The draft By-laws have been revised and prepared in accordance with Council Resolutions.

## **FINANCIAL IMPACT**

This report has no direct financial or budget impact.

## **SUMMARY/OPTIONS**

Council may:

1. Take no further action.
2. Receive this Report for information, and adopt the final Zoning By-law Amendment for Additional Residential Units, and adopt the final Registry By-law for Additional Residential Units in accordance with the attachments to this Report.
3. Direct staff in another manner Council deems best.


**CONCLUSION**

Option #2 is recommended.

Prepared by:

Reviewed by:

Wesley Crown, MCIP, RPP  
Associate  
MHBC Planning

  
Colleen Healey-Dowdall  
CAO

Attachment A - Draft Zoning By-law  
Attachment B - Draft Registry By-law  
Attachment C - Draft FAQs

THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW NUMBER 2022-XXXX

A BY-LAW TO AMEND TOWNSHIP OF ESSA COMPREHENSIVE ZONING BY-LAW NO. 2003-50, AS AMENDED

WHEREAS, pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Council of the Township of Essa has passed Comprehensive Zoning By-Law No. 2003-50 for the Township of Essa;

AND WHEREAS, authority is granted under Section 34 and 35.1 of the *Planning Act*, R.S.O. 1990. C.P.13 as amended, to enact such amendments;

AND WHEREAS the provisions of this By-law conform to the Official Plan of the Township of Essa;

AND WHEREAS, Council deems it advisable and expedient to amend Zoning By-Law No. 2003-50;

NOW THEREFORE, the Council of The Corporation of the Township of Essa HEREBY ENACTS as follows:

- 1) THAT Zoning By-Law No. 2003-50, as amended, is hereby amended by adding the following new subsection **4.38 Additional Residential Unit(s)** to Section 4 immediately following subsection 4.37 as follows:

"4.38 Additional Residential Unit(s)

4.38.1 Additional Residential Unit(s) shall be developed in accordance with the following provisions:

- a) Additional Residential Unit(s) shall be permitted where permitted by this By-law within a permitted single detached dwelling, semi-detached dwelling, or rowhouse or located within a detached accessory building/structure on the same lot as the primary residence where permitted by this By-law.
- b) A maximum of one Additional Residential Units shall be permitted on a lot, one within the primary residence or one located in a detached accessory building/structure to the primary residence in the specified zones.
- c) Additional Residential Unit(s) shall not be permitted on properties that are accessed from a private street.
- d) In accordance with the Off-Street Parking Requirements provided within this by-law, a minimum of two (2) parking spaces per

Additional Residential Unit are required to be provided and maintained on site for the sole use of the occupants of an Additional Residential Unit and may include tandem parking spaces.

- e) Additional Residential Unit(s) shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code and the Ontario Fire Code.
- f) Additional Residential Unit(s) shall be connected to both municipal water supply and municipal sanitary sewers, where available, and the Township confirms there is sufficient capacity to service the Additional Residential Units.
- g) The maximum floor area of an Additional Residential Unit within or attached to the primary residence shall be 50% of the gross floor area of the primary residence.
- h) Additional Residential Unit(s) shall have separate washroom and kitchen facilities from the primary dwelling.
- i) Additional Residential Unit(s) shall not be permitted on a lot that is used for a Garden Suite, Bed and Breakfast, Group Home, Private Home Tutor, Private Home Daycare, or Correctional use.
- j) No Additional Residential Unit(s) shall be permitted within the flooding and erosion hazard limits of any/all watercourses.
- k) Home occupations shall only be permitted in the primary dwelling.
- l) The civic address of a lot containing an Additional Residential Unit(s) shall clearly indicate the existence of an Additional Residential Unit(s) by adding signage in accordance with By-law 2008-15 as amended.
- m) A separate entrance shall be required for the Additional Residential Unit(s).

4.38.2 An Additional Residential Unit within a **Primary Dwelling** shall be developed in accordance with the following additional provisions:

- a) A separate entrance shall be required for the Additional Residential Unit and shall be located on the rear or side of the primary residence.



b) All other provisions of the respective zone are complied with.

4.38.3 Additional Residential Unit within a **Detached Accessory Building/Structure** shall be developed in accordance with the following provisions:

- a) The maximum gross floor area of an Additional Residential Unit in a Detached Accessory Structure shall be the lessor of 102 square metres or 50% of the gross floor area of the principle dwelling unit.
- b) The maximum building height of an Additional Residential Unit is one (1) storey and shall not exceed the height of 4.5 metres.
- c) All applicable setbacks for a detached accessory building/structure within the applicable zone shall also apply to the Additional Residential Unit accessory structure.
- d) A minimum of 1.5 metres shall be provided between the Additional Residential Unit in a detached accessory building/structure on the same lot and any other structure permitted on the lot.
- e) That a minimum 1.2 metre walkway shall be provided from the Additional Residential Unit to the main access to the property.
- f) An Additional Residential Unit within a detached accessory building/structure in the "A" and "RL" Zones shall be located no more than 30 metres from the Primary Residence.
- g) The Additional Residential Unit shall not have a basement.
- h) All other provisions of the respective zone are complied with.

2) THAT By-Law NO. 2003-50 as amended, is hereby further amended by deleting the following definition in Section 3:

"Dwelling, Row" means a building divided vertically into three or more dwelling units, situated on one lot.

3) THAT By-Law NO. 2003-50 as amended, is hereby further amended by adding the following definitions to Section 3 alphabetically as follows:

"Rowhouse"

means a consecutive series of similar residential units that shall share a maximum of two common walls with the adjacent units, situated on one lot."

“Primary Residence” means a single detached dwelling, semi-detached dwelling, or rowhouse.”

“Primary Dwelling” means the main dwelling unit to which additional residential units shall be secondary and subordinate.”

“Additional Residential Unit” means a separate and self-contained dwelling unit that is subordinate to the Primary Dwelling and located within the same building or within a detached accessory building/structure on the same lot as the Primary Dwelling.”

- 5) THAT By-Law NO. 2003-50 as amended, is hereby further amended by inserting a new permitted use a “j)” immediately following “i)” in Section 6.2 AGRICULTURAL (A) ZONE as follows:

“j) Accessory Residential Unit(s) in accordance with Section 4.38.”

- 6) THAT By-Law NO. 2003-50 as amended, is hereby further amended by inserting a new permitted use a “j)” immediately following “i)” in Section 7.2 RURAL (RL) ZONE as follows:

“j) Accessory Residential Unit(s) in accordance with Section 4.38.”

- 7) THAT By-law NO. 2003-50 as amended, is hereby further amended by inserting a new permitted use row in the table in Section 14 PERMITTED USES FOR RESIDENTIAL ZONES as follows:

Permitted Uses	R1 Zone	R2 Zone	R3 Zone	R4 Zone	R5 Zone
Accessory Residential Unit(s) in accordance with Section 4.38	√	√	√		

- 8) THAT By-Law NO. 2003-50 as amended, is hereby further amended by inserting a new permitted use a “c)” immediately following “b)” in Section 15.2 ESTATE RESIDENTIAL (RS1) ZONE as follows:

“c) Accessory Residential Unit(s) in accordance with Section 4.38.”

- 9) THAT all other respective provisions of the Zoning By-law 2003-50, as amended, shall apply.

- 10) THAT this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of the Planning Act, R.S.O., 1990, c.P.13 as amended.

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READ A FIRST, SECOND AND THIS TIME AND FINALLY PASSED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Sandie Macdonald

\_\_\_\_\_  
Manager of Legislative Services Lisa Lehr

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**THE CORPORATION OF THE TOWNSHIP OF  
ESSA BY-LAW 2022 - XX**

Being a By-law to establish a Registry for Additional Residential Unit(s)

**WHEREAS** the Council of the Corporation of the Township of Essa deems it desirable to establish a Registration By-law for Additional Residential Units in 'R1', 'R2', 'R3', 'RS1', 'RL' and 'A' Zones, subject to certain exclusions in the Zoning By-law;

**NOW THEREFORE** the Council of the Corporation of the Township of Essa enacts as follows:

**1. DEFINITIONS**

In this By-law, the following definitions apply:

- (a) "Single detached dwelling", "semi-detached dwelling", "row housing", "primary residence", and "accessory building/structure", shall have the meanings assigned to such terms as defined in the Zoning By-law;
- (b) "Inspector" means a Building Inspector, Municipal Law Enforcement Officer or Fire Prevention Officer;
- (c) "Registrar" means the Chief Building Official or his or her designate;
- (d) "Township" means The Corporation of the Township of Essa; and
- (e) "Two-unit lot" means a lot which contains a primary residence and one (1) additional unit.

**2. PROHIBITION**

No person shall operate or permit the occupancy of more than one (1) dwelling unit in a two-unit lot, unless the two-unit lot is registered as required by this By-law.

**3. REGISTRATION**

- (a) Every person who owns a two-unit lot shall register the two-unit lot with the Registrar as required by this Bylaw.
- (b) Prior to registration:
  - (i) each dwelling unit in a two-unit lot shall be inspected to ensure that it complies with all relevant standards set out in the Building Code and the Fire Code;

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- (ii) the owner shall ensure that each unit is equipped with an operable smoke alarm and carbon monoxide detector to the satisfaction of the Inspector;
- (iii) the owner shall provide the Registrar with a letter of compliance from the Electrical Safety Authority;
- (iv) the owner shall pay a one-time, non-refundable registration fee, and where the Registrar deems it necessary a re-inspection fee may be required, as set out in Schedule "A" to this By-law;
- (v) Notwithstanding (iv) above, the registration application fee shall be waived for a period of one (1) year from the date this by-law comes into force and effect in respect of applications for existing two-unit lots;
- (vi) where a unit was constructed legally with a Building Permit prior to the enactment of this By-law, appropriate documentation is required to show the unit was built to meet all applicable requirements of the Zoning By-law, Building Code, and Fire Code; and
- (vii) the owner shall submit a completed application form provided by the Township.

#### 4. REFUSAL AND REVOCATION

- (a) The Registrar may refuse to register any two-unit lot that does not meet the requirements set out in this By-law;
- (b) The Registrar may revoke the registration of any two-unit lot which, at any time after registration, ceases to meet the requirements set out in this By-law;
- (c) The onus of proving that each dwelling unit in a two-unit lot meets the requirements set out in this By-law is on the owner of the building;
- (d) Where the Registrar has revoked the registration of a two-unit lot, the owner may re-apply for registration in accordance with this By-law and will be required to pay the applicable fees.

#### 5. NOTIFICATION OF REVOCATION

- (a) Prior to the revocation of the registration of a two-unit lot, the Registrar shall notify the owner of the two-unit lot of his or her "intent to revoke" and provide an explanation of the reasoning behind this intention;
- (b) Such notice shall be sent by registered mail to the owner of the two-unit lot, at the address of the two-unit lot and the address supplied on the application for registration;

- (c) The owner shall have a period of not more than sixty (60) days to comply with the requirements of registration as set out in this By-law. Where the owner fails to comply, the Registrar shall revoke the registration of the two-unit lot.

6. MUNICIPAL ADDRESSING

Upon registration of the two-unit lot, the Township shall assign a municipal address to indicate that the house contains two-units and the owner shall be required to display any/all applicable municipal address(s) in accordance with the Township's Sign By-law No. 2008-15, as amended

7. OFFENCES

Any person who contravenes any of the provisions of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended

8. EXCEPTION

The owner of a two-unit lot that are existing and currently have a valid Temporary Use, Zoning By-law Amendment/Agreement that permits a two unit lot, shall not be required to register said two-unit lot as required by this By-law

9. SEVERABILITY

If any section of this By-law, or parts thereof, are found by any court of law to be illegal or beyond the power of Council to enact, such section, sections, part, or parts shall be deemed to be severable, and all other sections or parts shall be deemed to be separate and independent therefrom and to be enacted as such.

10. COMING INTO FORCE

The provisions of this By-law shall come into force and take effect upon third reading and following the passing of the legislating Zoning By-law Amendment.

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READ A FIRST AND SECOND TIME THIS DAY OF MAY, 2022.

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF MAY, 2022.

\_\_\_\_\_  
Mayor Sandie Macdonald

\_\_\_\_\_  
Manager of Legislative Services  
Lisa Lehr

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SCHEDULE "A" TO BY-LAW 2022-XX  
FEE SCHEDULE

- 1. REGISTRATION FEE: \$150.00
  - Upon Application (Non-refundable, includes one inspection)
- 2. RE-INSPECTIN FEE: \$75.00
  - Payable if more than one inspection is required and/or the works do not require a building permit (payment due prior to release of registration)

*Note: Building permit fees and all other agency application or inspection fees are not included in the above and are payable by the applicant, as required.*

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## Additional Residential Units

### Frequently Asked Questions/Fact Sheet – ESSA TOWNSHIP

#### 1. What is an Additional Residential Unit?

An Additional Residential Unit is a self-contained dwelling unit located within a single detached, semi-detached or row house (secondary to the primary residence) or in a detached structure on the same lot as the primary residence.

Up to 2 units may be permitted subject to compliance with the Zoning By-law.

Additional Residential Unit(s) by definition have independent cooking, sleeping, and bathing facilities and direct access to the outside.

#### 2. Where are Additional Residential Units allowed?

Additional Residential Units are allowed in the A, RL, R1, R2, R3, and RS1 Zones subject to certain exclusions in the Zoning By-law.

#### 3. Is an Application Required?

Yes, an application to register an existing Additional Residential Unit, under By-law 2022-XX, is required. When constructing a new Additional Residential Unit, an application for a Building Permit is also required.

An application for a Building Permit may also be required for an existing unit, depending on compliance with the Building Code and/or Fire Code.

#### 4. How does the Ontario Fire Code apply?

Section 9.8 of the Ontario Fire Code sets out minimum provisions for fire safety in existing residential buildings which contains two existing dwelling units in existence on July 14, 1994 including fire separation standards, means of egress, ESA, and inspection requirements.

#### 5. How does the Ontario Building Code apply?

The Ontario Building Code applies to all units created after July 14, 1994. The Code sets out requirements for all buildings and dwelling units and they include but not limited to fire separations, fire alarms, room height and size, window size

and egress, plumbing, electrical and lighting. A permit will be required for all construction.

**6. How will an Additional Residential Unit impact my property taxes?**

An increase resulting to a landowner's taxes, would be based on MPAC's assessment of the property.

**7. Can I have an Additional Residential Unit in an NVCA Regulated Area?**

The NVCA has not prohibited ARUs in their Regulated Area, however a permit would be required in accordance with their standards for issuance. ARUs would not be permitted in NVCA Regulated Areas that are hazardous.

**8. How many parking spaces are required per Additional Residential Unit?**

The Township requires 2 parking spaces for each Additional Residential Unit in addition to the required parking for the primary dwelling.

**9. What is a Garden Suite, and why are they not being considered under the Additional Residential Unit Program?**

Garden Suites, also referred to as 'Granny Flats' are a one-unit detached residential dwelling containing a kitchen, bathroom and sleeping accommodations. They are ancillary to the primary residence and may be portable in nature. They are not permanent in nature. Additional Residential Units are meant to be permanent dwelling units to assist with the undersupply of housing stock for the long term.

**10. What is being done to address the need for affordable housing?**

In 2022, the Province of Ontario published a Housing Affordability Task Force Report that makes recommendations as to how the Province can move forward with increasing housing supply. Of the many recommendations resulting from this Report, increasing density where it can be accommodated through local policies and zoning is one that applies to the Additional Residential Units Program.



# TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PR009-22

**DATE:** May 4, 2022

**TO:** Committee of the Whole

**FROM:** Jason Coleman, Manager Parks and Recreation

**SUBJECT:** Simcoe County Student Transportation Consortium (SCSTC)

## RECOMMENDATION

Be it resolved that Staff Report PR009-22 be received; and that Council consider snow removal and sanding of the parking lot located at Mike Hart Park in the 2023 Budget Deliberations.

## BACKGROUND

The Simcoe County Student Transportation Consortium (SCSTC) provides student transportation services within Simcoe County for the Simcoe County District School Board (SCDSB) and the Simcoe Muskoka Catholic District School Board (SMCDSB). The role of the SCSTC includes contracting bus and vehicle operators on behalf of the SCDSB and SMCDSB.

The SCSTC is a team of 11 staff who:

- Plan and coordinate safe and efficient home-to-school transportation for all eligible students in Simcoe County, following the policies and procedures from the District School Boards.

In 2017, the SCSTC created a bus stop at Mike Hart Parking Lot in Essa Township to accommodate schooling requests for children in the neighbourhood. The Township was not made aware of this stop, or any other stops being created. Some of the schools that students are bussed to from Essa are Bear Creek Secondary (Barrie), Ferndale Woods (Barrie), Ardagh Bluffs (Barrie), St. Joan of Arc (Barrie) and Nottawasaga Pines Secondary School (Angus). The Mike Hart parking lot bus stop has a total of 15 kids that are picked up and are transported to 3 different schools including 1 high school and 2 elementary. The stops in the area are Mike Hart, Wagner, Banting and Red Cedar.

## COMMENTS AND CONSIDERATIONS

The Township was not notified about the bus stop implementation by SCSTC in 2017, and upon speaking with the SCSTC, they have stated that they do not contact municipalities or inform others about implementing bus stop locations as there are simply too many locations out there to do so. There are over 1000's of locations of bus stops within the County of Simcoe according to the SCSTC. However, the SCSTC does review any relevant municipal by-laws to ensure compliance when creating or implementing a stop.

Items that the SCSTC reviews when considering bus stop locations are viewing on topography for visibility in urban areas and walking paths in residential areas. There is also no expectation that people drive to the bus stop as the locations are typically within walking distance.

Mike Hart Park does not currently have Winter Maintenance performed in the parking lot as there are no winter activities that take place nor was it included in past snow removal tenders. There are signs in place that indicate No Winter Maintenance currently.

It has been suggested to include snow removal and sanding for the Mike Hart Parking Lot in the 2022-2023 budget for safety and liability reasons along with being able to accommodate residents in the area choosing to drive children to the parking lot bus stop.

Council may also wish to add other park parking lots at that time such as Nottawasaga Fishing Park, Don Ross Fishing Park and/or Angus Community Park.

## FINANCIAL IMPACT

The additional cost to include snow removal and sanding for the Mike Hart parking lot in the 2022-2023 season is an additional cost of \$ \$4800 + HST to the municipality.

The municipality has entered into a snow removal/sanding contract with Scarlet Oak Landscape Management and there is one year remaining in this contract.

Manager of Finance or Deputy Treasurer Approval: \_\_\_\_\_

## SUMMARY/OPTIONS

Council may:

1. Take no further action.
2. Consider snow removal and sanding of the parking lot located at Mike Hart Park in the 2023 Budget Deliberations.
3. Direct Staff in another course of action, which may include seeking quotes for other parks.

**CONCLUSION**

Option #2 is recommended.

Respectfully submitted,

*Jason Coleman*

\_\_\_\_\_  
Jason Coleman  
Manager of Parks and Recreation

Reviewed by,

*Colleen Healey-Dowdall*

\_\_\_\_\_  
Colleen Healey-Dowdall,  
Chief Administrative Officer



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** TR005-22  
**DATE:** May 4, 2022  
**TO:** Committee of the Whole  
**FROM:** Carol Traynor, Manager of Finance  
**SUBJECT:** 2022 Development Charges Background Study

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### RECOMMENDATION

That Staff Report TR005-22 be received; and

That Council consider authorizing the Manager of Finance to arrange for Hemson Consulting Ltd. to deliver the Development Charges Background Study and draft By-law and;

That a steering committee consisting of all Department Heads, and two members of Council be formed to provide information and work with this consulting firm in order to provide interim reports back to Council.

### BACKGROUND

By-Law 2018-54, being a by-law to establish municipal wide development charges was passed on June 20<sup>th</sup>, 2018. The Development Charges Act requires that municipalities review and update the development charge background study and DC By-law every five years to ensure that rates reflect the capital needs of the municipality for growth related purposes.

The Township will require a new by-law prior to June 20, 2023. There are specific requirements for public meetings to ensure that all stakeholders are informed and provided an opportunity to review and comment on the background study prior to passing the by-law.

The timetable for this exercise should commence in early summer of 2022 and be complete prior to June 20, 2023.

### COMMENTS AND CONSIDERATIONS

Hemson Consulting Ltd. have completed the Township's Development Charge background study for over 18 years and have compiled much information concerning our municipality. There are other firms that perform this work for municipalities; however it is recommended that Council agree to "single source" this service based on continuity and previous success of services provided subject to satisfactory pricing being provided to us by this vendor.

The Procurement and Acquisition policy provides the following:

In Section 8 - Non-Competitive Procurement:

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Section 8.1 Any provision in this Policy may be excepted where a Department Head deems it necessary or in the best interests of the Township to acquire goods or services from a particular source through the use of non-competitive procurement such as single sourcing or sole sourcing. Due to the potential public perception regarding favouritism or conflict of interest, it is important to be transparent when using the non-competitive method.

Section 8.2 The approval of Council may be sought to acquire goods or services through a non-competitive process.

The Procurement and Acquisition policy provides the following definition of "Single Source": "Single Source" means the procurement decision whereby acquisitions are made from one source where other sources may be available.

In Section 12 – Professional and Consulting Services:

Section 12.1 For professional or consulting services provided on a continuing basis, such as, but not limited to, legal, auditing, insurance or engineering, proposals shall be sought from time to time at the discretion of Council.

**FINANCIAL IMPACT**

At this point, staff have not received any quotes for the study, however \$35,000 was budgeted for the 2018 Development Charges Study. 90% of the study is DC eligible and the remaining amount will be budgeted in 2023.

**SUMMARY/OPTIONS**

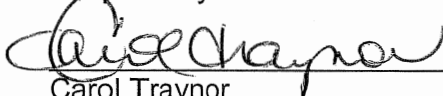
1. Take no action
2. Authorize the Manager of Finance to arrange for Hemson Consulting Ltd. to deliver the Township with a Development Charge Background Study and draft By-law for consideration by Council.
3. Direct the Manager of Finance to obtain three quotations for consulting services to provide a Development Charge Background study and draft By-law for consideration by Council.

**CONCLUSION**

Hemson Consulting Ltd. is familiar with our past capital needs and growth forecasts and has a very good working relationship with staff at Essa Township. Hemson Consulting Ltd. has excellent experience to defend the municipality should an appeal be received.

Staff recommends that Option #2 be approved.

Respectfully submitted:

  
 \_\_\_\_\_  
 Carol Traynor  
 Manager of Finance

Respectfully submitted:

  
 \_\_\_\_\_  
 Colleen Healey-Dowdall  
 CAO



## TOWNSHIP OF ESSA STAFF REPORT

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**STAFF REPORT NO.:** C009-22  
**DATE:** May 4, 2022  
**TO:** Committee of the Whole  
**FROM:** Krista Pascoe, Deputy Clerk  
**SUBJECT:** Fireworks – Diwali

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### RECOMMENDATION

*That Staff Report C009-22 be received; and*

*That Council approve the request to permit the discharge of fireworks during the five-day celebration of Diwali, and direct staff to bring forward the appropriate amending By-law.*

### BACKGROUND

At its meeting of March 23, 2022, Council received correspondence from a resident requesting that Council consider amending its Fireworks By-law to allow for the discharge of fireworks during Diwali. Council referred this matter to the Clerk's Department. As such, this Report is being presented to Council to assist with their consideration of the request.

Diwali is the five day festival of lights celebrated by Hindus, Sikhs, Buddhists and Jains across the world. Diwali symbolizes the spiritual "victory of light over darkness, good over evil and knowledge over ignorance." This five day event is celebrated based on the Hindu Lunar calendar, and falls in either October or November each calendar year. This year, the five day festival falls between October 22-26, 2022.

As Council is aware, the Township has a Fireworks By-law in place that was passed on September 16, 2020. The holidays in which the By-law currently permits the discharge of fireworks is on Victoria Day and Canada Day, and one day immediately preceding each, between dusk to 10:00 p.m.

### COMMENTS AND CONSIDERATIONS

For Council's reference, the Clerks Department has done a comparison of all municipalities within Simcoe County, including the cities of Barrie and Orillia. The comparison revealed that the City of Barrie is currently the only municipality within Simcoe County that allows for the discharge of fireworks during Diwali. The City of Barrie permits the discharge of fireworks for the duration of Diwali, which encompasses the observance over five days.

In Ontario, it appears that larger municipalities allow for the discharge of Fireworks for the duration of Diwali. To name a few, the following is a list of larger cities that permit the discharge of fireworks during Diwali:

- the City of Brampton,
- the City of Mississauga,
- the City of Guelph,



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- the City of Oshawa,
- the City of Cambridge,
- the City of Kitchener,
- the City of Milton,
- the City of Toronto

In these larger cities, their By-laws appear to permit for the discharge of Family fireworks on private property from dusk to 11:00 p.m. over the course of the five day celebration. The larger cities do permit the discharge to occur in residential areas.

**FINANCIAL IMPACT**

Nothing at this time.

*af*

**SUMMARY/OPTIONS**

Council may:

1. Take no further action, thereby receiving the Staff Report for information.
2. **Approve the request and bring the amending By-law forward at a future meeting of Council.**
3. Defer Council's consideration of the matter to a later date.
4. Deny the request.
5. Direct Staff as Council deems appropriate.

**CONCLUSION**

Staff recommends that Council approve Option No. 2.

Respectfully submitted:

*Krista Pascoe*  
Krista Pascoe  
Deputy Clerk

Reviewed by:

*Lisa Lehr*  
Lisa Lehr  
Manager of Legislative Services

Reviewed by:

*Colleen Healey-Dowdall*  
Colleen Healey-Dowdall  
Chief Administrative Officer

Attachments:

- 1 – By-law 2020-59 (Consolidation)
- 2 – Copy of Staff Report C026-20
- 3 – Copy of Staff Report C016-21

THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW 2020 – 59

A By-Law to regulate the use of Fireworks within the Township of Essa.

WHEREAS subsection 121(1) of the *Municipal Act*, 2001, S.O. 2001 c.25 provides that By-laws may be passed by a local municipality prohibiting and regulating the sale of fireworks and the setting off of fireworks; and

WHEREAS subsection 121(2) of the Act provides that Council may prohibit the activities described in Section 121 (1), above, unless a permit is obtained from the municipality for those activities and may impose conditions for obtaining, continuing to hold and renewing the permit, including requiring submission of plans; and

WHEREAS Council of the Corporation of the Township of Essa deems it necessary and expedient to regulate the sale and setting off of fireworks;

NOW THEREFORE Council of the Corporation of the Township of Essa hereby enacts as follows:

1. SHORT TITLE

This By-law shall be known as the "Fireworks By-law".

2. DEFINITIONS

Amended by By-law 2021-22

- 2.1 "Designated Days" shall mean Victoria Day and Canada Day and **one (1) calendar day** immediately preceding, between dusk to **10:00 p.m.**
- 2.2 "Designated Period" shall mean Victoria Day and Canada Day and the 15 calendar days immediately preceding Victoria Day and Canada Day.
- 2.3 "Exhibition Fireworks" shall mean pyrotechnic devices classified under the Explosive Regulations C.R.C., c. 599, as amended, as 7.2.2 fireworks which comprises high hazard fireworks generally used for recreation, such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, bouquets, barrages, bombardos, waterfalls, fountains, batteries, illumination, set pieces, pigeons and firecrackers.
- 2.4 "Family Fireworks" shall mean pyrotechnic devices classified under the Explosives Regulations C.R.C., c. 599, as amended, as 7.2.1 fireworks, which comprises low hazard fireworks generally used for recreation, such as fireworks showers, fountains, golden rain, lawn lights, pin wheels, Roman candles, volcanoes, sparklers, and caps for toy guns.
- 2.5 "Firecracker" shall mean a class of fireworks which, when ignited, explodes with little or no visual effect, but does not include caps for toy guns or Christmas crackers.
- 2.6 "Fireworks" shall mean a pyrotechnics device or a substance that is made, manufactured or used to produce an explosion or detonation and includes fireworks composition and manufactured fireworks as defined in the Explosive

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Regulations made pursuant to the Explosives Act, R.S. c. E-15, s.1 as amended and includes one single item of fireworks.

- 2.7 "Officer" shall mean a Municipal Law Enforcement Officer, Fire Chief, Deputy Fire Chief or a Police Officer.
- 2.8 "Supervisor" shall mean a person who is qualified as a fireworks supervisor in accordance with the Fireworks Manual, Explosives Division Class 7.2.2, energy, Mines and Resources Canada.
- 2.9 "Vehicle" shall mean any motor vehicle, trailer, traction engine, farm tractor, road building machine, bicycle, motorized snow vehicle and any vehicle drawn, propelled or driven by any kind of power including muscular power.

### 3. OFFENCES

It is an offence for any person to:

- 3.1 Sell, offer for sale, display or discharge *firecrackers* within the limits of the Township.
- 3.2 Discharge *fireworks*:
- a) On days that are not designated; and
  - b) At times not designated.
- 3.3 Discharge *fireworks* in, on or onto a building, highway, sidewalk, municipal park or municipal property.
- 3.4 Discharge *Exhibition Fireworks* without a permit.
- 3.5 Discharge *Family Fireworks* within eight (8) metres of a building, **accessory building or structure, tree, fence, tent, trailer, recreational** or motor vehicle.
- 3.6 Display, offer for sale, or sell *fireworks* within the Township of Essa except during the *designated period*.
- 3.7 Sell or permit to be sold *fireworks* to a person who is less than 18 years old.
- 3.8 Sell or offer for sale any type of *fireworks* at an outdoor location or from any motor vehicle or vehicle, **outdoor stand, tent or trailer**.
- 3.9 Discharge fireworks during a burn ban unless express written consent has been obtained from the Fire Chief and/or Deputy Fire Chief.

Amended by By-law 2021-22

Amended by By-law 2021-22

### 4. SALE AND POSSESSION OF FIREWORKS

- 4.1 Where *fireworks* are offered for sale by any person, the person who is causing, offering or permitting the sale or distribution of consumer fireworks shall ensure that:
- 4.1.1 The *fireworks* are included on the most recent list of authorized explosives as published from time to time by the Explosives Branch of the Department of Natural Resources (Canada), or its successor;

- 4.1.2 The *fireworks* are displayed in individual lots that do not exceed 25 kilograms in gross weight;
  - 4.1.3 The *fireworks* are displayed in a sealed package, and locked in a secure cabinet away from any inflammable materials or goods and clearly marked as fireworks; and
  - 4.1.4 The *fireworks* must be displayed in accordance with the *Explosives Act*, R.S.C. 1985 c. E17, wherein the information respecting the manufacturing, storage and use of fireworks is set out.
- 4.2 *Fireworks* shall not be sold, offered for sale, caused or permitted to be sold, from an outdoor stand, tent, unenclosed trailer, or motor vehicle.

## 5. FAMILY FIREWORKS (Consumer Fireworks)

- 5.1 A Fireworks Permit is not required to be obtained for the discharge of *family fireworks* on designated days, in accordance with this By-law.
- 5.2 No person shall discharge, fire, set off, or cause to be set off any *family fireworks* on any day or days throughout the year except on the *Designated Days* as set forth in this By-law.

### 5.2.1 Exceptions – Designated Days

Family Fireworks may be discharged on Designated Days only, those being:

Amended by By-law 2021-22

- (a) Victoria Day;
- (b) Canada Day
- (c) **One (1)** calendar day immediately prior to the designated days listed in (a) and (b).

Amended by By-law 2021-22

- 5.3 *Family Fireworks* shall only be set off between the hours of dusk and **10:00 p.m.**
- 5.4 A person eighteen years of age or older may set off family fireworks on any land;
  - 5.4.1 Belonging to him; or
  - 5.4.2 Any other privately owned land where the owner thereof has given permission for the setting off of family fireworks.
- 5.5 *Family Fireworks* shall only be discharged in accordance with the manufacturer's specifications, and the person discharging or setting off the *Family Fireworks* shall be responsible for reviewing the manufacturer's specifications and instructions prior to such discharge.
- 5.6 No person shall discharge, fire, set off, or cause *family fireworks* to be set off in such manner that might create danger or constitute a nuisance to any person or property, or to do, allow, or to cause any unsafe act or omission at the time and place of display.
- 5.7 No person shall discharge, fire, set off, or cause to be set off any *fireworks* inside of or closer than 8 metres to any building, tent, trailer, shelter or motor vehicle.

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- 5.8 No person shall discharge, fire, set off or cause to be set off any *fireworks* on municipally owned property.
- 5.9 Notwithstanding the setting off of *Exhibition Fireworks* in accordance with provisions of this By-law, no person shall discharge, fire, set off, or cause to be set off any *fireworks* in, on or into any public place including, but not limited to, highways, streets, lanes, squares, parks, fields, playgrounds and school grounds.
- 5.10 No person under the age of eighteen (18) years shall discharge, fire, set off, or cause to be set off any *family fireworks* unless under the direct supervision and control of a person eighteen years of age or older; and
- 5.11 No person being the parent or guardian of any child under the age of eighteen (18) years shall permit said child to discharge, fire, set off or caused to be set off any *fireworks* except when such parent or guardian or some other responsible person of at least eighteen (18) years of age is in direct supervision and control.

**6. EXHIBITION FIREWORKS (Display and Pyrotechnic Fireworks)**

- 6.1 No person or group of persons shall set off or discharge *Exhibition Fireworks* without first having obtained a *Fireworks Permit* from the Fire Chief and/or Deputy Fire Chief.
- 6.2 *Exhibition Fireworks* are prohibited to be set off unless under the direct supervision and control of a qualified *Supervisor*, and only during designated days between the hours of dusk and 11:00 p.m.
- 6.3 The application for a fireworks permit must be made on approved Township forms at least three weeks prior to the proposed date of display.
- 6.4 Where an *Exhibition Fireworks* event is proposed on Township property, the applicant shall also provide at the time of application appropriate liability insurance in the amount of Two Million Dollars (\$2,000,000.00) to protect the Township of Essa in respect of any liability for bodily injury, including death, and property damage that may result from or arise out of the holding of the fireworks event, and to indemnify the Township of Essa for damage to and destruction of Township property that may occur as a result of the fireworks event.
- 6.5 Setting off of *Exhibition Fireworks* must be in accordance with recognized safety procedure including, but not limited to:
  - 6.5.1 Keeping spectators at a safe distance;
  - 6.5.2 Protecting private and public property; and
  - 6.5.3 Ensuring suitable fire extinguishing equipment is available at all times.
- 6.6 The person(s) responsible for the setting off of any *Exhibition Fireworks* or classes thereof must ensure that all unused fireworks and debris is removed and safely disposed of immediately following the event.
- 6.7 No person(s) other than those responsible for holding the event, shall be at a distance closer than 100 metres from the place at which the fireworks are being set off or discharged.

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OFFICE CONSOLIDATION  
As amended by: 2021-22

- 6.8 No person(s) shall discharge fire, set off, or cause to be set off any *Exhibition Fireworks* within 60 metres from a building, highway or railroad.
- 6.9 No person(s) shall discharge, fire, set off, or cause to be set off any *Exhibition Fireworks* within 15 metres of any hydro line, tree or overhead obstruction.
- 6.10 No person(s) shall discharge, fire, set off or cause to be set off any *Exhibition Fireworks* within 300 metres of a nursing home, home for aged, public hospital, hospice or clinic or any premises where explosives, gasoline or other highly flammable substances are manufactured, sold or stored.
- 6.11 No person(s) shall discharge, fire, set off or cause to be set off any *Exhibition Fireworks* within 300 metres of a church or a public, separate, secondary or other school unless the consent of the owner, or representative or agent of the owner of such church or school is obtained.
- 6.12 No *Exhibition Fireworks* event is to be held during any windstorm in which the wind reaches a velocity of more than 50 kilometres per hour.

**7. PERMITS FOR EXHIBITION FIREWORKS DISPLAY**

- 7.1 A Fireworks Permit is required to be obtained from the Fire Chief for *Exhibition Fireworks* Displays at a minimum three (3) weeks prior to the event.
- 7.2 The application for a Fireworks Permit is required to be completed and submitted to the Fire Chief together with the application fee paid in full.
- 7.3 Filed with the Fireworks Permit application form shall be current and up to date site plan with dimension showing:
  - 7.3.1 The location of the proposed *Exhibition Fireworks* Display.
  - 7.3.2 The access to be provided for fire and emergency vehicles.
  - 7.3.3 The free zone area of clear distance between the point of launch and an occupied area.
- 7.4 Filed with the Fireworks Permit application form shall be a statement of the safety measures being implemented.
- 7.5 Filed with the Fireworks Permit application form shall be a Certificate of Liability Insurance certifying the application being applied for is insured against general liability and property damage claims, in the minimum amount of Two Million Dollars (\$2,000,000.00) inclusive for any one occurrence. Said policy should name the Corporation of the Township of Essa as an additional insured. Said Policy shall be endorsed to provide that the policy will not be altered, cancelled or allowed to lapse without ten (10) days prior written notice to the Township.
- 7.6 The *Exhibition Fireworks* Display shall only be set off on the day or days specified by the permit.
- 7.7 The application fee shall be \$35.00 for an *Exhibition Fireworks* Display.
- 7.8 The permit may be suspended or revoked by the Fire Chief or Deputy Fire Chief if conditions of the permit are not being met or it would be unsafe to allow Exhibition

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Fireworks Display.

**8. ENTRY AND INSPECTION**

- 8.1 An Officer may at any time enter onto land or in any building for the purpose of determining whether this By-law is being complied with.
- 8.2 Every owner shall permit the Officer to inspect any land or buildings for the purposes of determining compliance with this By-law.
- 8.3 Notwithstanding any provision of this By-law, an Officer shall not enter or remain in any room or place actually being used as a dwelling, unless:
  - a) The consent of the occupier is obtained, the occupier first having been informed that the right of entry may be refused and, if refused, may only be made under the authority of a warrant issued under the Provincial Offences Act, R.S.O. 1990, c.P.33, as amended.
  - b) A warrant issued under the Provincial Offences Act, R.S.O. 1990, c.P.33, as amended, is obtained.

**9. ENFORCEMENT AND PENALTIES**

Amended by By-law 2021-22

- 9.1 This By-law shall be enforced by a Municipal Law Enforcement Officer, as duly appointed by the Township of Essa, and Police Officers.
- 9.2 An Officer may order any person believed to be contravening or have contravened any provision of this By-law:
  - 9.2.1 To immediately desist from the activity constituting or contributing to such contravention; or
  - 9.2.2 To immediately remove from the property anything involved in contravention; or
  - 9.2.3 To leave the property immediately.
- 9.3 An Officer may order any person engaging in an activity that requires a Fireworks Permit under this By-law to provide the original copy of the permit for inspection.
- 9.4 Every person shall comply with an Order given by an Officer under the authority of Section 9.2.
- 9.5 No person shall willfully obstruct, hinder or otherwise interfere, nor attempt to obstruct, hinder or interfere with a Municipal Law Enforcement Officer, Fire Chief or Deputy Fire Chief, or the OPP in the performance of their duties or the exercise of their rights, functions, powers or authority under this By-law.
- 9.6 Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine and such other penalties as provided for in the *Provincial Offences Act*.

**10. EFFECTIVE DATE**

This By-law shall come into force and take effect upon passing.

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OFFICE CONSOLIDATION  
As amended by: 2021-22

11. Schedules "A" and "B" as attached form part of this By-law

READ A FIRST, AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED on this the 16<sup>th</sup> day of September, 2020.

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Sandie Macdonald, Mayor

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Lisa Lehr, Clerk



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TOWNSHIP OF ESSA  
BY-LAW 2020-59

OFFICE CONSOLIDATION  
As amended by: 2021-22

SCHEDULE A

5786 Simcoe County Rd. #21  
Utopia, Essa Township, ON  
L0M 1T0



Telephone: (705) 424-9770  
Fax: (705) 424-2367  
Web: [www.essatownship.on.ca](http://www.essatownship.on.ca)

EXHIBITION FIREWORKS DISPLAY EVENT  
Permit Application

Date of Display: \_\_\_\_\_

Time of Display: \_\_\_\_\_

Name and Address of Responsible Parties:	Telephone Number
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

Location of Display: \_\_\_\_\_

Written Permission Attached: \_\_\_\_\_

Type and Kind of Fireworks: \_\_\_\_\_

Method of Fireworks Disposal: \_\_\_\_\_

Fireworks Supervisor Contact: \_\_\_\_\_

Card # of Supervisor: \_\_\_\_\_

Liability Insurance Company: \_\_\_\_\_

Policy No.: \_\_\_\_\_

Copy of Certificate attached: \_\_\_\_\_

*The following safety precautions must be observed during the Fireworks event:*

- a) *Display to be held at least 100 metres away from audience (area to be roped off);*
- b) *Display to be held at least 60 metres from nearest buildings, highway and railroad;*
- c) *Display to be at least 15 metres away from hydro line, tree or overhead obstruction;*
- d) *No fireworks event is to be held during any windstorm in which the wind reaches a velocity of more than 50 km/hr; and*
- e) *Other than listed above: \_\_\_\_\_*

*The applicant acknowledges having read the Fireworks By-law and agrees that the Corporation of the Township of Essa assumes no responsibility for loss of property or personal damage resulting from the aforementioned Fireworks event and hereby agrees to indemnify and hold harmless the Township from any and all claims whatsoever arising therefrom.*

\_\_\_\_\_  
Date :

\_\_\_\_\_  
Signature of Person Requesting Permit:

\_\_\_\_\_  
Date :

\_\_\_\_\_  
Approved By:

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**TOWNSHIP OF ESSA  
Fireworks By-law 2020 – 59**

**SCHEDULE B**

**Part I Provincial Offences Act  
Set Fine Schedule**

<b>ITEM</b>	<b>COLUMN 1 Short Form Wording</b>	<b>COLUMN 2 Provision Creating or Defining Offence</b>	<b>COLUMN 3 Set Fine</b>
1.	Sell, offer for sale, display or discharge firecrackers.	Section 3.1	\$200.00
2.	Discharge fireworks on days not designated.	Section 3.2 (a)	\$200.00
3.	Discharge fireworks at times not designated.	Section 3.2 (b)	\$200.00
4.	Discharge fireworks in, on, or onto a building, highway, sidewalk, municipal park or municipal property.	Section 3.3	\$200.00
5.	Discharge Exhibition Fireworks without a permit.	Section 3.4	\$200.00
6.	Discharge Family Fireworks within eight (8) metres of a building, accessory building or structure, tree, tent, trailer, recreational or motor vehicle.	Section 3.5	\$200.00
7.	Display, offer for sale or sell fireworks during undesignated period.	Section 3.6	\$100.00
8.	Sell or permit to be sold fireworks to a person less than eighteen (18) years old.	Section 3.7	\$100.00
9.	Sell or offer for sale fireworks at an outdoor location or vehicle, outdoor stand, tent or trailer.	Section 3.8	\$200.00
10.	Discharge fireworks during a burn ban without permit.	Section 3.9	\$250.00
11.	Discharge family fireworks so as to create danger or nuisance to a person or property.	Section 5.6	\$250.00
12.	Discharge fireworks by a person under the age of eighteen (18) years.	Section 5.10	\$100.00
13.	Discharge Exhibition Fireworks without a permit.	Section 6.1	\$200.00
14.	Discharge Exhibition Fireworks within 60 metres of a building, highway or railroad.	Section 6.8	\$100.00
15.	Discharge Exhibition Fireworks within 15 metres of a hydro line, tree or overhead obstruction	Section 6.9	\$100.00
16.	Obstruct, hinder or interfere with an Officer.	Section 9.5	\$200.00

The penalty provision for the offences indicated above is Section 9.6 of By-law 2020-59, a certified copy of which has been filed and Section 61 of the *Provincial Offences Act*, R.S.O. 1990, c. P. 33.

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**TOWNSHIP OF ESSA STAFF REPORT**

**STAFF REPORT NO.:** C026-20  
**DATE:** September 2, 2020  
**TO:** Committee of the Whole  
**FROM:** Lisa Lehr, Clerk  
**SUBJECT:** Fireworks

**RECOMMENDATION**

*That Staff Report C026-20 be received; and*

*That Council direct Staff to proceed with drafting a Fireworks By-law for Council's consideration at a future meeting, to include set fines but with no obligation to seek a permit for consumer fireworks, and to restrict the discharge of consumer fireworks to Victoria Day and Canada Day and the two days before and after.*

**BACKGROUND**

At its meeting of April 4, 2018, Report No. FD002-18 "Consumer Fireworks" was presented to Council for its consideration (Attachment No. 1). At that time, the Fire Chief recommended that Council not proceed with implementing a Fireworks Control By-law. She did however recommend that Council consider amending the Noise By-law to include language and provisions to prohibit "firecrackers" and "consumer fireworks" (between the hours of 10:00 p.m. to 7:00 a.m.). Council's decision was as follows:

**Staff Report FD002-18 submitted by the Fire Chief, re: Consumer Fireworks**

**Resolution No: CW060-2018 Moved by: White Seconded by: Macdonald**

*Be it resolved that Staff Report FD002-18 be received; and  
That Council does not authorize the recommended additions outlined in this report to By-law 2005-66 the Noise By-law.*

**---Carried---**

[It should be noted that at this time, the Township of Essa does not currently have a By-law in place to regulate and/or prohibit the discharge of fireworks within its municipal boundaries. Additionally, the current Noise By-law 2018-47 does not contain any provision that is specific to the noise caused by the discharge of fireworks, however there is a general provision that can be used to fine persons (\$100.00) found to be *causing unusual noises/sounds/excessive noise likely to disturb the inhabitants of the Township of Essa.*]

At its meeting of July 8, 2020, Council requested that Staff prepare a report for their consideration in respect of the discharge of fireworks within the Township of Essa. More specifically, the report was to provide information on safety concerns associated with the discharge of fireworks (consumer) while taking into consideration the impacts to residents on the discharge of fireworks in urban areas (ie: residential zones).

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## COMMENTS AND CONSIDERATIONS

As Council is aware, designated fireworks display(s) are usually discharged in the Township of Essa for public viewing on Canada Day in recognition of the nation's birthday. This display usually takes place at the Essa and District Agriplex which is located on property that is zoned as Agricultural Exception Nine (A-9). Display Fireworks and Pyrotechnics are regulated differently as these are larger firework displays intended for mass public viewing. As a consequence of the COVID-19 Pandemic, Canada Day Celebrations were cancelled for 2020 which resulted in no display fireworks taking place this year.

This year in particular marked an increase in complaints filed to Municipal Law Enforcement Officers, Nottawasaga OPP and members of Council in respect to the discharge of fireworks in and around the residential areas of Angus. Fireworks were being discharged in residential areas for approximately 7 days (June 26-July 6, 2020) at all hours of the night. [To note: fireworks are still being let off in residential areas as recently as August 6, 2020].

Staff believes that this tendency may continue to increase, since in recent years there has been a growing fondness to discharge fireworks on Canada Day in residential areas, and as well, throughout the year at various times. The population of the municipality is growing with properties becoming smaller and the Township more dense. As such, it is believed that the trend to discharge consumer fireworks in residential areas will persist.

It is assumed that the following factors contributed to the increase in the discharge of consumer fireworks for 2020:

- Canada Day fell on a Wednesday – people booked off the Monday/Tuesday, Thursday/Friday for holidays in addition to celebrating the nation's birthday;
- A substantial number of residents were off work as a result of business closures resulting from the COVID-19 Pandemic, which resulted in more people being home without a means to gather socially for public or private entertainment;
- Essa Township does not have a Fireworks By-law to regulate or prohibit the discharge of fireworks in areas around the municipality, including the discharge of consumer fireworks in residential zones. That being said, there is the potential that this trend will continue going forward causing safety concerns.

In respect of dangers and safety concerns associated with the discharge of fireworks, Safety.com provided the following concerns on their website:

- Likelihood of Injury [typically burns to hands or fingers; burns and impact injuries to the head, neck and eye area are also common (re: Fireworks Annual Report from Consumer Product Safety Commission)];
- Fire risk resulting in property loss and damage;
- Pollutants from fireworks can affect individuals with asthma or chemical sensitivities; additionally, perchlorate (ingredient used to speed up the explosion) ends up in the environment. The more colourful and elaborate the fireworks display is, the more debris it produces.
- Noise/Nuisance – pets, babies and toddlers scare easily from the explosion associated with fireworks, thereby making them anxious, frightened and sleepless.

Additionally, it should be noted that the discharge of fireworks can also affect and cause disturbances to those working shift work, in addition to contributing to symptoms of PTSD for military veterans. As well, young children and pets are also frightened by the "explosion", adding to mental stress on all family members.

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In an effort to minimize the risk of fire and burn injuries resulting from the discharge of consumer fireworks, the Ontario Association of Fire Chiefs (oafc.on.ca) recommends the following in an article entitled "Spring & Summer Fire Safety Tips" (Attachment No. 2):

*"To minimize the risk of fire and burn injury, the fire service does not recommend family fireworks or informal neighbourhood displays. The fire service recommends attending public fireworks displays hosted by your municipality or other responsible organization".*

As you can see in the excerpt taken from the article, the concern of the Ontario Association of Fire Chiefs lies with the discharge of fireworks at informal neighbourhood displays (urban residential areas with small lot sizes).

With regards to fires caused by the discharge of fireworks, the Fire Chief has informed the Chief Administrative Officer and the Clerk that there have been zero fires caused by fireworks or their discharge in Essa Township. Additionally, she provided that in accordance with the Office of the Fire Marshal, fireworks do not make the official list of ignition sources for structure fires.

For comparative purposes, the following list is being provided to Council in respect of the regulation for fireworks in some Simcoe County municipalities for CONSUMER FIREWORKS:

Municipality	Fireworks By-law	Consumer Fireworks Permitted on designated days	Consumer Fireworks Permitted on other days	Restrict to Lot Size	Consumer Fireworks Permit Required?	When are they Permitted to be discharged	Comments
Adjala-Tosorontio	Yes	Yes  Designated Period-Victoria Day and Canada Day PLUS 5 days before and after	No-not permitted on any other days throughout the year	Not restricted to lot size	Permit not required on designated days	Dusk til 11 pm  5 days before and after designated days	Fine in form of Part III
New Tecumseth	Yes	Yes  Designated days: Victoria Day and Dominion Day without permit  Permitted to be discharged 5 days before and after designated days	No-not permitted on any other days throughout the year	Not restricted to lot size	Permit not required during designated period	Dusk til 11 pm  5 days before and after designated days	Set Fine \$100.00
Innisfil	Yes	Yes  Designated days: Victoria Day & Canada Day, New Years' Eve/Day  Permitted to be discharged 2 days before/after designated days	Yes  Permit required	Not restricted to lot size	Permit NOT required on during designated period.  Permit required ONLY if consumer fireworks discharged on days not falling on designated days	Dusk – 11 pm  New Years Eve permitted Dusk to 1:00 am the next day (New Years' Day)	Fine in form of Part III

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Municipality	Fireworks By-law	Consumer Fireworks Permitted on designated days	Consumer Fireworks Permitted on other days	Restrict to Lot Size	Consumer Fireworks Permit Required?	When are they Permitted to be discharged	Comments
Clearview	Yes	Yes  Designated days: Victoria Day and Canada Day  7 days before and after the designated day	No	Not restricted to lot size	Yes permit is required to be obtained prior to discharge of consumer fireworks	7 days before and after Victoria Day and Canada Day	Set fines ranging from \$70.00 to \$200.00
Wasaga Beach	Y	Yes  Designated days: Victoria Day, Canada Day, New Years' Eve/Day	No	Not restricted to lot size	Permit not required for consumer fireworks	On designated days only	Fine in form of Part III
Oro-Medonte	Y	Yes  Designated days: Victoria Day, Canada Day, New Years' Eve/Day	Yes	Not restricted to lot size	Permit not required during designated period  Permit required if discharged on days not falling on designated days	Between Dusk to 11:00 pm  *Exception- New Years' Eve permitted from dusk to 1:00 am New Years Day	Fine in form of Part III

From the comparisons above, it appears as though each municipality permits the discharge of consumer fireworks on all private properties areas regardless of lot size, however each By-law contains provisions that residents are required to follow in respect of discharging (ie: time permitted; 18 years old to discharge; set off in compliance with manufacturer's specifications; not to be set off in/on/into any building structure or automobile; not to be set off when wind exceeds 40 km/h; not to be set off when fire ban in effect; etc.). Additionally, the majority of municipalities have listed in their By-law that consumer fireworks cannot be discharged within 8 metres of a building, tent, trailer, camp, shelter, fence or vehicle.

Most municipalities permit the discharge of fireworks on the following designated days: Victoria Day, Canada Day, New Years' Eve/Day without obtaining a fireworks permit, between the hours of dusk to 11:00 pm. Generally they are permitted for a short duration before and after the designated day (ie: 2 days before/2 days after).

With the increase in residents discharging consumer fireworks in residential areas on a more frequent basis (not just on Victoria Day and Canada Day), and as the result of no By-law currently being in place to prohibit and/or regulate their discharge especially in residential zones, the author of this Report is of the opinion that there is the potential for an increase in fire and safety risks in addition to disturbances to residents of Essa Township. As such it is recommended that Council consider passing a By-law to prohibit and/or regulate the discharge of consumer fireworks, if not in the whole of the Township, then at least in urban areas. It is felt that this is a responsible and popular course of action even if it is not technically required.

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Should Council wish to proceed with the implementation of a Fireworks By-law, it is recommended that they consider following the template as that implemented in New Tecumseth and Adjala-Tosorontio. If Essa follows suit, it will provide for ease and consistency in policing the issue (OPP will be familiar with the provisions). It is recommended that:

- The designated period as referenced in the Township of Adjala-Tosorontio's By-law be shortened to allow for the discharge two days before and after the designated day. [A copy of the Township of Adjala-Tosorontio Fireworks By-law is attached to this Report for Council's reference (Attachment No. 3).]
- No permit be required at this time for the discharge of consumer (household) fireworks during the designated period (Victoria Day and Canada Day, and two days leading up to these days), however a permit will be required to be purchased for Exhibition Fireworks (Display Fireworks and Pyrotechnic) such as those set off by the Lion's Club for the public at large; and
- Set Fines be implemented as a deterrent to allow OPP to issue on-the-spot tickets for persons discharging consumer fireworks outside of the designated days (as opposed to Part III tickets)

**FINANCIAL IMPACT**

Nothing at this time.

**SUMMARY/OPTIONS**

Council may:


1. Take no further action.
2. **Direct Staff to proceed with drafting a Fireworks By-law for Council's consideration at a future meeting, to include set fines but with no obligation to seek a permit for consumer fireworks, and to restrict the discharge of consumer fireworks to Victoria Day and Canada Day and the two days before and after.**
3. Direct Staff to proceed with drafting a Fireworks By-law for Council's consideration which would restrict the discharge of consumer fireworks altogether from urban areas.
4. Direct Staff as Council deems appropriate.

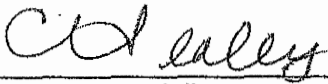
**CONCLUSION**

Staff recommends that Council approve Option No. 2.

Respectfully submitted:

Reviewed by:

  
 Lisa Lehr  
 Clerk

  
 Colleen Healey-Dowdall  
 Chief Administrative Officer

Attachments:

- 1 - Copy of Staff Report FD002-18 "Consumer Fireworks"
- 2 - Excerpt from Ontario Association of Fire Chiefs - Article entitled "Spring and Summer Fire Safety Tips"
- 3 - Copy of Adjala-Tosorontio By-law 05-41

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## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** C016-21  
**DATE:** June 16, 2021  
**TO:** Committee of the Whole  
**FROM:** Lisa Lehr, Manager of Legislative Services  
**SUBJECT:** Proposed Amendments to Fireworks By-law 2020-59

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### RECOMMENDATION

*That Staff Report C016-21 be received; and*

*That Council approve the recommended amendments to the Fireworks By-law as outlined in this Report; and*

*That Council direct staff to present a By-law to amend the Township's Fireworks By-law 2020-59, for Council consideration of passage in its Regular meeting of this date.*

### BACKGROUND

At its meeting of September 16, 2020, Council passed By-law 2020-59, that being a By-law to regulate the use of Fireworks within the Township of Essa.

In respect to the discharge of Consumer (Family) Fireworks, By-law 2020-59 permits discharge as follows:

- Consumer (Family) Fireworks are permitted to be discharged:
  - On Victoria Day and Canada Day
  - Two calendar days immediately preceding and following the above-noted national holidays
  - Between the hours of dusk to 11:00 p.m.
- Discharge is prohibited on all other days other than those designated above.
- Discharge is prohibited within eight metres of a building, tent, trailer or motor vehicle.
- Not permitted to be discharged in such a manner that might create danger, or constitute a nuisance to any person or property, or to do, allow, or to cause any unsafe act or omission at the time and place of display.
- Not permitted to be discharged on municipally-owned properties.
- Not permitted to be discharged in, on or into any public place including, but not limited to, highways, streets, lanes, squares, parks, fields, playgrounds and school grounds.
- Persons discharging consumer fireworks must be 18 years of age or older.

The recent Victoria Day Holiday marked the first time that Essa's Fireworks By-law had been tested by residents since its passage in 2020.

### COMMENTS AND CONSIDERATIONS

This Staff Report has been generated at the request of Council from their meeting of June 2, 2021, as a result of several complaints having been filed directly with members of Council.



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Issues and concerns outlined by residents filing complaints with Council were as follows:

1. Noise triggering health concerns (**triggers symptoms of PTSD, anxiety, stress; causes children, seniors and animals undue stress and anxiety**);
2. Debris from discharge blowing on neighbouring property(ies), structures and buildings and illegal dumping of fireworks debris;
3. Safety issues (sparks directed towards houses; discharge in residential areas is too close to surrounding homes; By-law doesn't include fences; people discharging while under the influence of alcohol);
4. Residents are discharging in areas not authorized (municipal parks; private property; municipal roads).

**Recommended Amendments:**

**Allow fireworks only until 10 pm (as opposed to 11 pm).**

**Expand the types of structures or features which the 8 metre setback would apply to, including all buildings and structures, recreational vehicles and fences (refer to section 3.5 for existing list).**

**Note that Council could further consider restricting and/or prohibiting Consumer Fireworks in any urban area; and as well, Council could further limit the days to allow fireworks.**

Council may also, of course, revisit any by-law at any time.

Sections of By-law 2020-59	Provisions contained in current By-law	Recommended Amendments	Notes to Consider
2.1 – Definitions "Designated Days"	Designated Days shall mean Victoria Day and Canada Day and the two calendar days immediately preceding and following between dusk to 11:00 p.m.	Designated Days shall mean Victoria Day and Canada Day and the two calendar days immediately preceding, between dusk to <b>10:00 p.m.</b>	Council could further <ul style="list-style-type: none"> <li>• restrict the designated days to only permit discharge one day prior to the holiday, or,</li> <li>• restrict discharge on only the holiday itself, or</li> <li>• prohibit the discharge of family fireworks in urban residential areas in its entirety (thereby only permitting the discharge of Exhibition (Display) Fireworks).</li> </ul>
3.5 – Offences "It is an offence for any person to....."	Discharge Family Fireworks within eight (8) metres of a building, tent, trailer, or motor vehicle	Discharge Family Fireworks within eight (8) metres of any <b>building, accessory building or structure, fence,</b> tent, trailer, <b>recreational or</b> motor vehicle.  Expand to include "accessory building or structure, fence, and recreational..."	Council could further consider prohibiting the discharge of Consumer (Family) Fireworks in all urban residential areas.

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Sections of By-law 2020-59	Provisions contained in current By-law	Recommended Amendments	Notes to Consider
3.8 – Offences  “It is an offence for any person to....”	Sell or offer for sale any type of fireworks at an outdoor location or from any motor vehicle or vehicle, except with the express written permission of the Fire Chief	Sell or offer for sale any type of fireworks at an outdoor location, or from any motor vehicle or vehicle, <b>outdoor stand, tent, or trailer</b>  <b>Expand to include “outdoor stand, tent or trailer”</b>  <b>Strike “except with the express written permission of the Fire Chief”</b>	Inquiries were received about selling fireworks from outdoor stands and enclosed trailers  Fire Chief requested that the following be removed: “except with the express written permission of the Fire Chief”
5.2.1 “Family Fireworks (Consumer Fireworks)”	Family Fireworks may be discharged on designated days only; those being: (a) Victoria Day (b) Canada Day (c) Two (2) calendar days immediately prior to and following the designated days listed in (a) and (b)	Family Fireworks may be discharged on designated days only, those being: (a) Victoria Day (b) Canada Day (c) Two (2) calendar days immediately prior to the designated days listed in (a) and (b)  <b>Strike “and following”</b>	*Note – this should mirror the section 2.1 Definitions - “Designated Days”
5.3 – Family Fireworks (Consumer Fireworks)”	Family Fireworks shall only be set off between the hours of dusk and 11:00 p.m.	Family Fireworks shall only be set off between the hours of dusk and <b>10:00 p.m.</b>	Council could further restrict the permissible time for discharge
9.1 – Enforcement	This By-law shall be enforced by a Municipal Law Enforcement Officer, Fire Chief and Deputy Fire Chief as duly appointed by the Township of Essa, and Police Officers	This By-law shall be enforced by Municipal Law Enforcement Officers as duly appointed by the Township of Essa, and Police Officers.  <b>Strike “Fire Chief and Deputy Fire Chief”</b>	*Note – Deputy Fire Chief advised that Fire Chief and Deputy Fire Chief are not appointed as Provincial Offence Officers under the Provincial Offences Act. Thus, they do not have authority to enforce this By-law.

Due to the time-sensitivity of these amendments with the July 1<sup>st</sup> holiday fast approaching, a By-law to amend the Township’s Fireworks By-law 2020-59 has been attached to this Report for Council’s consideration. The amending By-law contains all recommended amendments listed in the chart above. Council may wish to suggest their own amendments.

It should be noted that some of the issues with fireworks, and the subsequent complaints received, are perhaps best to be addressed by enforcement. The By-law attempts to be somewhat restrictive but to offer a compromise to allow for the safe use of fireworks on rare occasion (it has been a family tradition in Canada to enjoy fireworks on special occasions). Staff will be meeting with the OPP to request increased enforcement to help offset the concerns with fireworks.

As well note, set fines will be required to be amended accordingly to reflect any amendments made to the current By-law and will be required to be approved by the Office of the Attorney General.

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To Note: Council has also requested that Staff investigate the implementation of a permit system similar to that of Open-Air Burning, whereby any resident discharging Family (Consumer) Fireworks would be required to purchase a permit PRIOR to any such discharge. This would allow for better control and would assist enforcement officials, however due to current time restrictions with Canada Day fast approaching, it is requested that staff be provided further time to investigate and implement a permit system. This issue may be researched by Essa's new Fire Chief. It may be that additional enforcement will be, again, a recommendation.

**FINANCIAL IMPACT**

None.

**SUMMARY/OPTIONS**

Council may:

1. Take no further action.
2. Take no further action at this time, however direct staff to provide a further Staff Report to Council following the July 1<sup>st</sup> holiday, of which is to outline a summary of all complaints received after the close of the first official "season" that permits fireworks, so that Council can make an informed decision on any further amendments.
3. **Approve the recommended amendments as outlined in this Report.**
4. **Direct Staff to present the By-law to amend the Township's Fireworks By-law 2020-59 for Council's consideration of passage in its Regular meeting of this date.**
5. Direct Staff as Council deems appropriate.

**CONCLUSION**

Staff recommends that Council approve Option No. 3 and 4.

Respectfully submitted:

\_\_\_\_\_  
Lisa Lehr  
Manager of Legislative Services

Reviewed by:

\_\_\_\_\_  
Colleen Healey-Dowdall  
Chief Administrative Officer

Attachments:

- 1 – Copy of DRAFT By-law to amend the Township's Fireworks By-law 2020-59
- 2 – Copy of Essa's Fireworks By-law 2020-59



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** CAO16-22

**DATE:** May 4, 2022

**TO:** Committee of the Whole

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**FROM:** Colleen Healey-Dowdall, Chief Administrative Officer

**SUBJECT:** Update on Affordable Housing and Homelessness

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### RECOMMENDATION

That Staff Report CAO16-22 be received for information; and further

That a letter be drafted and sent to the County of Simcoe and Province to request that they specifically consider their lands in Angus for affordable or other types of needed housing as discussed in the framework of the Province's More Homes for Everyone plan and the County's initiatives on housing; and further

That staff be directed to draft policies for Essa's new Official Plan which would: promote mixed uses of housing, instill housing "as a right" on institutional or commercial lands, require a range of housing types, and consider development charge incentives and a new type of development charges to be collected to provide for future housing.

### BACKGROUND

At its March 23<sup>rd</sup>, 2022 Council meeting, Council requested: a staff report on the County's Alliance to End Homelessness, and that the County consider to provide physical space and/or financial assistance to the south Simcoe "Support and Hope for Individuals and Families Today" (SHIFT) organization to secure new locations in both the east and west areas of south Simcoe. As well, Council requested a map to show lands available for housing. This report is intended to provide for the above requests.

On March 18<sup>th</sup>, the County adopted a resolution to receive a staff report (prepared by the County Social Housing Manager) on the City of Barrie's Housing Affordability Task Force. This report outlined the following:

*"A plan is needed to coordinate housing projects and policies to expand the supply of affordable housing, with particular emphasis on addressing the hardest to house."*

A County staff member sits on the City of Barrie Task Force. The Task Force has met 7 times and has released its final report to Barrie City Council in January 2022 (supported by Barrie City Council on January 17<sup>th</sup>). Below are some recommendations and points of interest:

1. Allow housing “as a right” on institutionally zoned lands.
2. Allow housing “as a right” on large, well-located commercially zoned properties by developing zoning and site plan policies.
3. Intensification on general commercial zoned sites.
4. Introduce shared parking policies for residential redevelopment on non-residential lands.
5. Eliminate parking standards entirely for certain classes of development, such as affordable rental, supportive and social housing.
6. Fund a dedicated staff member in Development Services to oversee and ensure the delivery of the affordable housing strategy.

For Council’s benefit, below is the common definition of “affordable housing”:

Affordable Housing – a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate-income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

## COMMENTS AND CONSIDERATIONS

It is commonly accepted that municipalities must investigate opportunities to increase housing options. As well, that there should be a regional focus to collaborate efforts. In fact, because economic and other factors contributing to the demand for affordable housing “knows no boundaries”, Council for Essa adopted its resolution to request the County of Simcoe to provide physical space and/or financial assistance to SHIFT to secure new locations in both the east and west areas of south Simcoe.

In the past, the federal and provincial governments were expected to take the lead on affordable housing but the latest housing crisis has put unprecedented pressures and demands on lower tier municipalities. Lower tier municipalities are now responding, in part since housing is viewed as a fundamental right, and also, it is needed for local employers to attract and retain workers. Still, Essa has limited resources and the problem is shared by other surrounding municipalities, and therefore, Essa has found it extremely beneficial to collaborate with neighbours and the upper tier (County) government, where additional resources are available.

Further to this, Essa Council has asked to know where lands exist for future housing projects. The attached map depicts vacant lands in Angus. Also thought to be of interest, staff has copied for Council a recent news release which reaffirms that Essa should be focusing its efforts to seek a site in Angus (its largest urban settlement area) and that the properties of either the County of Simcoe and/or the surplus lands of the Province should be considered (refer to the attachment). The recent news release attached states that:

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*"... Making use of provincially owned surplus lands for non-profit housing is a part of the government's More Homes for Everyone plan to make it easier to build community housing....."*

Of course, there are 2 key, larger properties in Angus owned by the County and the Province – the Rippon Forest Tract and the Ontario Tree Seed Plant lands, respectively. It is this CAO's recommendation that Council and the upper tier levels of government should seriously investigate the ability of these properties to provide for a mixed or higher density residential project serving the need for additional housing, which is either affordable, attainable, supportive or subsidized (note that long-term housing could also be considered as mentioned in the attached news release).

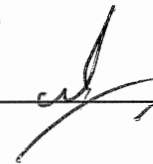
In addition to the Council resolution which has already been sent to the County, it is suggested that a letter (and map) also be provided to the County and Province to request that they specifically consider their lands in Angus in the framework of the Province's More Homes for Everyone plan and the County's initiatives on housing (such as the Alliance to End Homelessness and the newer Task Force).

Also, going forward, it is suggested that Essa's new Official Plan contain policies to promote mixed uses of housing, instill housing "as a right" on institutional or commercial lands, require a range of housing types, and consider development charge incentives and a new type of development charges to be collected to provide for future housing.

## FINANCIAL IMPACT

There are no direct financial implications stemming from this report.

Manager of Finance Approval: \_\_\_\_\_



## SUMMARY/OPTIONS

Council may:

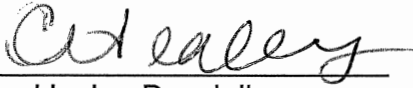
1. Take no further action.
2. Direct staff to send a letter to the County of Simcoe and Province to request that they specifically consider their lands in Angus for affordable or other types of needed housing as discussed in the framework of the Province's More Homes for Everyone plan and the County's initiatives on housing
3. Direct staff to draft policies for Essa's new Official Plan which would promote mixed uses of housing, instill housing "as a right" on institutional or commercial lands, require a range of housing types, and consider development charge incentives and a new type of development charges to be collected to provide for future housing.

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**CONCLUSION**

Options # 2 and 3 are recommended.

Respectfully submitted:



Colleen Healey-Dowdall  
CAO

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**Attachments:**

Map of Vacant Lands  
News Release, April 6, 2022





Colleen Healey

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**From:** Ontario News <newsroom@ontario.ca>  
**Sent:** April 6, 2022 9:12 AM  
**To:** Colleen Healey  
**Subject:** Ontario Helping Non-Profits Build Housing in Vaughan



**NEWS RELEASE**

## **Ontario Helping Non-Profits Build Housing in Vaughan**

### Province providing surplus land to help create housing for families

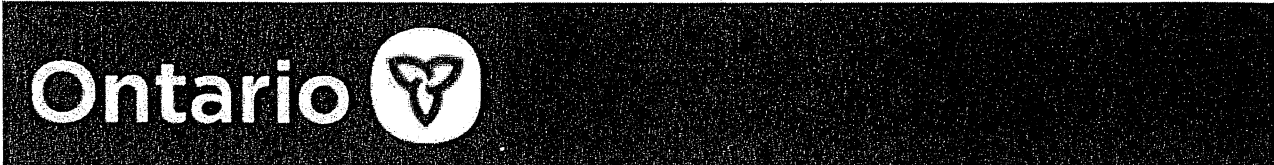
**April 06, 2022**  
Ministry of Municipal Affairs and Housing

**VAUGHAN** — The Ontario government is helping create new housing by providing over four acres of surplus provincial land at the corner of Dufferin and Centre Streets in Vaughan to a not-for-profit. Making use of provincially owned surplus lands for non-profit housing is part of the government’s More Homes for Everyone plan to make it easier to build community housing, cut red tape, and protect home buyers and renters.

“Ontario has a severe shortage of housing supply, and that affects all Ontarians – no matter what your budget or background is. Families in Vaughan, and across the province, are having trouble finding homes that meet their needs and budget,” said Steve Clark, Minister of Municipal Affairs and Housing. “That’s why our government is making it easier to build all types of housing where it makes sense – so that no one is left behind. We’re making better use of provincially-owned lands for non-profit housing in a location that’s ideal for families because it is close to community services, amenities, and public transit.”

Through *More Homes For Everyone*, Ontario is proposing to make the community housing system more sustainable and efficient by working with local partners to develop a new regulatory framework under the Community Housing Renewal Strategy. The proposed new regulatory framework would encourage housing providers to stay in the system to ensure the province’s most vulnerable people remain housed.

The government has also successfully negotiated an agreement with the federal government to provide a combined \$127 million through a fifth round of the Social



Services Relief Fund (SSRF) that will add to rent banks, keep vulnerable Ontarians housed, and create long-term housing solutions in response to increased need for services during the COVID-19 pandemic.

This brings Ontario's total investment through SSRF to date to nearly \$1.2 billion, one of the biggest investments made in supportive housing and homelessness supports in the province's history.

"Following years of uncertainty and ongoing challenges, we want to ensure that the most vulnerable in our society have the support that they need," said Peter Bethlenfalvy, Minister of Finance. "We will continue to work with all levels of government to make sure those supports are available to those who need it most."

"I am pleased to welcome today's announcement that the Province of Ontario will unlock provincial lands near Dufferin and Centre Streets in the city of Vaughan to address housing affordability for the citizens of Vaughan and beyond," said Maurizio Bevilacqua, Mayor of Vaughan. "I want to thank the Province and Minister Steve Clark for their continued efforts on this critical province-building priority. In Vaughan, we have always advocated for diverse, affordable and attainable housing options that align with our vision to move our city forward without leaving anyone behind. We remain committed to working with all levels of government and the community to develop solutions to address the ongoing housing affordability challenges faced by Vaughan residents and all Ontarians. Together, through hard work and collaboration, we can build a land-use planning process and invest in housing supports that will create more housing options for Ontarians."

## Quick Facts

- The province continues to advocate for municipalities to receive their fair share of funding from the federal government, which is underfunding Ontario by approximately \$490 million under the National Housing Strategy and Reaching Home program. These additional revenues would flow to municipal service providers to ensure vulnerable Ontarians can access the housing they need.
- To help make underutilized provincially owned land more productive for communities, the government recently introduced the Centre of Realty Excellence (CORE), passed as part of the Fewer Fees, Better Services Act. The new CORE initiative streamlines government processes so underutilized properties can be sold at the greatest value for taxpayers and transformed to better serve the needs Ontarians and their communities, with the priority of creating more affordable housing and long-term care beds.
- To inform Ontario's More Homes for Everyone plan, the government conducted a three-part consultation with the public, municipalities and industry, including a report from the Housing Affordability Task Force that will serve as Ontario's long-term housing roadmap.

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Ontario



## Additional Resources

- [Ontario is Making It Easier to Buy a Home](#)
- [More Homes for Everyone](#)
- [Ontario's housing supply progress](#)
- [Community Housing Renewal Strategy](#)

## Media Contacts

**Zoe Knowles**

Minister's Office

[Zoe.Knowles@ontario.ca](mailto:Zoe.Knowles@ontario.ca)

**Communications Branch**

[mma.media@ontario.ca](mailto:mma.media@ontario.ca)

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[EXTERNAL]



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** CAO17-22  
**DATE:** May 4, 2022  
**TO:** Committee of the Whole  
**FROM:** Colleen Healey-Dowdall, CAO  
**SUBJECT:** Zoning By-Law Amendment, Housekeeping

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### RECOMMENDATION

That Staff Report CAO17-22 be received for information and;

That Council authorize staff to commence the rezoning of certain properties to incorporate for some housekeeping measures and to advertise for a public meeting in accordance with the Planning Act.

### BACKGROUND

Staff have identified a few properties needing to be rezoned as a housekeeping initiative. They include lands where previous commitments have been made between landowners and the Township.

### GENERAL COMMENTS

Staff would like permission to proceed to advertise for a public meeting in accordance with the Planning Act. If Council is meeting in-person, staff can stagger entry into the Council Chambers. Advance registration will be encouraged.

One of the affected properties is one where a sale is pending and the purchaser is wishing to have the property zoned properly. Adoption of a Zoning By-law Amendment prior to Council's summer recess would be beneficial.

### FINANCIAL IMPACT

This report has no direct financial or budget impact but staff time/resources will be used to prepare notice, a report and the proposed by-law.

### SUMMARY/OPTIONS

Council may:

1. Take no further action.

2. Authorize the public meeting to occur and preparation of a staff report in June prior to Council's summer recess.
3. Direct staff in another manner Council deems best.

**CONCLUSION**

Option #2 is recommended.

Respectfully submitted:



Colleen Healey-Dowdall  
CAO

Attachments:  
Confidential Attachment