

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
SEPTEMBER 21, 2022**

**PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
RE: 34 Mill STREET, ANGUS (OPA 42 AND Z1-22)**

MINUTES

A Public meeting was held in-person on Wednesday, September 21, 2022 in the Council Chambers of the Administration Centre, Township of Essa.

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

Regrets: Councillor Pieter Kiezebrink

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
S. Haniff, Senior Planner
J. Coleman, Manager of Parks and Recreation
M. Mikael, Manager of Public Works
L. Lehr, Manager of Legislative Services

Guests: Darren Vella, Innovative Planning Solutions (IPS)

The Mayor opened the meeting at 6:01 p.m. She stated that the purpose of the Public Meeting is to discuss proposed amendments to the Township's Zoning By-law and Official Plan, in accordance with the provisions of the Planning Act. As well, to hear comments and review written submissions from the public and public agencies.

The Chief Administrative Officer (CAO) informed all in attendance that the Township is in receipt of a complete application submission for 34 Mill Street, Angus. The submission includes applications for a Zoning By-law Amendment (ZBA) and an Official Plan Amendment (OPA) to rezone and redesignate the subject lands to permit a 14 Block, 148-unit townhouse development.

The subject property, located at 34 Mill Street, is 2.56 hectares or 6.3 acres, and is currently designated 'Residential' in the Township's Official Plan and zoned 'Residential, Low Density, Detached' (R1) in the Township's Zoning By-law 2003-50. There is a derelict single-detached dwelling with accessory shed structures in the southwest corner of the site, along Mill Street.

The OPA is being requested by the applicant to redesignate the subject lands to 'Residential – Multiple' to permit multiple-unit residential housing types. The ZBA is being requested by the applicant to rezone the subject lands to 'Residential, High Density,

Apartments with Special Provisions (R5) to permit the proposed 148 residential unit proposed development. Special provisions are requested to allow for:

1. Back-to-back townhouse dwellings for Blocks 1 to 14;
2. Relief from 1100m² minimum lot area (596m² is provided) for Blocks 1 to 14;
3. Relief from 7.5m front yard setback (2m is provided) for Blocks 1 to 14;
4. Relief from 7.5m exterior side yard setback (4.9m is provided) for Block 5;
5. Relief from 6m rear yard setback (5m is provided) for Blocks 1 to 10; and
6. Relief from 40% maximum lot coverage (70% is provided) for Blocks 1 to 14.

The Chief Administrative Officer informed Council and those in attendance that a series of supporting studies have been submitted to the municipality to demonstrate that the proposal meets with policy and would be a good fit with the community. These studies have been made available to the public for review and have been assessed by staff.

The Chief Administrative Officer advised that the following comments were received by the municipality from external agencies:

NVCA

- no development proposed within the NVCA regulated area
- no significant impact on wildlife
- other provisions to be reviewed

County of Simcoe

- will continue to review traffic impact amongst other matters

School Boards

- no objections to the applications, subject to standard conditions

Public Works

- servicing yet to be determined

Darren Vella, Planning Consultant from Innovative Planning Solutions, presented the following:

- Described site context and explained that the subject lands are in the Settlement Area and listed designations and zoning;
- Noted the presence of a variety of surrounding uses including Institutional and Residential as well as the CFB Borden;
- Introduced the concept plan – proposed townhouse development;
- Described the internal private road connection;
- Described type of homes (2 storey townhouses, 3 storey townhouses and back-to-back 4 storey townhouses) as well as the parking allotment;
- Described proposed Zoning By-law and Official Plan amendments; and,
- Described proposed sidewalk and crosswalk;

The Mayor asked if anyone in the audience would like to speak, stating that speakers must state their name and address so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

Eleven attendees signed-in for the public consultation meeting.

- Josh Stanley (16 Mill Street) suggested that:
 - the data presented in the submitted traffic report would have been collected during a period of pandemic lockdown. As such, the traffic conditions would have been atypical and not be representative of typical traffic conditions.
 - The proposed traffic measures are appreciated but insufficient for the site.
 - The proposed de-watering plan might impact the shallow wells that some residents currently have.
 - The 2" asphalt along Mill Street might be impacted by construction and increased traffic.

- Robert Stanley (16 Mill Street) asked the reasoning behind putting the access off of Mill Street as opposed to County Road 10.
 - Darren Vella from Innovative Planning Solutions (IPS) provided that the County of Simcoe was not in favour of a direct access off County Road 10.

- Albert Parker (4 Mill Street) commented that
 - if a traffic signal is placed at County Road 10/Mill Street, it would be too close to the one at Highway 90.
 - the proposal is inappropriate in relation to water quality, traffic and density.
 - He had concerns around stone removal and potential contaminants and suggested that the studies in the D4 file are outdated. If the landfill site is safe, why would a leachate pond be needed? Clean water protection zones are there to protect water sources – this property is rated 10 and has a high rate of vulnerability. This should be enough to stop this development.

- Stephanie Beaudin (4 Mill Street) expressed concerns and comments as follows:
 - the environment and gas contaminants. Who did the tests?
 - she asked about the 500m buffer zone for development.
 - Darren Vella responded to Stephanie Beaudin's comments on the 500m landfill radius by stating that the radius represents the areas that require a study in order to proceed. It does not represent undevelopable lands.
 - the rezoning is changing the character of the community and the proposal doesn't fit in with the neighborhood.
 - bus drivers – they are already delayed due to current traffic, so further development will only exacerbate the problem. How will the buses maneuver?
 - wildlife is seen all the time in the area; the report that suggested that wildlife would not be impacted was incorrect.

- the plan shows backyards that will not permit absorption of water and will lead to further contamination.
- where will the snow collection areas be. It's a main reason for a backlog of traffic during winter.
- a bigger area is needed for this development. It seems there are many exceptions to the R1 zoning to make this project happen.

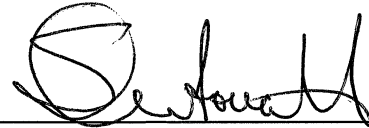
Mayor Macdonald assured residents that Council and Staff do not rush things through and that studies are reviewed thoroughly as needed.

- Chad Desjardins (8 Mill Street) directed his questions to Township Council stating that while the school board might have no objection to the proposal, the schools seem to already be at capacity in Angus. 150-200 children will have to congregate at the intersection of Mill Street and County Road 10 if this development is built, and this is a concern.
 - Mayor Macdonald assured residents that the matter of increased school children volume is also taken into consideration.
- Stephanie Beaudin (4 Mill Street) added the following:
 - she has to walk to the intersection of Mill Street and County Road 10 because the road is often not ploughed.
 - the backlog of vehicles is intense.
 - with more children, the volume will only be more intense.
- Robert Stanley (16 Mill Street) asked if the speed limit can be reduced during construction. He suggested that the area could be designated a community safety area.
- Josh Stanley (16 Mill Street) read a letter from Bernie Pitts (18 Mill Street) of which stated his concerns as follows:
 - traffic impact study- scope of study reduced to traffic brief; what criteria was used to determine that the development will not be significant?
 - Speeding - the current speed limit is 80 km/hr just prior to the proposed development area; speeding is a concern.
 - traffic assessment / counts - did not include new drivers from school during and at the end of the school day; traffic count was not done during the peak traffic time during the day when school starts, ends, and during lunch; new traffic assessment/study is needed to be conducted
 - currently very difficult to walk across County Road 10.
 - omissions from traffic study as it was conducted during COVID; the study was conducted during COVID where many (if not all) teachers and students were at home during the pandemic; a new study should be completed.
 - conditions during construction – a lot of heavy equipment; deterioration of road.

- policing and crime will increase - no policing presence in this neighbourhood currently.
- Noise.
- dirt / dust.
- costs to remedy the aforementioned issues will be substantial.
 - o Mayor Macdonald advised that the developer pays for the costs and not the tax payers.

Mayor Macdonald stated that if there are no further questions, Council wishes to thank all those in attendance for their participation. The Planning and Development Department will be preparing a Staff Report to be presented to Council at a future meeting of the Committee of the Whole. She further advised all in attendance that a decision has not yet been made on this application, and to inform the Clerk or Senior Planner should you wish further notice on this matter.

The Public Meeting adjourned at 6:55 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Clerk