

**THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF THE WHOLE**

**WEDNESDAY, SEPTEMBER 16, 2020
6:00 p.m.**

AGENDA

1. OPENING OF MEETING BY THE MAYOR

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS

- p.1 a. **Delegation – Jamie Robinson and Patrick Townes - MHBC**
Re: Introduction to Official Plan Review
- p. 8 b. **Public Meeting**
Re: Proposed Amendments to Fees and Charges By-law 2013-28.

STAFF REPORTS

4. PLANNING AND DEVELOPMENT

- p.14 a. **Staff Report PD026-20 submitted by the Manager of Planning and Development, re: 203 Barrie Street, Thornton – Zoning By-law Amendment Submission.**

Recommendation: *Be it resolved that Staff Report PD026-20 be received for information.*

- p. 18 b. **Staff Report PD027-20 submitted by the Manager of Planning and Development, re: 6537 Browns Line and 8307 County Road 10 Draft Plan of Subdivision, Zoning By-law Amendment, and Official Plan Amendment.**

Recommendation: *Be it resolved that Staff Report PD027-20 be received for information.*

- c. **Staff Report PD028-20 submitted by the Manager of Planning and Development, re: 305 Mill Street – Official Plan and Zoning By-law Amendment Submission.**

Recommendation: *Be it resolved that Staff Report PD028-20 be received for information.*

ITEM HAS
BEEN
WITHDRAWN

5. PARKS AND RECREATION/ COMMUNITY SERVICES

6. FIRE AND EMERGENCY SERVICES

7. **PUBLIC WORKS**
8. **FINANCE**
9. **CLERKS / BY-LAW ENFORCEMENT / IT**
10. **CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**
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 7th day of October, 2020 at 6:00 p.m.*

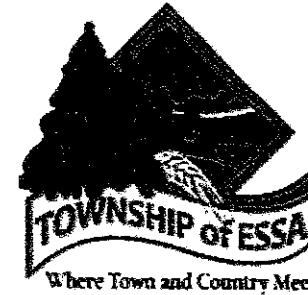
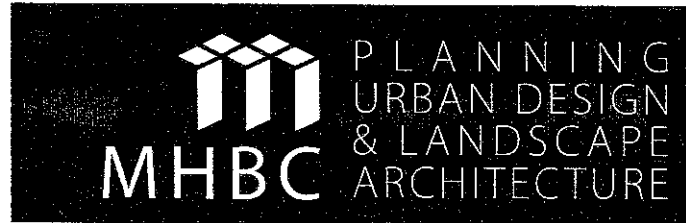


Township of Essa Official Plan Review

September 16, 2020



Project Team



2

- Planning
 - Jamie Robinson
 - Patrick Townes
- Technical Team
 - GIS, AutoCAD
- Urban Design, Landscape Architecture, Cultural Heritage
- Planning Department
- Township Departments
 - Public Works, Parks & Recreation
- Township Council

Official Plan Update

- The Official Plan (“OP”) is the primary tool for implementing the Township’s goals and objectives.
- The *Planning Act* legislates that municipalities update their Official Plan to ensure that it:
 - Conforms with provincial plans
 - Has regard to matters of provincial interest
 - Is consistent with provincial policy statements
- Current Township OP was approved in 2001 and has been subject to several amendments.

ω

3a

Project Goals

- The OP Update will consider:
 - Appropriateness of currently designated lands
 - Scale and appropriateness of growth
 - Source water protection policies
 - Policies for additional residential units
 - Better definition of flood policies and mapping
 - Secondary plan policies for each Settlement Area
 - Policies for agricultural related-uses and on-farm diversified uses
 - Urban design policies

4

Process and Timeline

9



Background Research (August 2020 – December 2020)

- Review of Background Information, Provincial Legislation and Plans
- Visioning Workshop, Open House, Stakeholders Breakfast

Draft Official Plan (December 2020 – July 2021)

- Preparation of Draft Official Plan
- Statutory Public Meeting

Final Official Plan (July 2021 – October 2021)

- Preparation of Final Official Plan
- Adoption of Draft Official Plan

22

Overview of Visioning Workshop

- Questions posed to solicit feedback from members of the public.
- Question period to run between September 22, 2020 to October 6, 2020.
- Follow-up in-person meeting and virtual meeting to be held after October 6, 2020 to summarize responses from questions and to provide an opportunity for other comments.
- Details to be provided on formal notice and on the Township's website.

Questions



+



**PUBLIC MEETING OUTLINE
PROPOSED BY-LAW AMENDMENT TO BY-LAW 2013-28
FEES AND CHARGES BY-LAW
September 16, 2020**

MAYOR:

The purpose of this Public Meeting is to discuss proposed amendments to the Township's Fees and Charges By-law specifically in relation to recommended increases outlined in Staff Report C028-20, and to hear all comments from residents of the Township of Essa.

In accordance with section 391 of the *Municipal Act*, 2001, as amended, a municipality is permitted to impose fees or charges on persons,

- (a) for services or activities provided or done by or on behalf of it;
- (b) for costs payable by it for services or activities provided; and
- (c) for the use of its property including property under its control".

DESCRIPTION OF THE PROPOSAL – DEPUTY CLERK

At its meeting of September 2, 2020, Council received staff report C028-20 which provided Council with an overview of the recommended increases to the fees specific to the Building Department and the Parks and Recreation Department. Below is a summary of the recommended increases proposed for consideration:

BUILDING DEPARTMENT FEES -Continued			
Fee Description	Current Fee	Proposed Fee	Rationale for Amendment
AMEND EXISTING FEE 15.6 Building Compliance Letters, per property	\$50.00	\$75.00	This update would match the fee for a Zoning Compliance Letter and better reflect the staff time required to complete the request.
AMEND EXISTING FEE 15.6 Building Compliance Letter-RUSH	\$75.00	\$100.00	This update would match the fee for a Rush Zoning Compliance Letter and better reflect the staff time required to complete the request

Essa Township - Parks and Recreation Department Fee Schedule - Proposed Changes

Item	Current Rate	Proposed	Justification
ICE RATES - THORNTON ARENA AND ANGUS ARENA			
Day Rental (Monday to Friday between 6:00 a.m. to 5:00 p.m. hourly rate) – EFF SEPT 1, 2019 Excludes all Statutory Holidays, and days between Christmas Day and New Year's Day.	\$138.00 Per hour	Change Item Title to: 3.1 Day Use (6am – 5pm) Per Hour Change Fee to: No adjustment	Clarification of rate
Minor Hockey/Figure Skating (Prime Time) – EFF SEPT 1, 2019	\$155.00 Per hour	Change Item Title to: 3.3 Prime Time Use (5pm – 12pm) Minor League Per Hour Change Fee to: \$170.00	Clarification of rate Align with Market Value based on Municipal Scan
Residents (80% + residents) – EFF SEPT 1, 2019	\$220.00 Per hour	Change Item Title to: 3.2 Prime Time Use 5pm – 12pm (Adult) Per Hour Change Fee to: No adjustment	Clarify Rate
Non-Residents (less than 80% residents) – EFF SEPT 1, 2019	\$240.00 Per hour	Change Item Title to: Remove Change Fee to: Remove	Rate was not used in the past year
Public Skating Fee Children under 3 are Free	\$3.00 Per person Per Visit	Change Item Title to: 5.4 Public Skating Fee Per Person Per Visit Change Fee to: No adjustment	Clarification of rate
Shinny Fee Per Person Per Visit Goalies are FREE	\$5.00	Change Item Title to: Change Fee to: No adjustment	Adding Fee to Fee Schedule
Summer Indoor Arena Surface - Sporting Events	\$51.12 Per hour	Change Item Title to: 1.12 Arena Floor Use (available May through Aug) Per Hour Change Fee to: \$70.00	Clarification of rate Align with Market Value based on Municipal Scan
1.13. Arena Floor Use (available May through Aug) Per Day (Up to 8 Hrs)		Change Item title to: See Item coloumm Change Fee to: \$540.00	Clarification of rate Align with Market Value based on Municipal Scan
Outdoor Pad Rental Ice/Floor	\$34.00 Per hour	Change Item Title to: 3.4 Outdoor Ice use Per Hour Change Fee to: No adjustment	Clarification of rate
Last Minute Ice Booking – Prime Time (5:00 p.m.- close) hourly rate	\$160.00 Per hour	Change Item Title to: Remove Change Fee to: Remove	Rate was not used in the past year
Last Minute Ice Booking – Non-Prime Time (6:00 a.m. – 5:00 p.m.) hourly rate	\$85.00 Per hour	Change Item Title to: Remove Change Fee to: Remove	Rate was not used in the past year
OFF SEASON RENTALS (APRIL 1- OCTOBER 1) FEE IS IN ADDITION TO REGULAR RATES - 4 HOUR RENTAL	\$50.00 Per 4 hours	Change Item Title to: Off Season Fee Per Day (Max 8 Hours) Change Fee to: \$75.00 per day	Can be simplified to general Off Season Rate
7 HOUR RENTAL	\$100.00 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
FIELD RENTAL RATES			
Baseball Diamonds / Soccer Pitches – Minor Sports Organizations	\$250.00 Per Season	Change Item Title to: 2.3 Baseball Diamond/ Soccer Pitch Per Hour (Minor Leagues) Change Fee to: \$10.00 Per Hour	Clarification of rate Align with Market Value based on Municipal Scan
Non-Resident Sport Field Rental (Maximum allowance of 2 hours)	34.31 Per 2 Hours	Change Item Title to: Baseball Diamond/ Soccer Field Use (Adult) Per Hour Change Fee to: \$20.00 per Hour	Clarification of rate Align with Market Value based on Municipal Scan
2.1. Premium Ball Diamond (Bob Geddes & Angus Community Ball Park) Per Hour		Change Item Title to: Change Fee to: \$26.00 Per Hour	Adding Fee to Fee Schedule
2.4 Outdoor Pad Use Per Hour		Change Item Title to: Change Fee to: \$34.00 Per Hour	Adding Fee to Fee Schedule
ANGUS COMMUNITY PARK BUILDING			
Local Charity Groups/Organizations (for non-fundraising events – Meetings)) MAXIMUM 4 Hours less than 12 uses per year	N/A	Change Item Title to: Remove Change Fee to: Remove	
more than 12 uses per year	47.4 Per 4 Hours		Can be condensed and simplified
Local Charity Groups/Organizations (for non-fundraising events) MAXIMUM 7 Hours – Events with alcohol	\$97.40 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Local Resident for Private Use Events MAXIMUM 4 Hours (No Alcohol) MAXIMUM 7 Hours (With Alcohol)..... COMMUNITY PARK BUILDING	47.4 Per 4 Hours 97.4 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Non-Resident Private Use Event MAXIMUM 4 Hours (No Alcohol)... MAXIMUM 7 Hours (With Alcohol)	\$78.99 Per 4 Hours \$112.85 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Sporting Activities or Instructional (Rate – Per Hour)	\$28.21 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Fee can be changed/ absorbed into rental space Fee
ANGUS RECREATION CENTRE			
MEETING ROOM, Functions with No Alcohol			
OFF SEASON RENTALS (APRIL 1- OCTOBER 1) FEE IS IN ADDITION TO REGULAR RATES - 4 HOUR RENTAL	\$50.00 Per 4 hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
7 HOUR RENTAL	\$100.00 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate

Essa Township - Parks and Recreation Department Fee Schedule - Proposed Changes

Item	Current Rate	Proposed	Justification
Local charitable groups/organizations (for non-fundraising events)			
(max. 12 free uses/year) [max. 4 hours]	\$0.00	Change Item Title to: Remove Change Fee to: Remove	Rate was not used in the past year
(more than 12 uses/year)[max. 4 hours]	\$47.40 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Rate was not used in the past year
ANGUS RECREATION CENTRE - continued			
Local residents private use [max. 4 hours]	\$47.40 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Recreational Instruction classes per hour	\$24.82 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Fee can be changed/ absorbed into rental space Fee
ANGUS RECREATION CENTRE - continued			
Non-residents (any use) [max. 4 hours]	\$78.99 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
MEETING ROOM, Functions with Alcohol [max. 7 hours]	\$50.00 Additional charge	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
TO USE FOR MORE THAN MAX. HOURS ADD \$12.76 PER HOUR	\$11.29 Per Hour	Change Item Title to: 4.10 Additional Hours Fee Change Fee to: Remove \$15.00	Can be condensed and simplified
ANGUS RECREATION CENTRE GYMNASIUM			
OFF SEASON RENTALS (APRIL 1- OCTOBER 1) FEE IS IN ADDITION TO REGULAR RATES - 4 HOUR RENTAL	\$50.00 Per 4 hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
7 HOUR RENTAL	\$100.00 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
Sporting activities or instructional (rate per hour)	\$28.21	Change Item Title to: Remove Change Fee to: Remove	Fee can be changed/ absorbed into rental space Fee
Local charitable groups/organization (for non-fundraising events)			
meetings, less than 20 persons (12+ uses/year) [max. 4 hours]	\$47.40 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
meetings, more than 20 persons (12+ uses/year) [max. 4 hours]	\$66.58 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
Banquets, parties, events			
no alcohol, without kitchen [max. 7 hours]	\$180.56 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
no alcohol, with kitchen [max. 7 hours]	\$209.91 Per 7 hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
alcohol, without kitchen [max. 7 hours]	\$302.44 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
alcohol, with kitchen [max. 7 hours]	\$365.00 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Meetings – non-resident or commercial [max. 4 hours]	\$120.75 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Church services, less than 100 persons [max. 4 hours]	\$225.70 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
Church services, more than 100 persons [max. 4 hours]	\$282.12 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
TO USE FOR MORE THAN MAX. HOURS ADD \$19.13 PER HOUR	\$16.93 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Can be condensed and simplified
INDOOR FLOOR SURFACE - BANQUETS, PARTIES, EVENTS			
No ice, non-licensed [max. 7 hours]	\$265.20 Per 7 Hours	Change Item Title to: 1.13 Arena Floor Use (available May through Aug) Per Day (Up to 8 Hrs) Change Fee to: \$375.00	Clarification of rate Align with Market Value
No ice, licensed [max. 7 hours]	\$536.04 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
TO USE FOR MORE THAN MAX. HOURS ADD \$53.56 PER HOUR	\$47.40 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Extra Hours Rate

36

AK

Essa Township - Parks and Recreation Department Fee Schedule - Proposed Changes

Item	Current Rate	Proposed	Justification
CHILDREN'S BIRTHDAY PARTY WITH FREE PUBLIC SKATING (10 CHILDREN / 2 ADULTS) Available from October 1st - March 31st			
2 hr rental of meeting room/gymnasium/banquet room and free public skating	\$53.28 Per 2 Hours	Change Item Title to: Pubic Skating Birthday Party Rental Change Fee to: \$60.00	Align with Market Value
Additional children	\$1.31 Per Child	Change Item Title to: No Adjustments Change Fee to: \$3.00 per additional child	
NGUS BANQUET HALL/ THORNTON BANQUET HALL/THORNTON MEETING ROOM			
OFF SEASON RENTALS (APRIL 1- OCTOBER 1) FEE IS IN ADDITION TO REGULAR RATES - 4 HOUR RENTAL	\$50.00 Per 4 hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
7 HOUR RENTAL	\$100.00 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Off Season Rate
Local charitable groups/organizations (for non-fundraising events)			
Sporting activities or instructional (rate per hour)	\$28.21 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Fee can be changed/ absorbed into rental space Fee
meetings (max. 12 uses/year) [max. 4 hours]	No Charge	Change Item Title to: Remove Change Fee to: Remove	
RECREATION RELATED FEES			
meetings (more than 12 uses/year) [max. 4 hours]	\$47.40 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
banquets/parties/events, no alcohol, without kitchen [max. 7 hours]	\$56.54 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
banquets/parties/events, no alcohol, with kitchen [max. 7 hours]	\$85.74 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
RECREATION RELATED FEES			
banquets/parties/events, alcohol, without kitchen [max. 7 hours]	\$141.07 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
banquets/parties/events, alcohol, with kitchen [max. 7 hours]	\$170.40 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
Local residents for private use			
meeting [max. 4 hours]	\$47.40 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
banquet/party - no alcohol, without kitchen [max. 7 hours]	\$66.58 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
banquet/party - no alcohol, with kitchen [max. 7 hours]	\$95.92 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
alcohol, without kitchen [max. 7 hours]	\$152.34 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
alcohol, with kitchen [max. 7 hours]	\$181.69 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee
Non-residents			
meeting [max. 4 hours]	\$56.68 Per 4 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee - Does not get used
banquet/party - no alcohol, without kitchen [max. 7 hours]	\$83.51 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee - Does not get used
banquet/party - no alcohol, with kitchen [max. 7 hours]	\$112.85 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee - Does not get used
alcohol, without kitchen [max. 7 hours]	\$168.15 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee - Does not get used
alcohol, with kitchen [max. 7 hours]	\$197.48 Per 7 Hours	Change Item Title to: Remove Change Fee to: Remove	Duplicated and unpecific - could be an Hourly rate with or Without licensed event fee - Does not get used
TO USE FOR MORE THAN MAX. HOURS ADD \$19.13 PER HOUR	\$16.93 Per Hour	Change Item Title to: Remove Change Fee to: Remove	Can be simplified to general Extra Hours Rate
CLEAN-UP FEES			
Essa Recreation Centre Gymnasium	\$120.75 Per Rental	Change Item Title to: Remove Change Fee to: Remove	Can be condensed to general clean up Fee
Essa Recreation Centre - rink area (summer season)	\$120.75 Per Rental	Change Item Title to: Remove Change Fee to: Remove	Can be condensed to general clean up Fee

Essa Township - Parks and Recreation Department Fee Schedule - Proposed Changes

Item	Current Rate	Proposed	Justification
CLEAN-UP FEES			
Thornton Banquet Hall/Angus Banquet Hall/Thornton Meeting Room/Angus Meeting Room	\$120.75 Per Rental	Change Item Title to: Remove Change Fee to: Remove	Can be condensed to general clean up Fee
Thornton Rink Surface	\$120.75 Per Rental	Change Item Title to: Remove Change Fee to: Remove	Can be condensed to general clean up Fee
Clean up Fee Per Rental		Change Item Title to: No Adjustments Change Fee to: 125.00	Align with Market Value
CANCELLATIONS FEES			
Facilities - Cancellation fee for facilities (60 day notice required)	\$26.25 Per Rental	Change Item Title to: No Adjustments Change Fee to: No Adjustments	
Cancellation fee for facilities with less than 60 days notice	50% of rental fee	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
Programs- Cancellation fee for programs (with at least two weeks notice)	\$20.00 Per Program	Change Item Title to: No Adjustments Change Fee to: No Adjustments	
OTHER FEES			
Advertising Rates at Arenas / Parks (signs on walls, boards or fences) - 4 x 4 plus materials	\$120.25 Per year	Change Item Title to: Arena Advertisement 4 x 4 Per Year Change Fee to: 200.00	Clarification of rate Align with Market Value
4 x 8 plus materials	202.93 Per Year	Change Item Title to: Arena Advertisement 4 x 8 Per Year Change Fee to: 300.00	Clarification of rate Align with Market Value
In excess of 4x8 materials	\$6.41 (per sq foot)	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
signs on ice machine (2 X 5 SIGN)	\$230.00 Per Year	Change Item Title to: No Adjustments Change Fee to: No Adjustments	
Angus Arena (Unit Wrap) 1 YEAR	2500 Per Year	Change Item Title to: ice Resurfacer Per Year Change Fee to: \$2500.00	Clarification of rate Align with Market Value
5 Year	2000 Per Year	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
Thornton Arena (Unit Wrap) 1 Year	2000 Per Year	Change Item Title to: Remove Change Fee to: Remove	Should be the same price for both machines Meeting Market Value
5 Year	1500 Per 5 Years	Change Item Title to: Remove Change Fee to: Remove	Fee Does Not get used
Halls/ programs NEW			
Banquet Hall (Thornton Arena OR Angus Arena) Per Hour		Change Item Title to: Change Fee to: 55.00	Clarification of rate Align with Market Value
Thornton Meeting Room Per Hour		Change Item Title to: Change Fee to: 300.00	Clarification of rate Align with Market Value
Thornton Meeting Room Per Hour		Change Item Title to: Change Fee to: 90.00	Clarification of rate Align with Market Value
Thornton Meeting Room Per Day (Up to 8 Hrs)		Change Item Title to: Change Fee to: 160.00	Clarification of rate Align with Market Value
Angus Meeting Room Per Hour		Change Item Title to: Change Fee to: 15.00	Clarification of rate Align with Market Value
Angus Gymnasium 1/4 Gym Per Hour		Change Item Title to: Change Fee to: 90.00	Clarification of rate Align with Market Value
Angus Gymnasium 1/4 Gym Per Day (Up to 8 Hrs)		Change Item Title to: Change Fee to: 160.00	Clarification of rate Align with Market Value
Angus Gymnasium Full Gym Per Hour		Change Item Title to: Change Fee to: 60.00	Clarification of rate Align with Market Value
Angus Gymnasium Full Gym Per Day (Up to 8 Hrs)		Change Item Title to: Change Fee to: 350.00	Clarification of rate Align with Market Value
Community Park Building (Off Season Prices Apply Oct - Apr) Per Hour		Change Item Title to: Change Fee to: 45.00	Clarification of rate Align with Market Value
Community Park Building Per Day (Up to 8 Hrs)		Change Item Title to: Change Fee to: 225.00	Clarification of rate Align with Market Value

32

30

Essa Township - Parks and Recreation Department Fee Schedule - Proposed Changes

Item	Current Rate	Proposed	Justification
ACCESSORY CHARGES NEW			
Setup Fee Per Rental		Change Item Title to: Change Fee to: 75.00	Clarification of rate Align with Market Value
SOCAN Per Rental		Change Item Title to: Change Fee to: 63.49	Clarification of rate Align with Market Value
RESOUND Rental		Change Item Title to: Change Fee to: 23.63	Clarification of rate Align with Market Value
Outdoor lights/ Hydro Per Day		Change Item Title to: Change Fee to: 10.00	Clarification of rate Align with Market Value
Off Season Fee Per Day		Change Item Title to: Change Fee to: 75.00	Clarification of rate Align with Market Value
Licensed Event Fee Per Day		Change Item Title to: Change Fee to: 100.00	Clarification of rate Align with Market Value
Available storage Space Per Season		Change Item Title to: Change Fee to: 100.00	Clarification of rate Align with Market Value
Dressing Room: Tenanted Per Month		Change Item Title to: Change Fee to: 100.00	Clarification of rate Align with Market Value
Additional Hours		Change Item Title to: Change Fee to: 25.00	Clarification of rate Align with Market Value
Activity Fee NEW			
Fishing Pass - Seasonal (Over 18 years of age) Per Year		Change Item Title to: Change Fee to: 40.00	Clarification of rate Align with Market Value
Fishing Pass Day (Over 18 years of age) Per Day		Change Item Title to: Change Fee to: 10.00	Clarification of rate Align with Market Value
Fishing Pass Senior (Over 65 years of age) Per Year		Change Item Title to: Change Fee to: 0.00	Clarification of rate Align with Market Value
Public Skating (Over 5 years of age) Per Visit, Per Person		Change Item Title to: Change Fee to: 5.00	Clarification of rate Align with Market Value
Shinny (Goalies are free) Per visit, Per Person		Change Item Title to: Change Fee to: 5.00	Clarification of rate Align with Market Value
Public Skating Birthday Party		Change Item Title to: Change Fee to: 60.0	Covers cost of room rental for two hours Align with Market Value
Extra Participant FEE * Public Skating Party		Change Item Title to: Change Fee to: 3.00	Coves cost of extra public skating Align with Market Value

13



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD026-20

DATE: September 16, 2020

TO: Committee of the Whole

FROM: Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

SUBJECT: 203 Barrie Street - Zoning By-law Amendment Submission

RECOMMENDATION

That Staff Report PD026-20 be received for information.

BACKGROUND

The Township has received a new Planning Act Application for a Zoning By-law Amendment for 203 Barrie Street in Thornton (see Attachment A to this report for the Context Map).

The subject lands are approximately 3,032m² (0.303 ha/0.75 ac) in size and triangular in shape. It is currently being operated as a residential lot, with a single-detached dwelling unit, a one-storey ancillary building, a detached garage and a small storage shed.

The proposal is to remove all current structures and obtain approval for the development of one new commercial building containing two medically related commercial units, which includes, but is not limited to, a doctor, dentist or health care practitioner office. To facilitate the development, the applicant is proposing a Zoning By-law Amendment to rezone the property from Residential Low Density Detached (R1) to the Core Commercial (C2) Zone with exceptions.

COMMENTS AND CONSIDERATIONS

The subject lands are located in the Settlement Area of Thornton, as identified in both the Essa Official Plan and the County Official Plan. Land Use Schedule C in the Township of Essa's Official Plan, 2001, designates the subject site as Residential. Schedule C of the Township of Essa's Zoning By-law, By-law no. 2003-50, zones the lands as Residential Low Density Detached (R1). A portion of the subject property is regulated by

4a

SUMMARY/OPTIONS

Council may:

1. Take no further action, in effect denying the application for reasons to be outlined by Council.
2. Receive the Report for information.
3. Direct Staff in another manner Council deems appropriate.

CONCLUSION

Option #2 is recommended.

Authored by:

Amanda Hoffmann

Amanda Hoffmann, BURPI
Junior Planner

Respectfully submitted:

Aimee Powell

Aimee Powell, BURPI, MPA,
MCIP, RPP
Manager of Planning &
Development

Reviewed by:

Colleen Healey-Dowdall

Colleen Healey-Dowdall
CAO

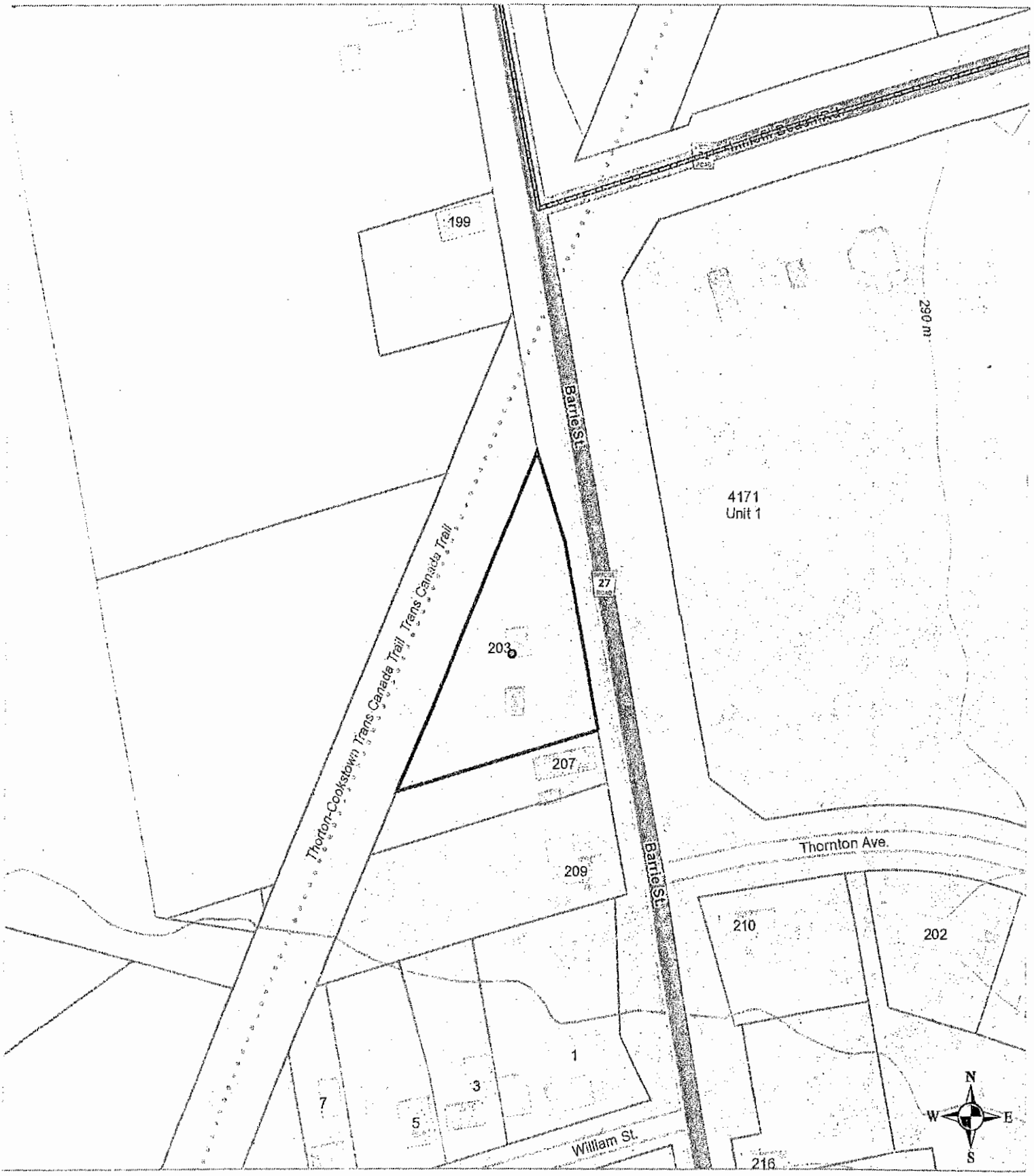
Attachment:

Attachment A – 203 Barrie Street Context Map

Attachment B – Excerpt from the Official Plan

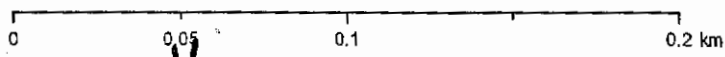
Attachment A - 203 Barrie Street Context Map

4



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

1:2,257



16 September 3, 2020



4a

SECTION 14
COMMERCIAL

14.1 INTRODUCTION

The lands designated Commercial on the attached schedules apply separately to both General and Highway Commercial uses, and reflect the existing commercial lands at the date of the enactment of this Plan.

14.2 PERMITTED USES

a) Commercial General

It is intended that the Commercial - General classification shall mean that the predominant use of land in areas so designated shall be for the buying and selling of goods and services or business offices. Compatible institutional or industrial uses may also be permitted as an integral part or accessory to a permitted commercial use.

b) Commercial Highway

It is intended that the Commercial-Highway classification of land shall mean that the predominant use of land in areas so designated shall be for those commercial uses which are primarily concerned with the servicing of automobiles and which are dependent upon automobile traffic, such as service stations, garages, motels, drive-through restaurants and bus depots. Accessory retail uses such as a gift shop, convenience stores, and small scale restaurants may be permitted with a Commercial Highway use. In addition, institutional uses may be permitted.

14.3 POLICIES

14.3.1 Where new commercial uses are proposed, these uses are permitted by amendment to this Plan in accordance with the following policies:

- a) new commercial uses shall be grouped with other commercial uses whenever possible;
- b) new commercial uses shall not be located in prime agricultural or natural heritage areas;
- c) new commercial uses shall be compatible with adjacent existing uses and where adjacent to a residential use, shall provide a landscaped buffer zone;
- d) adequate entrances, off-street parking and loading space shall be required for each use;
- e) traffic impacts and circulation patterns with respect to vehicular, pedestrian, and adjacent uses must be addressed to the satisfaction of Council, and if *the Township, County, or Province* deems necessary, a traffic *impact* study will be required; and,
- f) new commercial uses must demonstrate that a need exists for this use;
- g) new commercial uses are subject to Site Plan Control.

*

+ refer to sections: 21, 25, 27



TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: PD027-20

DATE: September 16, 2020

TO: Committee of the Whole

FROM: Aimee Powell, BURPI., MPA, MCIP, RPP
Manager of Planning & Development

SUBJECT: 6537 Browns Line and 8307 County Road 10 Draft Plan
of Subdivision, Zoning By-Law Amendment, and Official
Plan Amendment

RECOMMENDATION

That Staff Report PDO27-20 be received for information.

BACKGROUND

The Township has received applications for a Plan of Subdivision, a Zoning By-law Amendment, and an Official Plan amendment to facilitate an Employment Land Conversion for the properties located at 6537 Browns line and 8307 County Road 10.

The subject lands have an approximate area of 344,000m² (34.4 ha/85 ac) with frontage along County Road 10, Vernon Street, Willoughby Road and Browns Line. The lands are adjacent to low density residential to the west of the site, core commercial immediately to the north of the site, rural areas to the east and agricultural areas to the south (Attachment 'A' provides a Context Map for the subject lands).

The subject lands are currently vacant. They are designated as 'Industrial' and 'Environmental Protection – Wetland' in the Township of Essa's Official Plan, 2001, and zoned 'General Industrial' in the Township of Essa's Zoning By-law 2003.

The submission proposes a mix of uses and includes the following:

- 186 single detached homes;
- 142 Street Townhomes;
- 159 High density units;
- A 2.22-hectare school site;
- A Seniors residence; and,
- A 0.84-hectare commercial block.

To facilitate the development, the Applicant has submitted a Draft Plan of Subdivision and is proposing amendments to the Official Plan and Zoning By-Law to respectively re-designate and rezone the land from Industrial (M1) use to Residential – Multiple, Residential, Residential Exception, Commercial Exception, Commercial, Environmental, Open Space.

COMMENTS AND CONSIDERATIONS

The lands are located in the Settlement Area of Angus, as identified in the Township of Essa's Official Plan, 2001 and the County of Simcoe Official Plan, 2016. Section 3.5.23 of the County's Official Plan defines those areas within the Settlement Area that are not yet built up as Designated Greenfield Areas and prescribes that those areas should be subject to compact development that meets the density targets of the Township. Land Use Schedule 'B' in the Township of Essa's Official Plan, 2001 designates the subject lands 'Industrial'.

Located in the east half of Lot 28, Concession 3, these lands have been designated for industrial growth and can be serviced with municipal water and sewer. The subject property is regulated by the Nottawasaga Valley Conservation Authority (NVCA); therefore, the Applicant will have to satisfy any necessary requirements of the NVCA in this regard alongside obtaining the necessary Planning Approvals.

The site-specific Official Plan Amendment is to permit a mix of uses on the site, while retaining a commercial block, a block for Stormwater Management and an Environmental Protection Block. The Zoning By-Law Amendment is to permit various zoning variances including amendments to permitted uses to facilitate the Draft Plan of Subdivision.

The proposed plan to develop the subject lands into a mixed-use residential subdivision requires a conversion from the current Employment Land/Industrial designation. The Employment Land Conversion Study responds to Section 3.2.10 of the County OP and Section 5 of Essa's Growth Management Strategy, 2005. These documents state that the local municipality must demonstrate that the conversion of employment areas to nonemployment uses does not adversely affect the overall viability of the employment area and achieving the required intensification density targets.

Regarding lands designated as Greenfield as defined in Section 5 of Essa's Growth Strategy, in accordance with Section 3.5.23 of the County Official Plan, Council shall seek to achieve density targets of 32 persons and/or jobs per hectare within the community of Angus through intensification, redevelopment, and the development of Greenfield lands.

Settlement Areas are to be the focus of future growth and Essa's OP states that growth in the Township should be directed to Angus where there are municipal water and sewer systems in place (Section 5 of Essa's OP and the Essa Growth Strategy). The Applicant

states that servicing to support the functionality of the site will be self-assumed during construction and will be connected to the Township's existing services and systems.

Supporting studies have been submitted to support this application, containing information which is required when considering planning applications. These are:

- Planning Justification Report;
- Employment Land Conversion Study;
- Servicing and Stormwater Management Report including Engineering Plans;
- Grading and Drainage Study;
- Traffic Impact Study and Active Transportation Study;
- Environmental Impact Study;
- Geotechnical Report;
- Hydrological Impact Study;
- Tree Inventory, Analysis and Preservation Plan; and
- Stage 1 – 2 Archaeological Site Assessment.

All studies will be reviewed and subjected to comment throughout the process of application review. In particular, the application will be required to demonstrate the need for additional residential use along with the impact on the Township's employment land supply.

The following Studies will be submitted to fulfil Draft Plan Conditions, in order for the development to be in receipt of Draft Plan Approval, including:

- Noise and Vibration Study
- Odour, Dust or other Emissions Impact Study
- Illumination Study

Staff anticipates being in receipt of these studies once the noted applications are progressing through the approvals process.

4b

FINANCIAL IMPACT

Township Staff collected \$66,200.00 in application fees, as well as a \$17,000.00 legal and engineering deposit to cover Township legal and engineering fees, should the applicant be delinquent in regular invoicing.

All costs of this development are to be borne by the applicant/developer.

Landowner/Developer Account in Good Financial Standing: Yes No

Reviewed by Finance Department: 

SUMMARY/OPTIONS

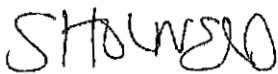
Council may:

- 1. Take no further action.
- 2. Receive the Report for information.
- 3. Direct Staff in another manner Council deems appropriate.

CONCLUSION

Option #2 is recommended.

Authored by:



Shannon Holness, MES PI.
Planner

Respectfully submitted:



Aimee Powell, BURPI., MPA,
MCIP, RPP
Manager of Planning &
Development

Reviewed by:



Colleen Healey-Dowdall
CAO

Attachment:

Attachment A – 6537 Browns Line and 8307 County Road 10 Context Map

ITEM 4C (Staff Report PD028-20) HAS BEEN WITHDRAWN FROM THE AGENDA AT THE REQUEST OF STAFF. AS SUCH THIS ITEM WILL NOT BE CONSIDERED BY COUNCIL AT THE MEETING SCHEDULED FOR SEPTEMBER 16, 2020.