

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
REGULAR COUNCIL MEETING  
WEDNESDAY, MARCH 6, 2024  
(To follow Committee of the Whole)**

**AGENDA**

Members of the public wishing to attend can do so by attending in person to the Council Chambers located in the Administration Centre at 5786 County Road 21, Utopia.

**1. OPENING OF MEETING BY THE MAYOR**

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. ADOPTION OF PREVIOUS MINUTES AND MOTIONS**

*Recommendation: **BE IT RESOLVED THAT** the motions duly passed and approved at the Committee of the Whole meeting of this date be approved; and*  
p. 1 ***THAT** the minutes of the Committee of the Whole, Public, Closed and Regular Council meetings held on the 21<sup>st</sup> day of February, 2024 be adopted as circulated.*

**4. CONSENT AGENDA**

*Recommendation: **BE IT RESOLVED THAT** the items listed in the Consent Agenda dated March 6<sup>th</sup> 2024, be received for information.*

**5. COMMITTEE REPORTS**

p. 15 **a. Minutes of the Essa Public Library Board**

*Recommendation: **BE IT RESOLVED THAT** the Minutes of the Essa Public Library Board from their meeting on January 22, 2024, be received.*

**6. PETITIONS**

p. 17 **a. Petition to Oppose Zoning By-law Amendment for 58 Vernon Street, Angus**

*Recommendation: **BE IT RESOLVED THAT** the petition as provided regarding opposition to the proposed Zoning By-law Amendment Z11-23 for 58 Vernon Street, Angus, be received.*

**7. MOTIONS AND NOTICES OF MOTIONS**

**a. 2024 Amendment to the Occupational Health and Safety Act to Clarify the Definition of "Employer"**

*Recommendation: **WHEREAS** in 2015 the City of Greater Sudbury (the "City") entered into a contract with a contractor experienced in road construction projects to complete a project on Elgin Street in the City's downtown core; and*  
***WHEREAS** the contract provided that the contractor would be the constructor for the project as that term is defined in the Occupational Health and Safety Act (the "Act"); and*

**WHEREAS** an employee of the constructor operating a grader on the project struck and killed a pedestrian; and

**WHEREAS** the City was charged with offences under the Act as the constructor and the employer; and

**WHEREAS** after being acquitted at trial and on appeal, the Ontario Court of Appeal, in a decision issued on April 23, 2021, found the City to be liable for contraventions of the Construction Regulations as an employer as it employed quality control inspectors to monitor the quality of work on the project from time-to-time; and

**WHEREAS** the Supreme Court of Canada, in a decision issued on November 10, 2023, was evenly divided 4-4 on the issue resulting in dismissal of the City's appeal; and

**WHEREAS** the consequence of this decision is that municipalities in Ontario, as well as all other owners of property in the province, who wish to undertake construction, are subject to being charged and convicted as an employer for offences in relation to project sites for which they have no control and have, in accordance with the Act, contracted with an entity to assume plenary oversight and authority over the work on such site as the constructor; and

**WHEREAS** the potential of an owner being charged as an employer as that term is defined in the Act in circumstances where it has engaged a constructor disregards and renders meaningless the owner-constructor provisions contained in the Act and presents an unacceptable level of increased risk and confusion for owners and contractors throughout the province; and

**WHEREAS** the Township believes that the safety of workers is paramount however the safety of workers on construction projects in Ontario is not increased by placing liability on parties that do not have control of and are not responsible for the conduct of the work on such sites;

**NOW THEREFORE BE IT RESOLVED THAT** the Council for the Township of Essa requests that the province amend the Occupational Health and Safety Act to clarify the definition of "employer" to exclude owners that have contracted with a constructor for a project; and

**BE IT FURTHER RESOLVED THAT** this motion be provided to the Honourable Doug Ford – Premier of Ontario, the Honourable David Piccini – Minister of Labour, Immigration, Training and Skills Development, the Honourable Paul Calandra – Minister of Municipal Affairs and Housing, Brian Saunderson – MPP Simcoe-Grey, and the Association of Municipalities of Ontario.

## 8. UNFINISHED BUSINESS

## 9. BY-LAWS

- p. 21 a. **By-law 2024-15 – A By-law to amend Essa's Zoning By-law to allow for the rezoning of lands known municipally as 14 and 18 Margaret Street.**
- p. 24 b. **By-law 2024-16 – A By-law to adopt Amendment No. 41 to the Official Plan for the Township of Essa for lands known municipally as 14 and 18 Margaret Street.**

Recommendation: Be it resolved that By-laws 2024-15 and 2024-16 be read a first, and taken as read a second and third time and finally passed.

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10. **QUESTIONS**

11. **CLOSED SESSION**

Recommendation: **BE IT RESOLVED THAT** Council proceed to a Closed Session in order to address matters pertaining to:

- a. **Confidential Staff Report CAO004-24 – Staffing.**
- *Personal Matters About an Identifiable Individual [s.239(2)(b)]*
  - *Labour Relations or Employee Negotiations [s.239(2)(d)]*

**Motion to Rise and Report from Closed Session Meeting of March 6, 2024.**

Recommendation: *Be it resolved that Council rise and report from the Closed Session Meeting at \_\_\_\_\_ p.m.*

12. **CONFIRMATION BY-LAW**

- p. 30 a. **By-law 2024-17**

Recommendation: **BE IT RESOLVED THAT** leave be granted to introduce By-law 2024-17 that being a By-law to confirm the proceedings of the Committee of the Whole, Closed and Council meetings held on this 6<sup>th</sup> day of March, 2024; and, that said By-law be read a first, and taken as read a second and third time and finally passed.

13. **ADJOURNMENT**

Recommendation: **BE IT RESOLVED THAT** this meeting of Council of the Township of Essa adjourn at \_\_\_\_\_ p.m. to meet again on the 20<sup>th</sup> day of March, 2024 at 6:00 p.m.

THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY, FEBRUARY 21, 2024

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MINUTES

A Committee of the Whole meeting was held in person on Wednesday February 21, 2024, in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Liana Maltby

Staff in attendance: M. Mikael, Manager of Public Works/Interim CAO  
S. Haniff, Manager of Planning  
C. Rankin, Manager of Parks and Recreation  
D. Dollmaier, Manager of Finance  
P. Granes, Chief Building Official  
S. Corbett, Deputy Clerk  
L. Lehr, Manager of Legislative Services

**1. OPENING OF MEETING BY THE MAYOR**

Mayor Macdonald opened the meeting at 6:00 p.m.

The Township of Essa acknowledges that we are situated on land within the area of Treaty 18, also known as the Lake Simcoe-Nottawasaga Treaty, signed on October 17, 1818 between the Government of Upper Canada and the Anishinaabe Indigenous peoples. The Anishinaabe include the Ojibwe, Odawa and Pottawatomi Nations collectively known as the Three Fires Confederacy. We are dedicated to honoring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First nation, Metis and Inuit People.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

**a. Public Meeting**

8949 Smith Road Official Plan Amendment (OPA 47) and Zoning By-Law Amendment (Z15-23) and Draft Plan of Subdivision.

See separate set of minutes.

**b. Public Meeting**

58 Vernon Zoning By-Law Amendment (Z11-23).

See separate set of minutes.

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**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT**

- a. **Staff Report PD003-24 submitted by the Manager of Planning, re: Extension of Draft Plan Conditions – Baxter Subdivision.**

**Resolution No: CW014-2024 Moved by: Sander Seconded by: Kiezebrink**

***BE IT RESOLVED THAT** Staff Report PD003-24 be received; and  
**THAT** Council consider an extension of draft plan approval for the Baxter Subdivision (Brookfield), to expire March 17, 2027, including two additional conditions.*

**----Carried----**

- b. **Staff Report PD004-24 submitted by the Chief Building Official and the Manager of Legislative Services, re: Fleet Capital Purchase - Building and Clerks Department.**

**Resolution No: CW015-2024 Moved by: Smith Seconded by: Maltby**

***BE IT RESOLVED THAT** Staff Report PD004-24 be received; and  
**THAT** the quotation as received from Jackson Toyota for the Building and Clerk's Departments – Fleet Capital Purchase be accepted in the amount of **\$75,997.60 (excluding HST & Licensing)** for the purchase of two 2024 Toyota RAV4 Hybrids for the Building Department and the Clerk's Department, as per the specifications attached to this Report.*

**----Carried----**

**5. PARKS AND RECREATION / COMMUNITY SERVICES**

**6. FIRE AND EMERGENCY SERVICES**

**7. PUBLIC WORKS**

- a. **Staff Report PW003-24 submitted by the Interim CAO / Manager of Public Works, re: Public Works Fleet – One Tonne Pickup.**

**Resolution No: CW016-2024 Moved by: Sander Seconded by: Kiezebrink**

***BE IT RESOLVED THAT** S Staff Report PW003-24 be received; and  
**THAT** the quotation as received from Trillium Ford Lincoln Ltd. be accepted in the amount of **\$117,190.00 (excluding applicable tax, licensing, emergency lights and radio communications system)** for the capital purchase of Ford F-450 SD Crew Cab as per the specifications attached to this Report.*

**----Carried----**

**8. FINANCE**

- a. **Correspondence from Township Engineer AECOM, re: Reduction in Securities – 2399263 Ontario Limited – 400 Centre Street Townhouses at 5th Line Essa Subdivision.**

**Resolution No: CW017-2024 Moved by: Maltby Seconded by: Smith**

**BE IT RESOLVED THAT** that Council approve a reduction in securities relating to 2399263 Ontario Limited – 400 Centre Street Townhouses at 5th Line Essa Subdivision, as recommended by AECOM as follows:

Current Securities Held by Township of Essa:	\$512,558.82
Reduction as Recommended by AECOM:	\$220,469.94
Securities to be Retained by Township of Essa:	\$262,088.88

**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.

----Carried-----

b. **Staff Report TR003-24 submitted by the Treasurer, re: Statement of Treasurer – Remuneration 2023.**

**Resolution No: CW018-2024 Moved by: Smith Seconded by: Maltby**

**BE IT RESOLVED THAT** Staff Report TR003-24 be received; and **THAT** the Treasurer's Statement of Remuneration and Expenses of Council and Members appointed by Council for the year ending December 31, 2023 be received as amended.

----Carried-----

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

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

11. **OTHER BUSINESS**

12. **ADJOURNMENT**

**Resolution No: CW019-2024 Moved by: Smith Seconded by: Maltby**

**BE IT RESOLVED THAT** this meeting of Committee of the Whole of the Township of Essa adjourn at 7:21 p.m., to meet again on the 6<sup>th</sup> day of March, 2024 at 6:00 p.m.

----Carried-----

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

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

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**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
February 21, 2024**

**PROPOSED ZONING BY-LAW AMENDMENT (Z15-23)  
(Affecting 8949 Smith Road)**

**MINUTES**

A Public meeting was held in person on Wednesday February 21, 2024 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Liana Maltby

Staff in attendance: M. Mikael, Interim CAO/Manager of Public Works  
D. Dollmaier, Treasurer  
C. Rankin, Manager of Parks and Recreation  
L. Lehr, Manager of Legislative Services  
P. Granes, Chief Building Official  
S. Haniff, Manager of Planning  
S. Corbett, Deputy Clerk

Guests: Kevin Bechard, Agent  
Alan Lever, Developer

Mayor Macdonald opened the meeting at 6:02 p.m. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision seeking to permit twenty-eight 28 industrial blocks at 8949 Smith Road, in accordance with the provisions of the Planning Act.

On behalf of the owner, Kevin Bechard of Innovative Planning Solutions Consulting Inc. (IPS), provided a presentation. He described the lot features and the nature of the proposal with a slide presentation for support. This included a visual description of the proposed development, which features two streets connecting 25 industrial blocks, 2 blocks dedicated for stormwater management, and 1 block for environmental protection.

Mayor Macdonald then welcomed comments and questions from the public, stating that speakers must state their names and addresses so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

1. Carson Lutz (8865 Smith Road) provided the following comments:
  - He farms next to the subject site.
  - Having 28 industrial blocks next to his farming practice is concerning.
  - The portion zoned Agricultural should not be developed due to issues such as noise, light and air pollution.
  - The potential traffic and proposed access along Smith Road could be problematic for residents.

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- His organic farming practices could be negatively impacted by the proposed industrial uses.
  - Blocks 11 and 12 (immediately east of the southern stormwater pond in the proposal) should be moved higher north in the proposal or removed entirely.
2. Tom Smith (8866 Smith Road) provided the following comments:
- The property to the southeast of the subject site (8865 Smith Road) was tiled and this will affect drainage. The water from the proposed southern stormwater pond will likely get into the water system and organic fields.
  - The proposed stormwater pond to the north also borders organic fields to the west (across Smith Road) and north (across County Road 90).
  - Organic farmland is scarce compared to industrial land and should be protected.
  - Industrial uses may kill rural uses if permitted in this proposal.
  - Smith Road is gravel and people might use the 6<sup>th</sup> Line for access to this proposed development instead of County Road 90.
  - The Agricultural zoning should not be changed.

No further public comments were brought forward.

Mayor Macdonald opened the floor to any further questions or submissions before thanking all in attendance for their participation. She added that the Essa Township Planning office will prepare a report and by-law to be presented to Council concerning this matter.

The Public meeting adjourned at 6:31 p.m.

Staff met with the residents who spoke at the public meeting prior to the public meeting. Staff also received written comments from them and another resident prior to the meeting.

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Sandie MacDonald, Mayor

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Lisa Lehr, Director of Legislative Services/Clerk



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**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
February 21, 2024**

**PROPOSED ZONING BY-LAW AMENDMENT (Z15-23)  
(Affecting 58 Vernon Street)**

**MINUTES**

A Public meeting was held in person on Wednesday February 21, 2024 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Liana Maltby

Staff in attendance: M. Mikael, Interim CAO/Manager of Public Works  
D. Dollmaier, Treasurer  
C. Rankin, Manager of Parks and Recreation  
L. Lehr, Manager of Legislative Services  
P. Granes, Chief Building Official  
S. Haniff, Manager of Planning  
S. Corbett, Deputy Clerk

Guests: John Albert, IPS Consulting Inc., Agent  
David Ribeiro, Developer

Mayor Macdonald opened the meeting at 6:33 p.m. She stated that the purpose of this Public Meeting was to review a proposed Zoning By-law Amendment seeking to permit 40 residential units at 58 Vernon Street, in accordance with the provisions of the Planning Act.

On behalf of the owner, John Albert of Innovative Planning Solutions Consulting Inc. (IPS) provided a presentation. He described the lot features and the nature of the proposal with a slide presentation for support. This included a visual description of the proposed development, which features one street ending in a cul-de-sac connecting 32 link-houses and 8 townhouses.

Mayor Macdonald then welcomed comments and questions from the public, stating that speakers must state their names and addresses so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

1. Greg Dugdale (55 Osborn Street) provided the following comments:
  - How far will the homes be from the back fences of existing properties along Osborn Street?
  - Residents like the treed areas behind their homes and it adds to their standard of living.
  - If trees are to be removed, there is concern about flooding basements as a result.

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2. Jack Bartlett (referenced 37 Osborn Street) provided the following comments:
  - After speaking to many of the homeowners in the neighborhood, he has a signed petition to Council to object to the proposed Zoning By-law Amendment.
  - Residents were under the impression that the lands at 58 Vernon Street would not be developed.
  - Home values will be negatively affected by this proposed development if it is allowed to move forward.
  - The rear yard and front yard setbacks of many of the proposed lots would require an exception to the current zoning since they are not able to meet existing requirements.
  - Schools are already at capacity and adding homes through this development will only make this situation worse.
  - Traffic volumes and speeding are already high along Vernon Street. An additional 40 homes will only worsen things.
  - Water and sewer capacity has been an issue in Angus. How then can this development be allowed?
  - The existing wildlife will disappear if the trees are removed.
  - 40 units is too dense for this lot.
3. Ken Wheeler (53 Osborn Street) provided the following comments:
  - His property backs onto one of the proposed lots, where there's only a proposed 5ft distance between houses. This is too close.
  - He feels this property should not have been sold by the Township.
  - The development should be paid entirely by the developer without assistance from residents/taxpayers.
4. Katherine Porteous (49 Vernon Street) provided the following comments:
  - The proposed development should not happen as it will remove animals and trees.
  - The land should not have been sold by the Township and residents should know why/how it was sold.
  - Traffic is dangerous along Vernon Street despite calls from residents for speed control.
  - How will Angus infrastructure be able to handle this proposed development?
  - Water levels (flooding), dust, traffic and noise will all get worse with this development.
  - Smaller lots might be worth considering on the subject site, but not the current proposal.
  - Low density might be appropriate for the subject site, but not medium density.
5. Paul Deforest (59 Vernon Street) provided the following comments:
  - His lot faces the proposed entrance to the subject site. He is opposed to the increase in traffic during and after construction, if this project is approved.
6. Justin Janicki (50 Vernon Street) provided the following comments:
  - He recently bought his property which is immediately south of the subject site, and the existing trees factored heavily in his decision to buy. He would not want to see these trees removed.
  - The proposed parking (of one external space per unit) is insufficient.

- Other proposed developments in Angus have two access while this one only has one. It seems to be insufficient.
  - Residents assumed that the subject site was intended for cemetery expansion; not for housing.
  - Speeding along Vernon Street is already too intense and will only get worse if 40 new homes are permitted on the subject property.
7. Owen Bermanian (referenced 61 Vernon Street) provided the following comments:
    - Is the development proposed to be fenced?
    - Will there be any trees on the lot?
    - Are these buildings proposed as 2 or 3 storeys?
  8. Ed Goodheart (referenced 47 Osborn Street) provided the following comments:
    - He moved from a rural area to Angus because of the country aesthetic from the trees on the subject site.
    - Two-storey buildings may be higher than the existing houses.
    - His family is settled in the neighbourhood and the natural environment (from the subject site) plays a big part in their lifestyle.
    - The distance between the existing and proposed houses is too small.
    - A few small houses might work on the subject site, but not the current proposal.
  9. Jen Carter (47 Vernon Street) provided the following comments:
    - She is not opposed to development but protecting wildlife and forests is also important.
  10. Mabel Azavedo (37 Vernon Street) provided the following comments:
    - How are new residents going to work, go to school, access healthcare, etc. when accessing services is already difficult.
  11. Dave Ribeiro (developer – part-owner of Lancaster Homes) provided the following comments:
    - He shares residents concerns about trees being removed.
    - People need a place to live and this development can provide this service.
    - With record immigration levels and an affordability crisis, lot sizes need to be small to be more affordable.

No further public comments were brought forward.

Mayor Macdonald opened the floor to any further questions or submissions before thanking all in attendance for their participation. She added that the Essa Township Planning office will prepare a report and by-law to be presented to Council concerning this matter.

The Public meeting adjourned at 7.15 p.m.

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Sandie MacDonald, Mayor

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Lisa Lehr, Director of Legislative Services/Clerk

THE CORPORATION OF THE TOWNSHIP OF ESSA  
REGULAR COUNCIL MEETING  
WEDNESDAY, FEBRUARY 21, 2024

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MINUTES

The Regular Meeting of Council was held in person on Wednesday February 7, 2024, following the Committee of the Whole in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Liana Maltby

Staff in attendance: M. Mikael, Interim CAO/Manager of Public Works  
S. Haniff, Manager of Planning  
C. Rankin, Manager of Parks and Recreation  
D. Dollmaier, Manager of Finance  
P. Granes, Chief Building Official  
S. Corbett, Deputy Clerk  
L. Lehr, Manager of Legislative Services

1. **OPENING OF MEETING BY THE MAYOR**

Mayor Macdonald opened the meeting at 7:21 p.m.

2. **DISCLOSURE OF PECUNIARY INTEREST**

None.

3. **ADOPTION OF PREVIOUS MINUTES AND MOTIONS**

**Resolution No: CR027-2024 Moved by: Smith Seconded by: Sander**

***BE IT RESOLVED THAT*** the motions duly passed and approved at the Committee of the Whole meeting of this date be approved; and  
***THAT*** the minutes of the Committee of the Whole, Closed and Regular Council meetings held on the 7<sup>th</sup> day of February, 2024 be adopted as circulated.

----Carried----

4. **CONSENT AGENDA**

**Resolution No: CR028-2024 Moved by: Smith Seconded by: Kiezebrink**

***BE IT RESOLVED THAT*** the items listed in the Consent Agenda dated February 7<sup>th</sup>, 2024, be received for information:  
*That item A2 be referred to section B for staff action.*

----Carried----

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5. COMMITTEE REPORTS

6. PETITIONS

7. MOTIONS AND NOTICES OF MOTIONS

a. 2024 Pre-Budget Submission – Association of Municipalities Ontario

Resolution No: CR029-2024 Moved by: Kiezebrink Seconded by: Maltby

*WHEREAS current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life; and*

*WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year; and*

*WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation; and*

*WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure; and*

*WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises; and*

*WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity; and*

*WHEREAS property taxpayers, including people on fixed incomes and small businesses, can't afford to subsidize income re-distribution programs for those most in need; and*

*WHEREAS the province can, and should, invest more in the prosperity of communities; and*

*WHEREAS municipalities and the provincial government have a strong history of collaboration; and*

*NOW THEREFORE BE IT RESOLVED THAT the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario; and further,*

*THAT a copy of this motion be sent to the Premier of Ontario; Minister of Municipal Affairs and Housing; the Minister of Finance; the Association of Municipalities of Ontario, and Member of Provincial Parliament Brian Saunderson.*

----Carried-----

b. Municipal Equipment Operator Course 2024

Resolution No: CR030-2024 Moved by: Sander Seconded by: Smith

*WHEREAS municipal public works departments from across the Province of Ontario provide invaluable services to our communities ensuring the health and safety of all residents; and*

**WHEREAS**, if it was not for our municipal public works employees from across the Province of Ontario maintaining our public roads systems, our communities would not be able to function as emergency personnel could not respond to calls, school buses could not get our children to school, residents would not be able to get to work, school or appointments and many more basic functions would not be able to happen; and **WHEREAS** municipal public works departments are already feeling the impacts of a labour shortage, which will only be exasperated over the next three to five years, which will cause levels of service municipalities are able to provide to ensure the health and safety of our residents to decrease; and **WHEREAS** there is currently no provincial-wide course that properly trains potential municipal public works employees, specifically relating to municipal heavy equipment. **NOW THEREFORE IT BE RESOLVED** that Township of Essa supports the work of the Association of Ontario Road Supervisors to develop a Municipal Equipment Operator Course to address this issue; and **THAT** the Township of Essa calls on the Province of Ontario's Ministry of Labour, Training, Immigration and Skilled Trades to fully fund the Municipal Equipment Operator Course in 2024 through the Skills Development Fund; and **THAT** a copy of this resolution be sent to the Minister of Labour, Training, Immigration and Skilled Trades David Piccinni, Township of Essa's Member of Provincial Parliament Brian Saunderson and the Association of Ontario Road Supervisors.

----Carried-----

c. **#ITSTARTS Month**

**Resolution No: CR031-2024 Moved by: Smith Seconded by: Maltby**

**WHEREAS** inclusion, acceptance, and equity are important approaches to the diversity of residents living in any community, especially in our growing and changing region; and **WHEREAS** March 21<sup>st</sup> is recognized as the International Day for the Elimination of Racial Discrimination; and **WHEREAS** the Simcoe County Local Immigration Partnership (SCLIP) is a community partnership focused on the development of settlement strategies for newcomers. These strategies bring together and support service delivery to newcomers in Simcoe County while promoting positive relationships, opportunity, and use of local resources effectively; and **WHEREAS** this month presents an opportunity to further the resolve as we pause to celebrate the diversity of the human race rather than allow our dissimilarities to become a reason for racial separation; and **WHEREAS** we encourage all to celebrate the differences in each other such as race, culture, colour, national origin, gender, age, disability and religion; and **WHEREAS** during this period we will be hosting an awareness campaign and encouraging residents to take a stand and support #ITSTARTS to share their commitment to embracing acceptance, anti-racism and diversity. **NOW THEREFORE BE IT RESOLVED THAT** Council of Township of Essa hereby proclaims the month of March, 2024, as "#ITSTARTS Month" in the Township of Essa, and encourages everyone to take a stand, participate in, and learn more about the #ITSTARTS campaign.

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----Carried-----

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**d. Kickboxing Competition– Municipally Significant Event**

**Resolution No: CR032-2024 Moved by: Kiezebrink Seconded by: Maltby**

**WHEREAS** Legacy Fight Club has requested to operate a Bar at the Angus Recreation Centre on March 23, 2024 between the hours of 5:00 p.m. to 11:00 p.m.; and  
**WHEREAS** Legacy Fight Club will be selling and serving alcohol to the public; and  
**WHEREAS** Legacy Fight Club will ensure that all servers will be in possession of a Smart Serve Certification and will ensure that alcohol is kept within the designated consumption area; and

**WHEREAS** the Legacy Fight Club will provide Essa with a copy of their Certificate of Insurance naming Essa Township as an "additional insured" in the amount of \$5,000,000.00; and

**WHEREAS** the Township of Essa is further requiring that Legacy Fight Club ensures that parking issues are addressed, alcohol is contained to the alcohol consumption area only and that this area is monitored by security supplied by the organization to ensure compliance, and that the side door to the Angus Recreation is used as the entrance and exit to the event; and

**WHEREAS** this kickboxing event is sanctioned by the Ministry of Sport and is recognized by PSO- Kickboxing Ontario and approved by WAKO Canada to be an event of municipal significance;

**NOW THEREFORE BE IT RESOLVED** THAT Council of the Township of Essa hereby proclaims this event to be an event of municipal significance and directs staff to issue a letter of non-objection to Legacy Fight Club to accompany their application for a Special Occasion Permit through the AGCO.

----Carried----

**8. UNFINISHED BUSINESS**

**9. BY-LAWS**

**a. By-law 2024-01 Parking By-law Amendment**

**Resolution No: CR033-2024 Moved by: Sander Seconded by: Smith**

**BE IT RESOLVED** that leave be granted to introduce By-law 2024-01, that being a By-law to amend Essa's parking By-law 2005-96; and, that said By-law be read a first, and taken as read a second and third time and finally passed.

----Carried----

**b. By-law 2024-12 Procedural By-law Amendment 2017-77**

**Resolution No: CR034-2024 Moved by: Maltby Seconded by: Kiezebrink**

**BE IT RESOLVED** that leave be granted to introduce By-law 2024-12, that being a By-law to amend Essa's Procedural By-law 2017-77; and, that said By-law be read a first, and taken as read a second and third time and finally passed.

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----Carried----

**c. By-law 2024-13 Issuance of Certificate of Substantial Completion**

**Resolution No: CR35-2024 Moved by: Sander Seconded by: Smith**

*BE IT RESOLVED that leave be granted to introduce By-law 2024-13, that being a By-law to authorize the issuance of the Certificate of Substantial Completion of Underground Works; and, that said By-law be read a first, and taken as read a second and third time and finally passed.*

----Carried-----

**10. QUESTIONS**

**11. CLOSED SESSION**

**Resolution No: CR36-2024 Moved by: Smith Seconded by: Sander**

*BE IT RESOLVED THAT Council proceed to a Closed Session in order to address matters pertaining to:*

- a) Confidential Staff Report CAO003-24 – Sale of Land
  - Acquisition or Disposition of Land [s.239(2)(c)]
  - Litigation or Potential Litigation [s.239(2)(e)]
  - Plans and Instructions for Negotiation [s.239(2)(k)]

----Carried-----

Council proceeded into Closed Session Deliberations at 7:37 p.m.

**Motion to Rise and Report from Closed Session Meeting of February 21, 2024.**

**Resolution No: CR037-2024 Moved by: Kiezebrink Seconded by: Sander**

*BE IT RESOLVED that Council rise and report from the Closed Session Meeting at 7:56 p.m.*

----Carried-----

- a. **ACQUISITION OR DISPOSITION OF LAND [s.239(2)(c)]**  
**LITIGATION OR POTENTIAL LITIGATION [s.239(2)(e)]**  
**PLANS AND INSTRUCTIONS FOR NEGOTIATION [s.239(2)(k)]**  
**Confidential Staff Report CAO003-24 submitted by the Interim CAO, re: Sale of Land**

**Resolution No: CR038-2024 Moved by: Kiezebrink Seconded by: Maltby**

*BE IT RESOLVED THAT Confidential Staff Report CAO003-24 regarding personal matters about identifiable individuals be received; and THAT Council direct staff in accordance with Option 1, 2 and 3 as contained within the body of the Report.*

13

----Carried-----



3a

12. CONFIRMATION BY-LAW

a. By-law 2024-11

Resolution No: CR039-2024 Moved by: Sander Seconded by: Maltby

*BE IT RESOLVED THAT leave be granted to introduce By-law 2024-14, that being a By-law to confirm the proceedings of the Committee of the Whole, Closed and Council meetings held on this 21<sup>st</sup> day of February, 2024; and, that said By-law be read a first, and taken as read a second and third time and finally passed.*

----Carried-----

13. ADJOURNMENT

Resolution No: CR2040-2024 Moved by: Smith Seconded by: Sander

*BE IT RESOLVED THAT this meeting of Council of the Township of Essa adjourn at 7:57 p.m. to meet again on the 6th day of March, 2024 at 6:00 p.m.*

----Carried-----

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Sandie Macdonald  
Mayor

---

Lisa Lehr  
Manager of Legislative Services






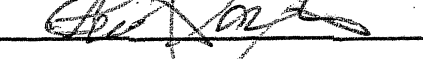

14





# Petition to Oppose Zoning By-law Amendment Z11-23 (58 Vernon St. Angus)

<b>Petition summary and background</b>	Essa Township is considering a Zoning By-law Amendment for 58 Vernon St. Angus Ontario, changing the zoning from R1 (Residential, Low Density, Detached) to R3 (Residential, Medium Density, Townhome) with site-specific provisions.
<b>Action petitioned for</b>	<p>We, the undersigned, are concerned citizens who urge our Council to refuse this Application for Rezoning for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• The zoning density in the nearby area is almost entirely R1, with small portions of land zoned at a higher density. Rezoning this land would make it incongruent with the historical neighborhood present on Vernon St. and Osborn St.</li> <li>• Rezoning this land will have a negative impact on land value in the immediate area, specifically landowners on Vernon St. and Osborn St.</li> <li>• The Draft Plan of Subdivision for this rezoning includes several violations of the Zoning By-law (minimum front and rear yard setbacks). These violations are a result of attempting to put a number of units in this small land parcel.             <ul style="list-style-type: none"> <li>◦ For example, the proposed unit 14A is 1.4m from the rear property of 53 Osborn St. That is over 5 times smaller than required by the Zoning By-laws!</li> </ul> </li> </ul>


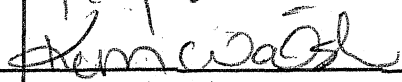

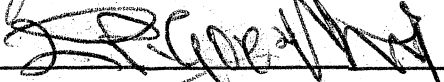




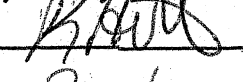


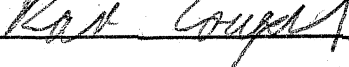
Printed Name	Signature	Address
Wayne Stewart		25 Nottawasaga
John + Tammy Reid		3 Nottawasaga Drive
Ken + Becky Wheeler		53 Osborn St.
Jennifer Jones Keith Inatti	Jennifer Jones Keith Inatti	50 Osborn St.
K. Hickling M. Andrews	K. Hickling M. Andrews	48 <del>Vernon</del> Osborn St.
Mark Hall-Karinen		39 Osborn St.
Wayne + Carol Cox	WAYNE + CAROL COX	35 OSBORN ST
Sandra Phillips	Sandra Phillips	37 OSBORN ST
Ken Zilder	Ken Zilder	46 VERNON ST.
SCOTT HOONSELL		52 Vernon St.
PAUL DEFOREST		59 VERNON ST
May Mc Namara		56 Vernon St.

6a

# Petition to Oppose Zoning By-law Amendment Z11-23 (58 Vernon St. Angus)

607

<b>Petition summary and background</b>	Essa Township is considering a Zoning By-law Amendment for 58 Vernon St. Angus Ontario, changing the zoning from R1 (Residential, Low Density, Detached) to R3 (Residential, Medium Density, Townhome) with site-specific provisions.
<b>Action petitioned for</b>	<p>We, the undersigned, are concerned citizens who urge our Council to refuse this Application for Rezoning for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• The zoning density in the nearby area is almost entirely R1, with small portions of land zoned at a higher density. Rezoning this land would make it incongruent with the historical neighborhood present on Vernon St. and Osborn St.</li> <li>• Rezoning this land will have a negative impact on land value in the immediate area, specifically landowners on Vernon St. and Osborn St.</li> <li>• The Draft Plan of Subdivision for this rezoning includes several violations of the Zoning By-law (minimum front and rear yard setbacks). These violations are a result of attempting to put a number of units in this small land parcel.             <ul style="list-style-type: none"> <li>◦ For example, the proposed unit 14A is 1.4m from the rear property of 53 Osborn St. That is over 5 times smaller than required by the Zoning By-laws!</li> </ul> </li> </ul>

Printed Name	Signature	Address
ROGER WALSH		41 OSBORN STREET
Kim walsh		41 Osborn Street.
JEAN RUDE		41 Osborn Street
ED CHRIS & ALIC		44 Osborn St.
GIAN LUCA LUPO		45 OSBORN ST.
Sarah Camacho		45 Osborn St
GREG WILDALE		55 OSBORNE ST
JOHN WAGNER		57 OSBORN ST
ROXANN ARGENT		59 OSBORN ST
Barbara Chisholm		61 Osborn St.
Jean Sebastian Gagnon		63 Osborn St.
Dave Couper		65 Osborn St.

# Petition to Oppose Zoning By-law Amendment Z11-23 (58 Vernon St. Angus)

<b>Petition summary and background</b>	Essa Township is considering a Zoning By-law Amendment for 58 Vernon St. Angus Ontario, changing the zoning from R1 (Residential, Low Density, Detached) to R3 (Residential, Medium Density, Townhome) with site-specific provisions.
<b>Action petitioned for</b>	<p>We, the undersigned, are concerned citizens who urge our Council to refuse this Application for Rezoning for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• The zoning density in the nearby area is almost entirely R1, with small portions of land zoned at a higher density. Rezoning this land would make it incongruent with the historical neighborhood present on Vernon St. and Osborn St.</li> <li>• Rezoning this land will have a negative impact on land value in the immediate area, specifically landowners on Vernon St. and Osborn St.</li> <li>• The Draft Plan of Subdivision for this rezoning includes several violations of the Zoning By-law (minimum front and rear yard setbacks). These violations are a result of attempting to put a number of units in this small land parcel.             <ul style="list-style-type: none"> <li>◦ For example, the proposed unit 14A is 1.4m from the rear property of 53 Osborn St. That is over 5 times smaller than required by the Zoning By-laws!</li> </ul> </li> </ul>

Printed Name	Signature	Address
HEATHER McCURDY	<i>Heather McCurdy</i>	67 Vernon St.
Darrell Johnson	<i>DARRELL JOHNSON</i>	1 SANDSPINGS
CHRIS PATRICK	<i>Chris Patrick</i>	47 VERNON ST
Kent Dorian	<i>Kent Dorian</i>	35 Vernon St
Mabel Aguedo	<i>M Aguedo</i>	37 Vernon St.
Bea Kheuturo	<i>Bea Kheuturo</i>	Angus
Kelli Matthews	<i>K Matthews</i>	168 Margaret Street
JIM MATTHEWS	<i>Jim Matthews</i>	168 Margaret St, Angus
Debbie Banta	<i>Debbie Banta</i>	44 Vernon St Angus
SHARON & Owen Burmanis	<i>Sharon &amp; Owen Burmanis</i>	164 MARGARET ST ANGLUS ONT.
		6a

# Petition to Oppose Zoning By-law Amendment Z11-23 (58 Vernon St. Angus)

56

<b>Petition summary and background</b>	Essa Township is considering a Zoning By-law Amendment for 58 Vernon St. Angus Ontario, changing the zoning from R1 (Residential, Low Density, Detached) to R3 (Residential, Medium Density, Townhome) with site-specific provisions.
<b>Action petitioned for</b>	<p>We, the undersigned, are concerned citizens who urge our Council to refuse this Application for Rezoning for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• The zoning density in the nearby area is almost entirely R1, with small portions of land zoned at a higher density. Rezoning this land would make it incongruent with the historical neighborhood present on Vernon St. and Osborn St.</li> <li>• Rezoning this land will have a negative impact on land value in the immediate area, specifically landowners on Vernon St. and Osborn St.</li> <li>• The Draft Plan of Subdivision for this rezoning includes several violations of the Zoning By-law (minimum front and rear yard setbacks). These violations are a result of attempting to put a number of units in this small land parcel.             <ul style="list-style-type: none"> <li>◦ For example, the proposed unit 14A is 1.4m from the rear property of 53 Osborn St. That is over 5 times smaller than required by the Zoning By-laws!</li> </ul> </li> </ul>

Printed Name	Signature	Address
<del>Essa Township</del>	<del>[Signature]</del>	<del>1 Osborn St Angus</del>
Monique Duncan	[Signature]	33 Osborn St Angus
Dave Duncan	[Signature]	33 Osborn St Angus
LESTANDOGREAY	[Signature]	31 Osborn St Angus
STUART CROCKETT	[Signature]	55 NOTTAWASAGA DR ANGUS
Leo Vicari	[Signature]	48 SANDSPRINGS CRES ANGUS
Betty Walker	Betty Walker	46 Sand Springs Cres Angus
C. Hann	Claudette Hann	35 Ashburton Cres Angus 20M REU

9a

THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW 2024 – 15

A By-law of the Township of Essa to amend Zoning By-Law No. 2003-50 by rezoning lands described as PLAN 160A, Lots 2 to 4, and 5, in the Township of Essa, Simcoe County, known municipally as 14 and 18 Margaret Street, in the Township of Essa, from the Residential Low Density, Detached (R1) and Institutional (I) Zones to the Residential, Medium Density Townhome zone with Special Provisions (R3-11), Residential, Medium Density Townhome zone with Special Provisions (R3-12), and Residential, Medium Density, Townhome zone with Special Provisions (R3-13).

WHEREAS the *Planning Act*, R.S.O 1990, Chapter P.13, as amended, Section 34, provides for adoption of Zoning By-laws and amendments thereto; and

WHEREAS the Council of the Corporation of the Township of Essa may pass by-laws pursuant to Section 34 of the *Planning Act*, R.S.O 1990, as amended; and

WHEREAS the Council of the Corporation of the Township of Essa has determined a need to rezone the lands described above; and

WHEREAS the Council of the Corporation of the Township of Essa deems the said application to be in conformity with the Official Plan of the Township of Essa, as amended, and deems it advisable to amend By-law 2003-50;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESSA HEREBY ENACTS AS FOLLOWS:

1. THAT the Zoning By-Law Map, known as Schedule 'B', is hereby further amended by rezoning those lands described as PLAN 160A, Lots 2 to 4, and 5, in the Township of Essa, Simcoe County, known municipally as 14 and 18 Margaret Street, from the Residential Low Density, Detached (R1) and Institutional (I) Zones to the Residential, Medium Density Townhome zone with Special Provisions (R3-11), Residential, Medium Density Townhome zone with Special Provisions (R3-SP-12), and Residential, Medium Density Townhome zone with Special Provisions (R3-SP-13), as shown in Schedule "B" attached hereto, and Schedule "B" attached hereto forms part of By-Law 2003-50 as amended;
2. THAT notwithstanding Sections 14 and 17 of the Zoning By-law, the following exceptions apply to those lands zoned as Residential Medium Density Townhome with Special Provisions (R3-11):
  - a. Permitted uses include the following:
    - i. Back to Back Townhouse
  - b. A back to back townhouse is defined as:
    - i. a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.

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9a

- c. A minimum rear yard setback of 2.0 metres shall be permitted.
  - d. A maximum of 30 units shall be permitted; and,
  - e. A maximum building height of 14.5 metres shall be permitted.
3. **THAT** notwithstanding Sections 14, 17 of the Zoning By-law, the following exceptions apply to those lands zoned as Residential, Medium Density Townhome zone with Special Provisions (R3-12):
    - a. A minimum rear yard setback of 3.0 metres shall be permitted.
  4. **THAT** notwithstanding Sections 14 and 17 of the Zoning By-law, the following exceptions apply to those lands zoned as Residential, Medium Density Townhome zone with Special Provisions (R3-13):
    - a. A Minimum rear yard setback of 6m shall be permitted.
    - b. A stacked townhouse is a permitted use.
  5. **THAT** this By-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

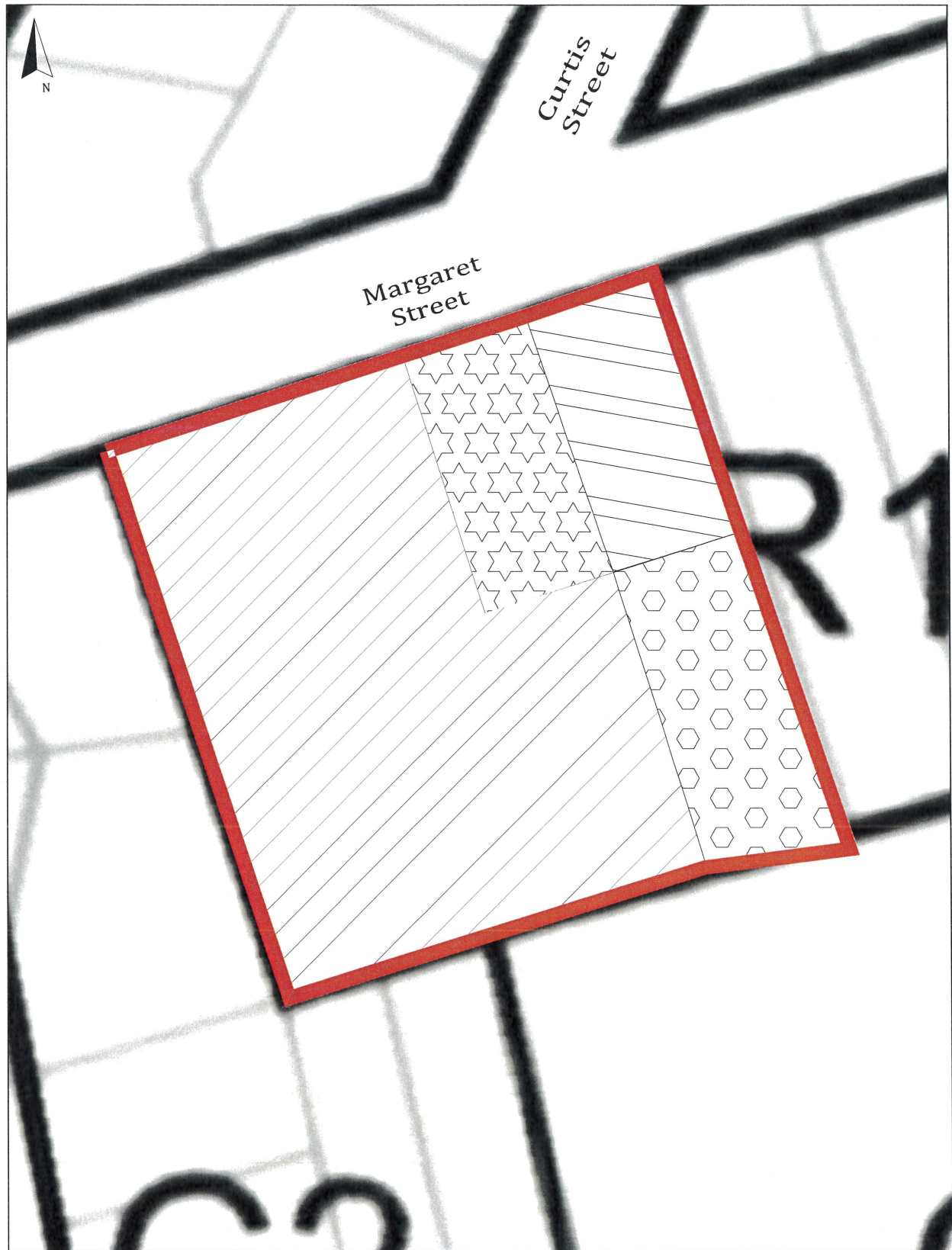
**READ A FIRST AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED** on this the 6<sup>th</sup> day of March, 2024.

---

Sandie Macdonald  
Mayor

---

Lisa Lehr  
Manager of Legislative Services / Clerk



- LEGEND**
- Subject Lands (0.05 ha / 1.01 ac)
  - Lands to be rezoned from Institutional (I) zone to Medium Density, Townhouse with Special Provisions (R3-11) zone
  - Lands to be rezoned from Residential Low Density, Detached (R1) zone to Medium Density, Townhouse with Special Provisions (R3-13) zone
  - Lands to be rezoned from Residential Low Density, Detached (R1) zone to Medium Density, Townhouse with Special Provisions (R3-11) zone
  - Lands to be rezoned from Institutional (I) zone to Medium Density, Townhouse with Special Provisions (R3-11) zone

**SCHEDULE 'B'**

**ZONING BY-LAW AMENDMENT**

Plan of Survey of Lot 2, 3, 4 & 5,  
South Side Margaret Street,  
Registered Plan 160A,  
Township of ESSA,  
County of Simcoe



Source: Township of Essa, Zoning By-Law No. 2003-50  
Note: Information shown is approximate and subject to change.

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Tel: 705-812-3281 Fax: 705-812-3444 e: info@innovativeips.com www.innovativeips.com

Date: August 30, 2023 Drawn By: A.S.

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**THE CORPORATION OF THE TOWNSHIP OF**

**ESSA BY-LAW NO. 2024-16**

**A By-law to adopt Amendment No. 41 to the Official Plan for the Township of Essa.**

**WHEREAS** the Council of the Corporation of the Township of ESSA, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the attached explanatory text, policies and schedule constituting Amendment No. 41 to the Official Plan for the Township of Essa shall be and is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make the application to the County of Simcoe for approval of the aforementioned Amendment No. 41 to the Official Plan for the Township of Essa.
3. **THAT** this Bylaw shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

**READ A FIRST AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED** on this the 6<sup>th</sup> day of March 2024.

---

Sandie Macdonald  
Mayor

---

Lisa Lehr  
Manager of Legislative Services Clerk

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9b

AMENDMENT NO. 41  
TO THE OFFICIAL PLAN  
FOR THE TOWNSHIP OF  
ESSA

**THE CONSTITUTIONAL STATEMENT**

**PART A - THE PREAMBLE**

Does not constitute part of this amendment.

**PART B - THE AMENDMENT**

Consisting of the following text, appendix and Schedule A and constitutes Amendment No. 41 of the Township of Essa Official Plan.

**PART C - THE APPENDIX**

Does not constitute part of this Amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this Amendment.

9b

**AMENDMENT NO. 41**  
**TO THE TOWNSHIP OF ESSA**  
**OFFICIAL PLAN**

**PART A - THE PREAMBLE**

**1.0 PURPOSE**

The purpose of the Official Plan Amendment is to alter Schedule B 'ANGUS' of the Township of Essa Official Plan. The amendment intends to redesignate PLAN 160A, Lots 2 to 4, and 5 from Institutional to Residential.

**2.0 LOCATION**

The lands affected by this amendment are known as PLAN 160A, Lots 2 to 4, and 5, and are municipally known as 14 & 18 Margaret Street. The subject property consists of an area of 0.653 hectare with frontage along Margaret Street.

**3.0 BASIS**

The proposed Official Plan Amendment is to allow for construction of a residential development consisting of 37 residential units consisting of back-to-back townhouse units, two duplexes, and a multi-unit (triplex) dwelling. The residential units will be municipally serviced with municipal water and sewage once the appropriate agreement has been accepted by the Township. The Official Plan Amendment will redesignate the subject lands from 'Institutional' to 'Residential' in order to facilitate an appropriate development. The development is also within walking distance of a number of commercial amenities.

The development will assist the Township of Essa and the County of Simcoe in meeting intensification targets in multiple levels of planning policy and is consistent with the general goals and objectives of the Planning Act, Provincial Policy Statement (2020), Growth Plan (2020), Simcoe County Official Plan and Township of Essa Official Plan. The developer will bear the cost of any new infrastructure, and thus will not burden the existing tax base.

The development is on lands that consist of a former church building that is now vacant. The proposed residential development represents the most appropriate and logical use of the property. As identified by the reports submitted in support of this application, no constraints have been identified that would prevent this development from proceeding.

This development will assist in making Angus a more complete community by diversifying the housing stock. The Amendment conforms to the applicable policies and represents good planning.

9b

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the Text and Schedules, constitutes Amendment No. 41 of the Township of Essa Official Plan.

### **1.0 DETAILS OF THE AMENDMENT**

1. Schedule B, as amended, is hereby further amended, by designating the lands known as 14 & 18 Margaret Street from 'Institutional' to 'Residential', as shown on Schedule "A" attached hereto and forming part of this Amendment.

### **2.0 IMPLEMENTATION**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

### **3.0 INTERPRETATION**

The provision of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

## **PART C — THE APPENDICES**

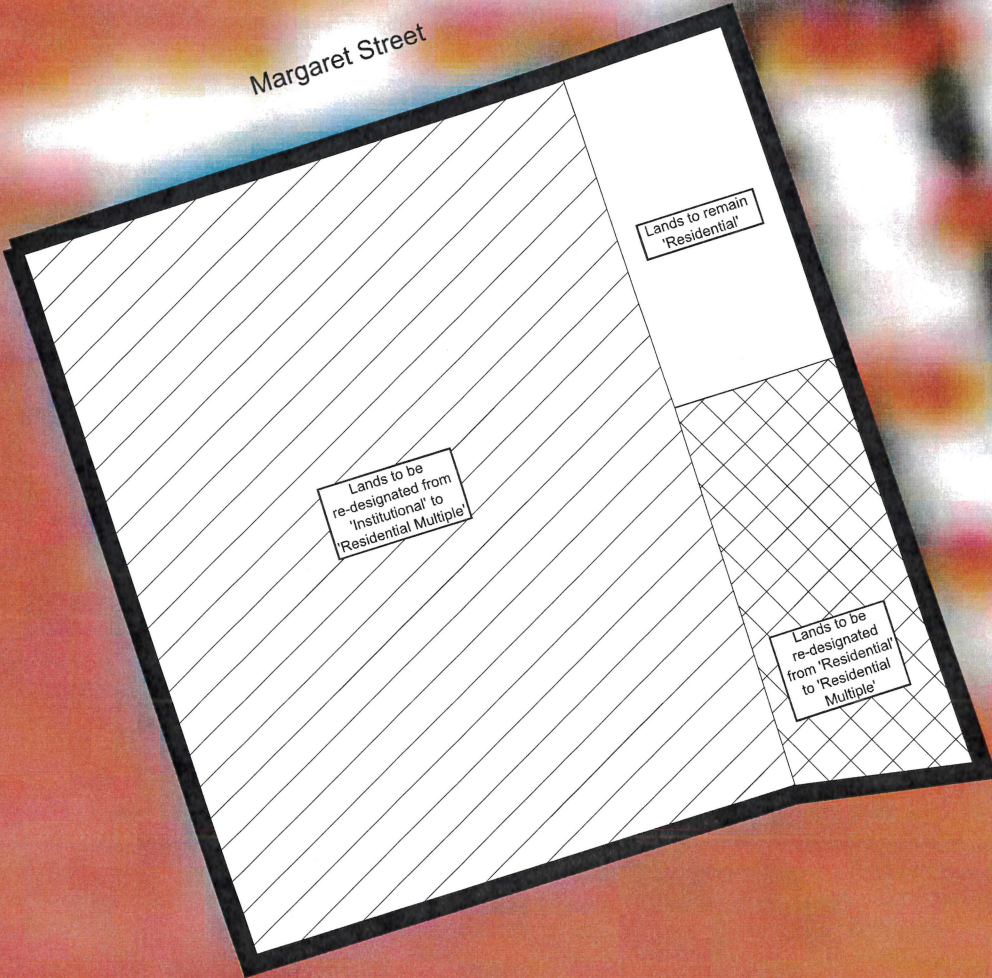
Consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.

1. Conceptual Site Plan "1" – 14 Margaret Street
2. Conceptual Parking Plan "1A" – 14 Margaret Street
3. Conceptual Site Plan "2" – 18 Margaret Street
4. Traffic Brief Addendum – JD Engineering
5. Landscape Package (Tree Inventory, Conceptual Landscape Plan, Arborist Report)
6. Compliance Letter – 14 & 18 Margaret Street
7. Functional Servicing Report
8. Renderings
9. Cultural Heritage Impact Assessment
10. Planning Justification Report
11. Test Pit Investigation
12. Archeological Property Assessment

9b



Margaret Street



Lands to remain 'Residential'

Lands to be re-designated from 'Institutional' to 'Residential Multiple'

Lands to be re-designated from 'Residential' to 'Residential Multiple'

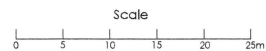
**LEGEND**

- Subject Lands  
(0.65 ha / 1.61 ac)
- Lands to be re-designated from 'Institutional' to 'Residential Multiple'
- Lands to be re-designated from 'Residential' to 'Residential Multiple'
- Lands to remain 'Residential'

# SCHEDULE 'A' OFFICIAL PLAN AMENDMENT

Plan of Survey of Lot 2, 3, 4 & 5,  
South Side Margaret Street,  
Registered Plan 160A,  
Township of ESSA,  
County of Simcoe

29



Source: Official Plan of the Township of Essa, July 6, 2001  
Note: Information shown in approximate and subject to change.

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 647 WELSHAM RD., UNIT 3, BARRE, ONTARIO, L4N 0B7  
 Tel: 705-912-5281 Fax: 705-912-5044 e: info@innovativeips.com www.innovativeips.com

Date: Nov. 27, 2023	Drawn By: A.S.
File: 19-817	Checked: G.B.



12a

**THE CORPORATION OF THE TOWNSHIP OF ESSA**

**BY-LAW 2024 - 17**

**Being a By-law to confirm the proceedings of the Council meeting held on the 6<sup>th</sup> day of March, 2024.**

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESSA  
HEREBY ENACTS AS FOLLOWS:

THAT the action of the Council at its meeting held on the 6<sup>th</sup> day of March, 2024 and, in respect of each recommendation contained in the Minutes of the Regular Council meeting held on the 21<sup>st</sup> day of February, 2024, the Minutes of the Committee of the Whole meeting held on the 21<sup>st</sup> day of February, 2024, and, in respect of each motion, resolution and other action passed and taken by Council at the said meetings, is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.

THAT the Mayor and the proper officials of the Township of Essa are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal to all such documents.

READ A FIRST, AND TAKEN AS READ A SECOND AND THIRD TIME AND  
FINALLY PASSED on this the 6<sup>th</sup> day of March 2024.

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

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