

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY, MAY 17, 2023**

**ROPOSED ZONING BY-LAW AMENDMENT (Z3-23)
RE: 96 KING STREET, ANGUS**

MINUTES

A Public Meeting was held in person on Wednesday May 17, 2023 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: C. Healey-Dowdall, Chief Administrative Officer
M. Mikael, Manager of Public Works
D. Dollmaier, Manager of Finance
S. Haniff, Manager of Planning
S. Corbett, Deputy Clerk
L. Lehr, Manager of Legislative Services

Guest in attendance: Anca Debrinescu, Owner/Applicant for 96 King Street

Mayor Macdonald opened the meeting at 6:21 pm. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment to allow for the creation of one (1) new lot in addition to the retained existing lot. The proposed Zoning By-law Amendment would enable the Applicant to create site-specific regulations for the proposed severed and retained lots based on a proposed single-detached dwelling on the severed lot, in accordance with the provisions of the Planning Act. As well, to hear comments and review written submissions from members of the public and public agencies.

A description of the proposal was then read by the Manager of Planning Samuel Haniff, as outlined below.

On behalf of Michael Allen and Anca Dobrinescu, Marco Paganelli of Independent Municipal Planners has applied for a Zoning By-law Amendment on the subject property legally described as PT LT 30 CON 3 ESSA AS IN RO394415; ESSA, municipally known as 96 King Street in order to change the zoning of the subject property from the "Residential, High Density, Apartments (R5) Zone" in Zoning By-law 2003-50, to "Residential, Low Density, Semi-Detached (R2) Zone" with site-specific provisions (R2-site specific).

The Zoning By-law Amendment application has been submitted subsequently after the approval of a Consent Application to allow for the creation of one (1) new lot in addition to the retained existing lot. The proposed Zoning By-law Amendment would enable the Applicant to create the following new site-specific regulations for the proposed severed

and retained lots (see Table 1 below) based on a proposed single-detached dwelling on the severed lot.

Table 1

	Requirement for R2	Proposed for Parcel 1 (Retained Lot)
Minimum Front Yard Setback	7.5 m	0 m (existing legal non-complying)
Minimum Rear Yard Setback	9 m	0.5 m (existing legal non-complying)
	Requirement for R2	Proposed for Parcel 2 (Severed lot)
Minimum Gross Floor Area	84 m ²	75 m ²
Minimum Rear Yard Setback	9 m	7 m

On February 27, 2023, the Committee of Adjustment granted a Consent to sever 456 square meters off a 1082 square meter parcel of land for the purpose of creating a new lot (B1-23).

The Manager of Planning then reviewed comments from internal and external agencies and neighbours:

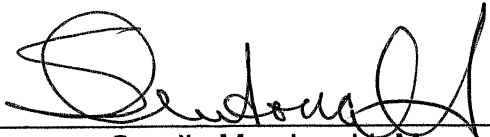
- County of Simcoe: No Concerns.
- SCDSB: No Comments were received.
- SMCDSB: No comments were received.
- NVCA: No Concerns.
- Neighbours: No comments were received.

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

No public comments were brought forward.

Mayor MacDonald thanked 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 6:25 pm.


 Sandie Macdonald, Mayor


 Lisa Lehr, Manager of Legislative Services