

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

**PROPOSED ZONING BY-LAW AMENDMENT (Z3-22)
RE: 125 SYDENHAM 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: Tyler Kawall (Applicant), Innovative Planning Solutions

Mayor Macdonald opened the meeting at 6:25 pm. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment to rezone lands for a proposed semi-detached residential building to be located at 125 Sydenham Street, Angus, in accordance with the provisions of the Planning Act.

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

The purpose of the application submitted by Innovative Planning Solutions c/o Tyler Kawall on behalf of Lorenzo Agostino (Bella Joya Family Trust) is to rezone lands legally described as PLAN 160A LOT 232, municipally known as 125 Sydenham Street to change the subject property from the "Residential, Low Density, Detached (R1) 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 would permit the development of two new semi-detached dwelling units on the existing lot (See Attachment B), and the application would enable the Applicant to amend the Zoning By-law to create the following new site-specific regulations:

- a lot frontage of 10.0m;

All other provisions of Zoning By-law 2003-50, as amended, shall apply.

Mr. Haniff then reviewed comments from internal and external agencies as well as neighbours:

- County of Simcoe - No comments were received
- School Board - No comments were received
- NVCA - No objection.
- AECOM - No objection.
- Neighbours - No comments were received.

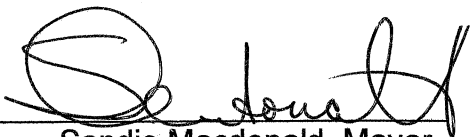
The applicant, Tyler Kawall of Innovative Planning Solutions, made a presentation that addressed the site context, surrounding land uses and proposed changes.

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 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 6:37 pm.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services