

**TOWNSHIP OF ESSA  
MINUTES OF A PUBLIC MEETING  
WEDNESDAY, JULY 6, 2016**

A Public Meeting was held on Wednesday, July 6, 2016 at 6:15 p.m. in the Council Chambers, Administration Centre, Township of Essa.

In attendance: Mayor Terry Dowdall  
Deputy Mayor Sandie Macdonald  
Councillor Keith White  
Councillor Michael Smith  
Councillor Ron Henderson

Staff in attendance: G. Murphy, Chief Administrative Officer  
C. Healey, Manager of Planning & Development  
C. Mohr, Manager of Finance  
D. Perreault, Manager of Public Works  
C. Ross Tustin, Fire Chief  
B. Sander, Clerk

The Mayor opened the meeting by stating the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment relating to Part Lot 30, Concession 3, 88 Curtis St in Angus, in accordance with Section 34 the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

Colleen Healey, Manager of Planning & Development, described the application as follows: the purpose of the application received by the Municipality is to zone lands from Core Commercial (C2) Zone to High Density, Residential (R5) Zone to allow a former commercial building to be converted to a multiple residential (apartment) building. The landowner intends to renovate the existing building and create three apartment units, using the entire lower and upper levels (it is a two storey building). The building covers approximately 8% of the 14,595 square foot lot and is approximately 1,153.75 square feet in area on the ground floor.

The subject lands lie in the settlement of Angus and are designated as Commercial. They lie in the heart of the older downtown core which at one time contained several thriving businesses. Most businesses have now moved to Mill St which is considered as the downtown of Angus. There does not seem to be much chance of reviving a business section in this part of town. More than likely, it seems reasonable to expect this older area to be revived with renovations to dwelling units and higher density units providing for affordable housing opportunities. This area is prime for improving on sidewalks and biking lanes or paths. Additional improvements could lend themselves to allowing people to enjoy the public spaces in this neighbourhood. The neighbourhood contains the busy post office, Legion, and a variety of housing types.

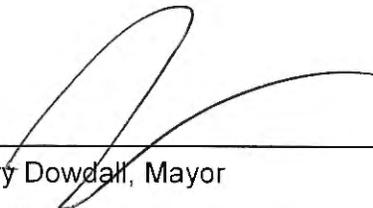
Water and sewers exist and affordable housing or apartments are much needed in the County. Council must decide whether to abandon its plans to maintain this as an area for the buying and selling of goods as laid out in its last Official Plan of 2000.

The Planner summed up agency comments as follows: NVCA, County, SCDSB and Public Works had no concerns. It was reported that two neighbours had written letters supporting the application. The owners of 86 Curtis Street and 60 Queen Street are both in favour of the rezoning.

The Mayor then asked if anyone in the audience would like to speak and 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. Comments are to be orderly, respectful and not repetitious. All comments are to be addressed to Council.

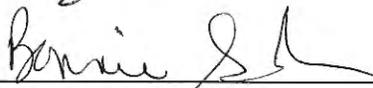
There were no comments or questions from the audience.

The Mayor stated that Council wishes to thank all those in attendance for their participation (the landowner's agent). The Planning Office will prepare a report to be presented to Council concerning this matter for the next meeting of Council. Council will then consider all matters and render a decision.



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Terry Dowdall, Mayor



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Bonnie Sander, Clerk