

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
MINUTES OF A PUBLIC MEETING  
WEDNESDAY, JUNE 20, 2018**

**PROPOSED OFFICIAL PLAN AMENDMENT (OPA 29)  
Essa Township**

A Public Meeting was held on Wednesday, June 20, 2018 at 6:00 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

Staff in attendance: G. Murphy, Chief Administrative Officer  
C. Healey, Manager of Planning and Development  
D. Perreault, Manager of Public Works  
C. Mohr, Manager of Finance  
L. Lehr, Clerk

The Mayor opened the meeting by stating that the purpose of this Public Meeting is to review an Official Plan Amendment (OPA), relating to the whole of the Township, in accordance with the Planning Act. As well, to hear comments and review written submissions from the public and other agencies. The Planner was asked to describe the proposal.

The Planner, Colleen Healey, described the application as follows:

This OPA was initiated in December, 2016, following the Township having passed an Interim Control By-law at the end of 2016 (By-law No. 2016-84). The Interim Control By-law was aimed to prohibit care facilities such as addictions treatment facilities, drug rehab centres, nursing homes and retirement homes until such time as the municipality studied this sort of land use and imposed policy to address such on a comprehensive basis in its OP.

The Township's Land Use Planning Consultant, Ron Watkin, has prepared a policy for Council to consider inserting into its existing OP. This policy was circulated in accordance with the Planning Act (copies available).

The policy, known as OPA 29, contains the following elements:

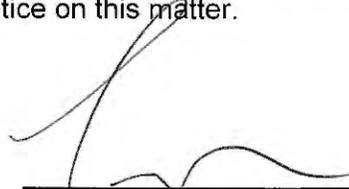
- Definition of daycare and nursery schools wherein unlicensed daycare may be provided in residential areas, and licensed daycare and nursery schools in commercial settings. Similar to what is in place and permitted now.
- Nursing homes and seniors facilities should be located in an urban setting. These are to be considered as Institutional – currently the Institutional designation/zoning allows what is there and is silent on future facilities.
- Group homes are allowed in residential neighbourhoods through current zoning (R4) but not mentioned in the OP. They will be added to the Residential section of the OP. A definition of a group home will be provided.
- Addiction treatment and rehab centres where people are treated for drugs and/or alcohol and

which may include the use or dispensing of prescription drugs for treatment, and counseling and programming, are to be located where there will be no impact on adjacent uses. They should not go into residential areas, nor on prime agricultural lands. Rural lands could serve such uses provided the use and impact is assessed and approved through an Official Plan Amendment. These should also be 300 m from any school, park, community facility or residence.

The OPA suggests removing 'institutional' uses, as a 'right', from Rural areas so that any proposed, new development would require an OPA which must be consistent with Provincial policy. Our Planning Consultant will speak to this matter as we have rec'd a letter of objection to this from the public school board.

Ron Watkin outlined the various sections of the Growth Plan which suggest that new schools should be located in settlement areas. He indicated that we should not change the proposed OPA at the request of the school board since it is believed that the request of the school board goes against Provincial policy and good planning principles. Council agreed.

The Mayor then stated that if there are no further questions or submissions, Council wishes to thank all those in attendance for their participation. The planning office will be preparing a report to be presented to Council concerning this matter. Council will then consider all matters and render a decision. Again, please inform the Clerk or Planner should you wish further notice on this matter.



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Terry Dowdall, Mayor



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Lisa Lehr, Clerk