

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY APRIL 3, 2019**

RE: PROPOSED ZONING BY-LAW AMENDMENT (Z8/18) – 7546 County Road 27

A Public Meeting was held on Wednesday April 3, 2019 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald
Deputy Mayor Michael Smith
Councillor Keith White
Councillor Henry Sander
Councillor Ron Henderson

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
C. Traynor-Richter, Manager of Finance
D. Perreault, Manager of Public Works
D. Brooks, Chief Building Official
L. Lehr, Clerk

The Mayor opened the meeting stating that the purpose of the Public Meeting is to review a proposal for a Zoning By-law Amendment to permit an accessory building to be 7,080 ft², in accordance with Section 34 of the *Planning Act*. As well, to hear comments and review written submissions from the public and public agencies.

Colleen Healey-Dowdall, CAO/Manager of Planning & Development described the application as follows:

The Zoning By-law Amendment would permit an accessory building to be constructed on the property at 7546 County Road 27 to permit storage of irrigation equipment and an office 7,080 square feet.

The proposed Zoning By-law Amendment would rezone the above lands from Agricultural (A) Zone to Agricultural Exception Three (A-3) to permit this storage shop and office.

Colleen Healey-Dowdall summed up agency comments as follows:

County of Simcoe

- Concerns for a wetland not yet evaluated/depicted within our OP
- Concerns for agricultural lands
- Concerns that the business may exceed that allowed as a home occupation
- Would require proper entrance

Colleen Healey-Dowdall stated that a neighbour who shares the driveway has expressed concern over the business intending to locate here.

She stated that the Manager of Public Works has no concerns with the approval, and that Enbridge Gas has no objection.

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.

Sherri-Lynn McDowell, 24 Parkside Drive, Barrie, agent for the applicant, took the floor and further described the application:

- Represents client/applicant
- Not agricultural land
- Land would not support an agricultural use
- Future Green is the applicant and they want to purchase
- Currently in Thornton
- Wants to stay in the area
- Wants to clean up the property, remove scrap and storage
- 1 or 2 employees
- Equipment would be brought in the fall and stored to Spring
- Will be constructed on lawn at the back (away from the pond)
- Will not remove any trees
- Use existing driveway
- Will return property to agricultural use later if business moves

Shelley Van Driel, 7544 County Road 27, neighbour spoke:

- Share the driveway
- Purchased because it was quiet
- Wants to know about the company – specifically the number of employees and the hours
- Change to what? Doesn't know type of business.
- Would like information on the entrance – impact on the driveway?
- Any change to the renters of the dwelling?

Sherri-Lynne McDowell again spoke stating they will store equipment over the off-season. There won't be daily in-and-out. Twice a year for irrigation equipment. 2 employees.

The Mayor then confirmed that if there are no further questions or submissions, Council wishes to thank all those in attendance for their participation. The Planning Department will be preparing a report to be presented to Council concerning this matter only after further information and studies are collected.

Council will then consider all matters and render a decision. A decision has not yet been made.



Sandie Macdonald, Mayor



Lisa Lehr, Clerk