

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY, APRIL 2, 2025  
6:00 p.m.**

**AGENDA**

Members of the public wishing to attend can do so by attending in person to the Council Chambers in the Administration Centre located at 5786 County Road 21, Utopia.

**1. OPENING OF MEETING BY THE MAYOR**

The Township of Essa acknowledges that we are situated on land within the area of Treaty 18, also known as the Lake Simcoe-Nottawasaga Treaty, signed on October 17, 1818 between the Government of Upper Canada and the Anishinaabe Indigenous peoples. The Anishinaabe include the Ojibwe, Odawa and Pottawatomi Nations collectively known as the Three Fires Confederacy. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Metis and Inuit People.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT / BUILDING**

- p. 1 a. **Staff Report PD008-25 submitted by the Planning and Development Coordinator, re: Site Plan Control Application (SP2-21) – 128 Cecil Street.**

Recommendation: ***BE IT RESOLVED THAT Staff Report PD008-25 be received for information purposes.***

- p. 5 b. **Staff Report PD009-25 submitted by the Manager of Planning, re: Site Plan Control Area By-law.**

Recommendation: ***BE IT RESOLVED THAT Staff Report PD009-25 be received and; THAT Council consider repealing By-law 2001-68 and replacing it with an updated By-law that reflects changes resulting from Bill 23, More Homes Built Faster Act, 2022 and Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023.***

- p. 10 c. **Staff Report PD010-25 submitted by the Development Planner, re: Proposed Site Plan Control Application – SP5-24 – Tangle Creek – Request for Reduction in Securities.**

Recommendation: ***BE IT RESOLVED THAT Staff Report PD010-25 be received and; THAT Council consider a reduction to the total securities owed by the applicant from 100% of all site works (\$569,600), to 30% of the total (internal) site works (\$170,880).***

5. **PARKS AND RECREATION / COMMUNITY SERVICES**

- p. 18 a. **Staff Report PR007-25 submitted by the Manager of Parks and Recreation, re: Award of Tender – Skate Park and Modular Pump Track for Thornton and Angus.**

Recommendation: **BE IT RESOLVED THAT** Staff Report PR007-25 be received; and **THAT** the quotation received from **Canadian Ramp Company** be accepted in the amount of **\$459,999.91 (\$331,616.11 for the Angus Skate Park relocation & Pump tracks installation and \$128,383.80 for the Thornton Pump tracks installation) (excluding HST)** as per Township specifications, contingent upon WSIB Clearance Certificate and a copy of Insurance being provided to the Municipality.

- p. 20 b. **Staff Report PR008-25 submitted by the Manager of Parks and Recreation, re: Award of Tender - Brownley Meadows Park-Outdoor Arena Mini Rink and Concrete Pad.**

Recommendation: **BE IT RESOLVED THAT** Staff Report PR008-25 be received; and **THAT** the quotation received from **Sport Court Ontario** be accepted in the amount of **\$123,852.00 (excluding HST)** to supply and install Mini. Rink and Concrete Pad at the Brownley Meadows Park as per Township specifications, contingent upon WSIB Clearance Certificate and a copy of Insurance being provided to the Municipality.

6. **FIRE AND EMERGENCY SERVICES**

7. **PUBLIC WORKS**

- p. 22 a. **Staff Report PW007-25 submitted by the Manager of Public Works, re: Award of Quotation – Slurry Seal Treatment.**

Recommendation: **BE IT RESOLVED THAT** Staff Report PW007-25 be received; and **THAT** the quotation as received from **Duncor Enterprises Inc.** be accepted in the amount of **\$334,302.54 (excluding HST)**, to complete the 2025 Slurry Seal Treatment program on various locations within the Township limits, contingent upon a WSIB Clearance Certificate and a copy of Insurance being provided to the Township, to the Township's satisfaction.

8. **FINANCE**

9. **CLERKS / BY-LAW ENFORCEMENT / IT**

10. **CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**

11. **OTHER BUSINESS**

12. **ADJOURNMENT**

Recommendation: **BE IT RESOLVED THAT** this meeting of Committee of the Whole of the Township of Essa adjourn at \_\_\_\_\_pm., to meet again on the 16<sup>th</sup> day of April, 2025 at 6:00 p.m.



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD008-25

**DATE:** April 2<sup>nd</sup>, 2025

**TO:** Committee of the Whole

**FROM:** Anmol Burmy, Planning and Development Coordinator

**SUBJECT:** Site Plan Control Application (SP2-21) – 128 Cecil Street

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### RECOMMENDATION

That Staff Report PD008-24 be received for information purposes.

### BACKGROUND

In August of 2021, an application for Site Plan Control (File No. SP2-21) was first submitted with the intent to develop eleven (11) townhouse units on an internal condominium road fronting on Cecil Street on lands known as 128 Cecil Street. A second submission was submitted in February 2024, with a third draft submission currently under discussion between the Township and Applicant as of the date of this report.

On February 19<sup>th</sup>, 2025, the applicant requested circulation of the third draft submission following internal discussions between the applicant and municipality.

It should be noted that prior to this Site Plan Control Application, the subject property had received Consents (2010) for the creation of four (4) lots along Cecil Street. **The retained lot was intended for one (1) single-family unit with sufficient space for a driveway access along Cecil Street.** Additional Consents (2019) were granted for an easement over the retained lot access and new lots. Attachment 1 shows the proposed lots, residential units and easements.

### COMMENTS AND CONSIDERATIONS

On March 7<sup>th</sup>, 2025, the applicant was sent a letter via email from the Manager of Planning to inform them that the Township cannot support the proposed development due to multiple factors, as referenced below.

As a result of the limited configuration of the existing access, the proposed development is unable to meet the Township's Engineering Design Standards. Road widths (Section 3.1), inadequate snow removal areas (Appendix C), and visitor parking allocation

4a

(Sections 1.3.5 and 3.1) are the main concerns for the Township, in addition to the current limitation on Municipal Water Capacity supply to support the proposed development.

It should further be noted that the Township held discussions with the County of Simcoe to potentially authorize direct access off Brentwood Road to facilitate the proposed development and utilize the existing Cecil Street access for emergency vehicles only. This option would have provided a potential solution to the issue of the existing access not meeting Engineering Design Standards. However, further to a meeting of February 19<sup>th</sup>, 2025, between agencies and the Applicant, the County has stated that it is not supportive of this approach.

Since an approval to this Site Plan Control Application would be conditional on meeting Engineering Design Standards (that cannot be met) or utilizing a County Road (which will not be supported by the County), the Township cannot support this development as proposed.

In good faith, the aforementioned March 7<sup>th</sup>, 2025, Township letter was sent in an effort to save the Applicant time and expenses related to circulation periods and peer reviews.

**FINANCIAL IMPACT**

No perceived Financial Impact.

  
Manager of Finance

**SUMMARY/OPTIONS**

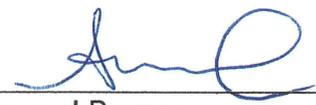
Council may consider:

1. Receive this report for information purposes.
2. Direct staff in another manner Council deems appropriate.

**CONCLUSION**

Option #1 is recommended.

Respectfully submitted by:

  
Anmol Burmy,  
Planning and Development  
Coordinator

Reviewed by:

*Samuel Haniff*  
Samuel Haniff,  
Manger of Planning

Reviewed by:

  
Michael Mikael,  
Chief Administrative Officer

**Attachments:**

1. Excerpt from 2019 Consent application submission showing proposed lots and structures

# **ATTACHMENT No.1**

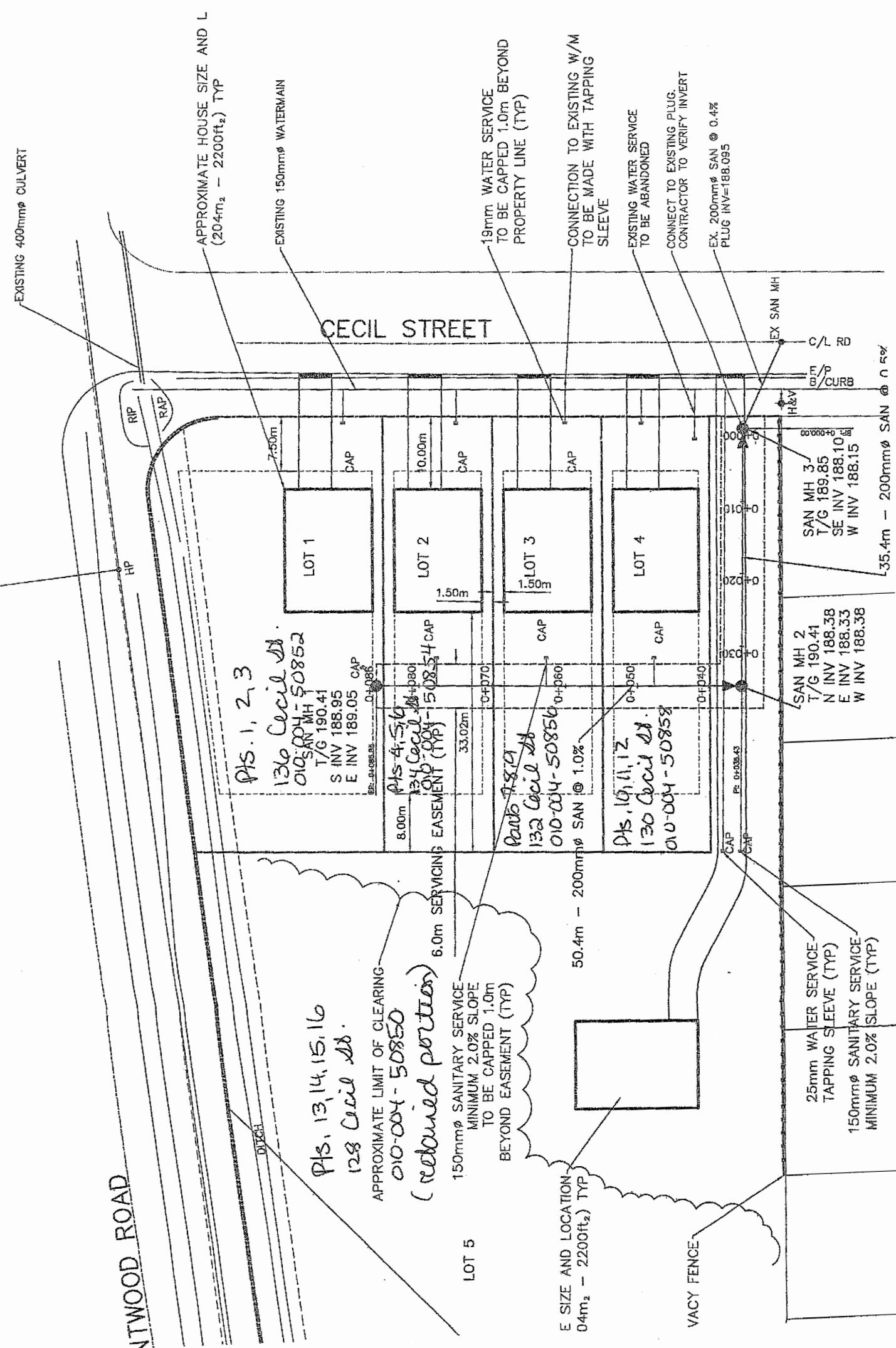
**Excerpt from 2019 Consent application submission showing  
proposed lots and structures**

SUBJECT SITE

KEY PLAN

**LEGEND**

- SAN MAN
- CATCH B.
- ⊙ CATCH B<sub>i</sub>
- STORM M.
- X EXISTING
- 309.41 PROPOSED
- ↓ 0.6% PROPOSED
- ▣ PROPOSED
- SERVICE C
- + FIRE HYDR
- ⊕ WATER VA
- ⊙ CURB STO
- LIGHT STAI
- HP HYDRO POI
- δ PROPOSED



EXISTING 400mm $\phi$  CULVERT

APPROXIMATE HOUSE SIZE AND L  
(204m<sup>2</sup> - 2200ft<sup>2</sup>) TYP

EXISTING 150mm $\phi$  WATERMAIN

19mm WATER SERVICE  
TO BE CAPPED 1.0m BEYOND  
PROPERTY LINE (TYP)

CONNECTION TO EXISTING W/M  
TO BE MADE WITH TAPPING  
SLEEVE

EXISTING WATER SERVICE  
TO BE ABANDONED

CONNECT TO EXISTING PLUG.  
CONTRACTOR TO VERIFY INVERT

EX. 200mm $\phi$  SAN @ 0.4%  
PLUG INV=188.095

CECIL STREET

WATWOOD ROAD

Pls. 1, 2, 3  
136 Cecil St.  
010-004-50852  
S INV 188.95  
E INV 189.05 CAP

Pls. 4, 5, 6  
134 Cecil St.  
010-004-50854 CAP

Pls. 7, 8, 9  
132 Cecil St.  
010-004-50856

Pls. 10, 11, 12  
130 Cecil St.  
010-004-50858

SAN MH 3  
T/G 189.85  
SE INV 188.10  
W INV 188.15

SAN MH 2  
T/G 190.41  
N INV 188.38  
E INV 188.33  
W INV 188.38

APPROXIMATE LIMIT OF CLEARING  
(retained portion)  
010-004-50850

150mm $\phi$  SANITARY SERVICE  
MINIMUM 2.0% SLOPE  
TO BE CAPPED 1.0m  
BEYOND EASEMENT (TYP)

E SIZE AND LOCATION  
04m<sup>2</sup> - 2200ft<sup>2</sup>) TYP

25mm WATER SERVICE  
TAPPING SLEEVE (TYP)

150mm $\phi$  SANITARY SERVICE  
MINIMUM 2.0% SLOPE (TYP)



TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD009-25

**DATE:** April 2<sup>nd</sup>, 2025

**TO:** Committee of the Whole

**FROM:** Samuel Haniff, Manager of Planning

**SUBJECT:** Site Plan Control Area By-law

**RECOMMENDATION**

That Staff Report PD009-25 be received; and

That Council consider repealing By-law 2001-68 and replacing it with an updated By-law that reflects changes resulting from Bill 23, *More Homes Built Faster Act, 2022* and Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*.

**BACKGROUND**

Township of Essa By-law 2001-68 (Site Plan Control Area By-law) declares all lands within the boundary of the Corporation of the Township of Essa to be within a Site Plan Control Area for the purpose of Section 41(2) of The Planning Act, R.S.O. 1990, c.P.13.

The Township Official Plan additionally states that “...all lands within the Township are designated as a proposed Site Plan Control area under the provisions of the Planning Act.”

With the adoption of Bill 23, *More Homes Built Faster Act, 2022* and Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* by the Province, the Planning Act has been amended to exclude some areas from Site Plan Control.

While the updated Planning Act regulations will effectively update the Official Plan provisions (until a New Official Plan is completed), By-law 2001-68 still requires updating.

This Staff Report serves to update By-law 2001-68.

**COMMENTS AND CONSIDERATIONS**

Bill 23 (2022) amended the Planning Act by restricting Site Plan Control for the up to 10 residential units, while Bill 97 (2023) further amended the Planning Act by allowing up to 10 residential units in prescribed areas as follows:

- Section 41(1.2)

*Subject to subsection (1.3), the definition of “development” in subsection (1) does not include the construction, erection or placing of a building or structure for residential purposes on a parcel of land if that parcel of land will contain no more than 10 residential units, unless the parcel of land includes any land in a prescribed area.*

Ontario Regulation 254/23 outlines the “Prescribed areas” referenced in Bill 97 as follows:

- Ontario Regulation 254/23 (Prescribed Areas – Section 41 of the Act)

1. (1) *The following areas are prescribed for the purposes of subsection 41 (1.2) of the Act:*

1. *Any area that is within 300 metres of a railway line set out in subsection (2).*
2. *Any area that is within 120 metres of,*
  - i. *A wetland,*
  - ii. *The shoreline of the Great Lakes-St. Lawrence River System,*
  - iii. *An inland lake, or*
  - iv. *A river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.*

- (2) *For the purposes of paragraph 1 of subsection (1), a railway line excludes,*
  - (a) *a railway line to which the Canada Transportation Act (Canada) applies and whose operations have been discontinued under section 146 of that Act;*
  - (b) *an abandoned railway line to which the Canada Transportation Act (Canada) does not apply; and*
  - (c) *a railway line on which the only railway that operates is an urban rail transit system.*

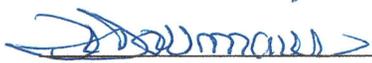
- (3) *Subsection (1) does not apply in respect of any development for which a building permit has been issued on or before August 9, 2023.*

Staff is also recommending that lands zoned and used solely for agricultural purposes not be subject to Site Plan Control.

Attachment 1 is the new Draft Site Plan Control Area By-law that would repeal and replace By-law 2001-68.

## **FINANCIAL IMPACT**

No financial impact.

  
\_\_\_\_\_  
Manager of Finance

## SUMMARY/OPTIONS

Council may:

1. **Receive Staff Report PD009-25 and consider repealing Township of Essa By-law 2001-68 and replacing it with an updated By-law that reflects changes resulting from Bill 23, More Homes Built Faster Act, 2022 and Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023.**
2. Direct staff in another manner.

## CONCLUSION

Option #1 is recommended.

Respectfully submitted by:

Reviewed by:

*Samuel Haniff*

Samuel Haniff, Manager of Planning



Michael Mikael, CAO

Attachments:

1. Draft By-law to repeal and replace By-law 2001-68

4b

# ATTACHMENT No.1

Draft By-law to repeal and replace By-law 2001-68

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THE CORPORATION OF THE TOWNSHIP OF ESSA

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BY-LAW 2025 –

**Being a By-law to establish a Site Plan Control Area within the limits of the Township of Essa (Site Plan Control Area By-law).**

WHEREAS Section 41 (2) of the Planning Act, R.S.O 1991, c. P. 13, as amended provides that a municipality may, by by-law, establish a Site Plan Control Area.

WHEREAS the Official Plan of the Township of Essa establishes site plan control policies and outlines the areas to which these policies may apply;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESSA HEREBY ENACTS AS FOLLOWS:

1. That the entire Township of Essa planning area is hereby designated a site plan control area, save and except for the following:
  - a. All lands zoned and used solely for agricultural purposes
  - b. All residential developments on an existing parcel of land containing up to 10 residential units.
2. That notwithstanding the areas designated under Part 1 of this by-law, site plan control areas may be designated as deemed necessary by the Council of the Corporation of the Township of Essa in accordance with the provisions of the Official Plan.
3. That this By-law may be referred to as the "Site Plan Control Area By-law"
4. That the Site Plan Control Area By-law shall apply to all developments with up to 10 residential units where the development is proposed within 300 metres of a railway line, and within 120 metres of a shoreline, inland lake, wetland, or river or stream valley.
5. That By-law No. 2001-68 and any amendments made thereto are hereby repealed as of the date this by-law comes into force and effect.
6. THAT this By-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

**READ A FIRST AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED on this the 2<sup>nd</sup> day of April 2025.**

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Sandie Macdonald, Mayor

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Sarah Corbett, Acting Manager of Legislative Services



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD10-25

**DATE:** April 2<sup>nd</sup>, 2025

**TO:** Committee of the Whole

**FROM:** Owen Curnew, Development Planner

**SUBJECT:** Proposed Site Plan Control Application – SP5-24 – Tangle Creek – Request for Reduction in Securities

### RECOMMENDATION

That Staff Report PD10-25 be received; and

That Council consider a reduction to the total securities owed by the applicant from 100% of all site works (\$569,600), to 30% of the total (internal) site works (\$170,880).

### BACKGROUND

A Site Plan Control application was submitted by Richard Edmonds, owner of Tangle Creek, and received by staff in September of 2024. The applicant has applied for Site Plan Control in order to rearrange the existing 9 holes on the golf course which would result to changes in grade, elevations, and drainage on lands known municipally as 4730 25<sup>th</sup> Sideroad, commonly known as Tangle Creek Golf Course.

The application was deemed complete on October 2<sup>nd</sup>, 2024, and was circulated to all relevant agencies and departments. The applicant has provided three (3) submissions in support of the application, and staff has reviewed all materials to date, and can confirm that no outstanding issues remain, and the materials provided are satisfactory.

Staff has engaged with the Township Solicitor to draft a Site Plan Control Agreement (SPCA) for the subject property, and both parties are currently reviewing the most recent draft, which was completed on February 28<sup>th</sup>, 2025.

The applicant has taken issue with the percentage of security required for the proposed development, which is 100% of the cost of all site works (internal and external). **Worth to mention that; the applicant is only proposing internal works at this time and there is no external impact on Municipal Assets (roads, ditch etc..).**

### COMMENTS AND CONSIDERATIONS

During the review of the Draft SPCA, the applicant has taken issue with the security requirement of 100% of all site works. The applicant has submitted a letter (Attachment

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1) to staff, that is addressed to Council for consideration, that the required securities be reduced to 10% of all site works.

The applicant has provided a Cost Estimate (Attachment 2) which has been reviewed by Township Staff and deemed sufficient. The total project cost is estimated at \$569,600, and, as stated previously, all site works are internal. The current requirement of 100% would require that the applicant provide the Township with a security of \$569,600.

After review of the letter, and considering that there are no external site works, no impacts to municipal roads, ditches, etc., nor impacts to neighbouring properties as ensured by the SPC process, staff agrees that a security reduction would be appropriate. However, Staff is recommending a reduction to 30% instead of 10% as requested by the applicant, and that the applicant shall still be required to pay the \$5,000 lot grading deposit to the Building Department as is stated in the Draft SPCA. Staff believes that a reduction to 30% is appropriate for the internal works related to this project.

**FINANCIAL IMPACT**

This request for securities reductions would see a reduction in securities from 100% to 30%, which amounts to a reduction from \$569,600 to \$170,880.

  
\_\_\_\_\_  
Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Take no further action.
2. **That Council consider a reduction to the total securities owed by the applicant from 100% of all site works (\$569,600), to 30% of the total (internal) site works (\$170,880).**
3. Direct staff in another manner.

**CONCLUSION**

Option #2 is recommended.

Respectfully submitted by:

Reviewed by:

Reviewed by:



*Samuel Haniff*



Owen Curnew,  
Development Planner

\_\_\_\_\_  
Samuel Haniff,  
Manager of Planning

\_\_\_\_\_  
Michael Mikael, CAO

**Attachments:**

1. Applicant Request for Reductions in Securities
2. Internal Works Cost Estimate

# ATTACHMENT NO.1

Applicant Request for Reductions in Securities

4c

Tangle Creek Golf & Country Club Inc.  
4730 Sideroad 25,  
Thornton ON L0L 2N2

March 17<sup>th</sup>, 2025

Corporation of the Township of Essa  
5786 Simcoe County Road No. 21  
Utopia, Essa Township, Ontario L0M 1T0

Attention: Your Worship Mayor Sandie Macdonald, and  
Honourable Council Members:

Michael Smith,	Deputy Mayor
Pieter Kiezebrink,	Councillor Ward 1
Henry Sander	Councillor Ward 2
Liana Maltby,	Councillor Ward 3

With copies to: Owen Curnew, Township of Essa Development Planner, and  
Rachele Brown, Deputy Chief Building Official

Re: Township of Essa, 'Site Plan Control Application' – SP5-24 – Tangle Creek Golf & Country Club Inc.

Owner: Tangle Creek Golf & Country Club Inc.; Agent: Mr. Richard Edmonds, GM & Managing Partner

Subject: Request for a 'Reduction' to the Required Securities, valued at 100% of the Subject Golf Course Landscape Renovation Project Cost

Mayor Macdonald and Council Members,

*On behalf of the ownership group of Tangle Creek Golf & Country Club Inc. ("Tangle Creek"), we respectfully request a reduction in the requisite security for the Golf Course Landscape Renovation project from the cited 100% amount of the project cost, as put forward by the Township on March 11, 2025, to a more reasonable 10%, which aligns with industry norms for projects of this type and scope.*

Following initial communications in early September 2024 with Township of Essa Planning and Engineering officials, Mr. Owen Curnew and Ms. Rachele Brown, regarding the proposed Golf Course Landscape Renovation project at Tangle Creek, an application for a Site Plan Control Amendment was formally submitted to the Township of Essa on September 19, 2024, by General Manager & Managing Partner, Mr. Richard Edmonds. On October 2, 2024, Township Development Planner, Mr. Curnew confirmed that the application was deemed complete, with comments from departmental and regulatory agency circulation expected by November 1, 2024. These comments were received promptly, and two subsequent formal

submissions were made to the Township on November 27, 2024, and February 14, 2025, in response to previously unspecified requirements.

On February 26, 2025, Mr. Curnew communicated that the Township was satisfied with the documents provided and would be contacting the solicitor to begin drafting the agreement. On March 4, 2025, Mr. Curnew requested additional information for the agreement from Mr. Edmonds, which was provided promptly. On March 11, 2025, Ms. Brown requested that a 15% contingency be clearly shown in the project's line-item budget summary and relayed, for the first time, that the Township requires a 100% security deposit (or letter of credit) for this project. The revised budget with contingency was provided immediately and deemed satisfactory by Ms. Brown, with Mr. Curnew confirming that the 100% security is the standard for all projects requiring site plan control since 2024. We requested but did not receive the official documents and date of bylaw enactment related to this requirement for our review. We were told to go to the website meeting minutes to search ourselves for this change in bylaw. Following several communications between Mr. Curnew and Mr. Edmonds, it was suggested to Mr. Edmonds that a formal request be made by Tangle Creek to Council to reduce the security requirement.

The 100% security requirement was unexpected, not in line with needs for other similar projects and is the basis for Tangle Creek's appeal and request for reduction to a reasonable and fair 10% security requirement. The landscape renovation project is focused on developing a 'short course' on Tangle Creek's interior lands which involves sculpting current terrain. The purpose of this initiative is to create jobs, promote tourism, and introduce new individuals to the game. The intent is to move Tangle Creek's business in a proactive direction, addressing changing leisure activities and social behavioral patterns in the area, and maintaining its vibrant presence in the fabric of Essa Township.

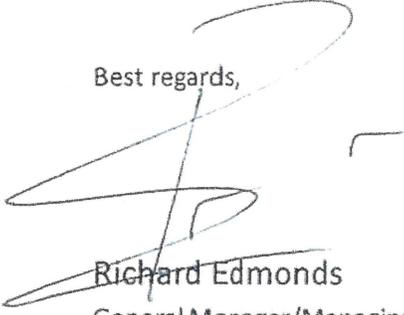
While we appreciate and understand the purpose and intent of requisite securities, in this instance, where there is no impact on the environment, neighboring property owners, or new lands involved, the 100% security represents a significant impediment and hardship to this project and potentially others of a similar nature in the Township. The proposed new 'short course' holes are an enhancement of the existing practice area, involving a safe reduction in the size of the driving range with nine short holes occupying the perimeter of the former driving range grassed areas. This project is truly a landscape renovation or reworking of existing lands.

The rationale for Site Plan Control (SPC) covering the 'entire' Tangle Creek property is well understood. Note, however, that the subject 'project' land envelope is a very 'small' portion of the total Tangle Creek land mass and is located in an 'interior' sector of the property that typically would NOT be subject to the rigours of SPC regulation with no proximity to railway lines, wetlands, inland shorelines, river or stream valleys, etc. and as previously referenced with the proposed works not impacting any component of Tangle Creek's total land holding, including NVCA areas, its physical structures and business, nor neighbouring properties and adjacent public arterials.

With the utmost respect for Township of Essa protocol and standards, we formally request that the requisite security be reduced to 10%, in line with similar projects in other Ontario municipalities, rather than the requested 100% of the project cost.

We appreciate the time and consideration of Mayor Macdonald, Council members, and key Township Planning and Engineering staff. Mr. Edmonds, along with Tangle Creek's ownership group and consulting team members, are available on short notice to provide clarifications and respond to questions. We look forward to a timely review and consideration.

Best regards,



Richard Edmonds

General Manager/Managing Partner  
NGCOA Canada President



"Continually exceed patron expectations and create long term relationships"

Tangle Creek Golf & Country Club Inc.  
Barrie's Premier Golf & Event Facility

4730 Side Rd 25  
Thornton, Ontario  
L0L 2N0  
Tel: 705-720-2150 X 102  
Cell: 647-388-3763 (Text)  
[www.tanglecreekgolf.com](http://www.tanglecreekgolf.com)

# ATTACHMENT NO.2

Internal Works Cost Estimate

4c

'The Breeze' Short Course (NEW 9 Holes) at TANGLE CREEK G&CC, Thornton, Ontario

REVN #7

**II. SHORT COURSE including Range & Practice Areas**

1	GCA Design, Lay-out, Sub-Trade & Club Liaison, Shaping Assist, Observation/Inspect	GCArch	8,500
2	SPC Amendment per Site Alteration Permit - Eng. Study & Permit Fees (?)	TBD (?)	21,250
3	Irrigation Consult	SLavin/ Gtaylor/other (?)	1,190
4	Erosion Prevention - Silt Fence incl. inspection & maintenance	CLUB, other Contr (?)	850
5	Site Prep - Bush-hog/Mow, Rototil, Brush/Tree Removal, ex.IRRIGATION (?)	Golf Shaper, other Contr, CLUB	3,825
6	Earth Work - Topsoil Strip, temp. ESC Dry-Ponds (4), Cut/Fill, Shaping, Re-Topsoil, Spread Mix	Golf Shaper	83,300
7	Drainage	Shaper & Club	10,625
8	Irrigation	Shaper, Irrig Contr & CLUB (?)	53,550
9	Import Greens/ Tee Rootzone Mix	CLUB	82,025
10	Import Bunker Sand	CLUB	23,375
11	Trees, Shrub Plantings	Arbor Contractor	27,200
12	Landscaping - Boulders & Ledgerock, Rail Fence, Dry Riverstone, etc.	Golf Shaper, other Contr, CLUB	25,500
13	Finish Grade FWYS, Prim. Rough, Stone/Root Pick & Seed/Sod Bed Prep	Golf Shaper, other Contr, CLUB	10,200
14	Grow-In Erosion Prevention - straw bales, noodles, etc.	CLUB, other Contr (?)	8,500
15	Sod Supply Bluegrass Sandtrap Environs, Grass Bunkers & 'LIMITED' Other TBD	Sod Co prep/Install & CLUB	17,000
16	Sod 'LIMITED' Bentgrass Perimeter Strips for Erosion Prevention	Sod Co prep/Install & CLUB	8,500
17	Sod 'LIMITED' Bluegrass & Fescue Perimeter Strips for Erosion Prevention	Sod Co prep/Install & CLUB	8,500
18	Seed BENTGRASS, Soil Amendment & Fert Greens	CLUB, other Contr (?)	21,250
19	Seed BENTGRASS, Soil Amend, Fert Tees, Fairways, G2T Walkway Links	CLUB, other Contr (?)	29,750
20	Seed BLUEGRASS, Soil Amend, Fert Primary Rough	CLUB, other Contr (?)	8,245
21	Seed FESCUE, Soil Amend, Fert Secondary Rough	CLUB, other Contr (?)	14,025
22	Grow-In' including Erosion/ Wash-out Repairs	CLUB	8,500
23	Course Hardware & 'Character' Signage	CLUB	8,500
27	Contingency (15%)		0.15 85,440

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*** Revn #7. <b>TOTAL PROJECT - Short Course incl. Range and Practice Areas</b>	CLUB Resources & Contracted	<b>569,600</b>
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### TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PR007-25

**DATE:** April 2<sup>nd</sup>, 2025

**TO:** Committee of the Whole

**FROM:** Chris Rankin – Manager of Parks and Recreation

**SUBJECT:** **Award of Tender – Supply and Installation of Skate Park and Modular Pump Track for Thornton and Angus**

#### RECOMMENDATION

That Staff Report PR007-25 be received; and

That the quotation received from **Canadian Ramp Company** be accepted in the amount of **\$459,999.91 (\$331,616.11 for the Angus Skate Park relocation & Pump tracks installation and \$128,383.80 for the Thornton Pump tracks installation) (excluding HST)** as per Township specifications, contingent upon WSIB Clearance Certificate and a copy of Insurance being provided to the Municipality.

#### BACKGROUND

The current skate park in at the Angus Community Center has been deemed to be at the end-of its life cycle and requires prompt replacement to ensure a safety and level of service are met.

The Request for Tender for the **supply and installation of Skate Park and Modular Pump Track** in Angus and **Pump Track for the Thornton Community Center** was posted on the Township’s website, digital board, and circulated in accordance with Essa’s Procurement Policy A17-01 on February 14<sup>th</sup>, 2025. The closing date for the Request of Tender was March 14<sup>TH</sup>, at 2:00 pm.

#### COMMENTS AND CONSIDERATIONS

The following is a summary of the Tender result (*only one bid was received*):

Bidder	Total Price Excluding HST
<b>CANADIAN RAMP COMPANY</b>	<b>\$459,999.91</b> (\$331,616.11 Angus Skate Park and Pump tracks & \$128,383.80 Thornton Pump Tracks)

## FINANCIAL IMPACT – Funding Strategy

The 2025 approved Parks and Recreation prioritized Capital Budget included **\$340,000** for Angus skate Park relocation and pump tracks (\$170,000 Parks and Recreation Obligatory & \$170,000 Parks Development Charges). The successful bidder is **\$331,616.11** (excluding applicable tax) resulting in a surplus of \$ \$8,383.89 (assuming no change orders).

The 2025 approved Parks and Recreation Capital Budget included **\$280,000** for the supply & installation of the Thornton Pump tracks including other capital misc. replacement and purchases (\$180,000 Parks and Recreation Obligatory & \$100,000 Parks Development Charges). The successful bidder is **\$128,383.80** (excluding applicable tax) resulting in a surplus of \$151,616.20 to fund other capital needs (assuming no change orders).



Manager of Finance

## SUMMARY/OPTIONS

Council may:

1. Take no action.
2. Award the Quotation to **Canadian Ramp Company** in the amount of **\$459,999.91 (\$331,616.11 for the Angus Skate Park relocation & Pump tracks installation and \$128,383.80 for the Thornton Pump tracks installation)** (excluding HST), contingent upon WSIB Clearance, Certificate and a copy of Insurance being provided to the Municipality
3. Direct Staff in another course of action

## CONCLUSION

Staff recommends that **Option 2** be approved, given that this contractor has had several positive reviews with other Townships also based on the fact that all criteria and value was proposed in their plan for a safe and inclusive skate park and pump tracks.

Respectfully submitted,



Chris Rankin  
Manager of Parks and Recreation



Michael Mikael, P, Eng  
CAO



TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PR008-25

**DATE:** April 2<sup>nd</sup>,2025

**TO:** Committee of the Whole

**FROM:** Chris Rankin – Manager of Parks and Recreation

**SUBJECT:** **Award of Tender - Brownley Meadows Park-Outdoor Arena Mini. Rink & Concrete Pad**

**RECOMMENDATION**

That Staff Report PR008-25 be received; and

That the quotation received from **Sport Court Ontario** be accepted in the amount of \$123,852.00 (**excluding HST**) to supply and install Mini. Rink and Concrete Pad at the Brownley Meadows Park as per Township specifications, contingent upon WSIB Clearance Certificate and a copy of Insurance being provided to the Municipality.

**BACKGROUND**

The Request for Tender for the **SUPPLY AND INSTALLATION OF OUTDOOR MINI RINK AND CONCRETE PAD** was posted on the Township’s website, digital board, and circulated in accordance with Essa’s Procurement Policy A17-01 on February 21<sup>st</sup>, 2025. The closing date for the Request of Tender was March 21<sup>st</sup>, at 2:00 pm.

**COMMENTS AND CONSIDERATIONS**

The following is a summary of the Tender result:

<b>Bidder</b>	<b>Total Price Excluding HST</b>
Sport Court Ontario	\$123,852.00

### FINANCIAL IMPACT – Funding Strategy

The 2025 approved Parks and Recreation prioritized Capital Budget included **\$130,000** for the Brownley Meadows Park-Outdoor Arena Mini. Rink and Concrete Pad installation (\$130,000 Parks and Recreation Development Charges). The successful bidder is **\$123,852.00**(excluding applicable tax) resulting in a surplus of \$ \$6,148 (assuming no change orders).



Manager of Finance

### SUMMARY/OPTIONS

Council may:

1. Take no action.
2. Award the Quotation to **Sport Court Ontario** in the amount of **\$123,852.00** (excluding HST) contingent upon WSIB Clearance Certificate and a copy of Insurance being provided to the Municipal.
3. Direct Staff in another course of action

### CONCLUSION

Staff recommends that **Option 2** be approved, given that this contractor has had several positive reviews with other Townships and no known past performance concerns.

Respectfully submitted,



Chris Rankin  
Manager of Parks and Recreation



Michael Mikael, P, Eng  
CAO



## TOWNSHIP OF ESSA STAFF REPORT

7a

**STAFF REPORT NO.:** PW007-25  
**DATE:** April 2<sup>nd</sup>, 2025  
**TO:** Committee of the Whole  
**FROM:** John Kolb – Manager of Public Works  
**SUBJECT:** Award of Quotation – Slurry Seal Treatment

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### RECOMMENDATION

That Staff Report PW007-25 be received; and

That the quotation as received from **Duncor Enterprises Inc.** be accepted in the amount of **\$334,302.54 (excluding HST)**, to complete the 2025 Slurry Seal Treatment program on various locations within the Township limits, contingent upon a WSIB Clearance Certificate and a copy of Insurance being provided to the Township, to the Township's satisfaction.

### BACKGROUND

2025 Public Works prioritized Capital Budget included the following approved surface treatment projects:

- **9<sup>th</sup> Line:** 20<sup>th</sup> Sideroad to 25<sup>th</sup> Sideroad (**3.00km**)
- **9<sup>th</sup> Line:** 5<sup>th</sup> Sideroad to Highway 89 (**3.00km**)
- **10<sup>th</sup> Line:** From County Road 21 South (**0.8km**)
- **11<sup>th</sup> Line:** From County Road 21 North (**1.5km**)
- **11<sup>th</sup> Line:** 5 Sideroad to the South limit (**2.00km**)

### COMMENTS AND CONSIDERATIONS

The tender document was posted on the Biddingo website on February 27<sup>th</sup>, 2025 and closed on March 14<sup>th</sup>, 2025.

A letter describing the project timeline and traffic management plan will be mailed out to the residents within the construction limits to ensure public engagement.

**FINANCIAL IMPACT**

Council approved **\$465,000.00** - Micro Sealing Program in the 2025 Public Works Prioritized Capital Budget (\$319,000 from taxation & \$146,000 OCIF carry forward).

Bidder	Deposit	Total Price Excluding HST
<b>DUNCOR ENTERPRISES INC.</b>	<b>\$10,000.00</b>	<b>\$334,302.54</b>
Miller Paving Limited	\$10,000.00	\$358,459.60

- The Lowest Bidder Duncor Enterprises Inc. is \$130,697.46 less than the approved Capital Budget (***assuming no change orders and/or other issues during construction***).
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Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Award of tender to **Duncor Enterprises Inc.** in the amount of **\$ 334,302.54 (excluding HST)**
2. Direct Staff in another course of action to follow up in the current plan

**CONCLUSION**

Staff recommends that **Option 1** be approved, given that this supplier is in a good standing with the Township and with no known past performance problems.

Respectfully submitted,

Submitted by,

Respectfully submitted by:

Reviewed by:

Reviewed by:

JEREMY WALTON

Jeremy Walton  
GIS Technician



John Kolb  
Manager of Public Works



Michael Mikael, P. Eng  
Chief Administrative Officer