

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY, MAY 5, 2021**

**RE: PROPOSED ZONING BY-LAW AMENDMENT - 203 BARRIE STREET, THORNTON
(Z3/20 – 203 BARRIE STREET)**

A Public Meeting was held virtually on Wednesday, May 5, 2021 and was livestreamed to the public on the Township of Essa's YouTube Channel.

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

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer (electronic)
C. Traynor, Manager of Finance (electronic)
R. Rosilius, Deputy Treasurer (electronic)
M. Mikael, Manager of Public Works (electronic)
A. Powell, Manager of Planning and Development (electronic)
J. Sidhu, Planner (electronic)
C. Murphy, Planner (electronic)
J. Coleman, Manager of Parks and Recreation (electronic)
K. Pascoe, Deputy Clerk (electronic)
L. Lehr, Manager of Legislative Services (electronic)

The Mayor opened the meeting by stating the purpose of this Public Meeting is to discuss proposed amendments to the Township's Zoning By-law, in accordance with the provisions of the Planning Act. As well, to hear comments and review written submissions from the public and public agencies.

Tyler Kawall, Planning Consultant from Innovative Planning Solutions, then presented the following:

- Mr. Kawall provides an overview of the existing site conditions indicating that the subject lands are currently used for residential purposes and are serviced by an on-site well and septic system.
- An overview of adjacent uses was further provided – consisting of detached residential, a commercial plaza, a vacant future commercial parcel, and the Trans Canada Trail.
- The subject property is designated 'Residential' in the Township's Official Plan and is Zoned 'Residential Low Density Detached (R1)' in the Township's Zoning By-law. Mr. Kawall noted that the 'Residential' Official Plan Designation permits neighbourhood-commercial uses.
- Mr. Kawall then provided an overview of the proposed development:
 - The Application proposes a Zoning By-law Amendment for the development of one (1) new commercial building consisting of two (2) new commercial units with parking, sidewalks, and serviced through septic.
 - There would be two (2) medically related office uses including an anticipated new dental office.

- There are fifteen (15) parking spaces proposed.
 - Vehicular access would be provided from Barrie Street.
 - The septic bed is proposed in the southwest corner of the lot for commercial uses. Should the development take place, there would be easy connection to the existing watermain.
 - All existing structures would be removed from the subject property.
 - 8m road widening would be required triggering two special provisions.
- Mr. Kawall then provided an overview of the Application before the Township:
 - The Application is a Zoning By-law Amendment to Rezone 'Residential Low Density Detached (R1)' to 'Community Commercial with Special Provisions (C1-X)'
 - The uses of the C1 Zone are presented, and Mr. Kawall explained that a Zoning By-law Amendment is required to permit a single-storey commercial use.
 - It is noted that Commercial uses are permitted in the 'Residential' Designation of the Township's Official Plan and the development proposal does not require an Amendment to the Official Plan.
 - Mr. Kawall presented a Zoning Analysis against the C1 zoning requirements:
 - The proposed plans satisfy all requirements except two (2) which required special provisions – road widening and lot area requirement under the C1 Zone.
 - It is noted that the reduced lot area is minor and reasonable.
 - It is noted that the proposed development would fall short of the landscape buffer to allow road allowance. The landscape buffer would be 0.7m deficient.
 - Mr. Kawall presented an overview of the submission that the Township is in receipt of supporting the Application which includes a Planning Justification Report, Boundary and Topographic Survey, Groundwater Level Assessment and Geotechnical Investigation, Functional Servicing and Stormwater Management Report, Traffic Brief, and Tree Inventory and Preservation Plan.
 - The development proposal provides a more efficient use of land for infrastructure, employment opportunities, and a medical centre. The built form effectively integrates with the neighbourhood and is compatible with existing commercial uses.
 - Should the Zoning By-law Amendment be approved, the development would be subject to Site Plan Control.

Following Mr. Kawall's presentation, Jaspreet Sidhu, Planner, then noted that a full comment set concerning this application's circulation is pending staff's review and will inform the forthcoming recommendation Report that will be provided to Council for their decision at a future meeting of the Committee of the Whole. Staff will be intaking comments on this matter until Friday May 28th, 2021.

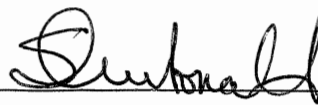
Jaspreet then asked if anyone in the audience would like to speak and to enter their questions or comments into the Zoom Chat Function and that speakers must state their name and address so that proper records may be kept, and notice of future decisions be sent to those persons involved in the review process.

No questions or comments were heard.

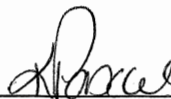
The Planner then advised that Planning Staff would be preparing a Staff Report to be presented to Council concerning this matter at a later date.

The Mayor thanked Mr. Kawall, Staff and those in attendance and the meeting was concluded.

The Public Meeting adjourned at 6:11 p.m.



Sandie Macdonald, Mayor



per; _____
Lisa Lehr, Manager of Legislative
Services