

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
WEDNESDAY DECEMBER 16, 2020**

**RE: PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT RE: 14 AND 18 MARGARET STREET, ANGUS  
(Z4/20 and OPA 36 – 14 Margaret Street and 18 Margaret Street)**

A Public Meeting was held virtually at on Wednesday December 16, 2020 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)  
M. Mikael, Manager of Public Works (electronic)  
A. Powell, Manager of Planning and Development (electronic)  
S. Holness, Planner (electronic)  
J. Coleman, Manager of Parks and Recreation (electronic)  
R. Rosilius, Deputy Treasurer (electronic)  
L. Lehr, Clerk (electronic)  
K. Pascoe, Deputy Clerk (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 and Official Plan, in accordance with the provisions of the Planning Act. As well, to hear comments and review written submissions from the public and public agencies. She stated no decisions have been made on this application and that Council is hearing this presentation for the first time tonight. She informed the public that the Angus Presbyterian Zion Church was sold by the owner of the Church to the Developer.

The Manager of Planning and Development described the application as follows:

The Township is in receipt of a complete application submission for 14 and 18 Margaret Street, Angus. The submission includes applications for a Zoning By-law Amendment (ZBA) and Official Plan Amendment (OPA) to rezone and redesignate the subject lands to permit a 26-unit townhouse development.

14 Margaret Street is less than 1 hectare in size, is zoned and designated for Institutional uses including but not limited to schools, libraries, churches, and long-term care homes. This property currently contains a church and supporting parking area. 18 Margaret Street is also less than 1 hectare in size, zoned and designated for low-density residential use, predominantly used as an access point to 14 Margaret Street and appears to contain a shed on the property.

The ZBA is being requested by the applicant to rezone the subject lots to permit high-

density residential uses on both 14 and 18 Margaret Street. 14 Margaret Street is zoned Institutional (I) and 18 Margaret Street is zoned Residential, Low Density, Detached (R1). The applicant is seeking to rezone the lands to Residential, High Density, Apartments with Special Provisions (R5-X). Special provisions are requested to allow for relief of 2.5 m from the front yard setback requirements and relief of 2 m from the rear yard setback requirements. Staff note that the (R5-X) zone would also allow for a maximum building height of 21m on the subject lands.

The OPA is being requested as current policy does not permit residential development to occur at 14 Margaret Street due to its Institutional designation. The OPA requests for the 'Residential-Multiple' designation to apply to the subject lands to facilitate the proposed development.

A full comment set concerning the 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 note that there is still an opportunity for comments from the public to be provided to the Township on or before January 29<sup>th</sup>, 2021 at 4:30 PM.

Greg Barker, Planning Consultant from Innovative Planning Solutions, then presented the following:

- His Planning Consulting firm will provide a comprehensive response package to Staff/Council related to comments and the petition they are in receipt of.
- Lands purchased in April of 2019 by Wynstar, the Developer.
- The original stone foundation, siding, and windows have been removed from the structure over the years.
- Existing shrubbery is from the Rainbow Mall.
- Described site context and explained that the subject lands are in the Settlement Area and lists designations and zoning.
- Noted the presence of a variety of surrounding uses including Institutional, Residential and Commercial designations.
- Introduced the concept plan – proposed plan of condominium.
- Described internal road connection.
- Described type of homes (2 storey townhomes and back-to-back 3 storey townhomes) and proposed number of bedrooms in each unit.
- Described proposed amendments for Zoning By-Law emphasizing that 21.0m is permitted height for the proposed zone but that the application only proposes 12.0m for the building height
- Explained that the definition of Back-to-Back Townhome is new to the County overall. Due to the age of the Townships Zoning By-law they are proposing the Back-to-Back Townhome zone definition to further define the development
- Presented the conceptual floor plan and how elements and amenities are distributed throughout townhomes.
- Provided planning rationale in relation to Settlement Area, policy perspective and shared opinion that multiple residential is proposed in the appropriate area.
- There is a section of Township OP that discourages multiple residential

development in a low-density area and shared opinion that he would not consider the subject lands and surrounding area as low density.

- Addressed public comments relating to heritage significance of the property and cited Section 13 of the Townships Official Plan and read it aloud.
- Noted that neither the building or the property is officially designated as a cultural heritage resource by the Township or Province and further cited that the original structure has undergone renovations in the past.

The Mayor then asked if anyone in the audience would like to speak, 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.

The Manager of Planning shared the intent of the meeting, which is to discuss merits of the OPA and ZBA applications. Acknowledged receipt of a petition.

There were six members of the public in attendance.

Jessie Milan (Requested that address remain confidential)

- Born and raised in Utopia
- A lot of residents are against this happening citing an active petition against this development.
- The church dates to 1800 and the church is well maintained and viable to be maintained.
- The developer bought the lands knowing the designation was Institutional.
- Noted that petition has close to 800 signatures.
- Reads from petition and noted the significance of White Pines in Essa as a valuable tree that is found in Essa and that the wood floors in the Church are made from White Pines.
- Read aloud from Township OP Section 13 which describes the Township's policies regarding Cultural Resources in the Township.
- The church is the site of various community events such as weddings, funerals, plays and further noted that the church can be rented out for family events, farmers market, etc.
- Asked that the zoning designation not be changed and that the building be preserved.
- Made a request for signatures from the petition to be received and that Council ensure a recorded vote once the Staff Report goes forward.

David Guergis (56 Brian Drive) directed his questions to Greg Barker. Refers to studies completed for the proposal including the Employment Study and asked what that Study entailed.

Greg Barker explained that planning staff asked for an Employment Study. This study concluded temporary jobs would be available on site through construction however since the church is currently vacant, no jobs were thought to be lost.

David Guergis asked if there is a need for more townhouses in lieu of spaces for employment, given that there is an immediate demand for more jobs in the Township.

Greg responded that anyone could live in the townhomes given the housing type and bedrooms, and that the price that is anticipated for the homes would be attractive to a wide market.

Guergis asked the Consultant to clarify the dimensions of the driveways.

Barker responded that the smallest was 11.5 m in length and 2.5m in width which would provide two surface parking spaces per unit.

Guergis followed up citing the 7 visitor parking spots proposed would not assist enough given the existing parking challenges within subdivisions across the community. Concerned that there is not enough parking in relation to size of units.

Barker stated that the intent of the development would be condominium corporation. Everyone would pay condominium fees and there would be a level of self-regulation by the condo board. Stated further that the size of the units are spread over three floors and that a large part of the square footage of the homes would be for the garage and mechanical storage. Emphasized pedestrian connections as rationale for why there would be two surface parking areas.

Guergis asked if he could proceed with a presentation he had prepared based on the heritage significance of the subject property.

Aimee Powell, Manager of Planning and Development, noted she was not aware that David Guergis wanted to make a presentation, and informed David of the process to do so, while denying David's request to deliver his presentation that evening. Powell requested for David to forward the prepared presentation to Staff for their review and consideration, following the meeting.

Powell clarified the intent of the Employment Study and explained that it should explore how a potential development can add to, or take away from, employment opportunities. Explained that the larger question is: Should the lands remain Institutional, how can diversified institutional uses be accommodated on the site to ensure employment uses can continue? Powell noted that land use planning is not just for today, but for generations to come and that the removal of employment opportunities would impact the Community.

Guergis noted appreciation for further clarification on intent of Employment Study. Shared concern about lack of employment growth in Essa and that Angus is becoming a commuter community.

Michelle Johnson (22 Margaret Street)

- Directly connected to the lot.
- Can see that the church is an important part of Angus.
- Knows that people use the lot as a throughfare, especially students at the nearby school. The development will cut that path off and puts a lot of young people on the main street (referring to Mill Street) where there is a lot of traffic.

- Noted that traffic on Margaret Street is already busy and very fast.
- Noted the location of the proposed building and that it will be attached to her lot. Asked if there would be a fence at the edge of the property for lot 14 (14 Margaret Street).

Greg Barker responded stating that there would be a 2.5m interior yard setback. Should application go through, would anticipate that fencing requirements would be addressed.

Powell further clarified that the Plan of Condominium stage would provide further design details.

Johnson stated that when she looks at the proposed concept, it looks like they would like to extend the townhome development further down Margaret Street.

Barker clarified that the developer is not the landowner of the neighbouring lands and that they cannot make any application for those lands. The proposal intends to be as far west from the neighbouring lot.

Johnson is concerned about vehicles driving right into and close to her property. Asks about an estimated construction period.

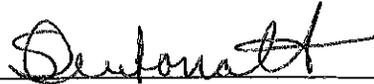
Barker reiterated that applications are the first step. Should necessary approvals be obtained, 2022 would be the earliest, barring the rigorous site plan/plan of condominium process.

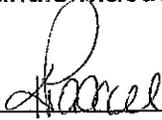
Johnson thanked the consultant and stated that she would like the lands to continue to be institutionally zoned.

Powell then offered those members of the public who had not spoken an opportunity to speak. She then re-stated that residents can still provide written comments to the Planning Office prior to January 29<sup>th</sup>, 2021.

The Mayor then questioned if there were any further questions or submissions. The Mayor then advised of other opportunities for comments and deputations to be made. The Mayor then stated Council wished to thank all those in attendance for their participation. The planning office would be preparing a report and by-law to be presented to Council concerning this matter.

Meeting adjourned at 7:10 p.m.

  
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Sandie Macdonald, Mayor

  
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per, Lisa Lehr, Clerk