

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
November 1, 2023**

**PROPOSED ZONING BY-LAW AMENDMENT (Z1-23)  
(Affecting 4 Bank Street)**

**MINUTES**

A Public meeting was held in person on Wednesday November 1, 2023, in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Liana Maltby

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer  
M. Mikael, Manager of Public Works  
D. Dollmaier, Treasurer  
S. Haniff, Manager of Planning and Development  
O. Ward, Policy Planner  
C. Rankin, Manager of Parks and Recreation  
S. Corbett, Deputy Clerk  
L. Lehr, Manager of Legislative Services

Guests: Celeste Phillips, Planner for Applicant  
Victor Roth, Owner

Mayor Macdonald opened the meeting at 6:00 p.m. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment seeking to permit the construction of up to 10 townhomes partially along a condo lane at 4 Bank Street, Angus, in accordance with the provisions of the Planning Act.

A description of the proposal was then provided by the Manager of Planning, Samuel Haniff, who advised that the purpose of the application is to rezone the lands municipally known as 4 Bank Street to change the subject property from the existing "Residential, Low Density, Detached (R1) Zone" to "Residential, Medium Density, Townhome (R3) Zone" with site-specific provisions (R3-site specific).

The Manager of Planning stated that the Zoning By-law Amendment application would permit for the development of 10 new townhouse units on the existing lot, with three (3) units being freehold, facing Bank Street, and seven (7) units on a private condominium roadway (See Attachment B). The application would enable the Applicant to amend the Zoning By-law to create new site-specific regulations.

The Manager of Planning informed those in attendance that a concept plan was submitted representing the proposed R3-SP development, and that Planning Staff have identified the following site-specific provisions which would be required to facilitate the development of the concept plan:

- A reduced Minimum Lot Frontage – 7.0 metres.

- A reduced Front Yard Setback – 6.2 metres.
- A reduced Exterior Yard Setback – 2.8 metres
- A reduced Landscaping Buffer Strip – 1.0 metres

The Manager of Planning provided the following summary of comments from neighbours and agencies as follows:

Planning Department	Accessibility along the private laneway, snow storage, parking dedication and garbage collection are issues that need to be addressed. Updated documents have also been requested.
Public Works	Requirements: <ul style="list-style-type: none"> <li>• An updated Site Plan inclusive of road geometry;</li> <li>• Swept Path analysis</li> <li>• Traffic Impact analysis memo;</li> <li>• Storm water management brief;</li> <li>• Parking strategy;</li> <li>• Lot grading and drainage; and</li> <li>• Water and sewer Gems models as part of a Functional Servicing (FS) brief.</li> </ul>
County of Simcoe	No objection. However, the County will not be able to provide waste collection services to the proposed units along the private road.
Township Engineering Consultant	The Updated Essa Engineering Standards require: <ol style="list-style-type: none"> <li>a) 7.5 metre wide Private Road;</li> <li>b) A Swept Path Analysis;</li> <li>c) WaterGEMS and SewerGEMS modelling;</li> <li>d) A traffic impact analysis memo</li> </ol>
NVCA	No objection.
SCDSB	Standard comments for residential developments.
Neighbours	No comments received, prior to the meeting.

Celeste Phillips of Celeste Phillips Planning Inc. introduced herself as a representative of the applicant. She proceeded to make a PowerPoint presentation describing the application and what is being proposed.

Mayor Macdonald welcomed comments and questions from the public, stating that speakers must state their names and addresses so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

Melissa Millerson (8 Bank Street, Angus) provided the following comments/questions:

- Their house is situated next to the subject site and is 100+ years old. Will the development/vibrations impact the safety/quality of their property?
- What will be the long-term effects on the environment – specifically the mature trees on their property?
- With a very high-water table, where will the water go once construction begins? Where will the water be pumped throughout the construction period?
- How long will the construction/development take place?

Tim Bergman (37 Centre Street, Angus) provided the following comments/questions:

- Would prefer R2 Zone over R3 to be consistent with the neighbourhood's lower density. Perhaps building a duplex instead.
- Concerned about unaccounted-for parking which may overflow onto grass/landscaped areas.
- Concerned about the water table being too high on the site, and questions if the

- basements will have to de-water and waterproof.
- Concerned over firefighting access to private road areas. Proposes that a private fire hydrant might be required.

Jessica Salituri (15 Bank Street, Angus) provided the following comments:

- Concerned about density of units and parking.
- Concerned about environmental constraints (water table/ water removal throughout construction)
- Concerned about guest/overflow parking on Bank Street. The section of Bank Street adjacent to the subject lands is a high-traffic flow area located on a bend, so accidents may increase in number.
- Will construction affect other resident's access to Bank Street?
- How will construction impact residents? (dust, vibrations, etc.)
- Does not believe the housing units will be affordable.
- Will change the character of the neighbourhood and possibly decrease property values.

Steven Kenny (Our Lady of Grace Parish – lives on Armeda Clow Crescent) provided the following comments:

- Asked if a fence will be erected along the boundary of the property abutting the church.
- Concerned that 20 spaces will not be enough. People may attempt to overflow park in the church lot.
- Concerned the beautiful mature trees around the property may slowly be killed by the proposed project.
- Believes R2 zoning may be better than R3 zoning due to lower density/less impact.

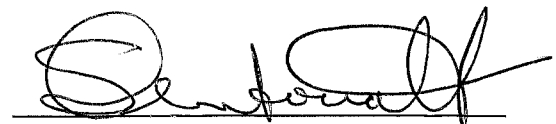
Councillor Kiezebrink then expressed concern over the size of the rear yards.

No further public comments were brought forward.

Mayor Macdonald thanked all in attendance for their participation. She added that the Essa Township Planning office will prepare a report and by-law to be presented to Council concerning this matter.

The Public meeting adjourned at 6:31 p.m.

Two comments from the Public were received by email prior to the meeting but were not able to be collected by Staff in time for inclusion within the meeting handout. They have been included as an attachment to this public meeting minutes document for reference.



Sandie Macdonald, Mayor



Lisa Lehr, Director of Legislative Services/Clerk