

THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY MARCH 20, 2019

**RE: PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
(OPA 30 & Z5/18)
7511 9th Line, Part Lot 21, Concession 9**

A Public Meeting was held on Wednesday, March 20, 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
C. Ross Tustin, Fire Chief
L. Lehr, Clerk

The Mayor opened the meeting by stating that the purpose of the Public Meeting is to review an application for an Official Plan and Zoning By-law Amendment relating to Part of Lot 21, Concession 9, in accordance with Sections 17 and 34 the Planning Act. As well, to hear comments and review written submissions from the public and other agencies.

The CAO/Planner, Colleen Healey-Dowdall, described the application as follows:

The Township has received applications to amend the Official Plan (OP) and Zoning By-law (ZBL). Supporting studies submitted to demonstrate that the proposal meets with policy and would be a good fit with the community include:

- Planning Report
- SAAR Environmental Limited Review Response
- C.C. Tatham Servicing Review
- Crozier Consulting Engineers Traffic Opinion Letter
- Stovel and Associates Agricultural Evaluation
- SAAR Environmental Limited Scoped Environmental Impact Assessment
- Tacoma Engineers Structural Report
- Valcoustics Canada Environmental Noise Feasibility Study

The studies have been available to the public for review and have been assessed by staff.

The current OP designation applying to the lands is Agricultural. The section of the OP which describes the intent of Agricultural lands states that Agricultural lands shall be protected and preserved for on-going agricultural uses. A wedding barn could interfere with the intent of the OP if the wedding barn use was to become significant, and not be secondary to the use of the lands for farming.

The current zoning of the lands is Agricultural (A) Zone. This Zone permits for the lands to be cropped and allows for a single-detached home to be occupied by one family. The house should not be rented for income during events, such as an Air BnB – this is the concern of one neighbour.

The proposal is to redesignate the lands to a site specific designation to allow for weddings (or celebrations) and rezone the lands in a similar fashion. The drive behind the proposed and other wedding barn proposals in the Municipality is that couples want to celebrate their special day in the country, surrounded by the natural components of the agricultural/rural area. The barn is not supposed to turn into an event centre which is used to host conventions, bridal shows, volleyball tournaments, bike rallies, and the like as there are other facilities existing for these events, already located in settlements/towns, meant to handle large crowds.

The policies of the Province are aimed at finding the right balance or fit for an agricultural area. The Provincial Policy Statement (PPS) contains policy that states that on-farm diversified uses must be compatible with the agricultural operations of the area. I believe that a wedding barn can be compatible if it doesn't grow too large and become an event centre.

The use is a special use to be granted permission in the Agricultural designation – at least at this time, the Township's OP does not recognize on-farm diversified uses. Provincial Guidelines are meant to protect agricultural land but also promote the rural economy. Council should balance objectives to grow our economy and also protect food land.

At present, the Township's Official Plan does not incorporate the new uses promoted by the Province in their Guideline document allowing for agricultural uses, ag-related uses and on-farm diversified uses in Agricultural areas. As such, the landowner has made application for site-specific permission through an Official Plan Amendment. They have hired a professional land use Planner to prepare a proper and complete application on their behalf taking into account all Provincial policy and relevant planning legislation of the day.

At this time the Langford's Planner, Genevieve Scott of Cuesta Planning, was asked to describe in further detail the proposal. Colleen Healey-Dowdall noted before the Planner, Genevieve Scott of Cuesta Planning, speaks, that the Municipality intends to listen to all comments to be received in a respectful manner and then following the meeting in the weeks to follow, the Township's own Planning team will assess all points of view and draft a report to Council making a recommendation.

Any decision may be a balance of interests and blending of ideas to ensure the best for Essa Township. The municipality can consider mitigation measures to help to ensure compatibility with the surrounding area.

Genevieve Scott, Cuesta Planning, presented the following:

- The subject lands are at 7511 9th Line
- The house is under construction – Mr. and Mrs. Langford will reside there
- A development permit was issued by NVCA
- Septic to be upgraded

- May – mid-November
- 250 people maximum
- Arrive mid-afternoon, leave different times
- Listed studies conducted
- Traffic – site entrance safety, 9th Line and 20th Sideroad intersection
 - No safety hazard, no upgrades
- Noise – modelled noise anticipated
 - 80 dbs in barn normal
 - Equipment to control noise can be installed
- Natural heritage
 - Greenlands beside
 - No alterations in Greenlands
 - No construction during bird breeding
 - Dark sky, lighting can be installed
 - Buffer from woodland possible
- Agrologist – impact on agriculture was assessed
 - Limited impact concluded
- Functional Servicing Report – stormwater management acceptable
- Everything of concern to be incorporated into future development agreement
- Planning Justification Report – reviews all legislation
 - Reviews Guidelines (on-farm diversified)
 - On a farm
 - Secondary to the agricultural use
 - Away from crops
 - Intermittent
 - No conflict with farm machinery
 - Limited in area – under 1 hectare
 - Use – agri-tourism acceptable by Province
 - Compatibility acceptable
 - Services are appropriate
 - Agricultural character not impacted
- Main policy objective to promote agricultural uses
- Negligible impact concluded
- Province allows on-farm diversified use on prime agricultural uses

Agency and neighbour comments were summed up as follows:

NVCA - No comments

SCDSB -

The Hutchinsons of 9th Line (shift workers) – concern for traffic

Dr. Werner A. Fabian of 5117 20th Sideroad – should limit the number of wedding events to no more than 10.

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 decisions sent to those persons wanting to be involved in the review process. Comments are to be orderly, respectful and not repetitious.

Caroline Kallo, 5034 20th Sideroad:

Concerns:

- 1. Traffic, Honda parkway, speeding
- 2. Noise, weddings can be noisy – what about outside after 11pm?
- 3. Barn built – why apply now – after?

Heather Snyder, 4992 25th Sideroad:

Concerns:

- Traffic
- Gone too far
- Run on the road and very busy
- Walk dog on the 25th Sideroad
- Affects her health

Dr. Fabian, 5117 20th Sideroad:

Concerns:

- Close to intersection
- Not a good location
- Small community with 1 intersection
 - Most cars go south of barn to intersection
- Size of business will be too large
- Quality of life in Ivy impacted
- Building permit given, now what?
- Consider balance, traffic

Jim McDermott, 7497 9th Line:

Comment:

- Live right in front and has no concern at all

Kathy Holmes, 5018 20th Sideroad:

Concerns:

- Concerned about number of events
- Hours – lateness
- What are mitigation measurements?
- How noisy?
- Concerned with noise

Mayor Sandie Macdonald at this point asked if trees were planted. Mr. Langford answered that they planted over 8000 trees in sensitive areas. Using the original driveway, planted 200-300 trees around (not clear whereby description) to mitigate noise.

Violet Campbell, 4945 20th Sideroad:

Comments:

- No concern; supports application
- Closest neighbour
- Not rock concert
- Nothing wrong

Heather Snyder – speaking about past experience

Comments:

- Noise study done for Barrie Paintball
- Trees didn't help
- Trees magnify sound
- Built berm in front – that worked better than trees
- Berm best measure they found from real experience

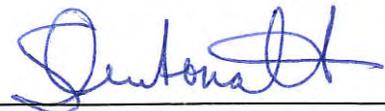
Doug Drysdale, 6635 County Road 56:

Comments:

- Sound management and trees
- Evergreens absorb some; leaves rustle and this helps
- Noise from Ivy Hall generates more noise
- Sound will be less than noise from Ivy Hall

Dr. Fabian – main problem is traffic

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 office will be preparing a report to be presented to Council concerning this matter. Council will then consider all matters and render a decision. A decision has not yet been made and again, please inform the Clerk or Planner should you wish further notice on this matter, if you have not written to us or spoken. The sign-in list outside of the Council Chambers will help to serve to notify us that you wish to be kept informed of this matter. Again, thank you for your participation in this community matter and your comments will be considered along with all others.



Sandie Macdonald, Mayor



Lisa Lehr, Clerk