

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
WEDNESDAY, JANUARY 15, 2020**

**RE: PROPOSED OFFICIAL PLAN AMENDMENT  
(7994 9<sup>th</sup> Line, Essa)**

A Public Meeting was held on Wednesday, January 15, 2020 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  
A. Powell, Manager of Planning and Development  
B. Morrison, Manager of Public Works  
Lisa Lehr, Clerk

The Mayor opened the meeting by stating that the purpose of this Public Meeting is to review proposed amendments to the Township's Official Plan in accordance with provisions in the Planning Act, and to hear all comments and review written submissions from the public in respect of the application.

The Manager of Planning and Development informed those in attendance that no decision of Council had been made in respect of the application. She provided a brief description of the application, stating that the Township received a complete application for an Official Plan Amendment (OPA) to permit a severance to occur at 7994 9<sup>th</sup> Line, approximately 2.4km north of the community of Ivy. She advised Council and members of the public that the Official Plan Amendment is required as current policy does not permit a severance to occur on these lands, as the property is less than 20 hectares in size. She stated that the proponent seeks to amend Official Plan Policy 26.5.1, to allow for one severance to occur on a lot that is designated Rural, that existed as of October 22, 1985, and is less than 20 hectares in size. She advised that the OPA is desired by the proponent, in order to create a new lot which would contain the newly located 'garden suite' as the primary residence and the existing Ivy Veterinary Clinic. Currently, there are a total of two (2) residential structures on the property. One primary residence and the newly located 'garden suite' which was approved through a Temporary Use By-law and Garden Suite Agreement on the June 5, 2019. Additionally, she advised that Council was informed that this application had been received by Planning Staff at its meeting on November 6, 2019 through Staff Report PD053-19.

The Manager of Planning and Development then turned the meeting over to the applicant's representatives from Innovative Planning Solutions, who provided Council and members of the public with a brief overview of the application.

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

Mr. Wesley Smith, who resides at 8028 9<sup>th</sup> Line, just north of the subject property, is in support of the proposal. Mr. Smith feels it would enhance the area and finds nothing in the proposal to be in contrary to the area.

Mr. John Williams, who resides at 7949 9<sup>th</sup> Line, is in support of the proposed amendment. Mr. Williams feels it will help the community.

Dr. Werner A. Fabian, who resides at 5117 20<sup>th</sup> Sideroad, does not support the proposal for the following reasons:

- Re-designation from Rural to Rural Exception would open the door to smaller lots being created which is not in the spirit of the Township Official Plan
- Severances granted to undersized lots destroys the landscape
- Increase in traffic
- Re-designation should not be based on financial gain for applicant
- Precedent setting for future applicants
- Quality of life will reduce if approval granted

Mayor Macdonald opened the floor for questions from members of Council. There were none.

The Mayor then stated that if there were no further questions or submissions, Council wishes to thank all those in attendance for their participation. The Planning Department will be preparing a report and By-law for Council's consideration at a future meeting, and will render a decision at that time.



Sandie Macdonald, Mayor



Lisa Lehr, Clerk