

# PUBLIC MEETING MINUTES

June 15, 2022

## PROPOSED ZONING BY-LAW AMENDMENT (Z3/22) (Affecting Various Properties throughout the Township of Essa) MINUTES

A Public Meeting concerning Proposed Zoning By-law Amendment Z3/22 was held in-person on Wednesday, June 15, 2022 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 Ron Henderson

C. Healey-Dowdall, Chief Administrative Officer  
M. Mikael, Manager of Public Works  
K. Pascoe, Deputy Clerk  
L. Lehr, Manager of Legislative Services

The Mayor opened the meeting by stating the purpose of this Public Meeting is to review the proposal for a Zoning By-law Amendment affecting various properties throughout Essa, in accordance with the provisions of the Planning Act. Below is a list of properties for zoning corrections (2) where it is proposed that properties return to former zoning which applied. As well, the municipality would like to zone 152 Greenwood Drive in Angus to allow for a school in addition to the use of the property as a park.

The Chief Administrative Officer stated that the municipality will hear comments and review written submissions from the public and public agencies once the CAO explains the intent of the municipality a little further.

### DESCRIPTION OF THE PROPOSAL (CAO):

Legal Description	Purpose of Rezoning
5427 and 5479 8 <sup>th</sup> Line	To rezone lands out of aggregate zoning to revert the lands to the Agricultural Zone
Lands around 6838 10 <sup>th</sup> SR	To return lands to zoning of the existing Zoning By-law of 2003 – Agricultural and Rural Zones
152 Greenwood Drive, Angus	From Open Space Park to Institutional which, in addition to allowing the use of the lands for park purposes, would also allow for a school use

The Chief Administrative Officer stated that staff have identified a few properties for a housekeeping

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Zoning By-law Amendment. The first two properties listed in the chart will have zoning revert to what it once was – the first property having shown that aggregate no longer exists and where current standards guide the municipality to return the zoning to the “default” of the area; and the second property having been put into a restrictive zoning in possible error.

The Chief Administrative Officer stated that the municipality has arranged for an agreement with the Simcoe County District School Board (“SCDSB”) wherein the Board has an offer to purchase 152 Greenwood Drive for the use of a future elementary school if funding becomes available. Until such time that funding for a school becomes available, the municipality will continue to offer the public the use of the lands as park. All park equipment will remain intact until such time as a new school is supported by the Ministry of Education. The municipality plans to use other public lands nearby as shown on the map provided, for park purposes. All equipment will be replaced with new equipment to be under warranty. As such, the parks department may begin planning for new parks with public input, to provide for parks with equipment requested by our citizens.

The Chief Administrative Officer stated that SCDSB has listed Angus as a top priority for a new elementary school although it is unknown at this time as to what year that funding may be approved. Once Ministry funding is approved, it could be a couple of years before a school is able to be constructed since the site will have to be cleared and a plan and design put in place. The site will have to be planned with the school itself placed closer to the south limit of the property than the north, given that the north limit borders the County of Simcoe corridor set out for either rail or trail purposes. The County has asked that the Board respect a setback as if trains were using the rail line. A school will be designed to be in keeping with the neighborhood.

The Chief Administrative Officer stated that once the site is able to be cleared, then siltation fencing will be erected along with construction fencing in an effort to minimize dust and keep children safely off the construction site. It is hoped that the construction phase may only last 2 years.

The Chief Administrative Officer stated that SCDSB is looking to secure other Angus locations for a fourth elementary school, and as well, the Simcoe Muskoka Catholic District School Board (“SMCDSB”) is also looking for land for an elementary school.

The Chief Administrative Officer stated that all funds received from the sale of parkland must, according to the Planning Act, be put towards park purposes. The municipality will be requiring the Board to design a site to accommodate for parent drop offs and pick ups and to include traffic calming in the site design. The municipality may wish to explore traffic calming on the street in connection with an overall traffic design study for the area.

The Chief Administrative Officer stated that the following comments have been received thus far:

The Mayor turned the meeting to the public, inquiring of comments and concerns to be voiced. She stated 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. Comments should be asked for, in relation to the properties in the order as listed below:

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**5427 and 5479 8<sup>th</sup> Line:**

Irena Forester:

Question:

- Will the rezoning of the lands from aggregate to agricultural change the use of the property?

The Chief Administrative Officer advised that the property is currently zoned aggregate. The proposed zoning by-law amendment will provide for agricultural use only of the lands, similar to what is currently taking place.

**Lands around 6838 10<sup>th</sup> Sideroad:**

Allan Riddell, Roy Wright:

Concerns:

- Affect on natural waterways and personal wells on lands surrounding this property
- Concern for future buildings and impact on their property
- Concern for preservation of farmland

**152 Greenwood Drive, Angus**

Mike and Jessica Owen – support rezoning

- Increased walkability for kids in subdivision
- Decreased need for bussing of kids in subdivision

Concerns:

- Capital funding denied by Ministry
- Timeline for completion

Comments:

- Would like to see new parks increase features that focus on teenagers and adults

Christopher Cicero - Opposes rezoning

- Removing existing park from established neighbourhood
- Option 3 identified in map – these lands flood
- Waste of parkland
- Negative impact on neighbourhood
- Negative impact on carbon footprint
- Existing homes in this area paid a premium to back onto forest
- Increased traffic and speeding on Greenwood Drive
- Increased buses and cars
- Stonemount Park is an integral part of the community in the subdivision

Brian Robinson – Opposes rezoning

- Waste of play equipment which was paid for by municipality
- Increase in drainage issues on Battalion and Decarolis – sump pumps already run regularly

- Loss of green land
- Option 3 – floodplain to river
- Parking

Amanda Cardinal – Opposes rezoning

- Premium paid on purchase of home to back onto park
- Was told it was protected land when she purchased her home
- Easement on back part of her yard
- Buses currently pick up children at Stonemount (both public and catholic schools)
- Parking concerns
  - currently Greenwood has issues with too much on-road parking in addition to waste/recycling bins
  - during winter car owners park vehicles in Stonemount Park
- Concern for wildlife

Christina Martin – Opposes rezoning

- Runs daycare from her home – relies on this park for her daycare
- Does not agree with a school replacing the current park

Kathy Wozos – Opposes rezoning

- Stonemount Park is the main feature in subdivision
- Echoes same concerns as others
- Traffic concern
  - Greenwood Drive and Gold Park Gate are main roads in subdivision
  - Increase in traffic throughout subdivision
  - New school should target an area that has lower traffic/speeding
- Parking concerns
- Gold Park location (Option 2 on map) is a marsh area and not suitable
- Council should consider newer developments, not existing subdivisions
- Greenwood Drive / Willoughby Road would be a better site

Lisa and Sean Aldred – Opposes rezoning

- Premium paid for home to back onto park
- New fencing would have to be installed in her backyard to keep school kids off of her property
- Concern over relocation of outdoor pad and play equipment
- Would like to see enhancements that will decrease vandalism in current park
- Would like to see enhancements that will offer features to teenage kids
- Poor planning
- Traffic will become more of an issue

Questions raised by the public in attendance were as follows:

- **How much opportunity will there be for future input?**

The Chief Administrative Officer advised that the municipality is committed to consultation through the process. Interested parties are required to leave their name, address and email

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address with the Deputy Clerk if they wish to receive future correspondence about this matter.

- **Why does it have to be this location (152 Greenwood Drive)?**

The Chief Administrative Officer advised that the School Board received a map showing all locations of vacant lands which included the size of each parcel. SCDSB selected 152 Greenwood Drive as their preferred site. She also advised that the Board is looking at additional properties for additional schools in Angus on top of the school at this proposed site.

The Chief Administrative Officer also advised that the Catholic School Board is also looking to build a school in Angus as well.

- **Do we have a voice?**

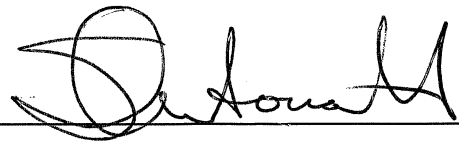
The Chief Administrative Officer advised that the municipality is committed to consultation throughout the process. Interested parties are to leave their name, address and email address with the Deputy Clerk if they wish to receive future correspondence about the matter.

- **Can residents submit an appeal?**

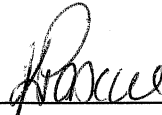
The Chief Administrative Officer advised that anyone that submitted a verbal or written objection can submit an appeal to the Ontario Land Tribunal once the Zoning By-law Amendment is passed by Council. The appeal application can be delivered to the Clerk of the municipality. Residents are asked to look at the Ontario Land Tribunal's website for information on filing an appeal.

The Mayor stated 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 and by-law to be presented to Council concerning this matter.

Meeting adjourned at 7:09 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services

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