

THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
February 21, 2024

PROPOSED ZONING BY-LAW AMENDMENT (Z15-23)
(Affecting 58 Vernon Street)

A Public meeting was held in person on Wednesday February 21, 2024 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: M. Mikael, Interim CAO/Manager of Public Works
D. Dollmaier, Treasurer
C. Rankin, Manager of Parks and Recreation
L. Lehr, Manager of Legislative Services
P. Granes, Chief Building Official
S. Haniff, Manager of Planning
S. Corbett, Deputy Clerk

Guests: John Albert, IPS Consulting Inc., Agent
David Ribeiro, Developer

Mayor Macdonald opened the meeting at 6:33 p.m. She stated that the purpose of this Public Meeting was to review a proposed Zoning By-law Amendment seeking to permit 40 residential units at 58 Vernon Street, in accordance with the provisions of the Planning Act.

On behalf of the owner, John Albert of Innovative Planning Solutions Consulting Inc. (IPS) provided a presentation. He described the lot features and the nature of the proposal with a slide presentation for support. This included a visual description of the proposed development, which features one street ending in a cul-de-sac connecting 32 link-houses and 8 townhouses.

Mayor Macdonald then 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.

1. Greg Dugdale (55 Osborn Street) provided the following comments:
 - How far will the homes be from the back fences of existing properties along Osborn Street?
 - Residents like the treed areas behind their homes and it adds to their standard of living.
 - If trees are to be removed, there is concern about flooding basements as a result.

2. Jack Bartlett (referenced 37 Osborn Street) provided the following comments:
 - After speaking to many of the homeowners in the neighborhood, he has a signed petition to Council to object to the proposed Zoning By-law Amendment.
 - Residents were under the impression that the lands at 58 Vernon Street would not be developed.
 - Home values will be negatively affected by this proposed development if it is allowed to move forward.
 - The rear yard and front yard setbacks of many of the proposed lots would require an exception to the current zoning since they are not able to meet existing requirements.
 - Schools are already at capacity and adding homes through this development will only make this situation worse.
 - Traffic volumes and speeding are already high along Vernon Street. An additional 40 homes will only worsen things.
 - Water and sewer capacity has been an issue in Angus. How then can this development be allowed?
 - The existing wildlife will disappear if the trees are removed.
 - 40 units is too dense for this lot.

3. Ken Wheeler (53 Osborn Street) provided the following comments:
 - His property backs onto one of the proposed lots, where there's only a proposed 5ft distance between houses. This is too close.
 - He feels this property should not have been sold by the Township.
 - The development should be paid entirely by the developer without assistance from residents/taxpayers.

4. Katherine Porteous (49 Vernon Street) provided the following comments:
 - The proposed development should not happen as it will remove animals and trees.
 - The land should not have been sold by the Township and residents should know why/how it was sold.
 - Traffic is dangerous along Vernon Street despite calls from residents for speed control.
 - How will Angus infrastructure be able to handle this proposed development?
 - Water levels (flooding), dust, traffic and noise will all get worse with this development.
 - Smaller lots might be worth considering on the subject site, but not the current proposal.
 - Low density might be appropriate for the subject site, but not medium density.

5. Paul Deforest (59 Vernon Street) provided the following comments:
 - His lot faces the proposed entrance to the subject site. He is opposed to the increase in traffic during and after construction, if this project is approved.


6. Justin Janicki (50 Vernon Street) provided the following comments:
 - He recently bought his property which is immediately south of the subject site, and the existing trees factored heavily in his decision to buy. He would not want to see these trees removed.
 - The proposed parking (of one external space per unit) is insufficient.

- Other proposed developments in Angus have two access while this one only has one. It seems to be insufficient.
 - Residents assumed that the subject site was intended for cemetery expansion; not for housing.
 - Speeding along Vernon Street is already too intense and will only get worse if 40 new homes are permitted on the subject property.
7. Owen Bermanian (referenced 61 Vernon Street) provided the following comments:
- Is the development proposed to be fenced?
 - Will there be any trees on the lot?
 - Are these buildings proposed as 2 or 3 storeys?
8. Ed Goodheart (referenced 47 Osborn Street) provided the following comments:
- He moved from a rural area to Angus because of the country aesthetic from the trees on the subject site.
 - Two-storey buildings may be higher than the existing houses.
 - His family is settled in the neighbourhood and the natural environment (from the subject site) plays a big part in their lifestyle.
 - The distance between the existing and proposed houses is too small.
 - A few small houses might work on the subject site, but not the current proposal.
9. Jen Carter (47 Vernon Street) provided the following comments:
- She is not opposed to development but protecting wildlife and forests is also important.
10. Mabel Azavedo (37 Vernon Street) provided the following comments:
- How are new residents going to work, go to school, access healthcare, etc. when accessing services is already difficult.
11. Dave Ribeiro (developer – part-owner of Lancaster Homes) provided the following comments:
- He shares residents concerns about trees being removed.
 - People need a place to live and this development can provide this service.
 - With record immigration levels and an affordability crisis, lot sizes need to be small to be more affordable.


No further public comments were brought forward.

Mayor Macdonald opened the floor to any further questions or submissions before thanking 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 7.15 p.m.



Sandie MacDonald, Mayor



Lisa Lehr, Director of Legislative Services/Clerk