

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
DECEMBER 21, 2022**

**PROPOSED ZONING BY-LAW AMENDMENT (Z9-22)  
(Affecting 59 Centre Street)**

**MINUTES**

A Public meeting was held in person on Wednesday December 21, 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 Liana Maltby

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer  
M. Mikael, Manager of Public Works  
J. Coleman, Manager of Parks and Recreation  
P. Granes, Chief Building Official  
S. Haniff, Senior Planner  
O. Ward, Junior Planner  
K. Pascoe, Deputy Clerk

Guests: Kristine Loft, Loft Planning Inc.  
Melanie Horton, Esher Planning Inc.  
Michael Wynia, Skelton Brumwell Associates

Mayor Macdonald opened the meeting at 6:02 p.m. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment to rezone lands for a proposed single-detached residential building to be located at 59 Centre Street, Angus, in accordance with the provisions of the Planning Act.

A description of the proposal was then read by Senior Planner Samuel Haniff, as outlined below.

The purpose of the application submitted by Loft Planning Inc. on behalf of SanDiego Homes Inc. is to rezone lands legally described as PLAN 51M1129 LOT 60, municipally known as 59 Centre Street (see Attachment A to this report for the Context Map) to change the subject property from the "Residential, Low Density, Detached (R1) Zone" with exception 24 in Zoning By-law 2003-50, to "Residential, Low Density, Semi-Detached (R2) Zone" with site-specific provisions (R2-site specific).

The Zoning By-law Amendment application was accompanied by a Consent to Sever Application to allow for the creation of one (1) new lot. A single-detached dwelling is proposed to be constructed on both the severed and retained lots (See Attachment B). The application would also enable the Applicant to amend the Zoning By-law to create the following new site-specific regulations:

- a lot frontage of 10.0m;
- a lot area of 306.0m<sup>2</sup>;
- a lot coverage of 39%;
- an interior side yard on garage side of 0.6m; and
- a minimum rear yard setback of 7.5m.

On November 25, 2022, the Committee of Adjustment granted a Consent to sever 0.03ha from a 0.06ha parcel of land for the purpose of creating a new lot, which subsequently divided the existing lot into two equal sized lots (B24-22).

A representative of the applicant, Kristine Loft from Loft Planning, described the lot features in addition to the Consent and Zoning By-law Amendment proposals. She spoke on the justification of the application, citing regulations of other municipalities which reflect the proposed lot dimensions. She stated the opinion that the proposed development is good planning and conforms to regulatory policies.

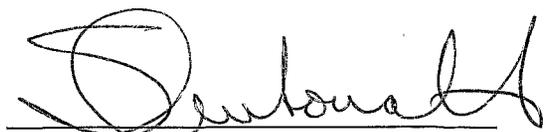
Mr. Haniff then reviewed comments from internal and external agencies as well as neighbours:

- |                  |   |  |
|------------------|---|--|
| County of Simcoe | - | No comments were received  |
| School Board     | - | No comments were received  |
| NVCA             | - | N/A  |
| Neighbours       | - | Property values and taxes might be impacted; aesthetic of the neighborhood will be changed; emergency responses may be affected. |

Mayor Macdonald then welcomed comments and questions from the public, stating 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.

No 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.



Sandie Macdonald, Mayor



Krista Pascoe, Deputy Clerk