

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY NOVEMBER 5, 2025**

**AN OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
(OPA49/Z5-24)
(Affecting lands known as 325 Centre Street)**

MINUTES

A Council meeting was held in person on Wednesday November 5, 2025, in the Council Chambers at the Administration Centre located at 5786 County Road 21, Utopia.

In attendance: Mayor Sandie Macdonald
Deputy Mayor Michael Smith
Councillor Pieter Kiezebrink
Councillor Henry Sander
Councillor Liana Maltby

Staff in attendance: M. Mikael, Chief Administrative Officer
K. Pascoe, Clerk
S. Corbett, Deputy Clerk
S. Haniff, Manager of Planning
C. Rankin, Manager of Parks and Recreation
P. Granes, Chief Building Official
L. Lehr, Manager of Automated Speed Enforcement
O. Curnew, Development Planner

Mayor Macdonald opened the meeting at 6:43 p.m. by stating that the purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment relating to lands known municipally as 325 Centre St., Angus, in accordance with Section 34 of the *Planning Act*.

Maurizio Rogatto, Brutto Planning provided a brief presentation outlining the purpose of the public meeting, proposed draft plan of subdivision, proposed official plan and zoning by-law amendments, the existing land use policies and regulations, architectural character & design principles and next steps.

Mayor Macdonald welcomed comments and questions from the public.

Maria Karjic (279 Centre St., Angus)

- Asked what the anticipated retail value of the detached and semi-detached homes will be
- Spoke to concerns regarding phosphorous loading and the cash-in-lieu payments

David Crawford (328 Centre St., Angus)

- Spoke to concerns related to flooding, property value, light pollution and the existing trail and mature trees
- Asked about the concrete that has been poured on the proposed site

Wendy Harry (2 1st St., Angus)

- Asked if there will be a school in this development

Jude Oliver (28 Michael St., Angus)

- Spoke to concerns of existing infrastructure suggesting more significant infrastructure such as medical clinics, and the depletion of natural resources

Connor Lundski (299 Centre St., Angus)

- Spoke to concerns relating to flooding, property taxes and current property values
- Asked who is responsible for repairs to his property if damage is done

Kaitelyn Lundski (299 Centre Street)

- Spoke to concerns regarding wildlife and asked if traffic lights will be considered

Benjamin Crawford (287 Centre Street)

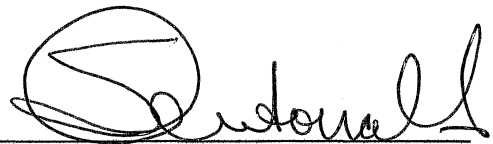
- Asked about traffic calming measures and crosswalks on Centre Street

The Planning Consultant, Manager of Planning and CAO provided feedback on the questions and concerns brought forth.

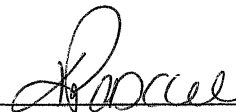
Mayor Macdonald opened the floor for members of Council

As there were no questions for clarification from Council, Mayor Macdonald thanked 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 at a future meeting.

The Public meeting concluded at 7:27 p.m.



Sandie Macdonald, Mayor



Krista Pascoe, Clerk/Manager of
Legislative Services