

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
PUBLIC MEETING MINUTES  
WEDNESDAY MARCH 9, 2022**

**PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION  
RE: 68 GOLD PARK GATE, BLOCK 13 R PLAN 51M-784, ANGUS**

**MINUTES**

A Public meeting was held virtually on Wednesday, March 9, 2022 and was livestreamed to the public on the Township of Essa's YouTube Channel.

In attendance: Mayor Sandie Macdonald  
Deputy Mayor, Michael Smith  
Councillor Pieter Kiezebrink  
Councillor Henry Sander  
Councillor Ron Henderson

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer  
C. Traynor, Manager of Finance  
R. Rosilius, Deputy Treasurer  
A. Powell, Manager of Planning and Development  
D. Burgin, Fire Chief  
M. Mikael, Manager of Public Works  
J. Coleman, Manager of Parks and Recreation  
K. Pascoe, Deputy Clerk  
L. Lehr, Manager of Legislative Services

Guests: Nadia Zucarro, EMC Group Limited

The Mayor opened the meeting at 6:13 p.m. She stated that the purpose of the Public Meeting is to discuss a proposed Amendment to Zoning By-law 2003-50 and a proposed Draft Plan of Subdivision in accordance with Sections 34 and 51 of the Planning Act, R.S.O., c.p. 13, to hear a presentation from Nadia Zuccaro from EMC Group Limited, and to hear all comments from residents of the Township of Essa.

The Manager of Planning and Development advised that the Township is in receipt of a complete application resubmission for 68 Gold Park Gate, Block 13 R Plan 51M-784, Angus. Following the May 2021 Public Meeting, a revised Concept Plan has been provided by the applicant. The submission includes applications for a Zoning By-law Amendment (ZBA) and a proposed Draft Plan of Subdivision to rezone the subject lands and to permit the division of the subject lands into five (5) blocks of twenty-six (26) residential medium density townhome and four (4) Work-Live mixed use dwellings. The proposed development includes thirty (30) townhome units, four (4) mixed-use units, and a parkette block.

The Manager of Planning and Development provided that the subject property is less than 1 hectare in size, designated 'Residential-Future' in the Township's Official Plan and is zoned 'Community Commercial (C1)' in the Township of Essa's Zoning By-law. There are currently no buildings or structures on the subject lands.

The Manager of Planning and Development also provided that the purpose of the Zoning By-law Amendment is being requested by the applicant to rezone the subject lots to permit medium-density residential uses on 68 Gold Park Gate. The applicant is seeking to rezone the lands to 'Residential, Medium Density, Townhome (R3) with Special Provisions (R3-X)', 'Open Space Park (OSP)', and maintain the Community Commercial (C1) zoning. Special Provisions are requested to provide site specific zoning standards that allow for relief of the minimum lot area requirements, minimum lot frontage requirements for the townhome dwellings, minimum front yard setbacks, minimum interior side yard setbacks, minimum rear yard setbacks, and maximum lot coverage requirements.

The Manager of Planning and Development advised that a full comment set concerning this application's circulation is pending staff's review and will inform the forthcoming recommendation report that will be provided to Council for their decision at a future meeting of the Committee of the Whole. Staff will be intaking comments on this matter until Tuesday March 29<sup>th</sup>, 2021.

The Manager of Planning and Development welcomed Nadia Zuccaro, Senior Planner with EMC Group Limited, to deliver her presentation on the subject applications.

Nadia Zuccaro reviewed the subject property and its surrounding lands. She provided a brief overview on the proposed development, zoning by-law amendment, and the revised concept plan.

She stated that comments had been received from the following:

- residents - generally satisfied with the recent proposal of which includes residential and mixed-use plans
- NVCA – no concerns
- Huron-Wendat First Nations – requested permission to participate in all archaeological fieldwork and assessments as well as receiving copies of the draft reports for review and comments.

The Manager of Planning and Development stated that members of the public wishing to ask questions or provide comments must type their name and address into the 'Chat Function' on Zoom so that proper records may be kept, and Notice of future decisions can be sent to those persons involved in the review process.

There were no questions or comments from the public.

Mayor Macdonald asked Council if they have any questions for clarification.

Councillor Sander requested clarification on the following:

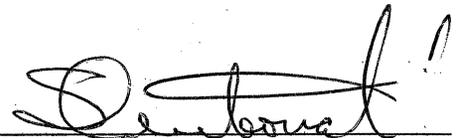
- a) Sidewalks
- b) Distance between garage and roadway
- c) Total number of parking spaces for the development

The consultant provided the following responses:

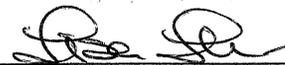
- a) One sidewalk would be located on the north side of Street A with another sidewalk located south of Street A on Greenwood Drive connecting to Gold Park Gate.
- b) Certain townhomes are set back more than others however the design allows for approximately 6 metres minimum from the garage to the roadway. The consultant stated that this applies to both residential and commercial units.
- c) The Consultant advised that the proposed development allows for a total of 30 parking spaces (8 are designated mixed use, with the remainder delegated to residential units). She expanded by stating that the proposal allows for 3 parking spaces per residential unit and 2 parking spaces per retail unit.

The Mayor stated that if there are no further questions, Council wishes to thank all those in attendance for their participation. The Planning and Development Department will be preparing a Staff Report to be presented to Council at a future meeting of the Committee of the Whole.

The meeting adjourned at 6:37 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services