

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY, SEPTEMBER 17, 2025  
6:00 p.m.**

**AGENDA**

Members of the public wishing to attend can do so by attending in person to the Council Chambers in the Administration Centre located at 5786 County Road 21, Utopia.

**1. OPENING OF MEETING BY THE MAYOR**

The Township of Essa acknowledges that we are situated on land within the area of Treaty 18, also known as the Lake Simcoe-Nottawasaga Treaty, signed on October 17, 1818 between the Government of Upper Canada and the Anishinaabe Indigenous peoples. The Anishinaabe include the Ojibwe, Odawa and Pottawatomi Nations collectively known as the Three Fires Confederacy. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Metis and Inuit People.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

**a. Presentation**

**Makayla Robinson**

Re: U17 East Ultimate Frisbee Canada Team - Pan American Youth Ultimate Championships

**b. Presentation**

**Matthews House Hospice**

Re: Donation from Essa Golf Tournament

p. 1

**c. Presentation**

**Innovative Planning Solutions**

Re: 8949 Smith Road – Stormwater Management

**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT / BUILDING**

**5. PARKS AND RECREATION / COMMUNITY SERVICES**

p. 12

- a. Staff Report PR014-25 submitted by the Manager of Parks and Recreation, re: Repurposing of Former Skate Park Area - Angus.**

Recommendation: ***BE IT RESOLVED THAT Staff Report PR014-25 be received; and***

***THAT Council approve the repurposing of the fenced area formerly used as the skate park at the Angus Arena into a multi-use recreational space featuring pickleball and basketball courts, in place of the previously proposed outdoor rink, to be funded from the 2025 approved capital budget in the amount of \$45,000.***

**6. FIRE AND EMERGENCY SERVICES**

**7. PUBLIC WORKS**

- p. 15 a. **Staff Report PW014-25 submitted by the Manager of Public Works, re: Winter Sand Tender Results.**

Recommendation: ***BE IT RESOLVED THAT*** Staff Report PW014-25 be received; and ***THAT Council approve the tender received from G. Priest Services Inc. for the purchase, mixing and stacking of winter sand in the amount of \$ 187,848.96 (including 1.76% H.S.T) be accepted as per the Township specifications.***

**8. FINANCE**

**9. CLERKS / BY-LAW ENFORCEMENT / IT**

**10. CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**

**11. OTHER BUSINESS**

**12. ADJOURNMENT**

Recommendation: ***BE IT RESOLVED THAT*** this meeting of Committee of the Whole of the Township of Essa adjourn at \_\_\_\_\_p.m., to meet again on the 1<sup>st</sup> day of October, 2025 at 6:00 p.m.

8949 Smith Road, Essa  
Stormwater Management  
Deputation

Client: TC Land Inc.



**INNOVATIVE PLANNING SOLUTIONS**

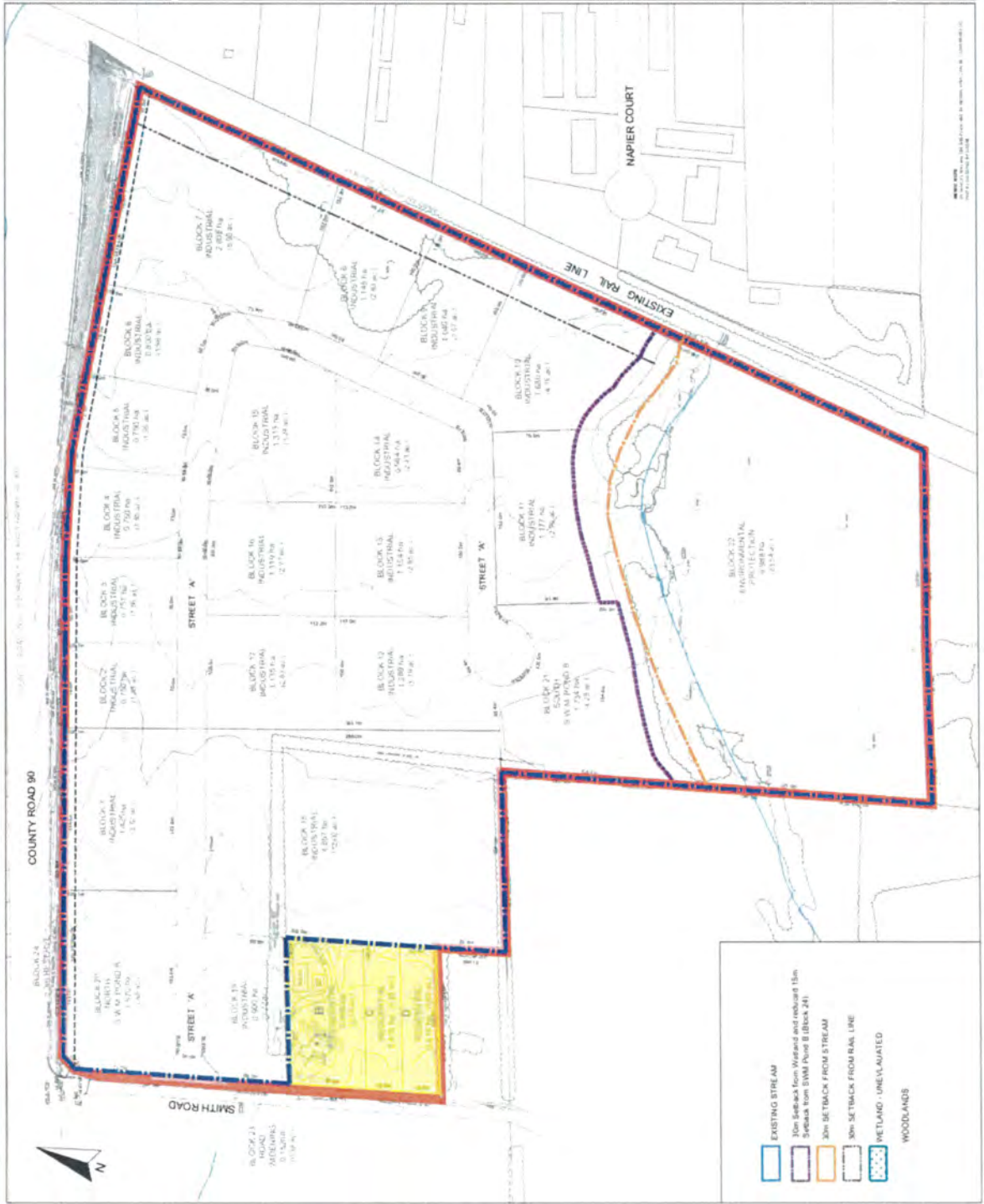
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# Overview

- TC Land was advised for the first time in June 2025 that Essa would likely not be assuming the storm water facilities for the 8949 Smith Road DPS. All consultant reports for the last 2 years, including the ones from Ainley who represents Essa, have assumed that the storm water management system would be assumed by Essa post development
- This last minute change posed a significant issue for TC Land to navigate, costing them significant time and money.
- Recently TC Land conducted significant due diligence to evaluate whether industrial storm water management is regularly assumed by municipalities post development. As part of this investigation, TC Land consulted with the two most prominent Commercial Real Estate Agents in the Barrie and surrounding area. Both of these agents strongly believe that any form of condominium would be strongly out of precedent for similar industrial developments and would dissuade buyers who have many opportunities for land purchases in surrounding municipalities. Both of these letters are attached as an appendix to this presentation for reference.
- TC Land would like to propose a compromise where they would pay up front for the present value of the 30 year cost estimate for the storm water facilities.

# DRAFT PLAN OF SUBDIVISION

**IPS**  
CONSULTING



**DRAFT PLAN OF SUBDIVISION**  
PART OF EAST HALF OF LOT 19 AND  
WEST HALF OF LOT 20, TRACT 1000, COUNTY OF SAN DIEGO, CALIFORNIA

**5743 COUNTY ROAD 90  
& 8949 SMITH ROAD**

**LEGEND**

- SUBJECT LANDS
- DRAFT PLAN AREA
- RESIDENTIAL LAND OWNED BY APPLICANT
- LAND USE SCHEDULE

Block No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)
Block 1	1.14	48,720	48,720
Block 2	1.14	48,720	48,720
Block 3	1.14	48,720	48,720
Block 4	1.14	48,720	48,720
Block 5	1.14	48,720	48,720
Block 6	1.14	48,720	48,720
Block 7	1.14	48,720	48,720
Block 8	1.14	48,720	48,720
Block 9	1.14	48,720	48,720
Block 10	1.14	48,720	48,720
Block 11	1.14	48,720	48,720
Block 12	1.14	48,720	48,720
Block 13	1.14	48,720	48,720
Block 14	1.14	48,720	48,720
Block 15	1.14	48,720	48,720
Block 16	1.14	48,720	48,720
Block 17	1.14	48,720	48,720
Block 18	1.14	48,720	48,720
Block 19	1.14	48,720	48,720
Block 20	1.14	48,720	48,720
Block 21	1.14	48,720	48,720
Block 22	1.14	48,720	48,720
Block 23	1.14	48,720	48,720
Block 24	1.14	48,720	48,720
<b>TOTAL</b>	<b>27.36</b>	<b>1,192,320</b>	<b>1,192,320</b>

1. THE LAND SHOWN HEREIN IS THE SUBJECT LANDS OF THE SUBDIVISION. THE APPLICANT HAS BEEN ADVISED BY THE COUNTY OF SAN DIEGO THAT THE LANDS SHOWN HEREIN ARE NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT MAY AFFECT THE SUBDIVISION.

2. THE APPLICANT HAS BEEN ADVISED BY THE COUNTY OF SAN DIEGO THAT THE LANDS SHOWN HEREIN ARE NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT MAY AFFECT THE SUBDIVISION.

3. THE APPLICANT HAS BEEN ADVISED BY THE COUNTY OF SAN DIEGO THAT THE LANDS SHOWN HEREIN ARE NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT MAY AFFECT THE SUBDIVISION.

Date	By
Apr. 15, 2023	Added at 0.5 Acres
Apr. 16, 2023	Deleted one lot, separate lot and minor state T.O.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 91117 OF THE PLANNING ACT**

1. The applicant has been advised by the County of San Diego that the lands shown herein are not subject to any easements, encumbrances, or other interests that may affect the subdivision.

2. The applicant has been advised by the County of San Diego that the lands shown herein are not subject to any easements, encumbrances, or other interests that may affect the subdivision.

3. The applicant has been advised by the County of San Diego that the lands shown herein are not subject to any easements, encumbrances, or other interests that may affect the subdivision.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
PLANNING & PROJECT MANAGEMENT CONSULTANTS

Date: August 28, 2023  
By: JRM  
Checked: JRM

# BROKER COMMENTARY I

**IPS**  
CONSULTING

4 “I am sure this will be a huge deterrent and make it very difficult to attract buyers as condominium lots. Given the availability of industrial land in nearby municipalities that offer simpler, more predictable servicing frameworks, it is likely that prospective buyers will shift their focus away from Essa. This could slow or even stall industrial growth in the Township and limit its ability to attract job-creating enterprises.”

Cathy Lowe, Broker Letter dated July 23, 2025

# BROKER COMMENTARY 2

**IPS**  
CONSULTING

6 “The reality is that the industrial real estate market overwhelmingly favours simplicity and certainty. When buyers compare similar lots across municipal boundaries, they will inevitably choose municipalities where SWM infrastructure is municipally maintained—as is standard practice in neighbouring communities such as New Tecumseth, Barrie, Innisfil, Springwater and Oro-Medonte.”

Stephanie Maye, Broker (July 23, 2025)

30

# LEGAL COMMENTARY



“While technically the concept of a common elements condominium plan for the storm water management ponds works, this does not eliminate the issue that this vests control and ownership of what is traditionally municipal infrastructure, in private hands.

6 A common elements condominium corporation controlled by subdivision block owners is not really set up to manage a storm water management pond on a long-term basis. This requires the expertise and resources that should be available to the Township through the Township’s municipal engineer.”

Craig Robson, Lawyer correspondence dated September 2, 2025

# 30 Year Stormwater Costs

**IPS**  
CONSULTING

- Burnside Engineering prepared a cost estimate for the costs to maintain the storm water facilities for the next 30 years.
- TC Land proposes that they compensate Essa for the present value<sup>(1)</sup> of this 30 year estimate.

Item	Est. Cost	Frequency		Sub-Total
	2025 \$	(Years)	# Occurances	
1) Major Cleanout (North)	\$225,000	15	2	\$450,000
2) Major Cleanout (South )	\$225,000	15	2	\$450,000
3) Forebay Cleanout (North)	\$50,000	5	6	\$300,000
4) Forebay Cleanout (South)	\$50,000	5	6	\$300,000
5) Vegetation Management	\$5,000	1	30	\$150,000
6) Infrastructure Maintenance / Repai	\$10,000	3	10	\$100,000
7) Monitoring & Reporting per MECP El	\$3,000	1	30	\$90,000
				<b>\$1,840,000</b>
<b>Present Value of the 30 year SWMF Operations and Maintenance Cost Estim</b>				<b>\$503,215</b>

(1) Assumes a 8% discount rate

3c

# MAVEN

COMMERCIAL REAL ESTATE

July 23, 2025

Mr. Michael Mikael  
Chief Operating Officer  
Township of Essa  
5786 County Road 21  
Utopia, ON L0M 1T0

**RE: Market Impact of Requiring Condominium Ownership of Stormwater  
Management Facilities – Proposed Industrial Development in Essa Township**

Dear Mr. Mikael,

As one of the leading industrial real estate brokerages serving the Greater Barrie area, we are writing to share our professional perspective on the Township's consideration to require a condominium ownership model for stormwater management facilities associated with the proposed industrial subdivision in Essa at Smith Road and County Rd 90.

We understand this development involves the subdivision of approximately 86 acres into industrial lots ranging from 2 to 7 acres, supported by two stormwater management (SWM) facilities. It has come to my attention that the Township is contemplating requiring these facilities to be privately maintained through a condominium structure rather than the usual municipal assumption—an approach that significantly diverges from established regional precedent.

In our extensive experience marketing industrial lands throughout Simcoe County and throughout South Central Ontario, we can say unequivocally that this model introduces legal and operational complexity that will materially impair the marketability of the individual parcels. The industrial end-users know their own craft – fabrication, distribution, etc. not how to govern their neighbours through a condo corp, and there are no property management companies in the entire GTA equipped to enforce condo bylaw rules that govern storm water management. They do not have the legal, political or monetary strength and authority as a Municipality does to ensure governing laws are enforced. I have a difficult enough time conveying the value of setting up their operations on lands with private services such as wells and septic systems due to market aversion to such realities of small-town locations, which are common occurrences and relatively cost neutral to hooking up to municipal services. The reality is that the industrial real estate market overwhelmingly favours simplicity and certainty. When buyers compare similar lots across municipal boundaries, they will inevitably choose municipalities where SWM infrastructure is municipally maintained—as is standard practice in neighbouring communities such as New Tecumseth, Barrie, Innisfil, Springwater and Oro-Medonte.

# MAVEN

COMMERCIAL REAL ESTATE

Requiring a condominium model for SWM infrastructure in Essa Township will place this development, and future industrial developments in Essa, at a distinct disadvantage. It will discourage investment, reduce buyer confidence, and potentially cause businesses to bypass Essa altogether in favour of less complex jurisdictions— potentially earning a poor reputation for the township.

We are supportive of ensuring long-term infrastructure quality, but we urge the Township to consider assumption of the proposed SWM pond to attract quality enterprises to the area for its trustworthiness in ensuring infrastructure is properly managed. Aligning with regional best practices will send a clear signal to the market that Essa is serious about supporting economic growth.

We would be pleased to discuss this matter further and assist in identifying solutions that balance the Township's operational concerns with market realities.

Sincerely,



Stephanie Maye, SIOR, CCIM  
Co-Owner and Broker of Record  
Maven Commercial Real Estate, Brokerage  
705-728-9000 | [stephanie@mavencommercial.ca](mailto:stephanie@mavencommercial.ca)

July 23, 2025

Mr. Michael Mikael  
Chief Operating Officer  
Township of Essa  
5786 County Road 21  
Utopia, ON L0M 1T0  
Via Email: [mmikael@essatownship.on.ca](mailto:mmikael@essatownship.on.ca)

RE: Implications of Condominium-Based Stormwater Management for Industrial Lot Marketability in Essa

Dear Mr. Mikael,

I am writing in my capacity as a senior industrial real estate advisor actively serving the Simcoe County and Greater Barrie market. Our firm has represented numerous industrial landowners, developers, and end-users throughout the region, and I want to offer my professional insight on a matter that will have real and lasting implications for industrial investment in Essa Township.

It is our understanding that the Township is considering a requirement that stormwater management (SWM) facilities in the proposed 86-acre industrial subdivision be privately owned and maintained through a condominium structure, rather than assumed and managed by the municipality. We respectfully caution that this approach diverges from prevailing market expectations and practices in surrounding municipalities.

In jurisdictions such as Barrie, Innisfil, and Oro-Medonte, municipalities routinely assume maintenance responsibilities for SWM infrastructure once it has been constructed to the appropriate standards. This is not only a best practice—it has become a foundational expectation among developers and end users alike. Introducing condominium governance into an industrial setting adds complexity, legal entanglements, and administrative burdens that significantly reduce the appeal of the lots to buyers.

We have had a lot of experience selling industrial lots, in different municipalities, both serviced and un-serviced. I am sure this will be a huge deterrent and make it very difficult to attract buyers as condominium lots. Given the availability of industrial land in nearby municipalities that offer simpler, more predictable servicing frameworks, it is likely that prospective buyers will shift their focus away from Essa. This could slow or even stall industrial growth in the Township and limit its ability to attract job-creating enterprises.



SPECIALIZING IN ICI REAL ESTATE SERVICES SINCE 1962

edlowerealestate.com | Office: 705-726-3871 | Fax: 705-726-8260

We fully appreciate the Township's responsibility to safeguard infrastructure and ensure long-term accountability. However, there are mechanisms to achieve those outcomes that do not require imposing condominium governance—particularly in cases where the facilities are engineered, built, and conveyed in line with standard municipal criteria.

Essa is at a pivotal point in positioning itself as a destination for employment lands. Requiring a condominium approach in this case would risk deterring serious investment and pushing economic development elsewhere. We hope that Council and Township staff will reconsider this direction and align with market-proven approaches that support successful development outcomes.

Should you wish to explore this further, I would be happy to share additional market data and examples from comparable projects in the region.

Sincerely,

ED LOWE LIMITED, BROKERAGE

A handwritten signature in black ink, appearing to read "Cathy Lowe".

Cathy Lowe

Broker of Record.

CC: Sam Haniff,

Chief Planner, Essa Township

[shaniff@essatownship.on.ca](mailto:shaniff@essatownship.on.ca)

CC: Alan Lever

[alever@annexpark.com](mailto:alever@annexpark.com)

INDUSTRIAL | COMMERCIAL | INVESTMENT

edlowerealestate.com | 47 Mills Rd., Unit 6, Barrie ON L4N 6H4



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PR014-25  
**DATE:** September 17<sup>th</sup>, 2025  
**TO:** Committee of the Whole  
**FROM:** Chris Rankin, Manager of Parks & Recreation  
**SUBJECT:** Repurposing of Former Skate Park Area Angus C.C.

---

### RECOMMENDATION

That Staff Report PR014-25 be received; and

That Council approve the repurposing the fenced area formerly used as a skate park at the Angus Arena into a multi-use recreational space featuring pickleball and basketball courts, in place of the previously proposed outdoor rink to be funded from the 2025 approved capital budget in the amount of \$45,000.

### BACKGROUND

The fenced area in question was historically used as a skate park. With the relocation of the skate park, staff had proposed to convert the space into an outdoor rink (ODR).

During site preparation, the contractor identified that the existing asphalt base is inadequate and significantly deteriorated. As a result, the surface cannot safely support rink boards or winter ice operations. The contractor recommended that a concrete slab be installed to accommodate an ODR.

Given the high cost associated with concrete installation, staff have examined alternative recreational uses for the space that align with community needs and existing infrastructure.

## COMMENTS AND CONSIDERATIONS

Staff recommend repurposing the former skate park area into a year-round recreation hub by:

- Completing asphalt repairs to improve the surface condition.
- Installing a basketball court with hoops and line painting.
- Installing two pickleball courts with striping and nets.

This option eliminates the need for concrete installation while maximizing the usability of the space year-round. Pickleball continues to grow rapidly in popularity across the Township, particularly with older adults and multi-generational users. Basketball provides consistent youth and family programming opportunities. Together, these facilities would offer inclusive, flexible, and high-demand recreation opportunities for the community.

Converting the space into a basketball and pickleball area would deliver several community benefits:

- **Multi-Generational Use:** Pickleball appeals to seniors and active older adults, while basketball remains a popular choice for youth and families.
- **Community Wellness:** Promotes healthy, active lifestyles and provides additional outdoor recreation options close to home.
- **Enhanced Inclusivity:** By offering both basketball and pickleball, the Township ensures programming and opportunities for a wide range of ages, abilities, and interests.

## FINANCIAL IMPACT

The estimated cost for asphalt repairs, line painting, nets, and basketball equipment can be accommodated within the 2025 approved capital budget. The Township has an available balance of approximately **\$45,000** under GL# 40-44-811-165-8520.

per: Manager of Finance: El Campbell

## SUMMARY/OPTIONS

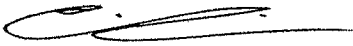
Council may:

1. Take no further action.
2. Direct staff not to proceed with the conversion of the former skate park area into an outdoor rink; and
3. Approve the repurposing of the space into a multi-use recreational area featuring pickleball and basketball courts, with costs not to exceed \$45,000, to be funded through the 2025 approved capital budget GL# 40-44-811-165-8520.
4. Direct Staff in another course of action.

## CONCLUSION

Option #3 is recommended.

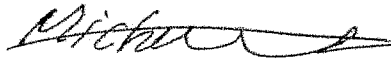
Respectfully submitted,



---

Chris Rankin  
Manager of Parks & Recreation

Reviewed by,



---

Michael Mikael, P, Eng  
Chief Administrative Officer



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PW014-25

**DATE:** September 11<sup>th</sup>, 2025

**TO:** Committee of the Whole

**FROM:** John Kolb, Manager of Public Works

**SUBJECT:** Winter Sand Tender Results

### RECOMMENDATION

That Staff Report PW014-25 be received; and

That the tender received from G .Priest Services Inc. for the purchase, mixing and stacking of winter sand in the amount of \$ 187,848.96 (including 1.76% H.S.T) be accepted as per the Township specifications.

### BACKGROUND

The Tender document was posted on the Biddingo website on August 28<sup>th</sup>, 2025, and closed on September 11<sup>th</sup>, 2025.

### COMMENTS AND CONSIDERATIONS

There was a total of 3 bids received. The 3 bids are summarized below:

Bidder	Total Tender (Ex. H.S.T)
1. G. PRIEST SERVICES INC	\$184,600.00
2. DUIVENVOORDEN HAULAGE INC	\$241,800.00
3. ROBINSON HAULAGE INC	\$253,500.00

### FINANCIAL IMPACT

Council approved **\$315,000.00** in the 2025 Roads Maintenance Operating Budget. There is approximately **\$98,459.00** remaining in this account. The Winter Sand Tender amount is always split over two fiscal budget years which is 2025-2026 in this case, and therefore additional required funds will be allocated into the 2026 Roads Maintenance Operating Budget.

*Emily Campbell*  
 per: \_\_\_\_\_ Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Take no action
2. Award the tender to G. Priest Services Inc. in the amount of \$ 187,848.96 (including 1.76% H.S.T)
3. Do not award the tender to G. Priest Services Inc. and select another bidder to complete the work based on reasons to be specified by Council

**CONCLUSION**

Option #2 is recommended.

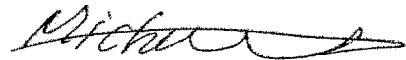
Respectfully submitted by:



---

John Kolb, Manager of  
Public Works

Reviewed by:



---

Michael Mikael, CAO