

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

**PROPOSED OFFICIAL PLAN AMENDMENT (OPA47)
PROPOSED ZONING BY-LAW AMENDMENT (Z15-23)
PROPOSED DRAFT PLAN OF SUBDIVISION
(Affecting 8949 Smith Road)**

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: Kevin Bechard, Agent
Alan Lever, Developer

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, Official Plan Amendment and Plan of Subdivision seeking to permit twenty-eight 28 industrial blocks at 8949 Smith Road, in accordance with the provisions of the Planning Act.

On behalf of the owner, Kevin Bechard 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 two streets connecting 25 industrial blocks, 2 blocks dedicated for stormwater management, and 1 block for environmental protection.

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. Carson Lutz (8865 Smith Road) provided the following comments:
 - He farms next to the subject site.
 - Having 28 industrial blocks next to his farming practice is concerning.
 - The portion zoned Agricultural should not be developed due to issues such as noise, light and air pollution.
 - The potential traffic and proposed access along Smith Road could be problematic for residents.

- His organic farming practices could be negatively impacted by the proposed industrial uses.
 - Blocks 11 and 12 (immediately east of the southern stormwater pond in the proposal) should be moved higher north in the proposal or removed entirely.
2. Tom Smith (8866 Smith Road) provided the following comments:
- The property to the southeast of the subject site (8865 Smith Road) was tiled and this will affect drainage. The water from the proposed southern stormwater pond will likely get into the water system and organic fields.
 - The proposed stormwater pond to the north also borders organic fields to the west (across Smith Road) and north (across County Road 90).
 - Organic farmland is scarce compared to industrial land and should be protected.
 - Industrial uses may kill rural uses if permitted in this proposal.
 - Smith Road is gravel and people might use the 6th Line for access to this proposed development instead of County Road 90.
 - The Agricultural zoning should not be changed.

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 6:31 p.m.

Staff met with the residents who spoke at the public meeting prior to the public meeting. Staff also received written comments from them and another resident prior to the meeting.



Sandie MacDonald, Mayor



Lisa Lehr, Director of Legislative Services/Clerk