

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

**PROPOSED ZONING BY-LAW AMENDMENT (Z9-22)
(Affecting 56 River Drive)**

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 6:13 p.m. She stated that the purpose of this Public Meeting is to review a proposal for a Zoning By-law Amendment to rezone lands of 56 River Drive, Angus, to allow for the existing vacant medical centre to be converted to a 4-unit apartment, and the garage addition to be converted into 2-unit apartment, in accordance with the provisions of the Planning Act. As well, to hear comments and review written submissions from members of the public and public agencies.

A description of the proposal was then read by Senior Planner Samuel Haniff:

The purpose of the application submitted by Esher Planning Inc. on behalf of Sunnidale Custom Homes Inc. is to rezone lands legally described as PLAN 1333 LOT 22, municipally known as 56 River Drive (see Attachment A to this report for the Context Map) to change the subject property from the "Residential, Low Density, Detached (R1) Zone" in Zoning By-law 2003-50, to "Residential, High Density, Apartments (R5) Zone" with site-specific provisions (R2-site specific).

A Pre-Consultation application was submitted in March 2022 to prepare for the Zoning By-law Amendment and support the creation of six (6) apartment units on the subject property. The existing building does not conform as-is to the R5 Zone, thus requiring the Zoning By-law Amendment to include the following new site-specific regulations:

- An exterior side yard of 6.1m

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

- County of Simcoe - The County does not provide waste collection services to multi-residential developments of six (6) or more dwelling units. It will be the responsibility of the owner/operator of the multi-residential buildings to arrange and pay for private waste collection services.
- SCDSB - No objection to the proposed development, but pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Additionally, staff request that walkways and sidewalks be included throughout the proposed development to facilitate heavy foot traffic and promote active transportation.
- NVCA - Staff are still reviewing the proposal, so comments may be delayed.
- Neighbours - The change in land use is too drastic for the neighbourhood.

A representative of the applicant, Melanie Horton from Esher Planning, described the lot features, Township and County planning policies and goals, and the general application. She noted the ongoing discussion with Staff on parking location and privacy fencing.

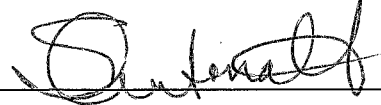
Mayor Macdonald then welcomed comments and questions from the public, stating that speakers must state their name and address so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

- Russ Earl from 42 Ross Street stated that the garage is attached but the notice said it is detached. He claimed that there is already a 3-unit apartment in the upstairs of the garage addition, which were created by the previous owner. He believed that the proposed 6 units are too many for the neighbourhood.
- Melanie responded by stating that the garbage will be arranged to be picked up privately, and notes that she cannot speak to what the previous owner had done on the property. She clarify that the garage will have 2 1-bedroom units, and the main building will have 2 2-bedroom and 2 1-bedroom units.
- Russ inquired about parking and the impracticality of housing 8 parking spaces
- The applicant responded by stating there will be no entrance made on Ross Street. She also stated that there was already traffic going in and out of the neighbourhood while the building was being used as a medical centre.
- Brendan Flin at 33 Treetop Street commented that he had no concern on the number of units but was concerned about the need for more parking.
- The applicant responded by stating that the lot is large and there is space to accommodate parking. She responded that the minimum parking is not 2 but only 1.2 spaces per unit.
- Colleen responded that Staff will respond to comments made in a report post-

meeting.

- Councillor Kiezebrink asked if the two required spots include the garage, or if the garage is a third parking spot.
- The applicant confirmed that the garage would accommodate 4 parking spaces.
- Councillor Sander stated that he will be looking for minimum of 2 external parking spaces per unit in the application.

Mayor Macdonald then read that if there are no further questions or submissions, Council wishes to thank all those in attendance for their participation. The planning office will be preparing a report and by-law to be presented to Council concerning this matter.



Sandie Macdonald, Mayor



for Krista Pascoe, Deputy Clerk