

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
JUNE 21st, 2023**

**PROPOSED OFFICIAL PLAN AMENDMENT (OPA46) & ZONING BY-LAW
AMENDMENT (Z4-23)
RE: Affecting 231 Barrie Street**

MINUTES

A Public meeting was held in person on Wednesday, June 21st, 2023 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
G. McNamara, Deputy Fire Chief
D. Dollmaier, Manager of Finance
S. Haniff, Manager of Planning
S. Corbett, Deputy Clerk
L. Lehr, Manager of Legislative Services

Guests: Sheri Norman, Property Owner (231 Barrie Street)
Courtney Mark, Junior Planner, Innovative Planning Solutions
Karla Tamayo, Senior Planner, Innovative Planning Solutions

Mayor Macdonald opened the meeting at 6:00 p.m. She stated that the purpose of this Public Meeting was to review a proposal for An Official Plan Amendment & Zoning By-law Amendment to redesignate as well as rezone lands to accommodate for a proposed severance that will result in deficiencies regarding minimum lot requirements on the severed and retained lots.

A description of the proposal was then read by the Manager of Planning Samuel Haniff, as outlined below.

The purpose of the meeting is to review an application for a Zoning By-law Amendment and Official Plan Amendment towards the creation of a new residential lot on the subject lands at 231 Barrie Street in Thornton. The applicant is proposing to redesignate the subject site from 'Commercial' to 'Residential'. The applicant is also proposing to rezone the northern portion of the subject site from 'Community Commercial (C1)' to

'Residential, Low Density, Detached with Special Provisions (R1-SP) and the southern portion of the subject site from 'Community Commercial (C1)' to 'Residential Low Density, Semi-Detached with Special Provisions (R2-SP) (See attachment 1). This Zoning By-law Amendment and Official Plan Amendment application is also accompanied by a Consent application to sever the southern portion (severed) from the northern portion (retained) of the subject site. The Consent application goes before the Committee of Adjustment on June 30, 2023. The applicant is not proposing any development for either of the proposed lots being considered for rezoning/redesignation/severance.

SUMMARY OF COMMENTS FROM NEIGHBOURS & AGENCIES (Planner):

County of Simcoe: The County of Simcoe stated that they had no objections to the Zoning By-law Amendment; however, they are the approval authority for Official Plan Amendments within the County of Simcoe and stated it would need to be submitted to them for review.

CAO: Ensure that adequate parking is available, as well, that storm water management is addressed and is to the satisfaction of the Township Engineer.

Public Works: The Township will require all current development applications to be in compliance with the new standards unless a subdivision agreement is already secured.

SCDSB: No comments were received.

SMCDSB: No comments were received.

Neighbours: No comments were received.

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. Courtney Mark from Innovative Planning Solutions introduced herself as a representative of the application. She proceeded to make a PowerPoint presentation describing the application and what is being proposed.

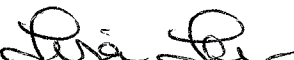
Mayor Macdonald called upon members of the public to provide their comments. There were none.

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 6:14 p.m.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services