

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES**

June 19, 2024

**PROPOSED ZONING BY-LAW AMENDMENT (Z4-19)
(Affecting 68 Gold Park Gate)**

MINUTES

A Public meeting was held in person on Wednesday June 19, 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, Chief Administrative Officer
L. Lehr, Manager of Legislative Services
D. Dollmaier, Manager of Finance
S. Haniff, Manager of Planning
J. Kolb, Manager of Public Works
P. Granes, Chief Building Official
C. Rankin, Manager of Parks and Recreation
S. Corbett, Deputy Clerk

Guests: Claudio Brutto, Agent
Marie Leroux, Planning Consultant (for the Township)

Mayor Macdonald opened the meeting at 6:01 p.m. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment seeking to permit the construction of 27 townhomes along a private condo lane at 68 Gold Park Gate, Angus, in accordance with the provisions of the Planning Act.

A description of the proposal and comments received was then read by the Manager of Planning, Samuel Haniff, as follows:

The proposed zoning amendment would change the zoning on the subject property from Community Commercial (C1) to Residential, Medium Density, Townhome (R3-X) with special provisions to permit a proposed residential townhouse development. The special provisions would permit reductions to various setbacks and increase the maximum height from 10.5 metres to 11.5 metres.

The proposed development will also be subject to Site Plan Control.

County of Simcoe: Outstanding comments will be addressed during Site Plan Control.

SMCDSB (Catholic): Outstanding comments will be addressed during Site Plan Control.

SCDSB (Public): *Have no objections and support the inclusion of a sidewalk.*

NVCA: *No objection.*

Enbridge Gas: *No objection.*

Residents: *The Township received two objections from neighboring residents; both opposed to the proposed amendment and both in favor of commercial spaces on the subject site.*

The applicant, Claudio Brutto of Brutto Consulting provided Council with his presentation on the proposed Zoning By-law Amendment for 68 Gold Park Gate, Angus. He described the lot features and the nature of the proposal with a slide presentation for support. This included a visual description of the proposal, which features 5 blocks of townhomes (totalling 27 units), 2 external parking spaces per proposed residential unit, visitor parking and snow storage. He also clarified that a retail demand study was prepared that did not support commercial uses on the subject site due to the proximity of other commercial uses in Angus.

Mayor Macdonald 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.

Stefanie Trudeau (3 McCann Lane, Angus) provided the following comments/questions:

- Does not support the proposed zoning by-law amendment to allow for townhomes
- Supports commercial use in the neighbourhood as the closest commercial unit is at minimum 30 minutes to talk to;
- Concern expressed over loss of green space and mature trees in the neighbourhood; and
- The proposed development appears to be too dense – more houses will not create a sense of community;

Maria Corey (225 Greenwood Drive, Angus) provided the following comments/questions:

- Concerned about privacy – would like to see a privacy fence of at least 6 feet in height around the development.

*Resident (address provided was 82 Gold Park Gate, Angus) provided the following comments:

- Raised concerns over anticipated increase in traffic and on-street parking;
- Believes that the proposed development will only add to the existing problem; and
- Limited parking will only be worse in the winter when the parks are used for parking.

Mike Orr (94 Gold Park Gate, Angus) provided the following comments:

- The new school is a welcomed addition to the neighbourhood;
- On-street parking is a problem and will only get worse in the winter, when the parks are used for illegal parking;
- The current residential-only proposal is better than the previous commercial-only or mixed-use proposals, however feels it is a poorly developed plan that is too condensed for the neighbourhood;

- A park may be a better option for this space now that the school site is proposed in the current park space in addition to walking trails; and
- The neighbourhood is already very densely populated, and parking needs to be addressed.
- Raised concerns surrounding increase to existing enforcement issues and safety of children due to anticipated increase in traffic and on-street parking issues, in addition to aesthetics of neighbourhood.

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 6:27 PM.

*** Resident did not provide a name and did not use the sign-in sheet to provide contact information.**



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services/Clerk