



## Township of Essa Public Meeting Minutes

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A Public meeting was held in person on Wednesday April 15, 2026, in the Council Chambers of the Administration Centre.

In attendance: Mayor Macdonald  
Deputy Mayor Smith  
Councillor Kiezebrink  
Councillor Sander  
Councillor Maltby

Staff in Attendance: Michael Mikael, Chief Administrative Officer  
Chris Rankin, Manager of Parks and Recreation  
Deborah Dolmaier, Manager of Finance  
Doug Burgin, Fire Chief  
Pedro Granes, Chief Building Official  
Rachele Brown, Deputy Chief Building Official  
Owen Curnew, Development Planner  
Samuel Haniff, Manager of Planning  
Sarah Corbett, Deputy Clerk  
Krista Pascoe, Manager of Legislative Services/Clerk

Special Guest: Tim Cane, SGL Consulting

Mayor Macdonald opened the meeting at 6:17 p.m. She stated that the purpose of this Public Meeting is to review the proposed Official Plan which will replace Official Plan (2001).

A description and presentation of the proposal was then read by Tim Cane of SGL Consulting.

Mayor Macdonald 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.

Rhodrick Price, 7054 8<sup>th</sup> Line Essa

- Asked for clarification regarding the proposed development in Thornton and where the Thornton Settlement boundary is.

Darren Vella, IPS Consulting

- Asked the timeline for the settlement boundary expansion.
- Asked if another public meeting would need to be held.

Francesco Fiorani, Toronto

- Asked that council consider changing the proposed Schedule 'B' for the draft official plan for the property known as 68 Gold Park Gate from Greenland to Residential.

David Guergis , 56 Brian Ave, Angus

- Asked if developers or private parties need to submit growth studies as a part of applications. He also asked if there was a way to restrict residential development and from putting residential policies in the official plan.
- Reiterated if private developers are required to submit growth studies and consider those numbers.
- Stated that the large, wooded lot on Mill Street that Anne Sharp was referring to was historically subject to flooding and stated that he believes the row of houses on the north side of County Road 90 up until the Nottawasaga Bridge should all be designated commercial
- Stated that Council should take a harder stance on denying developments and ignoring the NVCAs suggestions when it is to the benefit of the community to approve. He also stated that the NVCA is hurting development and referenced the loss of investment, giving examples such as Canadian Tire and Home Hardware backing out of deals due to development complications. He stated that development is falling behind in Essa.

Steven Kenny, 93 Armeda Clow Cres., Angus

- Asked if there are development plans for a specific piece of land in Angus.

Anne Sharp, 58 Michael Street, Angus

- Asked what the intent is of redesignating the large, wooded block on Mill Street from Environmental to Mixed-Use, and why are we directing development to a property that would result in the loss of forest.
- Stated that the trees act as a natural form of flood mitigation, and that more should be done to extend access to LeClaire park to the south.

Tom Smith, 8866 Smith Road, Utopia

- Spoke to the OLT decision for the agricultural lands redesignated to rural and stated that he feels disrespected from a lack of consultation with residents in those subject lands from staff. Tom Smith stated that the land should remain rural and that there have been no substantive studies to justify why it is agricultural.

Lynn Price, 7084 8<sup>th</sup> Line, Utopia

- Asked for clarification regarding what mixed-use means.

June Hamelin, 91 Denney Drive, Baxter

- Asked that low-density residential policies be beefed up, stating that townhouses are too dense for some areas

Brian Aspen, 6<sup>th</sup> Line, Utopia

- Expressed concern regarding the official plan designating new trail space through his property.


Michael Mikael, CAO and Tim Cane provided clarification on the questions above.


Mayor Macdonald opened the floor to members of Council for clarification.

Members of Council had no questions.

Mayor Macdonald thanked all in attendance for their participation.

The Public meeting adjourned at 7:07 p.m.

  
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Sandie Macdonald,  
Mayor

  
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Krista Pascoe, Manager of Legislative  
Services/Clerk