

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING MINUTES
WEDNESDAY, MAY 5, 2021**

**RE: PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION:
68 GOLD PARK GATE, BLOCK 13 R PLAN 51M-784, ANGUS (Z4/19 and Plan of
Subdivision – 68 Gold Park Gate, Block 13)**

A Public Meeting was held virtually on Wednesday, May 5, 2021 and was livestreamed to the public on the Township of Essa's YouTube Channel.

In attendance: Mayor Sandie Macdonald (electronic)
Deputy Mayor, Michael Smith (electronic)
Councillor Keith White (electronic)
Councillor Henry Sander (electronic)
Councillor Ron Henderson (electronic)

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer (electronic)
C. Traynor, Manager of Finance (electronic)
R. Rosilius, Deputy Treasurer (electronic)
M. Mikael, Manager of Public Works (electronic)
A. Powell, Manager of Planning and Development (electronic)
J. Sidhu, Planner (electronic)
C. Murphy, Planner (electronic)
J. Coleman, Manager of Parks and Recreation (electronic)
K. Pascoe, Deputy Clerk (electronic)
L. Lehr, Manager of Legislative Services (electronic)

The Mayor opened the meeting by stating the purpose of the Public Meeting is to discuss a proposed Amendment to Zoning By-law 2003-50 and a proposed Draft Plan of Subdivision in accordance with Sections 34 and 51 of the Planning Act, R.S.O., c. P. 13, to hear a presentation from Nadia Zuccaro from EMC Group Limited introduced by Township Planning Staff, and to hear all comments from residents of the Township of Essa.

The Township Planner described the application as follows:

The Township is in receipt of a complete application submission for 68 Gold Park Gate, Block 13 R Plan 51M-784, Angus. The submission includes applications for a Zoning By-law Amendment (ZBA) and a proposed Draft Plan of Subdivision to rezone the subject lands and to permit the division of the subject lands into eighteen (18) residential lots. The proposed development includes twelve (12) single detached units, six (6) semi-detached (link) units, and a parkette block.

68 Gold Park Gate, Block 13 is less than 1 hectare in size, designated 'Residential-Future' in the Township's Official Plan and is zoned 'Community Commercial (C1)'. There are currently no buildings or structures on the subject lands.

The Zoning By-law Amendment is being requested by the applicant to rezone the subject lots to permit low-density residential uses on 68 Gold Park Gate. The applicant is seeking to rezone the lands to 'Residential, Low Density, Semi-Detached (R2) with Special Provisions (R2-X)' and 'Open Space Park (OSP)'. Special Provisions are requested to provide site specific zoning standards that allow for relief of the minimum lot area requirements, minimum lot frontage requirements for the semi-detached dwellings, minimum front yard setbacks, minimum interior side yard setbacks, minimum rear yard setbacks, and maximum lot coverage requirements.

A full comment set concerning this application's circulation is pending staff's review and will inform the forthcoming recommendation Report that will be provided to Council for their decision at a future meeting of the Committee of the Whole. Staff will be intaking comments on this matter until Friday May 28th, 2021.

Staff welcomed Nadia Zuccaro from EMC Group Limited to deliver her presentation on the subject applications.

Following the applicant's presentation, the Township Planner then asked if anyone in the audience would like to speak, and to please enter their questions or comments into the Zoom Chat Function, noting 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.

Question from Stephanie Trudeau - 3 McCann Lane, Angus - Main concern in 2019 was about having more houses built again.

The applicant from EMC Group Limited advised that at the neighbourhood meeting, the concept was a mixed-use development, it was based on 31 units, 17 conventional residential units, and 14 mixed-use units. Since then, it has come down substantially, the density was 31 units per hectare which is now brought down to 21 units, which is in line with Official Plan densities. Also, now the development is at 18 residential lots, which is a substantial decrease. A lot of the previous concerns were around parking trips, to and from the site, which a retail development would have caused. This development now will have far less movement, and at this point, we believe the concept at hand is complementing what is existing with no negative effects.

Question from Stephanie Trudeau - 3 McCann Lane, Angus - Why are there more residential and not retail?

The applicant from EMC Group Limited advised that a Retail Demand Study was completed, and the purpose was to understand the retail market of the site and surrounding area and to determine if the mixed-use proposal was the right fit for the parcel. The conclusions drawn from the study stated that the site is poorly located for retail uses and lacks the accessibility necessary to support a stand-alone retail development. The study confirmed that the neighbourhood is already serviced with a broad array of commercial uses for current and future retail needs.

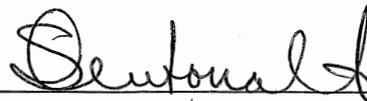
No other questions were asked.

Following the commenting period, the Mayor asked Council if Council had questions for clarification.

No questions are asked.

The Mayor then stated that with no further questions, Council thanked all those in attendance for their participation. The Planning and Development Department will be preparing a Staff Report to be presented to Council at a future meeting of the Committee of the Whole.

The Public Meeting adjourned at 6:36 p.m.



Sandie Macdonald, Mayor



per, Lisa Lehr, Manager of Legislative Services