

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

**PROPOSED ZONING BY-LAW AMENDMENT (Z9-22)
(Affecting 8677 County Road 56)**

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 6:29 p.m. She stated that the purpose of this Public Meeting was to review a proposal for a Zoning By-law Amendment to allow for development of a single-family dwelling on a severed 1.15ha parcel of land at 8677 County Road 56, 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, as outlined below.

The purpose of the application submitted by Skelton Brumwell Associates on behalf of Craig Moyer is to rezone lands legally described as CON 7 LOT 30, municipally known as 8677 County Road 56 (see Attachment A to this report for the Context Map) in order to change the zoning of the subject property from the "Commercial Recreation (C4) Zone" in Zoning By-law 2003-50, to "Rural (RL) Zone".

The Zoning By-law Amendment application was accompanied by a Consent Application to sever a 1.15ha surplus parcel of land from Bear Creek Golf Course along 30th Sideroad.

On November 25, 2022, the Committee of Adjustment granted a Consent (B25/22) to sever the 1.15ha parcel from the 30.8ha parcel of land for the purpose of creating a new

lot. One of the conditions of the severance is that “the property be rezoned so that the new lot conforms with Essa Township’s Zoning By-law”.

A representative of the applicant, Michael Wynia from Skelton Brumwell, outlined the application for rezoning from Commercial Recreational to Rural. He described features of the lot, its unsuitability for agricultural uses, and its consistency with Provincial, County and Township policies.

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

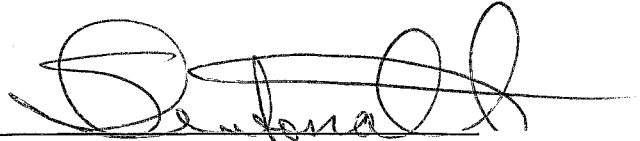
- County of Simcoe - No comments were received
- School Board - No comments were received
- NVCA - No comments were received
- Neighbour - General requests for information and to be informed about decision.

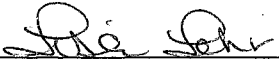
Mayor Macdonald then welcomed comments and questions from the public, stating that speakers must state their name and address so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process.

No public comments were brought forward.

Councillor Kiezebrink asked about the specific location of the severed lot and inquired about the location of a creek in relation to NVCA regulations. Mr. Wynia identified the lot and Mr. Haniff confirmed that the subject portion of the lot did not fall under NVCA regulated areas.

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.


Sandie Macdonald, Mayor

for 
Krista Pascoe, Deputy Clerk