



The Corporation of the Town of Essex

Special Council Meeting Minutes

March 20, 2023, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South
and by livestream at <https://www.youtube.com/@EssexOntario>

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

The purpose of this meeting was to receive information on a proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue in the Essex Centre.

Present:

- Mayor Sherry Bondy
- Deputy Mayor Rob Shepley
- Ward 1 Councillor Joe Garon
- Ward 1 Councillor Katie McGuire-Blais
- Ward 2 Councillor Kim Verbeek
- Ward 3 Councillor Brad Allard
- Ward 3 Councillor Jason Matyi
- Ward 4 Councillor Rodney Hammond

Also Present:

- Doug Sweet, Director, Chief Administrative Officer
- Lori Chadwick, Director, Development Services
- Kevin Girard, Director, Infrastructure Services
- Kate Giurissevich, Director, Corporate Services
- Jake Morassut, Director, Community Services
- Rita Jabbour, Manager, Planning Services
- Shelley Brown, Acting Clerk, Legal and Legislative Services
- Abbie Woods, Legislative Clerk, Legal and Legislative Services

1. Call to Order

Mayor Bondy called the meeting to order at 5:00 PM.

2. Land Acknowledgement

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

3. Declarations of Conflict of Interest

There were no declarations of conflict of interest noted at this time.

4. Adoption of Published Agenda

4.1 Special Council Meeting Agenda for March 20, 2023

SP23-03-004

Moved By Councillor McGuire-Blais

Seconded By Councillor Allard

That the published agenda for the March 20, 2023 Special Council Meeting be adopted as presented.

Carried

5. Report from Administration

5.1 Rita Jabbour, Manager, Planning Services

RE: Proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue in the Essex Centre.

Rita Jabbour, Manager, Planning Services stated that the purpose of the meeting was to provide members of Council and the public an opportunity to receive information respecting a proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue West in Essex Centre.

Ms. Jabbour noted that the subject lands were located in the Essex Centre Primary Settlement Area where growth is designated, directed and encouraged. She stated that the lands are zoned to permit medium density residential dwellings with height restrictions and setbacks. She further stated that the lands are subject to a Holding Zone restriction under By-Law 1037 preventing the construction of structures until the Plan of Subdivision is approved by the County of Essex; the Developer enters a Development Agreement with the Town of Essex; and after services such as water, storm water sewers, sanitary, roads, and lights are constructed.

Ms. Jabbour noted the environmental impacts considered by Administration stating that the subject lands are not located on or affected by any on-site Natural Heritage Features; areas of Natural Environment; within a Floodplain or otherwise regulated by the Essex Region Conservation Authority ("ERCA"); or within a Source Water Protection Area.

Ms. Jabbour noted servicing considerations stating that Municipal water, sanitary, and stormwater connections are available.

Ms. Jabbour advised that the proposed Plan of Subdivision included the creation of ten lots for the construction of 20 semi-detached dwelling units and five blocks for the construction of 22 townhome dwelling units.

Ms. Jabbour provided details on the design of the subdivision and stated that Street A and Street B will contain cul-de-sacs with Street A having a proposed entrance to Hunter Park with an asphalt trail. She also noted that there will be three stormwater ponds to control and collect stormwater in addition to sidewalks located on both streets.

Ms. Jabbour noted that all required studies were received and approved by corresponding authorities. She stated that the proposed plan conformed to the land use designation under the Official Plan, however, a reduction of right-of-way width for Street A would require a resolution from Council.

Ms. Jabbour stated that Administration received agency comments from ERCA, the school boards, Canada Post, and Bell Canada whereby ERCA provided comments indicating that they require an exclusionary fence between the Subdivision and the active transportation trail.

Ms. Jabbour further noted the recommended conditions of approval pertaining to the Town of Essex Administration as outlined in Planning Report-2023-08. She also stated that she received comments from a resident requesting a six-foot privacy fence be constructed along the property line on Maidstone Avenue West.

Councillor Garon asked whether the lots require a rear-yard drain whereby Kevin Girard, Director, Infrastructure Services replied that as a condition of the lot development each lot would require a rear-yard drain.

Walter Branco, President, 1552843 Ontario Limited o/a Noah Homes was available for questions.

Councillor Garon asked whether the duplexes abutting Bell Avenue would be wider than the existing homes located on Bell Avenue. Mr. Branco replied that townhomes are to be constructed at that location and would be approximately 28-35 feet in width. Councillor Garon asked what fencing would be required whereby Mr. Branco noted that the focus of this development is geared towards seniors thus limiting expenses such as fences and providing more attainable housing.

Councillor McGuire-Blais asked whether the revisited Traffic Impact Study accounted for the new developments in the area since 2018 whereby Ms. Jabbour confirmed that the new residential and commercial developments were accounted for in the revisited Traffic Impact Study.

Council discussed landscaping and construction elements that Administration explained would be considered during the Detailed Design phase.

SP23-03-005

Moved By Deputy Mayor Shepley
Seconded By Councillor Verbeek

That the presentation regarding the proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue in Essex Centre by Rita Jabbour, Manager, Planning Services be received.

Carried

6. Delegations

6.1 John Hunt and Kathryn Hunt, Residents, 71 Bell Avenue

RE: Proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue in the Essex Centre.

John Hunt requested that Council consider completing an additional Traffic Impact Study in order to account for the potential increase in traffic with certain roads being under construction; to delay construction of the Subdivision development until road repairs are completed at the intersection of Talbot Street North and Maidstone Avenue; and to consider fencing options between the proposed Subdivision and Bell Avenue. He further requested that

Council consider investigating the condition of the stormwater pipe located at 71 Bell Avenue whereby Kevin Girard, Director, Infrastructure Services stated that investigating this would be a reasonable request. Mr. Girard advised that when a new development is constructed adjacent to a pre-existing subdivision, the elevation of the new development could cut-off overland drainage and can cause pooling. He further noted that Administration has implemented a policy to assist and advise residents with their stormwater drainage concerns when a new development is being constructed nearby.

SP23-03-006

Moved By Councillor Garon
Seconded By Deputy Mayor Shepley

That the delegation by John and Kathryn Hunt, Residents, 71 Bell Avenue regarding the proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue in Essex Centre be received.

Carried

7. Correspondence

7.1 Correspondence to be received

7.1.1 Wayne and Renee Mills

SP23-03-007

Moved By Councillor McGuire-Blais
Seconded By Councillor Matyi

That the correspondence dated March 15, 2023 from Wayne and Renee Mills be received.

Carried

8. Adjournment

SP23-03-008

Moved By Deputy Mayor Shepley
Seconded By Councillor Verbeek

That the meeting be adjourned at 5:54 PM.

Carried

Mayor

Acting Clerk