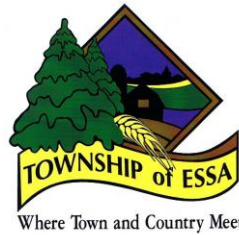


Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
L0M 1T0



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**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT
(File No. Z1-22, 34 Mill Street)**

TAKE NOTICE that the Council of the Corporation of the Township of Essa passed By-law No. **2023-45** on the 5th day of July, 2023, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE that any person or public body who made written or oral submissions at the public meeting may appeal to the Ontario Land Tribunal (OLT) in respect of the Zoning By-law by filing with the Clerk of the Corporation of the Township of Essa, not later than the **30th day of July, 2023**, a Notice of Appeal setting out the objection to the Zoning By-law Amendment, the reasons in support of the objection and the relevant OLT fee. Each appeal must be accompanied by a cheque made payable to the "Minister of Finance". Only the applicant, a person or public bodies who, before the by-law was passed, made oral submissions at the public meeting or written submissions to Council, or the Minister of Municipal Affairs and Housing, may appeal a Zoning By-law to the Ontario Land Tribunal. If the last date for filing an appeal falls on a Saturday, Sunday or Statutory Holiday, appeals will be accepted on the next working day. Note that every appellant must explain and demonstrate how the adopted Zoning By-law Amendment is inconsistent with a Provincial Policy, fails to conform with or conflicts with a Provincial plan or fails to conform with an Official Plan.

THE PURPOSE AND EFFECT of By-law No. 2023-45 would rezone the subject lands from the Residential, Low Density Detached (R1) Zone to the Residential, High Density, Apartments (R5-2) Zone to permit a high-density townhouse development.

For further information, please contact the Township of Essa at 705-424-9770 or plan@essatownship.on.ca.

Dated at the Township of Essa this **10th day of July, 2023**.



Samuel Haniff, MCIP, RPP
Manager of Planning, Township of Essa

THE CORPORATION OF THE TOWNSHIP OF ESSA

BY-LAW 2023 – 45

A By-law of the Township of Essa to amend Zoning By-law 2003-50 by rezoning the lands legally described as ESSA CON 3 W PT LOT 29 in the Township of Essa, municipally known as 34 Mill Street, from ‘Residential, Low Density, Detached (R1) Zone’ to ‘Residential, High Density, Apartments (R5-2) Zone’.

WHEREAS the *Planning Act*, R.S.O 1990, Chapter P.13, as amended, Section 34, provides for adoption of Zoning By-laws and amendments thereto; and

WHEREAS the Council of the Corporation of the Township of Essa has determined a need to rezone the lands described above; and

WHEREAS the Council of the Corporation of the Township of Essa deems the said application to be in conformity with the Official Plan of the Township of Essa, as amended, and deems it advisable to amend By-law 2003-50;

NOW THEREFORE the Council of the Corporation of the Township of Essa hereby enacts as follows:

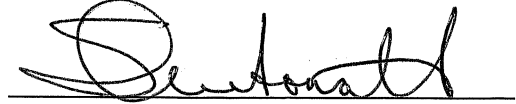
1. THAT the Zoning By-Law Map, known as Schedule B, is hereby further amended by rezoning those lands described as ESSA CON 3 W PT LOT 29, in the Township of Essa, Simcoe County, municipally known as 34 Mill Street, from ‘Residential, Low Density, Detached (R1) Zone’ to ‘Residential, High Density, Apartments (R5-2) Zone’, as shown in Schedule “1” attached hereto, and Schedule “1” attached hereto forms part of By-Law 2003-50 as amended;
2. Notwithstanding the provisions as set out in the Zoning By-law 2003-50, Section 13: Residential, High Density, Apartments (R5) Zone, the following provisions shall be permitted on lands zoned as R5-2:
 - a. Permitted uses include the following:
 - i. Block/Cluster Townhouse
 - ii. Back to Back Townhouse
 - b. A back to back townhouse is defined as:
 - i. Shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.
 - c. Minimum Lot Area: 800 m²
 - d. Minimum Front Yard setback (County Road 10): 4.5 m.
 - e. Minimum Exterior Side Yard setback (Mill Street): 3.23 m.
 - f. Minimum Rear Yard setback: 5.0 m (internal) and 2.9 m (corner).
 - g. Maximum Lot Coverage: 92%
 - h. Minimum Parking Stall Size: 2.61 m x 6.0 m (covered parking – 90 degree)
 - i. Minimum daylighting triangle (Section 8.3): 3.0 metres

The above site-specific standards shall be added to section 13.4, Special Provisions.

3. THAT all other provisions of Zoning By-law 2003-50, as amended, shall apply.
4. THAT Schedule “1”, attached, does, and shall form part of this By-law.

5. THAT this By-law shall take effect as of the date of passing, subject to the provisions of the *Planning Act*, R.S.O. 1990, Chap. P.13 as amended.

READ A FIRST AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED on this the 5th day of July 2023.



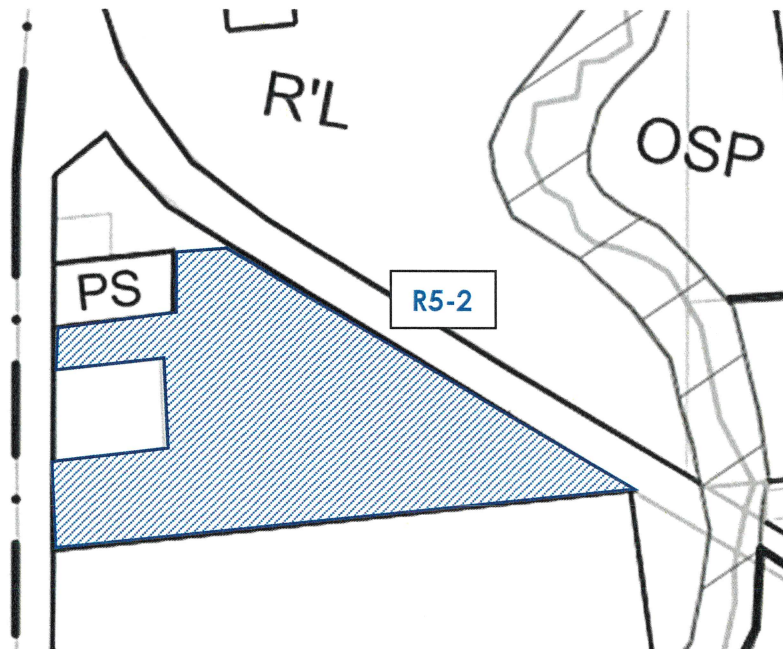
Sandie Macdonald, Mayor




Lisa Lehr, Manager of Legislative Services

THE CORPORATION OF THE TOWNSHIP OF ESSA

Schedule 1 to By-Law 2023 – 45
Zoning By-law Amendment to the Township of Essa
Zoning By-law 2003-50



 Lands to be rezoned from “Residential, Low Density, Detached (R1) Zone” to “Residential, High Density, Apartments (R5-2) Zone”