

Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
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NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT

(File No. Z15-23 affecting lands known as Part of East half of Lot 31, part East Part of Lot 32, and West part of Lot 32 Concession 6, municipally known as 8949 Smith Road)

TAKE NOTICE that the Council of the Corporation of the Township of Essa passed By-law No. 2025-53 on the 10th day of December 2025, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of By-law No. 2025-53 is to amend By-law No. 2025-14 by rezoning a portion of those lands described as Part of East half of Lot 31, part East Part of Lot 32, and West part of Lot 32 Concession 6, known municipally as 8949 Smith Road, from the "Agricultural (A) Zone" and "General Industrial (M1) zone" to "General Industrial with Special Provisions (M1-2) zone", "General Industrial with Special Provisions (M1-3) zone", "General Industrial with Special Provisions (M1-4) zone", "Rural with Special Provisions (RL-3) zone" and "Environmental Protection (EP) zone".

AND TAKE FURTHER NOTICE that any specified 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 through the OLT E-Service (<https://olt.gov.on.ca/e-file-service>) not later than the 5th day of January 2026 at 4:30pm.

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"; all Township administrative fees related to the appeal can be found in the Township's [Fee & Charges By-law](#) and shall be paid separately to the "Corporation of the Township of Essa". Only the specified person or body in the Planning Act, before the by-law was passed, made oral submissions at the public meeting, or written submissions to Council, may appeal a Zoning By-law to the OLT. 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. Please note, appeals and payments can also be made through OLT E-Service (<https://olt.gov.on.ca/e-file-service>). 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.

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 15th day of December 2025.

Owen Curnew
Development Planner
Township of Essa