



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

**NOTICE OF PUBLIC MEETING**  
**CONCERNING PROPOSED ZONING BY-LAW AMENDMENT (No. Z2-25)**  
(Affecting all lands throughout the Township of Essa)

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a Public Meeting on the 5th day of February 2025, at approximately 6:00 p.m. at the Essa Administration Centre, 5786 County Road No. 21, located two (2) kilometres east of Baxter, just west of County Road No. 56 (7<sup>th</sup> Line), to consider proposed Zoning By-law Amendments under the *Planning Act*.

**THE PURPOSE** of this Public Meeting is to introduce proposed Amendments to the Zoning By-law in accordance with Section 34 of the *Planning Act*, R.S.O., c.P.13, and to hear comments and review written submissions from the public and other plan review agencies.

**THE PROPOSED ZONING BY-LAW AMENDMENT** would affect all lands throughout the Township.

**1) List of proposed changes to Zoning By-law (2003-50) listed in Table below:**

<b>Item Description</b>	<b>Proposed Changes</b>
Section 3 - Definitions	To amend section 3 to include a definition for "In-law Suites".
Section 4.38.1	To introduce a new provision that would allow an ARU to exceed maximum lot coverage requirements up to a total of 45% and not preclude maximum gross floor area restrictions.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Amendment. If you wish to be notified of the adoption of the proposed Amendment, you must make a written request to the Clerk of the Township of Essa.

If a person or a public body that files a Notice of Appeal of a decision of the Township of Essa, in respect of the proposed Zoning By-law Amendment, does not make oral submission at a public meeting or make written submissions to the Township of Essa before the proposed Amendment is adopted, the Ontario Land Tribunal (OLT) may dismiss all or part of the appeal.

**ADDITIONAL INFORMATION** related to the proposed Amendment is available through the Planning Department during regular business hours at (705) 424-9770 ext. 104 or email at [ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca)

DATED this 16<sup>th</sup> day of January 2025.



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Owen Curnew  
Development Planner