



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

**NOTICE OF PUBLIC MEETING
 CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**
 (Affecting all lands within the Township of Essa)

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Public Meeting on the **20th day of March 2024, 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 (7th 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

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

Item Description	Proposed Changes
SECTION 3 – DEFINITIONS	To separate the definitions “Boarding & Rooming House” from “Bed & Breakfast”.
SECTION 3 – DEFINITIONS	To redefine the term “Group Home”
SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To update the Zoning By-law to accurately reflect the as-of-right status for ARUs on ‘Urban Parcels’ of land, which are defined as ‘lots with full municipal servicing’ (i.e., Sewerage and Water connections).
SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To update the parking requirements to be in conformance with the Planning Act.
SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To add a provision to Section 4.38.1 to make an unobstructed path a general provision.

SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To make more explicit what ‘Full municipal’ servicing is.
SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To make the provision for Home Occupation more explicit.
SECTION 4.38.1, 4.38.2, AND 4.38.3	To clearly state that all provisions of the respective zone are complied with.
SECTION 4.38.1 – ADDITIONAL RESIDENTIAL UNIT	To replace the ‘102 square metre’ maximum for ARUs with ‘139 square metres’ in A and RL zones.
SECTION 3 – DEFINITIONS & SECTION 4.38.2 – ADDITIONAL RESIDENTIAL UNIT	To add Carriage House definition and to increase the maximum allowable building height for an Additional Residential Unit in and allow them to exceed in the instance they are located in a Carriage House.
SECTION 4.38.3 – ADDITIONAL RESIDENTIAL UNIT	To add a provision to prevent ARUs from being considered ‘surplus’ to farming operations and being severed.
SECTION 5.3 – GENERAL PROVISIONS FOR AGRICULTURAL (A) & RURAL (RL) ZONES	To include a provision that the minimum distance from a main building shall be 3.0 m.

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

DATED this 28th day of February 2024.



Owen Curnew
Development Planner