

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



Telephone: (705) 424-9917  
Fax: (705) 424-2367  
Web: [www.essatownship.on.ca](http://www.essatownship.on.ca)  
Email: [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca)

## NOTICE OF ADOPTION

### BY-LAW NO. 2023-44

### OFFICIAL PLAN AMENDMENT NO. 39

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa has passed By-law No. 2023-44 on the 5<sup>th</sup> day of July, 2023, under Section 22 of the Planning Act, R.S.O., 1990, c. P. 13, adopting Official Plan Amendment No. 39. Council has fulfilled all requirements under the Planning Act and is satisfied that the Official Plan Amendment is suitable for adoption and implementation. The Official Plan Amendment will now be sent to the County of Simcoe for approval.

**THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT** is to change the Official Plan designation from “Residential” to “Residential - Multiple”. The vacant lot at 34 Mill Street is intended to be used for a high-density townhouse development.

The land affected is Part of Lot 29, Concession 3 and is municipally known as 34 Mill Street.

Additional information relating to the proposed Amendment is available for inspection at the Township of Essa, Planning Department during regular office hours.

The Official Plan Amendment will now be sent to the County of Simcoe for review and approval. Any person or public body will be entitled to receive notice of the decision of the County of Simcoe if a written request to be notified of the decision is made to the County of Simcoe. If you wish to be notified of the decision of the County of Simcoe, you must make a written request to:

County of Simcoe Administration Centre  
ATTN: Clerk  
1110 Highway #26  
Midhurst, Ontario L0L 1X0

Dated at the Township of Essa this 10<sup>th</sup> day of July, 2023.

A handwritten signature in black ink, appearing to read 'S Haniff', is positioned above a horizontal line.

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

THE CORPORATION OF THE TOWNSHIP OF

ESSA BY-LAW NO. 2023-44

A By-law to adopt Amendment No. 39 to the Official Plan for the TOWNSHIP OF  
ESSA

WHEREAS the Council of the Corporation of the Township of ESSA, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. THAT the attached explanatory text, policies and schedule constitute Amendment No. 39 to the Official Plan for the Township of Essa shall be and is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 39 to the Official Plan for the Township of Essa.
3. THAT this Bylaw shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

Read three times and finally passed in open Council this 5<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Mayor Sandie Macdonald

  
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Manager of Legislative Services,  
Lisa Lehr

AMENDMENT NO. 39  
TO THE OFFICIAL PLAN FOR  
THE TOWNSHIP OF ESSA

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## THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE Does not constitute part of this amendment.
- PART B - THE AMENDMENT Consisting of the following text, appendix and Schedule A and constitutes Amendment No. 39 of the Township of Essa Official Plan.
- PART C THE APPENDIX which does not constitute part of this Amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this Amendment
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## AMENDMENT NO. 39

### TO THE TOWNSHIP OF ESSA OFFICIAL

#### PLAN PART A - THE PREAMBLE

##### 1.0 PURPOSE

The purpose of the Official Plan Amendment is to alter Schedule B 'Angus' of the Township of Essa Official Plan. The amendment intends to redesignate Part of Lot 29, Concession 3 from Residential to Residential Multiple.

##### 2.0 LOCATION

The lands affected by this amendment are known as Part of Lot 29, Concession 3, and are municipally known as 34 Mill Street. The subject property consists of an area of 2.5 hectares with frontage along Mill Street and County Road 10.

##### 3.0 BASIS

The proposed Official Plan Amendment intends to permit construction of a residential development consisting of 148 townhouse units as well as a private park, stormwater management facility on private condominium roads. The subdivision will be municipally serviced with town water and sewage once the appropriate agreement has been accepted by the Township. The Official Plan Amendment will redesignate the subject lands from 'Residential' to 'Residential Multiple' in order to facilitate an appropriate development given its proximity to schools, recreation centre and CFB Borden. The development is also within walking distance to a number of commercial amenities.

The development will assist the Township of Essa and the County of Simcoe in meeting intensification targets in multiple levels of planning policy and is consistent with the general goals and objectives of the Planning Act, Provincial Policy Statement (2020), Growth Plan (2020), Simcoe County Official Plan and Township of Essa Official Plan. The developer will bear the cost of any new infrastructure, and thus will not burden the existing tax base.

The development is on lands vacant and unoccupied; however, they are designated Residential per the Township of Essa Official Plan. The proposed residential development represents the most appropriate and logical use of the property. As identified by the reports submitted in support of this application, no constraints have been identified that would prevent this development from proceeding.

This development will assist in making Angus a more complete community by diversifying the housing stock. The Amendment conforms to the applicable policies and represents good planning.

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## PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text and Schedules, constitutes Amendment No. 39 of the Township of Essa Official Plan:

### 1.0 DETAILS OF THE AMENDMENT

1. Schedule B, as amended, is hereby further amended, by designating the lands known as 34 Mill Street from 'Residential' to 'Residential - Multiple', as shown on Schedule "A" attached hereto and forming part of this Amendment.

### 2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

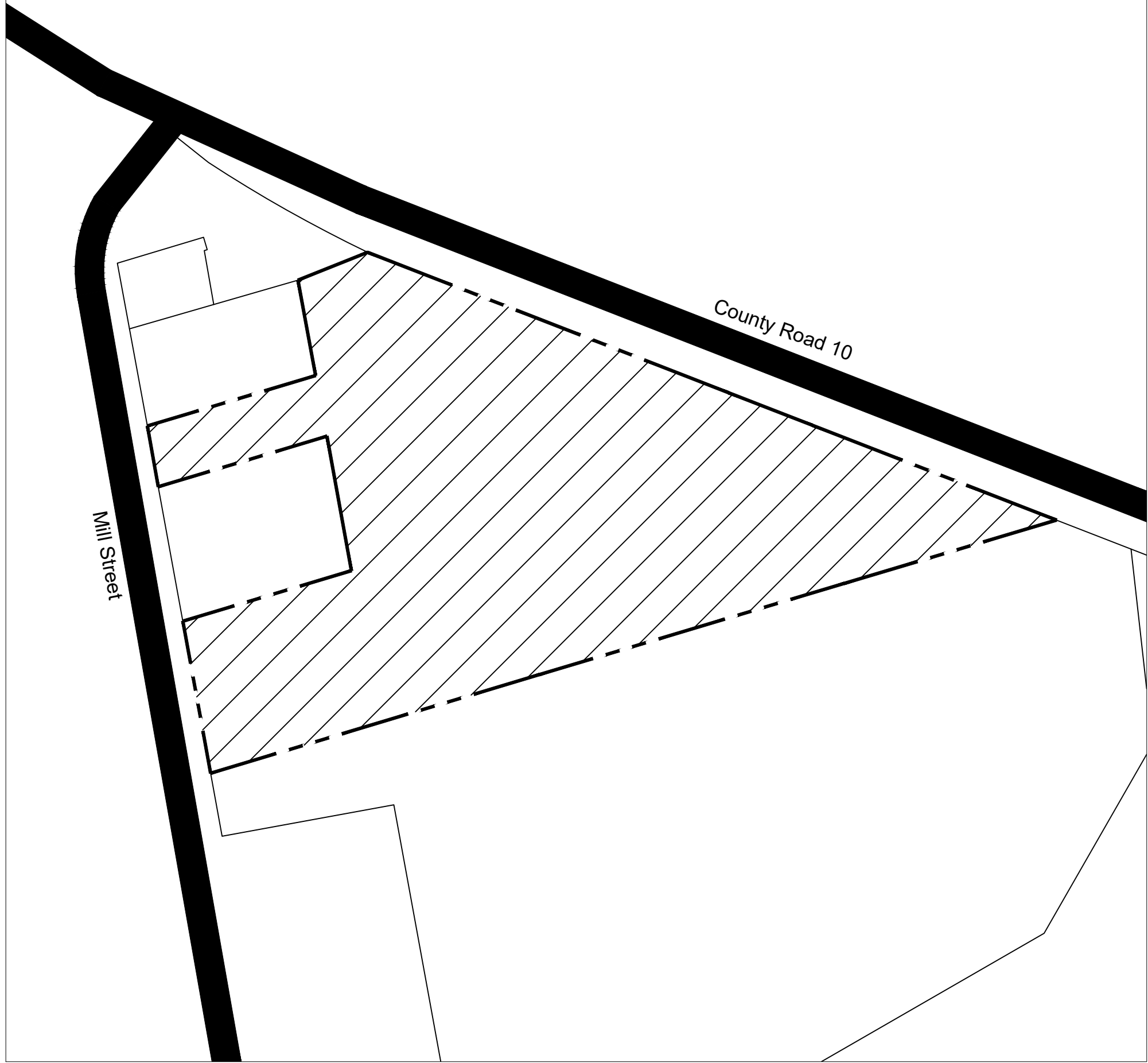
### 3.0 INTERPRETATION

The provision of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

## PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.

- Planning Justification Report, prepared by Innovative Planning Solutions;
  - Functional Servicing Report and Grading Plans, prepared by Pinestone;
  - Transportation Impact Study, prepared by Tatham Engineering;
  - Stage 1 and 2 Archaeological Assessment, prepared by Irving Heritage;
  - Geotechnical Investigation Report, prepared by GEI Consulting;
  - Hydrogeological Investigation Report, prepared by GEI Consulting;
  - Landscape Concept Plan, prepared by MHBC Planning
  - Landfill Assessment (MOE D4) Study, prepared by Aecom
  - Tree Preservation Plan, prepared by BG Environmental
  - Heritage Impact Assessment, prepared by Roots Environmental.
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LEGEND



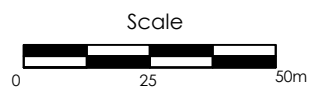
34 Mill Street (± 2.5ha (6.2ac))



Lands to be redesignated from Residential to Residential Multiple

**SCHEDULE "A"**  
**OFFICIAL PLAN AMENDMENT**

**34 MILL STREET**  
TOWNSHIP OF ESSA, COUNTY OF SIMCOE  
Part of Lot 29, Concession 3



Source:  
- Township of Essa Official Plan Schedule B - Angus  
Note:  
- Information shown is approximate and subject to change.

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647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	March 3, 2022	Drawn By:	L.C.
File:	21-1101	Checked:	D.V.