



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 (No. Z14/23)**  
(Affecting Properties 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 **6<sup>th</sup> day of December 2023, 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 those lands described as listed below, being 1) and 2):

- 1) 5901 County Road 56**  
Currently zoned 'Agricultural (A)'. The proposed amendment would change the zoning to 'Agricultural (A-1)' to restrict future residential development on the retained lands of a recent Consent. Please see **Figure 1** below which highlights the site's location.
- 2) 8616 & 8630 10<sup>th</sup> Line**  
Currently zoned 'Rural (RL)'. The proposed amendment would change a portion of the property to 'Environmental Protection (EP)', and a portion would remain Rural (RL) as a condition of a recent Validation Certificate. Please see Figure 2 which highlights the site's location.
- 3) List of proposed changes to Zoning By-law (2003-50) listed in Table 1.**

**Table 1.**

<b>Item Description</b>	<b>Proposed Changes</b>
SECTION 6.3 – ZONE REGULATIONS	Add a footnote to the Zoning Table in Section 6.3 stating: "The maximum building height of

	a primary residence in an Agricultural (A) zone shall be the same as a primary residence in a R1 Zone” mentioned in Section 17 of this By-law.
SECTION 3 - DEFINITIONS	Add “Rowhouse” to the definition of “Townhouse” (i.e., “Rowhouse/Townhouse”).  Add the definition: “Multi-Unit Dwelling”.
SECTION 14 – PERMITTED USES FOR ALL RESIDENTIAL ZONES	Several changes to the permitted uses for all Residential zones.
SECTION 12 – RESIDENTIAL, MEDIUM DENSITY, GROUP HOMES (R4) ZONE	To change the name of the R4 zone from “Residential, Medium Density, Group Homes (R4) Zone” to “Residential, Medium Density, Multi-Unit (R4) Zone”
SECTION 11.4 – SPECIAL PROVISIONS	The purpose is to change the Special Provisions number for special provision R2-11 and R2-12 which were assigned existing Special Provisions numbers as a result of a clerical error. The previously named R2-11 and R2-12 will be changed to R2-12 and R2-14 respectively.
Section 4.36.3	To remove the Section entirely.

**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 November 2023



Owen Curnew  
Development Planner

**Figure 1** – 5901 County Road 56



Figure 2 – 8616 & 8630 10<sup>th</sup> Line



