

Corporation of the Township of Essa  
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Utopia, Essa Township, Ontario  
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**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT**  
**(File No. Z14-23, Housekeeping Amendments affecting properties throughout the Municipality)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa passed By-law No. **2023-75** on the 20th day of December 2023, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**AND TAKE NOTICE** that any 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 with the Clerk of the Corporation of the Township of Essa, not later than the **11<sup>th</sup> day of January, 2024**, 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”. Only the applicant, a person or public bodies who, before the by-law was passed, made oral submissions at the public meeting or written submissions to Council, or the Minister of Municipal Affairs and Housing, may appeal a Zoning By-law to the Ontario Land Tribunal. 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. 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.

**THE PURPOSE AND EFFECT** of By-law No. 2023-75 is as follows: 1) rezone lands municipally known as 5901 County Road 56 from the existing Agricultural (A) Zone to Agricultural with Special Provisions (A-1); 2) update the definition of “Dwelling, Townhouse” to include ‘Rowhouse’; 3) introduce the definition “Dwelling, Multi-Unit”; 4) add a footnote to Section 6.3 – Agricultural Zone Regulations; 5) re-number subsections under Section 10.4 – Residential, Low-Density, Semi-Detached (R2) – Special Provisions; 6) re-name Section 12 to “Residential, Medium-Density, Multi-Unit (R4) Zone; 7) amend Section 14 to include multiple changes to the Permitted Uses for Residential Zones including ‘Multi-Unit Dwelling’ removing redundancies; and 7) remove Section 4.63.3 – Landscape Buffer Between Ingress and Egress Points.

For further information, please contact the Township of Essa at 705-424-9770 or [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca).

Dated at the Township of Essa this **22<sup>nd</sup> day of December 2023**.

Samuel Haniff  
Manager of Planning, Township of Essa