



NOTICE OF A VIRTUAL PUBLIC MEETING pursuant to the PLANNING ACT
concerning
AN OFFICIAL PLAN AMENDMENT (OPA 36) AND ZONING BY-LAW AMENDMENT (No.
Z4/20)
14 & 18 Margaret Street, Angus

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 16th day of December, 2020 at 6:00 p.m** to consider an Official Plan Amendment and Zoning By-Law Amendment under the Planning Act.

THE PURPOSE of this Virtual Public Meeting is to discuss a proposed Amendment to the Official Plan and Zoning By-law in accordance with Sections 22 and 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 AMENDMENT would affect those lands described as Plan 160A Lot 2 to 4 and Plan 160A Lot 5, Township of Essa in accordance with a proposal put forward by Wynstar Developments Inc. The properties are designated “Institutional” and “Residential” in the Official Plan and zoned as Institutional (I) and Residential, Low Density, Detached (R1) in Zoning By-Law 2003-50. The applicant is proposing to create a new residential lot to permit a twenty-six (26) unit townhouse development.

Specifically, the Official Plan is proposed to be amended from “Institutional” to a Residential Multiple designation, and to rezone the subject lands from Institutional (I) and Residential, Low Density, Detached (R1) to Residential, High Density, Apartments (R5) with Special Provisions (R5-X).

VIRTUAL PARTICIPATION In accordance with precautions to protect the health and safety of the public during the COVID-19 pandemic, the Township will be holding this public meeting virtually. Any person may participate electronically in the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed amendment. To receive details on how to participate, please contact Township Planner Shannon Holness (Email: sholness@essatownship.on.ca / Phone: 705-424-9770 ext. 111) **by 4:30 pm on Friday December 11th, 2020**. We cannot accept any meeting participation that is not planned for in advance.

If you wish to be notified of the adoption of the proposed by-law 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 amendments are adopted, the Local Planning Appeal Tribunal may dismiss all or part of the appeal.

ADDITIONAL INFORMATION related to the proposed amendments is available through the Planning and Development Department during regular business hours at (705) 424-9770.

DATED this 13th day of November, 2020.

Aimee Powell,
Manager, Planning & Development

14 & 18 Margaret Street - OPA 36 and Z4/20



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1:2,257

0 0.05 0.1 0.2 km

November 13, 2020



Concept Plan – 14 Margaret Street and 18 Margaret Street, Angus



Legend	
	Subject Lands Area: 6,540.3m ² No. of Units: 26 Density: 39.8 u/ha
	Back-to-Back Townhomes • Roof-Top Amenity Space: 379.6m ²
	Block Townhomes

Figure 5.
CONCEPTUAL SITE PLAN

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