



Where Town and Country Meet

**NOTICE OF PUBLIC MEETING
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT (No. Z1/19)
365 Centre Street, Angus**

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Public Meeting on the 6th day of March 2019, at approximately 6:00 pm at the Essa Administration Centre, 5786 County Road 21, located 2 km east of Baxter, just west of County Road 56, to consider a proposed Zoning By-law Amendment under the Planning Act.

THE PURPOSE of this Public Meeting is to introduce a proposed Amendment to the Zoning By-law in accordance with Section 34 of the Planning Act, R.S.O., c.P.13, 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 365 Centre Street, East Part Lot 31, Concession 4, where lands are zoned Low Density Residential Exception 28 Zone (R1-28) to apply to a residential subdivision to contain 156 single-detached homes on streets leading in from Centre Street (refer to attached map).

The application to be considered would rezone the lands to Low Density Residential Exception 39 and 40 (R1-39 and R1-40) Zones where R1-39 would allow R1-28 standards and permit 45% lot coverage and additional unenclosed decks and steps; while R1-40 proposes the same standards as R1-28 with encroachments for unenclosed decks and steps. [It is proposed that Lots 1 through 20 are to maintain the same standards as those existing standards in place without any additional reductions.]

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 Local Planning Appeal Tribunal may dismiss all or part of the appeal.

ADDITIONAL INFORMATION related to the proposed Amendment is available through the Planning and Development Department during regular business hours at (705) 424-9770 or email at chealey@essatownship.on.ca.

DATED this 11th day of February, 2019

A handwritten signature in black ink, appearing to read 'C. Healey'.

Colleen Healey-Dowdall, Manager of Planning and Development

SCHEDULE 1

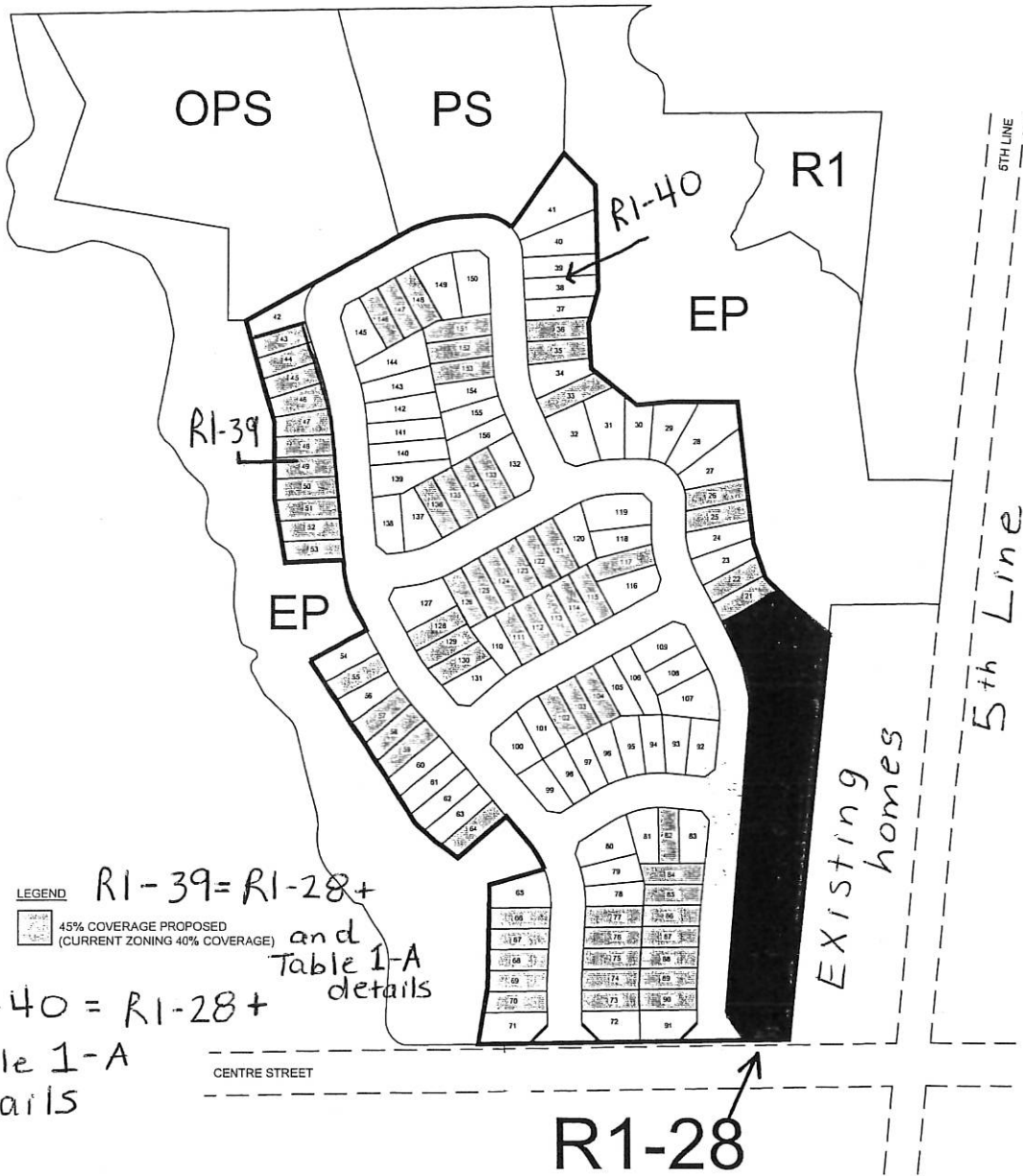


TABLE 1-A

PERMISSIBLE ENCROACHMENTS	CURRENT ZONING	PROPOSED ZONING	REF. NO.
Unenclosed Deck	3.5 M*	3.5 M*	1
Unenclosed Deck Step Projection into Rear Yard (Beyond Deck)	N/A	1.0 M*	2
Exterior Stair Projection into Rear Yard (Walk-Up Basement)	N/A	1.8 M	3

NOTE: IN ADDITION TO THE PROPOSED SCHEDULE ABOVE, TABLE 1-A OUTLINES THE ZONING RELIEF REQUIRED FOR ALL LOTS.

SCHEDULE 1 & TABLE 1-A
NTS

FOR DISCUSSION ONLY

CLIENT: BRIARWOOD HOMES		
PROJECT #:	DATE ISSUED:	MUNICIPALITY:
2018-09	DEC. 14, 2018	TOWN OF ESSA (ANGUS)

Cassidy + Company
Residential Design Consultants