

**NOTICE OF A VIRTUAL PUBLIC MEETING pursuant to the PLANNING ACT
concerning
AN OFFICIAL PLAN AMENDMENT (OPA 37), A ZONING BY-LAW AMENDMENT (No.
Z6/20), and A DRAFT PLAN OF SUBDIVISION
for the lands located at 6275 County Road 90, Angus**

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Virtual **Public Meeting on Wednesday the 16th day of June, 2021 at 6:00 pm** to consider an Official Plan Amendment, a Zoning By-Law Amendment and Plan of Subdivision under the Planning Act.

THE PURPOSE of this Virtual Public Meeting is to discuss a proposed Amendment to the Township of Essa Official Plan, 2001 and Zoning By-law 2003-50 and a proposed Draft Plan of Subdivision in accordance with Sections 22, 34, and 51 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 AMENDMENTS would affect those lands described as Part of Lot 32, Concession 4, municipally known as 6275 County Road 90, located in the Township of Essa, in accordance with a proposal put forward by Innovative Planning Solutions Inc on the behalf of Essa County Road 90 Developments. The property is Designated 'Commercial – Recreation', 'Agricultural', and 'Environmental' in the Township of Essa Official Plan, 2001 and Zoned as 'Commercial Recreation', 'Residential Low Density Detached', and 'Environmental Protection' in Zoning By-Law 2003-50.

Specifically, the Official Plan is proposed to be amended from 'Commercial – Recreation', 'Agricultural', and 'Environmental' to 'Commercial – Special Policy Area', 'Open Space', 'Residential - Multiple' and 'Environmental'. The Zoning By-law is proposed to be amended from 'Commercial – Recreation', 'Residential Low Density Detached', and 'Environmental Protection' to 'Residential Low Density Detached with Special Provisions', 'Residential Low Density Detached with Holding Provisions', 'Medium Density Townhome with Special Provisions', 'Community Commercial with Special Provisions', 'Open Space Park', and 'Public Services'.

THE PROPOSED PLAN OF SUBDIVISION is for the development of 194 Residential Units - mix of Single Residential Lots and Townhomes, a Low Density Detached Block with Holding Provisions, 2 Commercial Blocks, a Parkette Block along with a Parkette Access Block, an Environmental Protection Block, a Stormwater Management Block with a Pumping Station Block.

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, Jaspreet Sidhu (Email: jsidhu@essatownship.on.ca / Phone: 705-424-9770 ext. 104) **by 4:30 pm on Friday June 9th, 2021**. We cannot accept any meeting participation that is not planned for in advance.

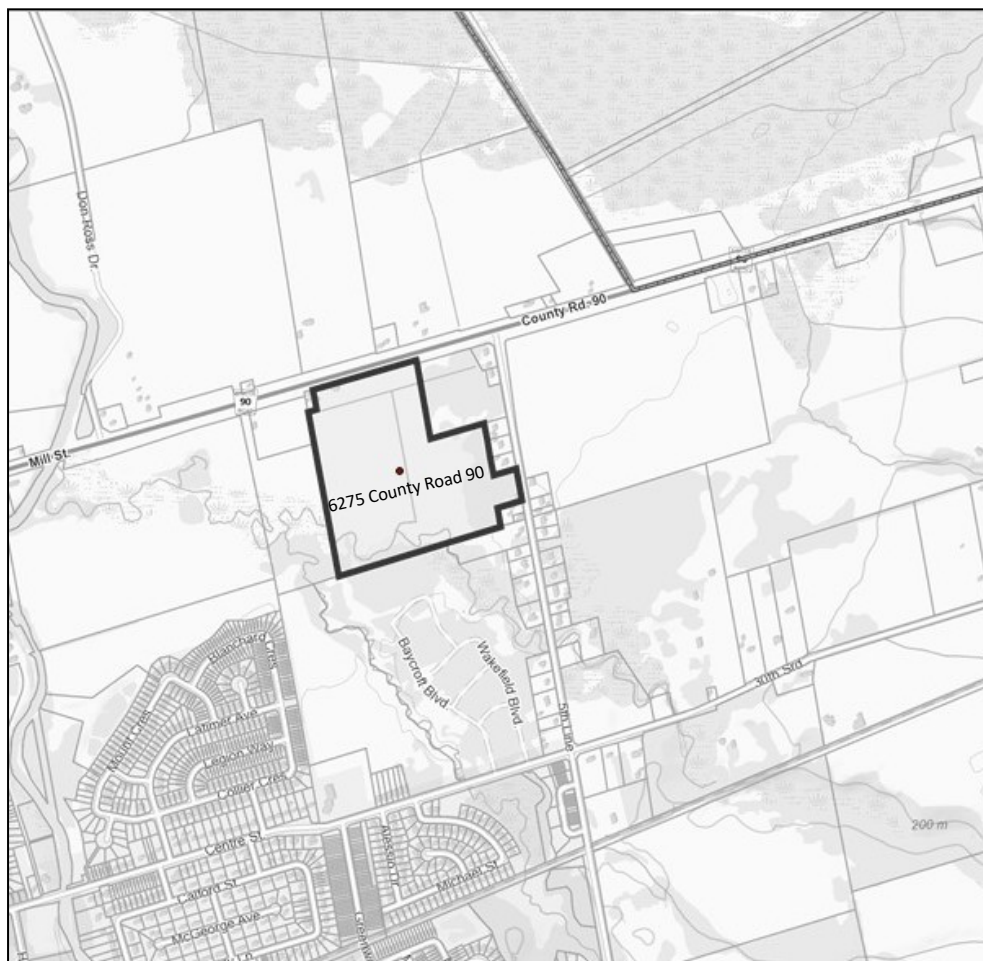
If you wish to be notified of the adoption of the proposed Official Plan Amendment, Zoning By-law Amendment, and approval of the Plan of Subdivision, you must make a written request to the Clerk of the Township of Essa. If a person or a public body that files a notice of appeal of a decision of the Township of Essa, in respect of the proposed Official Plan Amendment, Zoning By-law Amendment or Plan of Subdivision, 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 and Plan of Subdivision is available through the Planning and Development Department during regular business hours at (705) 424-9770.

DATED this 26th day of May, 2021.

Jaspreet Sidhu, Planner

Context Map – 6275 County Road 90, Angus



Concept Plan – 6275 County Road 90, Angus

