



Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
L0M 1T0

NOTICE OF PUBLIC MEETING
concerning
A PROPOSED OFFICIAL PLAN AMENDMENT (OPA49) & ZONING BY-LAW
AMENDMENT (Z5-25)
(325 CENTRE STREET; CON 4 PT E PT LOT 31; RP51R17819 PART 1 MINUS
RP;51R23310 PART 1)

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Public Meeting on Wednesday the 5th day of November, 2025 at 6:00 p.m. at the Township of Essa Administration Centre, 5786 County Road No. 21, located three (3) kilometres east of Baxter, to consider an Official Plan Amendment and Zoning By-law Amendment under the Planning Act, R.S.O. 1990, c.P.13.

THE PURPOSE OF THE MEETING is to review the above-mentioned applications. The proposed Official Plan Amendment would redesignate the lands from the existing Residential-Future and Environmental – Flood Prone Areas to Residential, Open Space, Transportation and Utility, and Environmental – Wetland. Additionally, the proposed Zoning By-law Amendment would rezone the lands from Residential, Low Density, Detached (R1) and Environmental Protection (EP) to Residential, Low Density, Semi-Detached with Special Provisions (R2-XX), Public Services (PS), and Environmental Protection (EP). The proposed amendments would allow for the applicant to develop 11 blocks through a subsequent application for a Plan of Subdivision, which would be comprised of 120 residential units: 92 Single-Family Dwellings and 28 Semi-Detached Dwellings, as well as, several blocks for Wetland Buffers, Stormwater Management, and Park/Open Space.

ADDITIONAL INFORMATION relating to the above-mentioned applications are available for inspection during regular office hours at the Township of Essa Administration Centre or contact the Planning Department via email: plan@essatownship.on.ca.

ANY PERSON may attend the meeting and make representation or present submissions respecting these matters. If a specified person or public body that files an appeal for a decision of the Township of Essa in respect of the proposed Amendment(s) does not make oral submissions at the public meeting or make written submissions to the Township of Essa before the proposal is approved or refused, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you wish to be notified of the decision of the Township of Essa in respect of the proposed Amendment(s), you must make a written request to the Clerk, Township of Essa, Administration Centre, 5786 County Road #21, Utopia, ON, L0M 1T0 (kpascoe@essatownship.on.ca).

DATED at the Township of Essa this 14 day of October 2025.

Yours truly,

A handwritten signature in black ink, appearing to read 'Owen Curnew', with a long horizontal flourish extending to the right.

Owen Curnew
Development Planner
Township of Essa

WEST HALF OF LOT 33
COMPOSITION

Block 1 OPEN SPACE

Block 2 WETLAND 10% BUFFER

Block 3 WETLAND

Block 4 SWM

Block 5 PARK

Block 6 OPEN SPACE

Block 7 PROPOSED BUFFER ENHANCEMENT

Block 8 PROPOSED BUFFER ENHANCEMENT

Block 9 WETLAND

Block 10 WETLAND 10% BUFFER

Block 11 PROPOSED BUFFER ENHANCEMENT

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

REGISTERED

PLAN

5144-1220