



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

**NOTICE OF PUBLIC MEETING
 CONCERNING PROPOSED ZONING BY-LAW AMENDMENT (No. Z2-24)**
 (Affecting all lands throughout the Township of Essa)

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Public Meeting on the **20th day of November 2024, at approximately 6:00 p.m.** at the Essa Administration Centre, 5786 County Road No. 21, located two (2) kilometres east of Baxter, just west of County Road No. 56 (7th Line), to consider proposed Zoning By-law Amendments under the *Planning Act*.

THE PURPOSE of this Public Meeting is to introduce proposed Amendments to the Zoning By-law in accordance with Section 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 ZONING BY-LAW AMENDMENT would affect all lands throughout the Township.

1) List of proposed changes to Zoning By-law (2003-50) listed in Table below:

Item Description	Proposed Changes
Section 3: Definitions	a) To add a definition for Self-Storage or Mini-Storage. b) To amend the definition of Lot Coverage to include "hardscaped surfaces"
Section 8.1 – Accessory Buildings (Residential)	c) To add a Section to Section 8.1 to include Regulations for Unenclosed Decks (8.1.1) d) Adding a Section to Section 8.1 to include Regulations for Enclosed Decks (8.1.2)
Section 21.2: Permitted Uses (Highway Commercial C3 Zone)	To amend Section 21.2: Highway Commercial (C3) to allow for Self-Storage Units as a

	permitted use.
Section 35: By-law Administration, Enforcement and Validity	To Amend Section 35: By-law Administration, Enforcement and Validity and change it to Section 36: By-law Administration, Enforcement and Validity. Subsequently, replacing it with Section 35: Holding Provisions (H)
Section 4.35f) (General Provisions)	Remove provision f) from Section 4.35; it conflicts with our parking standards in Section 4.28.4
Section 29: Permitted Uses for Industrial Zones	To amend the permitted uses in all Industrial Zones to allow shipping containers.
Section 33.2: Permitted Uses (Institutional)	To amend the permitted uses in the Institutional (I) Zone to allow for Shipping Containers.
Section 4.28.4 – Minimum Parking Requirements for Certain Uses	To avoid confusion regarding parking standards for dwellings, townhouses, and multi-unit dwellings in the R5 Zone.

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 Ontario Land Tribunal (OLT) may dismiss all or part of the appeal.

ADDITIONAL INFORMATION related to the proposed Amendment can be

DATED this 24th day of October 2024.



Owen Curnew
Development Planner