

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



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**NOTICE OF A PUBLIC MEETING pursuant to the PLANNING ACT  
concerning  
A ZONING BY-LAW AMENDMENT (Z1-23)**

(4 Bank Street, Angus, PT LT 31 CON 3 ESSA TWP, PARTS 2 & 6 ON 51R41996  
TOWNSHIP OF ESSA)

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 1<sup>st</sup> day of November, 2023 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 a Zoning By-law Amendment under the Planning Act, R.S.O. 1990, c.P.13.

**THE PURPOSE OF THE MEETING** is to review an application for a Zoning By-law Amendment for property known as 4 Bank Street. The subject land is designated as “Residential” in the Township of Essa’s Official Plan, 2001, and is zoned “Residential, Low Density, Detached (R1) Zone” in Zoning By-law 2003-50. The applicant is proposing to rezone the property entirely from the existing low density zone to a Residential, Medium Density, Townhome (R3-site specific) Zone to permit the construction of 10 townhomes. Three (3) of the units would be freehold, facing Bank Street and seven (7) would be constructed on a private condominium roadway. A site map has been attached.

**ADDITIONAL INFORMATION** relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Township of Essa Administration Centre, Planning and Development Department (lower level) or through email correspondence directed to Oliver Ward, Policy Planner at [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca).

**ANY PERSON** may attend the meeting and make representation or present submissions respecting these matters. If a person or public body that files an appeal of 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.

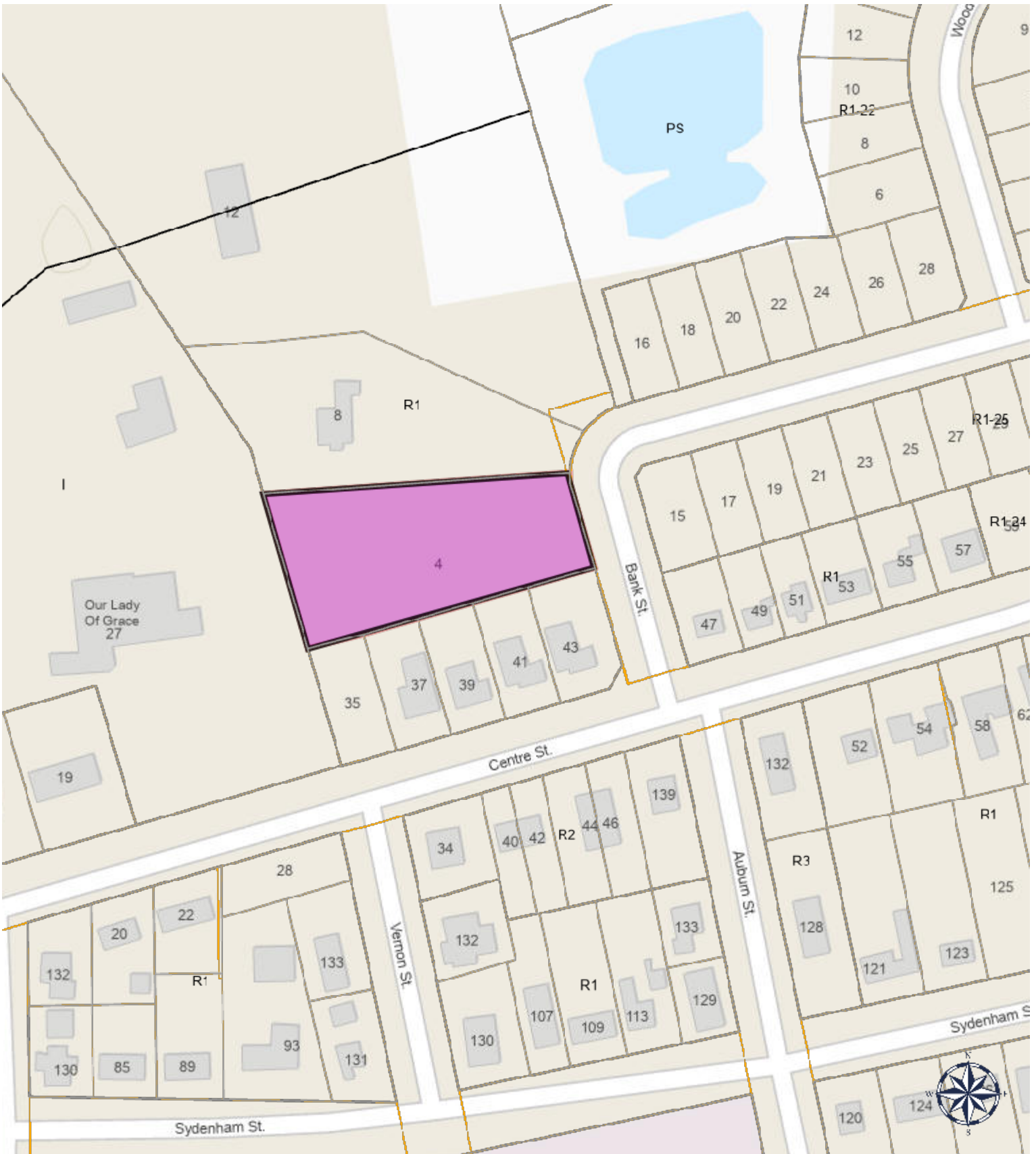
If you wish to be notified of the decision of the Township of Essa in respect of the proposed Amendment(s), you must make a written request to the Clerk, Township of Essa, Administration Centre, 5786 County Road #21, Utopia, ON, L0M 1T0 ([llehr@essatownship.on.ca](mailto:llehr@essatownship.on.ca)).

DATED at the Township of Essa this 13<sup>th</sup> day of October, 2023.

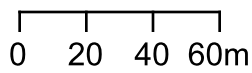
A handwritten signature in black ink, appearing to read 'Oliver Ward', is written over a horizontal line.

Oliver Ward  
Policy Planner

# 4 Bank Street ZBA



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1 : 2,257



Oct. 13, 2023