

Corporation of the Township of Essa  
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Utopia, Essa Township, Ontario  
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## **NOTICE OF THE PASSING OF AN INTERIM CONTROL BY-LAW (affecting all lands in the Angus Settlement Area)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa passed By-law No. 2026-05 on the 4<sup>th</sup> day of February 2026, under Section 38 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

And take notice that Interim Control By-law No. 2026-05 will be in effect for a period of one year from the date of passing, lapsing February 4<sup>th</sup>, 2027, but may be extended by Council for an additional one-year period in accordance with Section 38 of the Planning Act, or repealed by Council at an earlier date.

**THE PURPOSE AND EFFECT** of By-law No. 2026-05, applying to all lands within the Settlement of Angus, is to temporarily restrict certain new development requiring water and wastewater servicing. This measure allows the Township time to complete necessary servicing studies and infrastructure planning to ensure future growth can be supported responsibly.

A complete copy of By-law No. 2026-05 is attached to this notice.

**AND TAKE FURTHER NOTICE** that any person or public body who was given notice of the passing of a by-law under Section 38 of the Planning Act may, within 50 days after the date of the passing of the by-law, appeal to the Tribunal by filing through OLT E-Service (<https://olt.gov.on.ca/e-file-service>) or with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

For further information, please contact the Township of Essa at 705-424-9917 or [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca).

Dated at the Township of Essa this 6<sup>th</sup> day of February 2026.

Original Signed By:

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Samuel Haniff  
Manager of Planning  
Township of Essa

## THE CORPORATION OF THE TOWNSHIP OF ESSA

### BY-LAW 2026 – 05

#### **Being an Interim Control By-law for the Corporation of the Township of Essa under section 38 of the Planning Act to apply to all lands situated within the settlement of Angus.**

WHEREAS Council for the Corporation of the Township of Essa (the “Township”) is empowered to enact this by-law by virtue of section 38 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the “*Planning Act*”);

AND WHEREAS Council for the Township desires that a review and study be undertaken in respect of its land use policies associated with any proposed development in the Settlement of Angus (the “Angus”) requiring servicing capacity, that have not been allocated servicing at the time of the passage of this By-law, as a result of a significant and ongoing water and wastewater capacity shortage identified in Angus for which further study and investigation is required and that has not yet been determined;

AND WHEREAS the Township prepared the Angus Infrastructure Master Plan (the “IMP”) (Amended by way of an Addendum, January 2025) and is preparing a Schedule “C” Class EA for the Wastewater Treatment Plant (the “Schedule “C” Class EA”) that is estimated to be completed in 2026, and following which the wastewater treatment plant design and construction is expected to be completed;

AND WHEREAS the Township through its engineering consultants have confirmed that there is insufficient and/or limited residual servicing capacity available to Angus, being identified as the Equivalent Residential Units (ERUs) remaining after consideration of any infill and any other developments for which servicing has been factored into the existing capacity, resulting in limited development opportunities and restricting development until such time as the Schedule “C” Class EA for the wastewater treatment plant is complete and construction of any upgrades and/or expansions of the water supply and fire protection storage projects required to support future development as set out in the IMP have been initiated;

AND WHEREAS Council for the Township has deemed it necessary and expedient to pass this by-law to provide the Township sufficient time to undertake and complete the necessary review and study in respect of the expansion to its wastewater and water facilities;

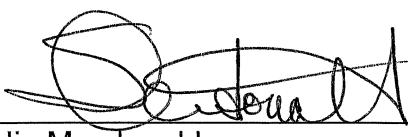
NOW THEREFORE Council of the Township of Essa hereby enacts as follows:

1. Township staff are hereby directed to undertake and complete a review and study of the Township’s land use planning policies as applied to the Settlement of Angus, including but not limited to the Township’s Official Plan as such land use planning policies relate to:

- a. any required changes to the Township's land use planning policies and regulatory framework applied to Angus due to the Township's ongoing water and wastewater servicing capacity constraints; and,
  - b. the need for the confirmation of water and wastewater services to facilitate development for which servicing has not been allocated at the time of the passage of this By-law in Angus and the impact and implications of the water and wastewater servicing constraints on the Township's Official Plan policies relating to growth management in the Settlement and need for the availability of servicing.
2. This By-law shall apply to all those lands situated within the boundaries of the Settlement as identified on Schedule "A" attached hereto.
3. Notwithstanding any other by-law to the contrary, no person shall:
  - a. use any land, buildings or structures for any purpose whatsoever except for a use that lawfully existed on the date this by-law was passed as long as it continues to be used for such purpose; or
  - b. be permitted to construct, alter or expand any building or structure, save and except where such construction, alteration or expansion:
    - i. has been factored into the existing capacity as identified on the attached Schedule "B", as may be amended or altered from time to time being the list of developments utilizing servicing capacity and for which written confirmation from the Township has been received confirming the allocation of the servicing. Should those developments listed on Schedule "B" not proceed to utilize the existing capacity in a reasonable timeframe the Township may, in its sole and absolute discretion allocate the servicing to another development at which time Schedule "B" shall be updated;
    - ii. is considered limited infill development being up to a maximum of three residential dwelling units and minor building permit applications as identified by the Township;
    - iii. utilizes the ERUs available until such time as the water / wastewater facilities are expanded and additional water / wastewater servicing becomes available as allocated by the Township through the application of the Township's Angus Servicing Capacity Allocation Policy (ASCAP).
4. Notwithstanding any other provision of this By-law:
  - a. the provisions of this By-law shall not apply to prevent the erection or use of any building or structure for which:

- i. a permit has been issued under section 8(1) of the *Building Code Act, 1992*, prior to the day of the passing of the By-law, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under subsection 8(10) of the Building Code Act, 1992; or,
  - ii. water and wastewater servicing capacity has been allocated to, and confirmed in writing, by the Township for those planning applications deemed active as of the date of the passing of this By-law; or,
  - iii. water and wastewater services have been allocated to the Township Fire Hall municipally identified as 14 Huron Street, Settlement of Angus, Township of Essa.
5. If any provision or requirement of this by-law, or the application thereof to any person, shall, to any extent, be held to be invalid or unenforceable, the remainder of this By-law or the application of such provision or requirement to all persons other than those to which it is held to be invalid or unenforceable, shall not be affected thereby and each provision and requirement of this By-law shall be separately valid and enforceable to the fullest extent permitted by law.
6. Where a conflict exists between the provisions of this By-law and any other By-law of the Town, this by-law shall prevail.
7. This by-law shall be in force and effect for a period of one (1) year from the date of its passage.
8. The Township Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act* and its associated regulations.
9. This By-law shall come into force and effect on the day of the final passage thereof.

By-law Number 2026-05 read a first, second and third time and finally passed this 4<sup>th</sup> day of February, 2026.

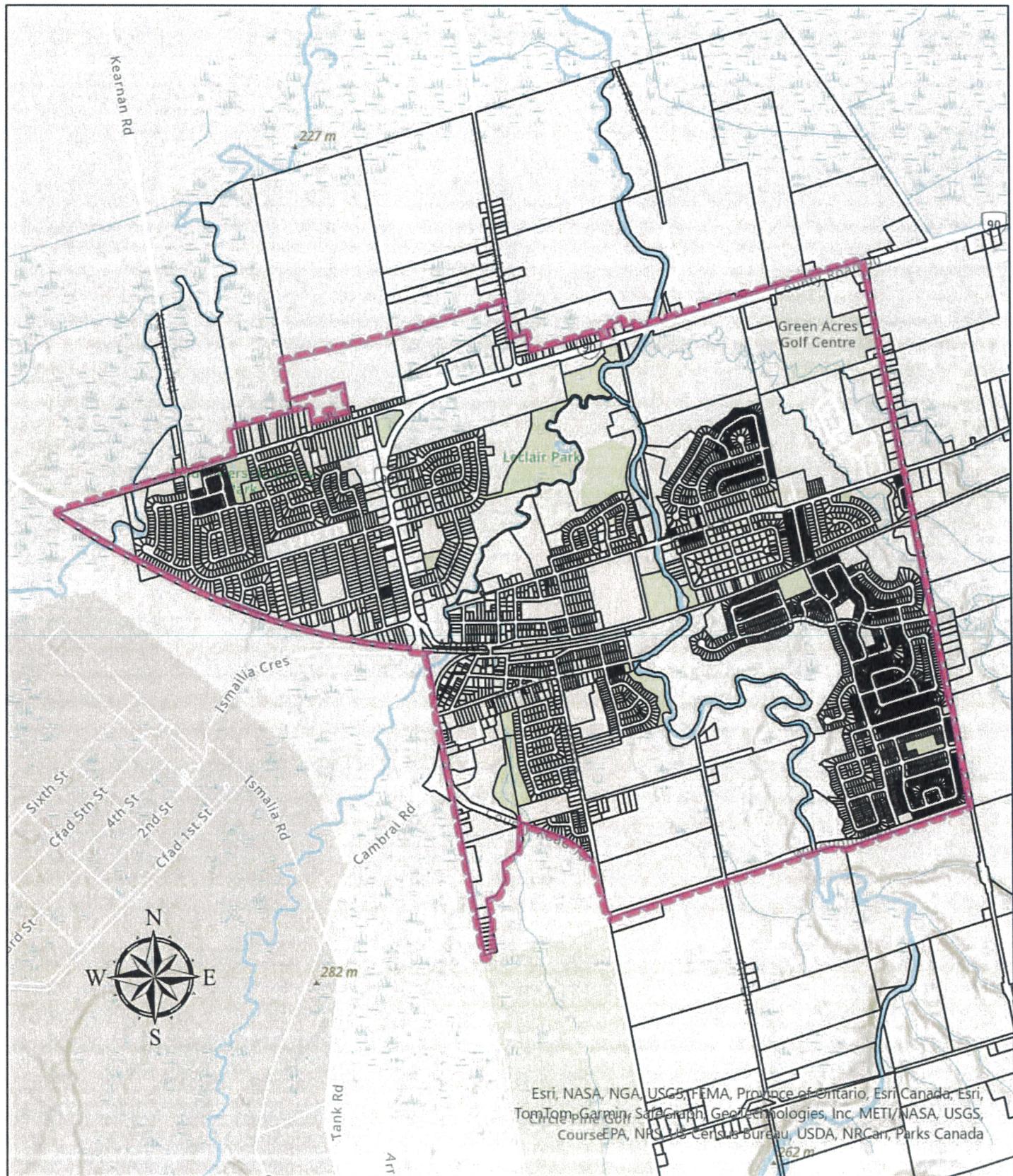


Sandie Macdonald,  
Mayor



Krista Pascoe, Clerk/Manager of  
Legislative Services

# Angus Settlement Area



Assessment Parcels

Angus Settlement Boundary

Schedule B  
Interim Control By-law 2026-05

<b>Servicing Assessed Application</b>	<b>Reserved Allocation (Equivalent Residential Units)</b>
58 Vernon Street	34
14 Margaret St.	31
128 Cecil St.	11
4 Bank St.	4
Proposed New Public School (152 Greenwood Dr.)	47
34 Mill Street	50
Proposed New Catholic School	54
Infill Allowance	41
141 King Street	131