



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

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**NOTICE OF A PUBLIC MEETING pursuant to the PLANNING ACT  
concerning  
AN OFFICIAL PLAN & ZONING BY-LAW AMENDMENT (Z4-20)  
(14 & 18 Margaret Street, PLAN 160A LOT 2 TO 4 & 5)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 17<sup>th</sup> Day of January 2024 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 provide an update to members of the public regarding the applications for an Official Plan Amendment and Zoning By-law Amendment at 14 & 18 Margaret Street. A Public Meeting was previously held on December 16<sup>th</sup>, 2020, and the applicant has made changes to the application to address comments and concerns identified by the Public. The applicant is proposing 37 residential units, which includes the preservation and repurposing of the existing church for residential uses.

**ADDITIONAL INFORMATION** relating to the Official Plan Amendment and Zoning By-law Amendment is available for inspection during regular office hours at the Township of Essa Administration Centre, Planning or through email correspondence directed to Owen Curnew, Development Planner at [ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca).

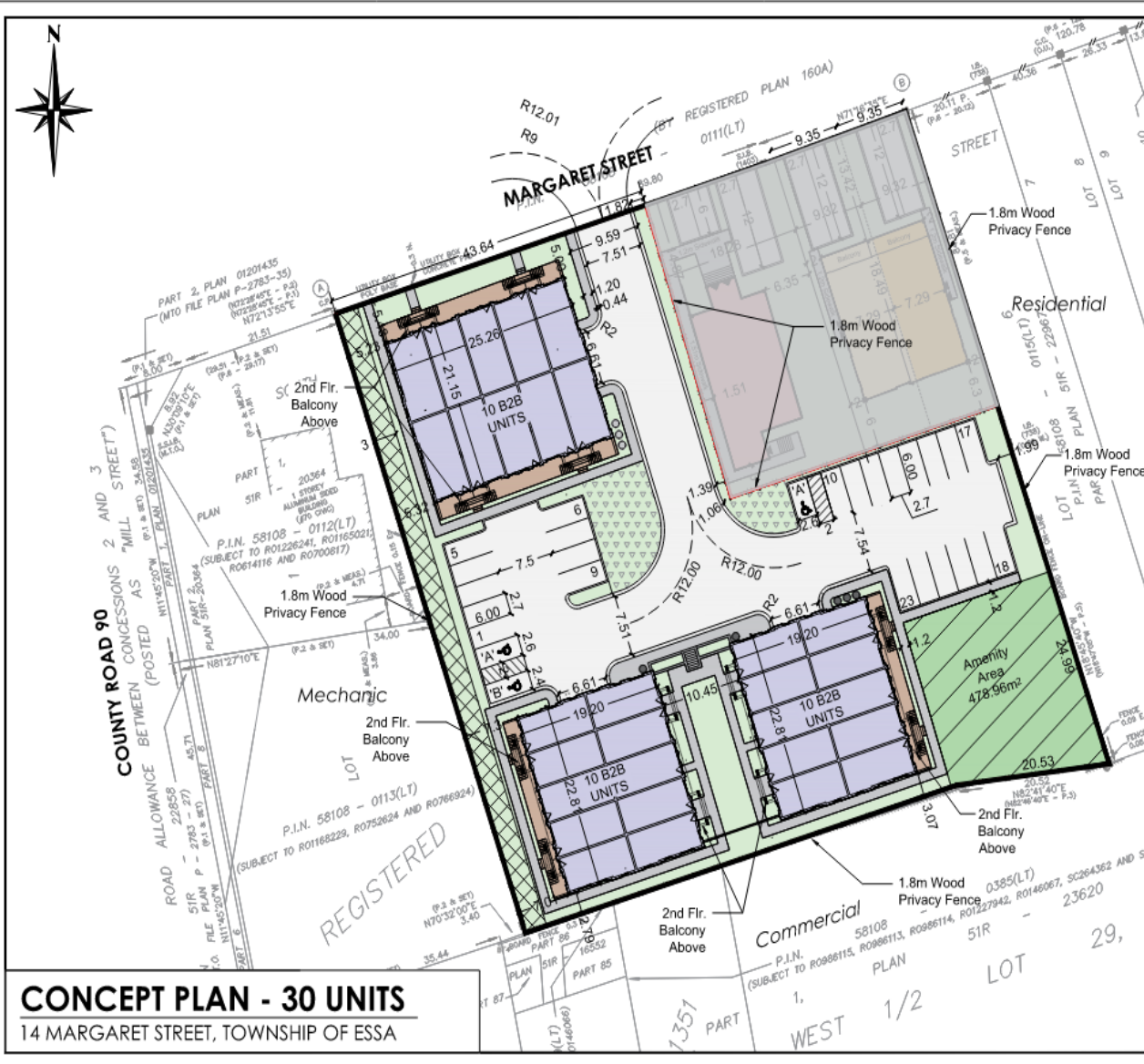
**ANY PERSON** may attend the meeting and make representation or present submissions respecting these matters. If a person or public body that files an appeal of a decision of the Township of Essa in respect of the proposed Amendment(s) does not make oral submissions at the public meeting or make written 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 22<sup>nd</sup> day of December 2023.

Yours truly,  
Owen Curnew  
Development Planner  
Phone : 705 424 9917 ext.104

Concept Plan #1 – 14 Margaret Street



14 MARGARET STREET, TOWNSHIP OF ESSA

**LEGEND**

- Subject Site: Area: 6,540.11m<sup>2</sup>
- Developable Area: Area: 5,133.25m<sup>2</sup>, No. of Units: 30, Density: 58.82 u/ha
- Back-to-Back Townhomes
- Amenity Area (478.96m<sup>2</sup>)
- Motok Bins
- Servicing Easement
- Snow Storage (158.48m<sup>2</sup>)

**ZONING TABLE - R3 ZONE**

	Required	Provided
Lot Area (min.)	175.0m <sup>2</sup> (interior)	5,133.25m <sup>2</sup>
Lot Frontage (min.)	6.0m (interior)	43.64m
Setbacks (min)		
Front Yard	7.5m	5.00m
Interior Side Yard	1.5m	5.23m
Exterior Side Yard	4.5m	N.A.
Rear Yard	8.0m	2.79m
G.F.A. (min.)	84.0m <sup>2</sup> / unit	> 84.0m <sup>2</sup>
Building Height (max)	10.5 (max)	14.30m
Lot Coverage (max.)	45% (interior)	27.32% (1,402.72m <sup>2</sup> )
Parking Spaces	40 (2 / unit)	46 spaces + 3 B.F.
Barrier Free Parking	3 B.F. SPACES	3 B.F. SPACES

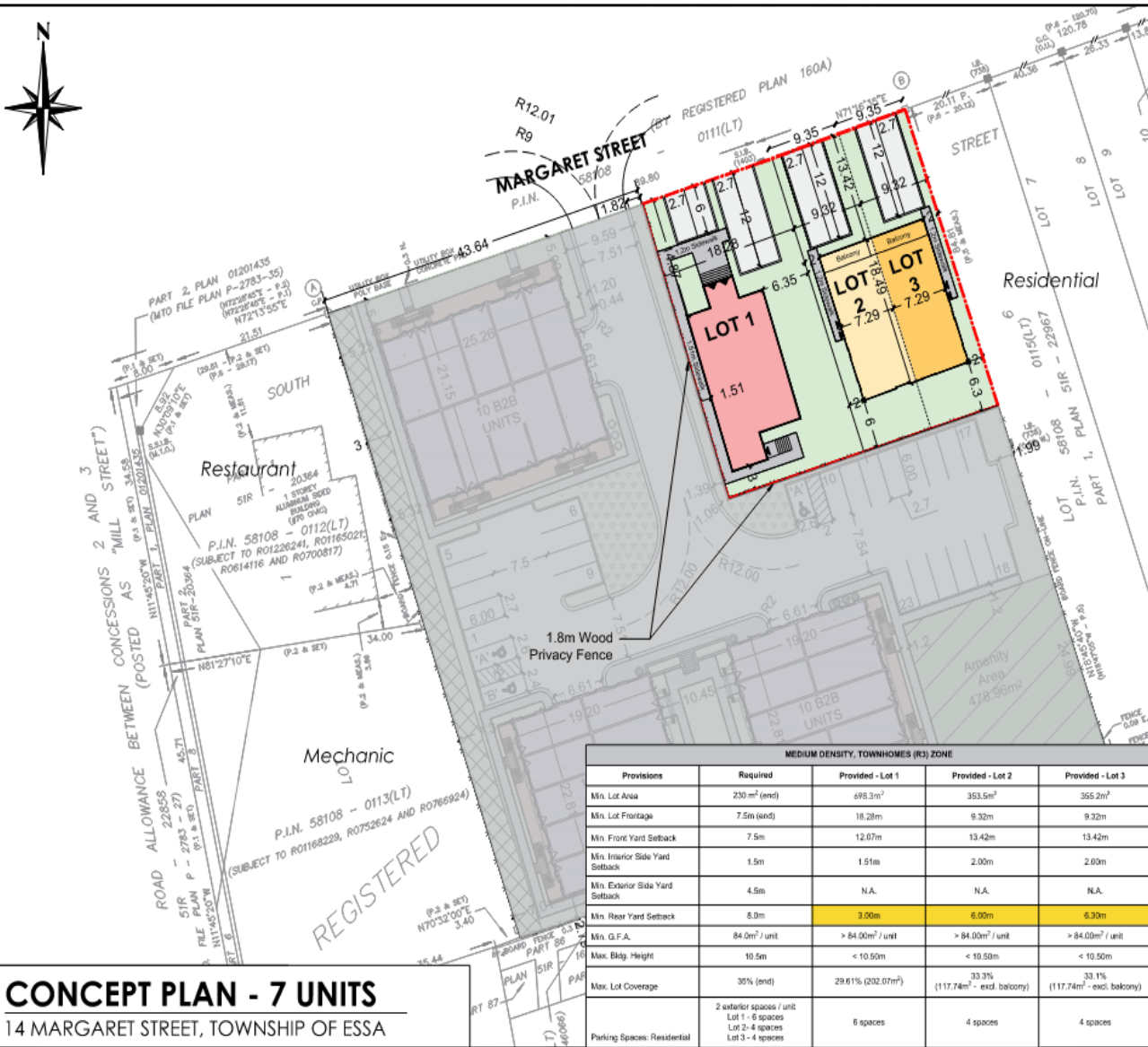
Source: 2016 Air Photo from the County of Simcoe Interactive Map.  
Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.



Date: Nov. 14, 2023 Drawn By: A.S.  
File: 19-817 Checked By: G.B.

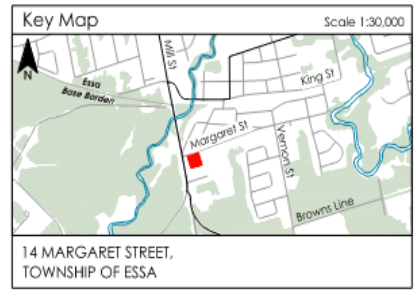
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Concept Plan #2 – 18 Margaret Street



**CONCEPT PLAN - 7 UNITS**  
14 MARGARET STREET, TOWNSHIP OF ESSA

MEDIUM DENSITY, TOWNHOMES (R3) ZONE				
Provisions	Required	Provided - Lot 1	Provided - Lot 2	Provided - Lot 3
Min. Lot Area	230 m <sup>2</sup> (end)	698.3m <sup>2</sup>	353.5m <sup>2</sup>	355.2m <sup>2</sup>
Min. Lot Frontage	7.5m (end)	18.28m	9.32m	9.32m
Min. Front Yard Setback	7.5m	12.07m	13.42m	13.42m
Min. Interior Side Yard Setback	1.5m	1.51m	2.00m	2.00m
Min. Exterior Side Yard Setback	4.5m	N.A.	N.A.	N.A.
Min. Rear Yard Setback	8.0m	3.00m	6.00m	6.30m
Min. G.F.A.	84.0m <sup>2</sup> / unit	> 84.00m <sup>2</sup> / unit	> 84.00m <sup>2</sup> / unit	> 84.00m <sup>2</sup> / unit
Max. Bldg. Height	10.5m	< 10.50m	< 10.50m	< 10.50m
Max. Lot Coverage	35% (end)	29.61% (202.07m <sup>2</sup> )	33.3% (117.74m <sup>2</sup> - excl. balcony)	33.1% (117.74m <sup>2</sup> - excl. balcony)
Parking Spaces: Residential	2 exterior spaces / unit Lot 1 - 6 spaces Lot 2 - 4 spaces Lot 3 - 4 spaces	6 spaces	4 spaces	4 spaces



**LEGEND**

- Subject Site:
  - Area: 6,540.11m<sup>2</sup>
- Developable Area:
  - Area: 1,406.86m<sup>2</sup>
- Lot 1: Tri-plex (3 units)
  - Lot Area: 698.3m<sup>2</sup>
  - Bldg. Area: 202.07m<sup>2</sup>
  - Frontage: 18.28m
- Lot 2: Stacked Townhouse (2 units)
  - Lot Area: 353.5m<sup>2</sup>
  - Frontage: 9.32m
  - Bldg. Area: 134.6m<sup>2</sup> (incl. balcony)
- Lot 3: Stacked Townhouse (2 units)
  - Lot Area: 355.2m<sup>2</sup>
  - Frontage: 9.32m
  - Bldg. Area: 134.6m<sup>2</sup> (incl. balcony)
- Unit Entrance (indicated by a black triangle symbol)

Source: 2016 Air Photo from the County of Simcoe Interactive Map.  
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