



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  
A PROPOSED ZONING BY-LAW AMENDMENT (Z4-19)**

(affecting land known municipally as 68 Gold Park Gate; Plan 51M784 BLK 13)

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 19<sup>th</sup> Day of June 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 proposed 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 legally as Plan 51M784, BLK 13, known municipally as 68 Gold Park Gate. A public meeting was previously held on March 9<sup>th</sup>, 2022, for the collection of comments from neighbours and relevant stakeholders. The applicant has gone through several revisions to address comments and concerns, and the Public Meeting on June 19<sup>th</sup>, 2024, is intended update and obtain feedback from neighbours and stakeholders of the changes to the proposed development.

**THE PROPOSED AMENDMENT** is to change the zoning on the subject property from Community Commercial (C1) to Residential, Medium Density, Townhome (R3-X) with special provisions to permit a proposed residential townhouse development. The special provisions would be to permit reductions to various setbacks and increase the maximum height from 10.5 metres to 11.5 metres.

**THE EFFECT** of the proposed zoning is to permit the proposed townhouse development consisting of 5 blocks for 27 residential units, on a private condo road, and for an additional parking area.

**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 23<sup>rd</sup> Day of May 2024.

Yours truly,  
Owen Curnew  
Development Planner  
Email : [ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca)  
Phone : 705 424 9917 ext.104

**Key Map showing the location of the subject property:**





