



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

NOTICE OF A NON-STATUTORY PUBLIC MEETING
concerning

**A PROPOSED OFFICIAL PLAN AMENDMENT (OPA47), ZONING BY-LAW
AMENDMENT (Z15-23), and SITE PLAN CONTROL (SP3-23) APPLICATION**

(8949 Smith Road; PT E & W PTS LT 32 CON 6, PT E 1/2 LT 31 CON 6 ESSA PT 4
51R30291 EXCEPT PT 1 51R33656 & PT 1 51R38860 SUBJECT TO AN EASEMENT OVER
PT LT 32 CON 6 PT 1, 51R37679 IN FAVOUR OF PT LT 32 CON 6 PT 1, 51R33656 AS IN
SC906266 TOWNSHIP OF ESSA)

TAKE NOTICE that the Council of the Corporation of the Township of Essa will hold a Non-Statutory Public Meeting on Wednesday the 5th Day of February 2025 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 an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications in accordance with the *Planning Act*, R.S.O., c.P.13,.

THE PURPOSE OF THE MEETING is to provide an update regarding the significant changes to the scope of the proposed Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications. The applicant has submitted a new proposal which will separate the proposed Draft Plan of Subdivision application from the above-mentioned applications to allow for the development of a new facility for TransCanada Wood Products, which has changed the location of the proposed facility (see attached Revised Proposal).

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.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications is available for inspection during regular office hours at the Township of Essa Administration Centre, or through email correspondence directed to Owen Curnew, Development Planner at ocurnew@essatownship.on.ca

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).

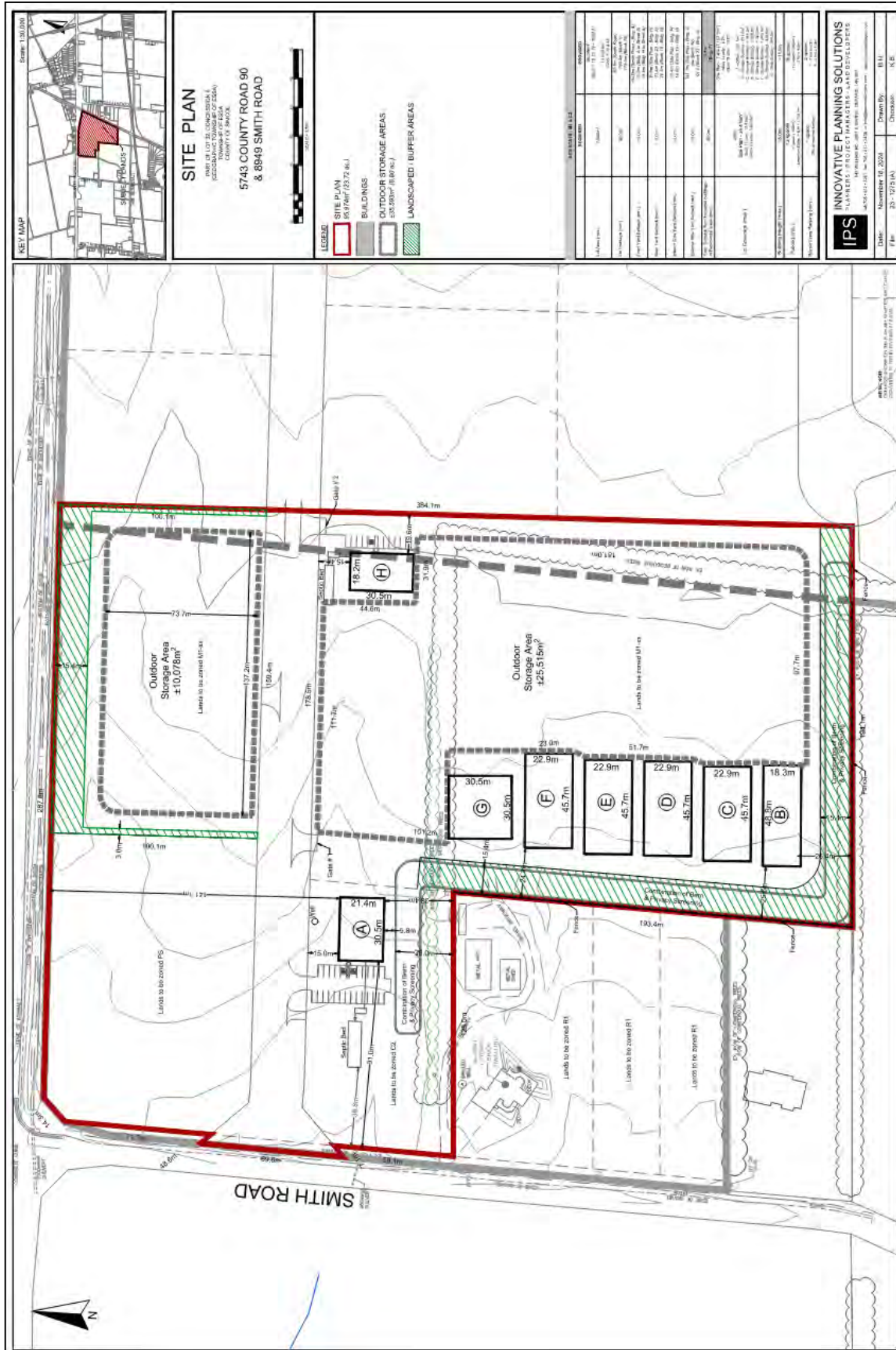
DATED at the Township of Essa this 27th day of January 2025.

Yours truly,

A handwritten signature in black ink, appearing to read 'Owen Curnew', with a long horizontal flourish extending to the right.

Owen Curnew
Development Planner
Township of Essa

Revised Proposal:



SITE PLAN
 5743 COUNTY ROAD 90
 & 8949 SMITH ROAD
 COUNTY OF SASKATCHEWAN

LEGEND

- SITE PLAN (55.97mW / 153.72 m.L.)
- BUILDINGS
- OUTDOOR STORAGE AREAS (Outdoor Storage)
- LANDSCAPED BUFFER AREAS

STATISTICS BY DATE

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IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS PROJECT MANAGERS LAND DEVELOPERS
 4545-10th St. W. Unit 1000
 Edmonton, Alberta T6A 1K6
 Phone: 780-443-1111
 Fax: 780-443-1112
 Email: info@ips.ca
 Website: www.ips.ca

Date: November 18, 2024
 Drawn By: B.A.I.
 Checked: N.E.