



THE CORPORATION OF THE TOWNSHIP OF ESSA COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. **B5-25** Roll No: 432101000305201/05202

Owner: Gary Banting & Sherry Audit

Location: 7560 & 7568 8th Line

Date of Decision: March 28th, 2025

Purpose: The applicant has submitted a proposal for a lot line adjustment and easement between the adjacent properties at 7560 8th Line and 7568 8th Line. The proposal involves consolidating the entire 7568 8th Line property, approximately 5.29 hectares, with a portion of 7560 8th Line, approximately 4.52 hectares, resulting in a combined lot size of approximately 9.81 hectares. The remaining 3.346 hectares of the 7560 8th Line property would become the severed lot following the lot line adjustment. Additionally, the applicant is proposing an access easement of approximately 0.9732 hectares for the severed lands, utilizing the existing driveway located on the retained lands.

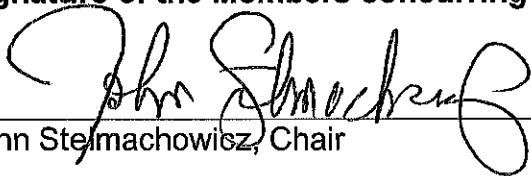
Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment for the Township of Essa is that **PROVISIONAL CONSENT BE GRANTED** subject to the following *Conditions of Approval*:

- That a reference plan of the severed parcel(s) be prepared by an Ontario Land Surveyor and copies provided to the Secretary-Treasurer. The plan should be approved by Township Staff prior to depositing it in the Land Titles Office.
- That the applicant provides to the Secretary-Treasurer of the Committee of Adjustment copies of transfer documentation associated with the lands.
- That all municipal taxes be paid and up to date.
- That all external fees associated with the application be borne by the applicant.
- That the application satisfies any concerns from the NVCA.
- That Planning Act Sections 50(3) and (5) will continue to apply to the lot to be created (for both parcels).
- That the severed lands being proposed be squared off at the North of the property instead of having a rounded edge (Part 3 of draft reference plan provided).

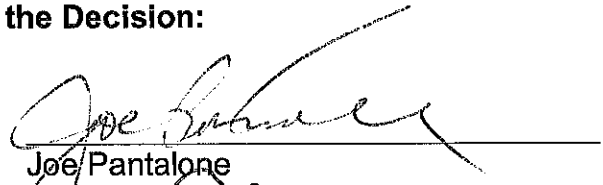
For the following reasons:

- The general intent and purpose of the By-law and Official Plan is being maintained.
- the Committee has considered all public comments received and believes their decision is based on the best evidence available.

Signature of the Members concurring with the Decision:

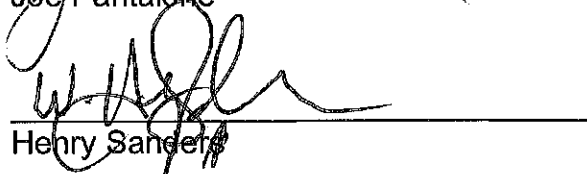


John Stepmachowicz, Chair



Joe Pantalone

Ron Henderson



Henry Sanders



Joan Truax

PLEASE NOTE:

THIS NOTICE OF DECISION DOES NOT OFFICIALLY SEVER A LOT.

- A CONSENT CERTIFICATE IS REQUIRED BEFORE A LOT CAN BE SEVERED.
- ALL CONDITIONS MUST BE SATISFIED BEFORE THE ISSUANCE OF THE CONSENT CERTIFICATE.
- LOTS SHOULD NOT BE SOLD BEFORE THE ISSUANCE OF A CONSENT CERTIFICATE. THE TOWNSHIP TAKES NO RESPONSIBILITY FOR LOST SALES, FEES INCURRED, NOR ANY OTHER COSTS/MONETARY LOSSES RESULTING FROM THE FAILURE TO FULFILL THE CONDITIONS LISTED ON THIS NOTICE OF DECISION.

IN READING THIS, THE APPLICANT AND/OR AGENT ACKNOWLEDGES THE ABOVE.

NOTICE

The applicant, the Minister, a specified person or any public body, may appeal the decision and/or any conditions imposed to the Ontario Land Tribunal (OLT). In order to appeal, you must file a Notice of Appeal setting out written reasons for the appeal and, if applicable, specifying which conditions are being appealed, within twenty (20) days of the making of the decision.


This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable to the Minister of Finance; all Township administrative fees related to the appeal can be found in the Township's Fee & Charges By-law. Please note the Secretary-Treasurer (plan@essatownship.on.ca) must receive this Notice within the 20-day period in order to be considered by the OLT and appeals and payments can be made through the OLT E-Service Portal.

Send to: Township of Essa Committee of Adjustment
Attention: Secretary-Treasurer
5786 County Road #21
Utopia, Ontario L0M 1T0

Note: Under the Planning Act, the applicant, the Minister, and specified person or public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

If the last date for filing an appeal falls on a Saturday, Sunday or Statutory Holiday, appeals will be accepted on the next working day.

Forwarded by mail: March 28th, 2025
Last date for Appeal to O.L.T.: April 17th, 2025
This Notice Dated: March 28th, 2025


Secretary-Treasurer, Committee of Adjustment