



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

**NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION
NO. A2-25**

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as PLAN 51M1220 LOT 56, municipally known 36 Baycroft Boulevard The subject property is zoned 'Residential, Low Density, Detached with Special Provisions (R1-40)'. The applicant is applying for relief from Section 4.38.1 o) & 9.4.40 of Zoning By-law 2003-50 which stipulates the maximum lot coverage for a property that contains an ARU is 45%. The applicant is proposing a lot coverage of 62.48% to accommodate for parking and emergency access to the unit.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed March 28th, 2025, for a Public Hearing to be held at approximately 10:00 a.m.

You may make a written submission through the undersigned Secretary-Treasurer in which your comments will be provided to the Committee of Adjustment prior to their decision on the application. If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must make a written request to the Committee of Adjustment at the address shown above, or via email to ocurnew@essatownship.on.ca.

Dated this 5th day of March 2025.

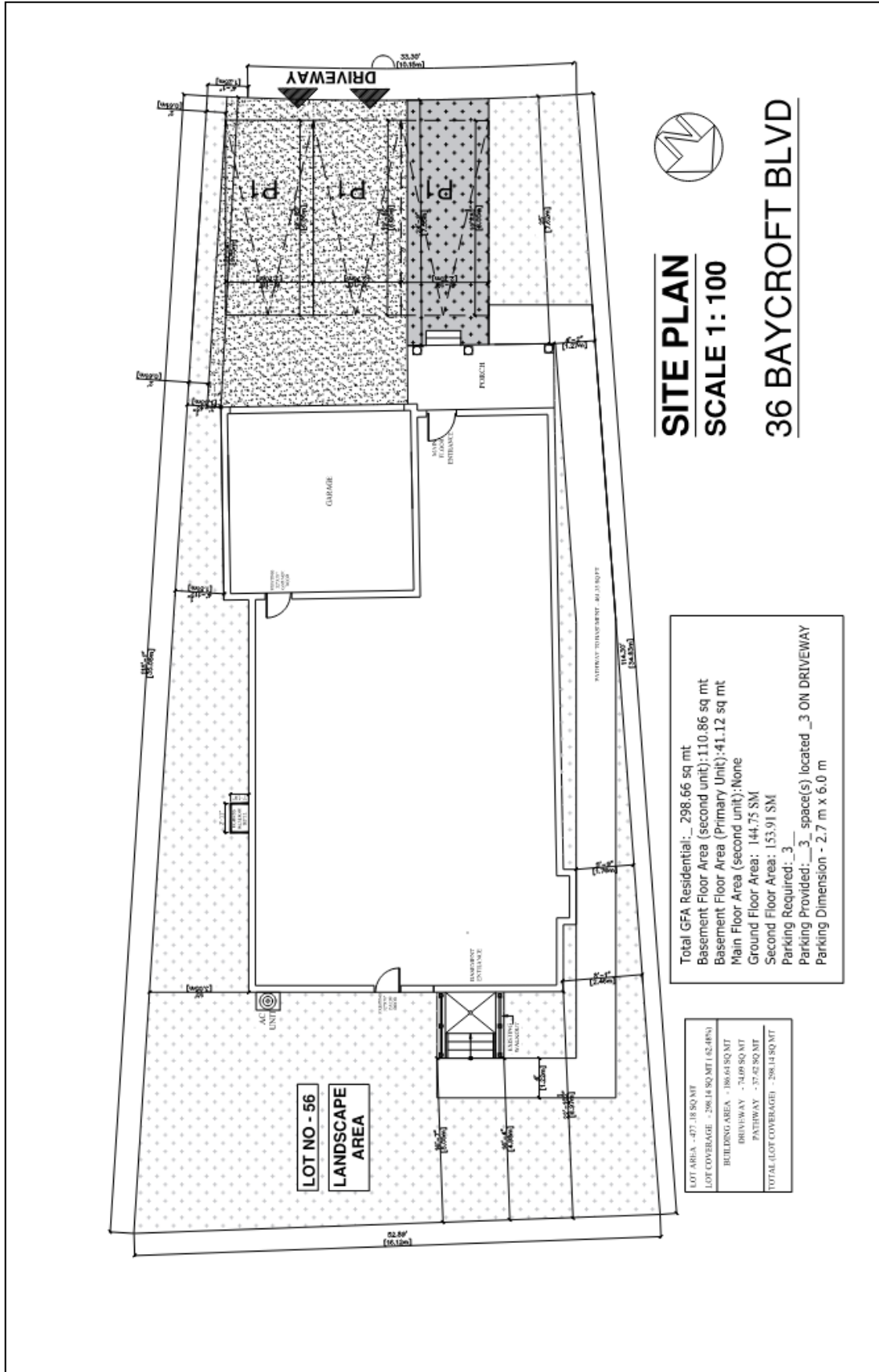
Yours truly,

Owen Curnew
Development Planner
ocurnew@essatownship.on.ca
(705) 424-9917 ext.104

Context Map:



Proposal:



SITE PLAN
SCALE 1 : 100

36 BAYCROFT BLVD

Total GFA Residential: 298.66 sq mt
Basement Floor Area (second unit): 110.86 sq mt
Basement Floor Area (Primary Unit): 41.12 sq mt
Main Floor Area (second unit): None
Ground Floor Area: 144.75 SM
Second Floor Area: 153.91 SM
Parking Required: 3
Parking Provided: 3 space(s) located on driveway
Parking Dimension - 2.7 m x 6.0 m

LOT AREA - 47.18 SQ MT
LOT COVERAGE - 286.48 SQ MT (62.4%)
BUILDING AREA - 186.64 SQ MT
DRIVEWAY - 74.09 SQ MT
PATHWAY - 27.62 SQ MT
TOTAL LOT COVERAGE - 288.35 SQ MT