

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA

June 28th, 2024 - 10:00 a.m.

**Council Chambers
Chair to open the meeting.**

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the May 31st, 2024, Meeting. See attached.

3. APPLICATIONS:

- i) **B1/24
239 Centre Street
Description:** **Kirk & Kelly Barrowsmith**
Lot Line Adjustment
The applicant is proposing a Lot Line Adjustment to transfer 465.70m² of land from the property known as 239 Centre Street to the neighbouring property known as 57 Collier Crescent. The current lot area of 239 Centre Street is 1661.94m², and the current lot area of 57 Collier Crescent is ~840m². The lot line adjustment would reduce the lot area of 239 Centre Street to 1196.24m² and increase the lot area of 57 Collier Street to ~1305.7m².
- Designation:** **Residential**
- ii) **B3/24, B4/24, & B5/24
14 & 18 Margaret Street
Description:** **Wynstar Developments Inc.**
New Lot Creation & Lot Line Adjustment
The applicant has applied for three (3) Consent applications; one (1) for a Lot Line Adjustment, and two (2) the creation of two new lots on the lands known as 18 Margaret Street. The applicant intends to transfer 960.6m² from 18 Margaret Street to 14 Margaret Street. The applicant then

intends to sever a new lot off 14 Margaret Street (containing the Zion Presbyterian Church) that would have a total lot area of 688.30m². Following the lot line adjustment, the applicant also intends to split 18 Margaret Street into two parcels: the retained lot would have a lot area of 353.50m², and the severed lot would have a lot area of 355.06m².

Designated:

Residential

iii) **A8/24**
46 Darren Drive
Description:

Frank Jarry

Lot Line Adjustment

The applicant is seeking relief from Section 17c) of Essa Township's Zoning By-law 2003-50, which regulates the minimum interior side yard setback for pools in the R1 Zone at 1.5-metres. The applicant is proposing a reduced setback of 0.56-metres.

Zoning:

Residential, Low Density, Detached (R1)

4. OTHER BUSINESS

5. ADJOURNMENT

**COMMITTEE OF ADJUSTMENT
MINUTES
May 31st, 2024**

Present: John Stelmachowicz, Chair
Joe Pantalone, Member
Joan Truax, Member
Henry Sander, Member

Also Present: Owen Curnew, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of March 22nd, 2024, were accepted by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A4/24	Nathan & Lawrey Body
6009 19th Sideroad	Minor Variance

Present (other than Committee & Staff Members):

Lawrey Body, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Lawrey Body provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

The Committee voted to APPROVE A4/24 with the suggested conditions from staff.

A5/24
5406 20th Sideroad

Kim & Sylvia Murphy
Minor Variance

Present (other than Committee & Staff Members):

Sylvia Murphy, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Sylvia Murphy provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

Joe Pantalone asked for clarification regarding the types of trees in the immediate area of the proposed ARU.

Sylvia Murphy clarified the type of trees in the immediate area and stated that no trees would be removed.

The Committee voted to APPROVE A5/24 with the suggested conditions from staff.

A6/24
8847 5th Line

Duaine Hamilton
Minor Variance

Present (other than Committee & Staff Members):

Duaine Hamilton, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Duaine Hamilton provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

Joe Pantalone asked staff if the condition regarding a clearance letter from the BCRY was necessary, given that the ARU would be a significant distance away from the BCRY train line.

Owen Curnew spoke through the chair and stated that staff normal circulates the County on applications where the subject property abuts County land and/or the BCRY.

Joe Pantalone suggested that the condition would potentially result in unnecessary delays and would like to motion to have the condition removed.

John Stelmachowicz asked staff if there would be any potential issues with removing the condition.

Owen Curnew spoke through the chair and suggested it is best and common practice for staff to include relevant agencies and that the Township's Official Plan contains references to circulation to the County for Planning Applications.

Joe Pantalone motioned to remove the condition for the applicant to receive a clearance letter from the County of Simcoe regarding the BCRY from the approval.

The motion to remove the condition was defeated.

The Committee voted to APPROVE A6/24 with the suggested conditions from staff.

**A7/24
64 Bank Street**

**Daniel Duarte
Minor Variance**

Present (other than Committee & Staff Members):

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

John Stelmachowicz asked if there were any comments from the public.

The Committee voted to APPROVE A7/24 with the suggested conditions from staff.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz, closed the meeting at 10:34 a.m.