



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A19/23 Roll No: 432101000312200

Owner: Gordon Speers

Location: 7835 8th Line

Date of Decision: November 24th, 2023

Purpose: The applicant is seeking relief from Section 4.38.3a), b), and f), as well as Section 7.2g) of ZBL (2003-50). The applicant is seeking multiple forms of relief regarding gross floor area, building height, and distance from a primary dwelling to allow them to utilize and existing structure as an Additional Residential Unit (ARU). The applicant also is seeking relief from the Section that prevents multiple primary dwellings on a lot so that they can construct a new primary dwelling and convert the existing house into an ARU.

IN THE MATTER OF A MINOR VARIANCE for relief from the provisions of Zoning By-Law:

2003-50 (Essa)

in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- That all municipal taxes be paid and up to date.
- The applicant satisfies concerns from the NVCA.
- That any and all external costs associated with this application be borne by the applicant.
- The applicant is required to enter into a Development Agreement with the Township prepared by the Township Solicitor to be registered on title.
- The applicant provides a \$2,000 legal deposit for the Township Solicitor and any overages for works pertaining to the Development Agreement be borne by the applicant.
- The applicant is required to apply for a building permit to remove the 'summer kitchen' from the existing primary dwelling.

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. 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. Please note the Secretary-Treasurer must actually receive this Notice within the 20-day period in order to be considered by the Ontario Land Tribunal.

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 any 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: November 24th, 2023
Last date for Appeal to O.L.T.: December 8th, 2023
This Notice Dated: November 24th, 2023



Secretary-Treasurer, Committee of Adjustment