



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. A14-24

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as CON 3 PT LOT 28 RP 51R29167; PART 37, municipally known 11 Vernon Street. The subject property is zoned 'Residential, Low Density, Detached with Special Provisions (R1-19)'. The applicant is seeking relief from Section 9.4.19 of Essa Township's Zoning By-law 2003-50 which stipulates the minimum rear yard setback for a single-family detached dwelling is 7.0m and Section 17 which regulates the maximum lot coverage at 35%. The applicant is proposing to construct a basement entrance for an ARU that will have a proposed setback of 6.3m. Additionally, the applicant is proposing a driveway extension and walkway that will result in a lot coverage of approximately 39%.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed November 29th, 2024, 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 4th day of November 2024.

Yours truly,

A handwritten signature in black ink, appearing to read 'Owen Curnew', is written over a horizontal line.

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

Context Map:



Proposal:

