

**TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT**

**AGENDA**

**September 29<sup>th</sup>, 2023 - 10:00 a.m.**

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

**1. DISCLOSURE OF INTEREST:**

**2. MINUTES:**

Committee to accept Minutes from the June 30<sup>th</sup>, 2023, Meeting. See attached.

**3. APPLICATIONS:**

- |      |   |  |
|------|---|--|
| i)   | <b>B9/23</b><br><b>125 Sydenham Street</b><br><b>Description:</b>       | <b>Bella Joya Family Trust</b><br><i>New Lot Creation</i><br>The applicant is proposing to sever the existing parcel of land with a lot area of 1,163.6m <sup>2</sup> . The Consent would split the existing parcel in half into equal parts, resulting in the severed and retained lot having a lot area of approximately 581m <sup>2</sup> each.<br><b>Residential</b>   |
|      | <b>Designation:</b>   |  |
| ii)  | <b>A11/23</b><br><b>7969 5<sup>th</sup> Line</b><br><b>Description:</b> | <b>Philip Zywot</b><br><i>Minor Variance</i><br>The applicant is seeking relief from Section 5.3(a) of Essa Township's Zoning By-law (2003-50) which sets the maximum building height for an accessory building at 6.0 meters. The applicant is proposing to alter the height of an existing building to 7.92 meters to allow for storage area above an existing garage.<br><b>Environmental Protection (EP)</b> |
|      | <b>Zoning:</b>  |  |
| iii) | <b>A13/23</b><br><b>19 Julie Street</b><br><b>Description:</b>          | <b>Sandra Liechti</b><br><i>Minor Variance</i><br>The applicant is seeking relief from   |

Section 17 of Essa Township's Zoning By-law (2003-50) which sets the minimum side yard setback at 1.5 meters. The applicant is proposing to construct a below-grade entrance for an in-law suite that would have a setback of 0.81 meters.

**Zoning:**

**Residential, Low Density, Detached (R1)**

- 4. OTHER BUSINESS**
- 5. ADJOURNMENT**

**COMMITTEE OF ADJUSTMENT  
MINUTES  
June 30<sup>th</sup>, 2023**

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

**Also Present:** Owen Curnew, Secretary-Treasurer  
Sam Haniff, Manager of Planning

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 May 26<sup>th</sup>, 2023 were accepted by the Committee.

**DISCLOSURE OF INTEREST:**

**APPLICATIONS**

**B5/23**  
231 Barrie Street

**Sheri Norman**  
Consent – New Lot Creation

**Present (other than Committee & Staff Members):**

Courtney Mark, Agent  
Karla Tamayo, Agent

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.

The applicant's agent provided a description of the proposal.

John Stelmachowicz asked if there were any questions from the Public.

**The Committee voted to APPROVE B5/23 with the suggested conditions from staff.**

**B8/23**  
8616 & 8630 10<sup>th</sup> Line

**Linda Brown**  
Validation Certificate

**Present (other than Committee & Staff Members):**

Cassie Sauer, Agent

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

John Stelmachowicz invited the applicant to present.

The applicant's agent provided a brief description of the proposal.

**The Committee voted to APPROVE B8/23 with the suggested conditions from staff.**

**A10/23**  
6419 11<sup>th</sup> Line

**Andrew Spears**  
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.

The applicant's agent provided a brief description of the proposal.

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

**The Committee voted to APPROVE A10/23 with the suggested conditions from staff.**

**ADJOURNMENT**

The chair, John Stelmachowicz closed the meeting at 10:20 a.m.

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John Stelmachowicz  
Chair