



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A12-25 Roll No: 432101001108762
Owner: Maria & Gil Ganhao
Location: 45 Davis Trail
Date of Decision: September 26th, 2025
Purpose: The applicant is requesting relief from the following section of the Zoning By-Law 2003-50: Section 8.1 (d) which stipulates no accessory use, building or structure shall occupy more than 93.0 m² of floor area on any lot which is less than 1.0 ha in size. The applicant is proposing to construct a new garage on the west side of the property. The garage has a proposed gross floor area of 139.3m².

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.
- ☒ That any and all external costs associated with this application are borne by the applicant.
- ☒ That the proper Building Permit(s) be obtained.
- ☒ That the applicant removes the trailers from the municipal easement and the trailers be located to a different property prior to approval of Permit No. 2025-0157 for the detached garage.

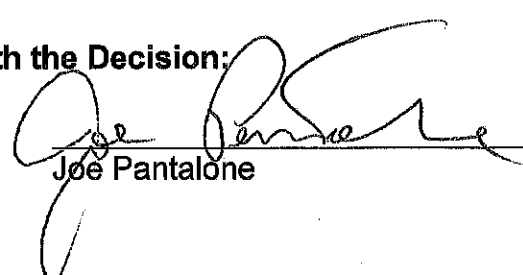
For the following reasons:

- ☒ The general intent and purpose of the By-law and Official Plan is being maintained.
- ☒ the Committee has considered all public comments received and believes their decision is based on the best evidence available.

Signature of the Members concurring with the Decision:



John Stelmachowicz, Chair



Joe Pantalone

Ron Henderson

Henry Sanders



Joan Truax

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 (OLT). 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; all Township administrative fees related to the appeal can be found in the Township's [Fee & Charges By-law](#). Please note the Secretary-Treasurer (plan@essatownship.on.ca) must receive this Notice within the 20-day period in order to be considered by the OLT. Please note, appeals and payments can also be made through the OLT E-File Service (<https://olt.gov.on.ca/e-file-service>).

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 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:	<u>September 26th, 2025</u>
Last date for Appeal to O.L.T.:	<u>October 16th, 2025</u>
This Notice Dated:	<u>September 26th, 2025</u>



Secretary-Treasurer, Committee of Adjustment

