



Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
L0M 1T0

**NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION
NO. A16-25**

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as CON 3 E PT LOT 29 RP:51R29056 PART 2, municipally 44 Vernon Street. The applicant is seeking relief from Section 4.38.3(a) of Essa Township's Zoning By-law 2003-50 which stipulates the maximum gross floor area of an Additional Residential unit in a Detached Accessory Structure shall be the lessor of 102 square metres or 50% of the gross floor area of the principal dwelling unit in all other zones (residential zones). The applicant is proposing to increase the gross floor area to 111.48 square metres.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed February 27th, 2026, for a Public Hearing to be held at approximately 10:00 a.m.

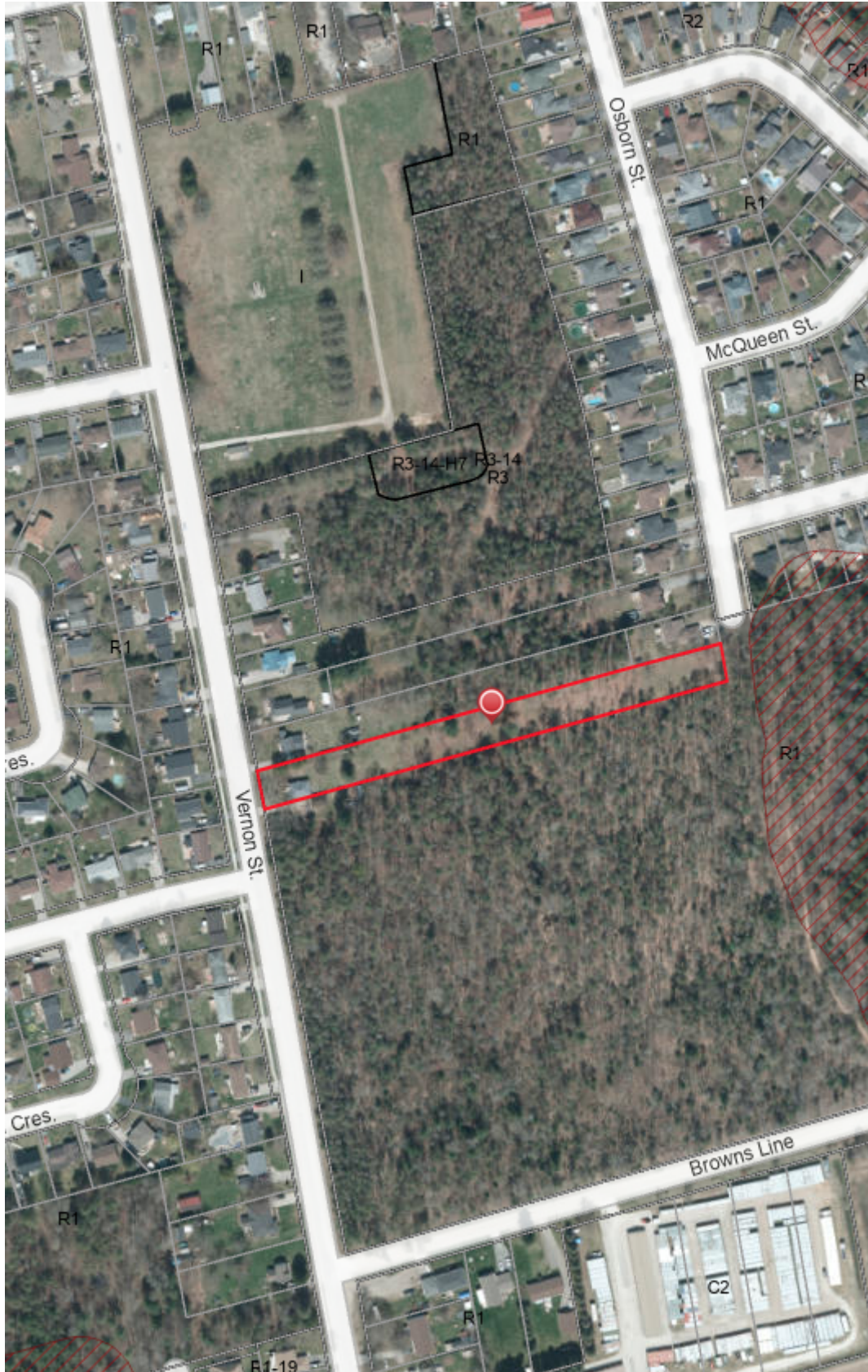
You may make a written submission through the undersigned Secretary-Treasurer in which your comments will be provided to the Committee of Adjustment prior to their decision on the application. If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must make a written request to the Committee of Adjustment at the address shown above, or via email to aburmy@essatownship.on.ca.

Dated this 4th day of February 2026.

Yours truly,

Anmol Burmy
Planning and Development Coordinator/Secretary-Treasurer
aburmy@essatownship.on.ca
(705) 424-9917 ext.137

Context Map:



Proposal:

