



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A11/24 Roll No: 010-002-13400
Owner: Simon Ffrench
Location: 6321 9th Line
Date of Decision: August 30th, 2024
Purpose: The applicant is seeking relief from Section 4.38.3a), f), g) and Section 6.2g) of Essa Township's Zoning By-law to allow for a new SFD to be constructed while one exists and to convert the existing SFD to an Additional Residential Unit (ARU), which will exceed the maximum allowable size for an ARU, the maximum distance an ARU can be located from a primary dwelling, and to allow the ARU to have a basement.

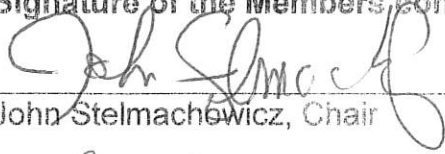
IN THE MATTER OF A MINOR VARIANCE for relief from the provisions of Zoning By-Law:

2003-50 (Essa)

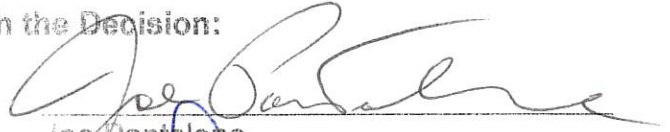
in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby vote that the application be **DEFERRED** for the following reasons:

- The Variance is not considered appropriate development.
- The Variance is not considered 'minor' in nature.
- The NVCA has recommended deferral because of the unknown extent to which natural hazards exist on the property.
- Planning Staff would like the chance to discuss the application with applicant and provide a chance to revise the proposal.

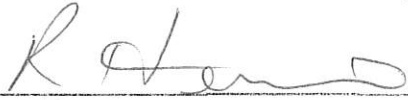
Signature of the Members concurring with the Decision:



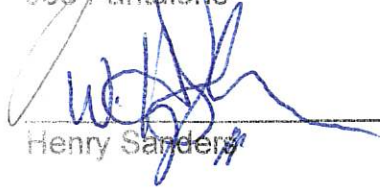
John Stelmachewicz, Chair



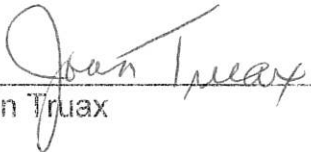
Joe Pantalone



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. 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: August 30th, 2024.
Last date for Appeal to O.L.T.: September 19th, 2024
This Notice Dated: August 30th, 2024.



Secretary-Treasurer, Committee of Adjustment