



THE CORPORATION OF THE TOWNSHIP OF ESSA COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. **A8-25** Roll No: 432101000709500

Owner: Giovanni John Spinello

Location: 6940 County Road 10

Date of Decision: June 27th, 2025

Purpose: The applicant is requesting relief from the following section of the Zoning By-Law 2003-50: Section 4.31 (b), which regulates that every part of any yard required to be provided in any zone shall be open and unobstructed by any structure from the ground to the sky, except that; Bay windows, balconies, canopies, or steps may project into any required front or rear yard a distance of not more than 1.0 m. The owners would like to encroach 3.16 m. as the applicant is also requesting relief from Section 6.3 which regulates the front yard setback for a property zoned Agricultural (A) to be 18.0 m. The property has an existing legal non-confirming setback for the house of 10.92 m, and the applicant is seeking permission to have a front yard setback of 8.28 m.

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*:

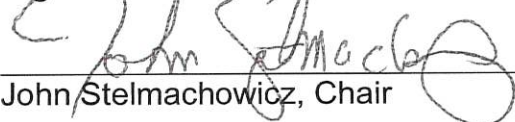
- ☒ That all municipal taxes be paid and up to date.
- ☒ That any and all external costs associated with this application are borne by the applicant.
- ☒ That the proper Building Permit(s) be obtained.
- ☒ The applicant applies for a minor variance with the County of Simcoe for the reduced front yard setback.
- ☒ That the applicant provides the County of Simcoe with a valid permit for the existing driveway; or, if a valid permit cannot be provided, that the applicant apply for an entrance permit with the County of Simcoe, and to the satisfaction of the

County of Simcoe.


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:

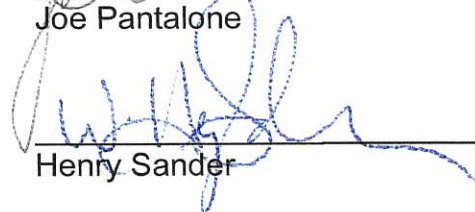


John Stelmachowicz, Chair




Joe Pantalone

Ron Henderson



Henry Sander



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.

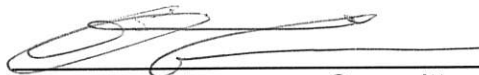
This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable 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>June 27th, 2025</u>
Last date for Appeal to O.L.T.:	<u>July 17th, 2025</u>
This Notice Dated:	<u>June 27th, 2025</u>


Secretary-Treasurer, Committee of Adjustment