



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. B6/24 Roll No: 010-003-16602/16601

Owner: Andrew Snyder

Location: 4992 & 5002 25th Sideroad

Date of Decision: September 27th, 2024

Purpose: The applicant is seeking consent for a minor boundary adjustment between the properties known as 4992 & 5002 25th Sideroad. The property known as 4992 25th Sideroad has a lot area of 10.983 hectares, and the property known as 5002 25th Sideroad has a lot area of 10.324 hectares. The applicant is proposing to transfer a large portion of land from 4992 25th Sideroad to 5002 25th Sideroad, resulting in a lot area of approximately 1.0 hectares, and 20.0 hectares, respectively.

Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment for the Township of Essa is that the application for consent be **DEFERRED** for the following reasons:

1. **Concerns from neighbouring residents over legal rights on title granting recreational access to the lands legally known as Blocks 9 and 10 of PLAN 51M310.**
2. **Ongoing consultation from the Essa Public Works Department over safety regarding the proposed driveway entrance onto the 25th Sideroad.**
3. **Awaiting official legal opinion from the Township Solicitor.**

NOTICE OF DECISION


Pursuant to Subsection 41 of Section 53 of the Planning Act, (R.S.O. 1990, Chapter P.13, as amended), all conditions imposed must be fulfilled within two (2) years from the date of the sending of the Notice of Decision or the application is deemed refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of the consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, (R.S.O. 1990, Chapter P.13, as amended).

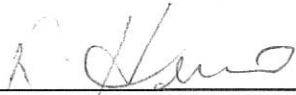
Signature of the Members concurring with the Decision:



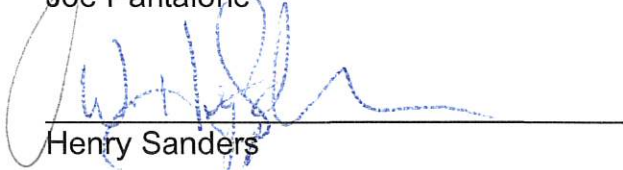
John Stelmachowicz, Chair



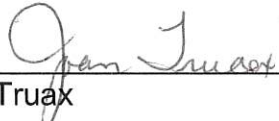
Joe Pantalone



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. 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: September 30th, 2024
Last date for Appeal to O.L.T.: October 21st, 2024
This Notice Dated: September 27th, 2024


Secretary-Treasurer, Committee of Adjustment