



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION

File No. B8-24 Roll No: 010-008-10406/10404
Owner: Barrie Industrial Holdings Ltd.
Location: 8808 & 8814 County Road 56
Date of Decision: January 31st, 2025
Purpose: The applicant has applied for a Consent for a lot line adjustment that would allow them to transfer a 11,729m² portion of land from the property known municipally as 8808 County Road 56 to the 20,531m² parcel of land to the north known municipally as 8814 County Road 56. The retained parcel (8808 County Road 56) would have a proposed lot area of 8,785m², and the severed parcel would be transferred to 8814 County Road 56 giving it a new lot area of 32,260m².

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 **PROVISIONAL CONSENT BE GRANTED** subject to the following *Conditions of Approval*:

- That a reference plan of the severed parcel(s) be prepared by an Ontario Land Surveyor and copies provided to the Secretary-Treasurer. The plan should be approved by Township Staff prior to depositing in the Land Titles Office.
- That the applicant provide to the Secretary-Treasurer of the Committee of Adjustment copies of transfer documentation associated with the lands.
- That all municipal taxes be paid up-to-date.
- The application satisfy concerns (if any) from the NVCA.
- The applicant obtains a Road Entrance Permit through the County of Simcoe for 8808 County Road 56

For the following reasons:

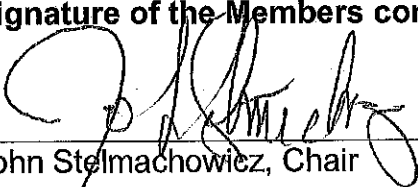
- In keeping with the Official Plan and Provincial Policy Statement
- The Committee has considered all public comments received and believes their decision is based on the best evidence available.

NOTICE OF DECISION

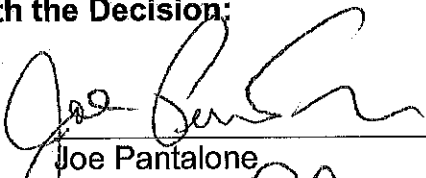
Pursuant to Subsection 41 of Section 53 of the Planning Act, (R.S.O. 1990, Chapter P.13, as amended), all conditions imposed must be fulfilled within two (2) years from the date of the sending of the Notice of Decision or the application is deemed refused.

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:

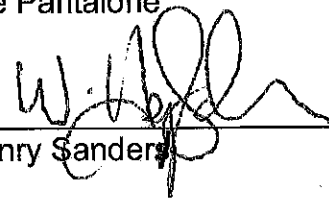


John Stelmachowicz, Chair

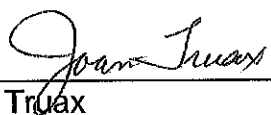


Joe Pantalone

Ron Henderson



Henry Sanders



Joan Truax

PLEASE NOTE:

THIS NOTICE OF DECISION DOES NOT OFFICIALLY SEVER A LOT.

- A CONSENT CERTIFICATE IS REQUIRED BEFORE A LOT CAN BE SEVERED.
- ALL CONDITIONS MUST BE SATISFIED BEFORE THE ISSUANCE OF THE CONSENT CERTIFICATE.
- LOTS SHOULD NOT BE SOLD BEFORE THE ISSUANCE OF A CONSENT CERTIFICATE. THE TOWNSHIP TAKES NO RESPONSIBILITY FOR LOST SALES, FEES INCURRED, NOR ANY OTHER COSTS/MONETARY LOSSES RESULTING FROM THE FAILURE TO FULFILL THE CONDITIONS LISTED ON THIS NOTICE OF DECISION.

IN READING THIS, THE APPLICANT AND/OR AGENT ACKNOWLEDGES THE ABOVE.

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>January 31st, 2025</u>
Last date for Appeal to O.L.T.:	<u>February 20th, 2025</u>
This Notice Dated:	<u>January 31st, 2025</u>



Secretary-Treasurer, Committee of Adjustment



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A13-24 Roll No: 010-01028100
Owner: Craven Compton
Location: 100 Vernon Street
Date of Decision: January 31st, 2025
Purpose: The applicant is seeking relief from Section 4.38.2a) of Essa Township's Zoning By-law 2003-50 which stipulates that an entrance to an Additional Residential Unit (ARU) may only be located in the rear or side yard of a property. The applicant has an existing entrance to the ARU which is located in the front yard of the property.

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

2003-50 (Essa)

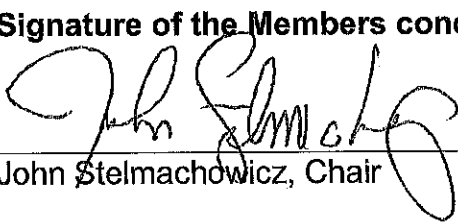
in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- That all municipal taxes be paid and up to date.
- That all external fees associated with the application be borne by the applicant.
- That the proper Building Permit(s) be obtained.
- That the applicant provide confirmation from the County of Simcoe that each unit can be given access to one (1) garbage bin and one (1) recycling bin.
- That flood proofing measures for the basement apartment be proposed and confirmed as satisfactory by the Township's Engineer and Building Department.
- The applicant signs an acknowledgement with the approved site plan as an attached schedule, demarcating the designated parking spaces for each unit, and understands that the Township will not permit any further increases to parking, nor further intensification of the lot.
- That the walkway as shown in the site plan be made of concrete to the satisfaction of the Township.

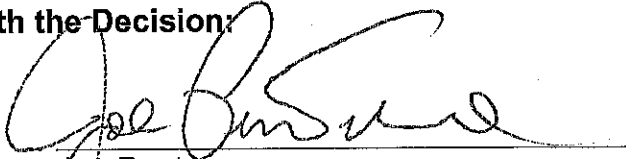
For the following reasons:

- 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.

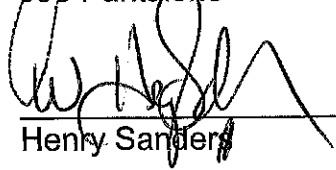
Signature of the Members concurring with the Decision:



John Stelmachowicz, Chair

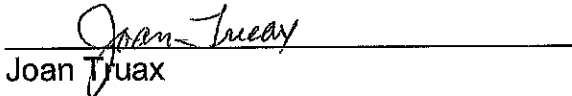


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