



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. B3/24, B4.24, and B5/24 Roll No: 432101001034800/19600
Owner: Wynstar Developments Inc.
Location: 14 & 18 Margaret Street
Date of Decision: June 28th, 2024
Purpose: The applicant has applied for three (3) Consent applications; one (1) for a Lot Line Adjustment, and two (2) for the creation of two new lots on the lands known as 18 Margaret Street. The applicant intends to transfer 960.6m² from 18 Margaret Street to 14 Margaret Street. The applicant then intends to sever a new lot off 14 Margaret Street (containing the Zion Presbyterian Church) that would have a total lot area of 688.30m². Following the lot line adjustment, the applicant also intends to split 18 Margaret Street into two parcels: the retained lot would have a lot area of 353.50m² and the severed lot would have a lot area of 355.06m².

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 it in the Land Registry Office.
- That the applicant provides 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.
- That Planning Act Sections 50(3) and (5) will continue to apply to the lot to be created (for both parcels).
- That any and all external costs associated with this application be borne by the applicant.
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- That a Heritage Conservation Agreement be registered on title to protect the

features of the former Zion Presbyterian Church identified in the Cultural Heritage Impact Assessment and include a condition that appropriate historical plaque or panel be prominently installed in front of the former church structure at the owner's expense and registered as a condition of the cultural heritage agreement. .

- That the applicant be required at the owner's sole expense and to the satisfaction of Essa Township, to plant at least one additional full shade canopy tree (per lot) preferably within the municipal right of way prior to occupancy.

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

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: June 28th, 2024
Last date for Appeal to O.L.T.: July 18th, 2024
This Notice Dated: June 28th, 2024

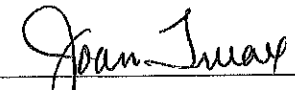


Secretary-Treasurer, Committee of Adjustment

Signature of the Members concurring with the Decision:




John Stelmachowicz, Chair



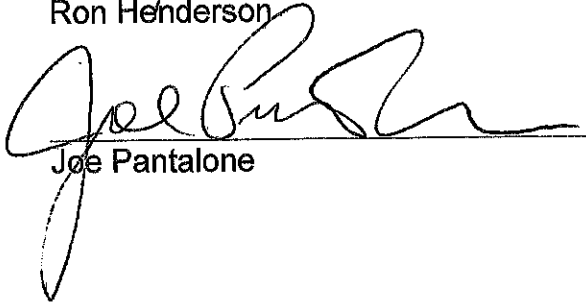
Joan Truax



Ron Henderson



Henry Sanders



Joe Pantalone