



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A10/24 Roll No: 010-010-08600
Owner: Mark Kurolap
Location: 28 Centre Street
Date of Decision: August 30th, 2024
Purpose: The applicant is seeking relief from Section 17 of Essa Township's Zoning By-law for a reduced front yard setback, rear yard setback, and exterior side yard setback. The applicant is proposing to construct a new house on an existing vacant corner lot.

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*:

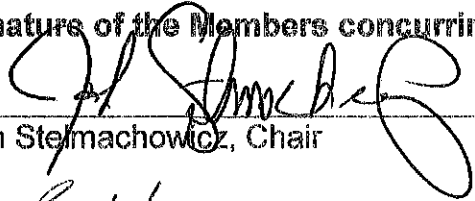
- That all municipal taxes be paid and up to date.
- That the applicant satisfies concerns from the NVCA.
- The applicant is required to apply for a Road Entrance Permit prior to occupancy being granted for the proposed Single-Family Dwelling
- The applicant provides staff with an updated site plan showing the 1.5m buffer between the paved parking area and the neighbouring lot line (22 Centre Street).
- That the applicant plants pthree (3) full shade canopy trees be placed on the property prior to occupancy

that three (3) full shade canopy trees be placed on the property prior to occupancy.


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.

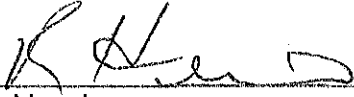
Signature of the Members concurring with the Decision:



John Stelmachowicz, Chair




Joe Pantalone



Ron Henderson



Henry 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