



THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. B1/24 Roll No: 432101000445917/43609  
Owner: Kirk Smith/Kelly Barrow Smith & Daniel Thorne  
Location: 239 Centre Street & 57 Collier Crescent  
Date of Decision: June 28<sup>th</sup>, 2024  
Purpose: The applicant is proposing a Lot Line Adjustment to transfer 465.70m<sup>2</sup> of land from the property known as 239 Centre Street to the neighbouring property known as 57 Collier Crescent. The current lot area of 239 Centre Street is 1661.94m<sup>2</sup>, and the current lot area of 57 Collier Crescent is ~840m<sup>2</sup>. The lot line adjustment would reduce the lot area of 239 Centre Street to 1196.24m<sup>2</sup> and increase the lot area of 57 Collier Street to ~1305.7m<sup>2</sup>.

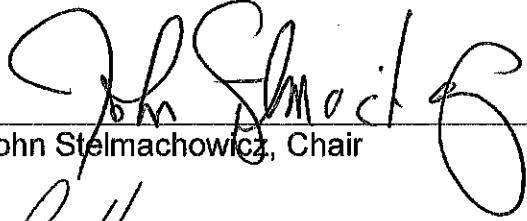
Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment for the Township of Essa is that **PROVISIONAL CONSENT BE GRANTED** subject to the following *Conditions of Approval*:

- 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.

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.

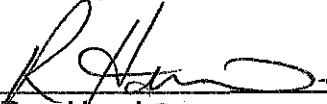
**Signature of the Members concurring with the Decision:**



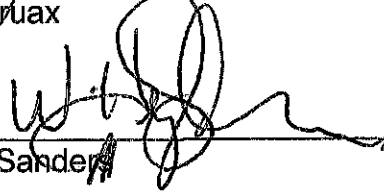
John Stelmachowicz, Chair



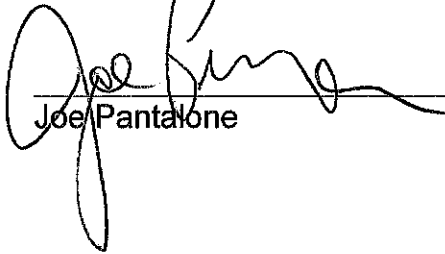
Joan Truax



Ron Henderson



Henry Sanders



Joe Pantalone

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



Secretary-Treasurer, Committee of Adjustment

