

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA
September 27th, 2024 - 10:00 a.m.

Council Chambers
Chair to open the meeting.

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the August 30th, 2024, Meeting.
See attached.

3. APPLICATIONS:

- | | | |
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| i) | A9/24
1-3 Fraser Street
Description: | David Head
<i>Minor Variance - Complex</i>
The applicant is seeking relief from Section 30, Section 20.2r), Section 4.35a), and Section 4.35d) of Essa Township's Zoning By-law 2003-50 for relief regarding setbacks, a residential unit being located on the first storey of a commercial building, the minimum floor area of a residential unit in a commercial building, and the maximum allowable portion of a commercial building that can be dedicated to residential uses. |
| | Zoning: | Core Commercial (C2) |
| ii) | A12/24
5807 30th Sideroad
Description: | Scott Jackson
<i>Minor Variance</i>
The applicant is seeking relief from Section 6.3 of Essa Township's Zoning By-law 2003-50 which regulates the minimum rear yard setback for an Agricultural Building/Structure at 30.0-metres. The applicant is proposing a rear yard setback of 9.5-metres to construct an Agricultural Shop for storage of farm equipment. |
| | Zoning: | Agricultural (A) |

iii) **B6/24**
6321 9th Line
Description:

Andrew Snyder

Consent – Lot Line Adjustment

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.

Designation:

**Rural (RL) & Environmental
Protection (EP)**

4. OTHER BUSINESS

5. ADJOURNMENT

**COMMITTEE OF ADJUSTMENT
MINUTES
August 30th, 2024**

Present: John Stelmachowicz, Chair
Joe Pantalone, Member
Ron Henderson, Member
Joan Truax, Member
Henry Sander, Member

Also Present: Owen Curnew, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of June 28th, 2024, were approved by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A9/24
1-3 Fraser Street

David Head
Minor Variance - Complex

Present (other than Committee & Staff Members):

David Head, Applicant
Dan Stone, Agent

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all

comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Dan Stone provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

Joe Pantalone asked if the applicant has any idea for a landscaping plan. ‘

Dan Stone spoke through the chair and stated that there is no requirement in the landscaping plan, and they have not provided one. Suggested that there is green space in the rear that would allow for amenity space to renters.

David Head spoke through the chair and said that green space will be enhanced with grass seed and lawn maintenance.

John Stelmachowicz stated that the uncertainty regarding the lots merger status makes him hesitant to approve the Variance and perhaps that deferral would be ideal until this issue is addressed.

Henry Sander spoke through the chair and stated that the he agrees with deferral and the landscaping of the lot should be addressed to provide appropriate amenity space.

Henry Sander asked for clarification from Staff regarding what is an acceptable variance and where to we draw the line, especially regarding the proposed reduced Floor Area for the apartment units.

Owen Curnew spoke through the chair and provided clarification on the recommendation for approval of the reduced floor area and the role of the Committee in determining what is an acceptable variance.

Henry spoke through the chair and restated the desire for deferral of the application.

Dan Stone spoke through the chair and provided a suggestion that a landscape plan be incorporated into the conditions.

David Head spoke through the chair and suggested his lawyer has confirmed and initiated the merger process and stated he provided staff with evidence.

Owen Curnew spoke through the chair and stated that evidence was provided, but staff would like the Township’s Solicitor to review to ensure that it is legitimate and is reflected in the suggested conditions.

Joe Pantalone stated that deferral would be ideal to address the concerns of the Committee.

John Stelmachowicz motioned to DEFER the application.

Committee voted to DEFER the application A9/24 to a future meeting so that the status of the lots as ‘merged’ can be confirmed and an updated site plan

has been provided identifying parking and landscape features.

**A10/24
28 Centre Street**

**Mark Kurolap
Minor Variance - Complex**

Present (other than Committee & Staff Members):

Mark Kurolap, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Mark Kurolap provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

Joe Pantalone spoke through the chair and suggested that the tree on the neighbouring property and suggested the City of Toronto requires a setback between paved surfaces and trees and expressed concerns about killing the tree. Additionally asked if the applicant was aware that he may potentially be killing the tree and 1.5-metres is insufficient.

Mark Kurolap spoke through the chair and suggested he has no intention of harming the tree.

Joe Pantalone spoke through the chair and asked the applicant to consider interlocking brick to avoid unnecessary damage to the tree on the neighbouring lot.

Mark Kurolap spoke through the chair and said he hadn't considered.

Henry Sander spoke through the chair and asked the applicant if the applicant intended to put both Additional Residential Units in the house and expressed concerns about parking requesting six (6) parking spaces: two (2) parking spaces per unit.

Mark Kurolap spoke through the chair and suggested that he would be constructing the units with the house and six (6) parking spaces may be hard to achieve.

Henry Sander spoke through the chair and asked staff if the revised site plan has identified six (6) parking spaces.

Owen Curnew spoke through the chair and suggested that the site looks to be sufficient for six (6) parking spaces.

Joe Pantalone requested that a condition that three (3) full shade canopy trees be placed on the property prior to occupancy.

Joe Pantalone called for a motion that three (3) full shade canopy trees be placed on the property prior to occupancy.

Henry Sander seconded the motion.

The motion was APPROVED by the Committee.

Henry Sander asked if the Committee could put a condition for the six (6) exterior spaces.

Joe Pantalone asked for clarification regarding the need for six (6) exterior parking spaces.

Henry Sander spoke through the chair and suggested there is a parking problem within Angus and new development should not lend to it.

Joe Pantalone spoke through the chair and suggested that additional exterior parking may be excessive and believes that four (4) exterior parking spaces should be required.

Henry Sander spoke through the chair and stated that the primary reason for increased parking is for safety of community members.

Henry Sander motioned to APPROVE the condition for six (6) parking spaces

The motion to APPROVE the condition for six (6) parking spaces was DEFEATED.

The Committee motioned to APPROVE application A10/24 with the recommend conditions from Staff and Committee.

The Committee voted to APPROVE A9/24 with the suggested conditions from staff.

**A11/24
6321 9th Line**

**Simon Ffrench
Minor Variance - Complex**

Present (other than Committee & Staff Members):

Mike Ffrench, Son of Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Mike Ffrench provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

The Committee voted to DEFER A11/24 to a future meeting.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz, closed the meeting at **10:50** a.m.