

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA

November 24th, 2023 - 10:00 a.m.

**Council Chambers
Chair to open the meeting.**

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the October 27th, 2023, Meeting. See attached.

3. APPLICATIONS:

- i) **A18/23**
 8379 8th Line
 Description:
- Harvey Ingwer**
Minor Variance
The applicant is seeking relief from Section 5.3a) of ZBL (2003-50) which regulates the Gross Floor Area of a detached accessory structure on lands between 1.0 to 4.0 hectares at 139.0m². The applicant is proposing to construct a building with a gross floor area of 223m². The building will be used for personal storage of antiques and collectibles.
- Zoning:**
- Agricultural (A)**
- ii) **A19/23**
 7835 8th Line
 Description:
- Gordon Speers**
Minor Variance
The applicant is seeking relief from Section 4.38.3a), b), and f), as well as Section 7.2g) of ZBL (2003-50). The applicant is seeking multiple forms of relief regarding gross floor area, building height, and distance from a primary dwelling to allow them to utilize an existing structure as an Additional Residential Unit (ARU). The applicant also is seeking relief from the Section that prevents

multiple primary dwellings on a lot so that they can construct a new primary dwelling and convert the existing house into an ARU.

Zoning:

Rural (RL)

iii) **B11/23**
128 & 136 Denney Drive
Description:

Ronald Moore

Lot Line Adjustment

The applicant is seeking Consent to sever a portion of land from the property known municipally as 128 Denney Drive to the property known municipally as 136 Denney Drive. Consent is being requested due to a well installation error which put the newly constructed well on 128 Denney Drive instead of 136 Denney Drive. The Consent application would remedy this error.

Designation:

Agricultural (A)

4. OTHER BUSINESS

5. ADJOURNMENT

**COMMITTEE OF ADJUSTMENT
MINUTES
October 27th, 2023**

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

Also Present: Owen Curnew, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:06 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 September 29th, 2023 were accepted by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A15/23
7634 10th Line

David & Michelle Langford
Minor Variance

Present (other than Committee & Staff Members):

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.

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

Kloosterman asked about laneway and shared access requirements, servicing tie-ins, and if Airbnb's are permitted.

The Committee voted to APPROVE A15/23 with the suggested conditions from staff.

A17/23
6457 Scotch Line

Kenneth Savidis
Minor Variance

Present (other than Committee & Staff Members):

Kevin Savidis

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.

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

Kevin Savidis asked for clarification regarding if the building could be used as an Additional Residential Unit (ARU) in the future, as well as the implications of the declaration being requested.

Owen Curnew spoke through the chair and clarified that the ARU would be reviewed later in a building permit process and would require a Minor Variance. As well, the declaration would not prevent the application from pursuing an ARU through the Township.

Kevin Savidis asked for further clarification about the condition for a declaration from restricting the possibility of have an ARU in the future.

Owen Curnew spoke through the chair and clarified that the applicant can still pursue and ARU but stated that the feasibility would be assessed at the building permit stage.

John Stelmachowicz asked if there were any further questions.

The Committee voted to APPROVE A17/23 with the suggested conditions from staff.

ADJOURNMENT

The chair, John Stelmachowicz closed the meeting at 10:20 a.m.

X

John Stelmachowicz
Chair