



THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. **B6-24** Roll No: 432101000316601/16602  
Owner: Tim Urech & Heather Snyder  
Location: 4992 & 5002 25<sup>th</sup> Sideroad  
Date of Decision: March 28<sup>th</sup>, 2025  
Purpose: The applicant is seeking consent for a minor boundary adjustment between the properties known as 4992 & 5002 25<sup>th</sup> Sideroad. The property known as 4992 25<sup>th</sup> Sideroad has a lot area of 10.983 hectares, and the property known as 5002 25<sup>th</sup> Sideroad has a lot area of 10.324 hectares. The applicant is proposing to transfer a large portion of land from 4992 25<sup>th</sup> Sideroad to 5002 25<sup>th</sup> Sideroad, resulting in a lot area of approximately 1.0 hectares, and 20.0 hectares, respectively. The applicant is also proposing an easement to allow access between both lots.

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 Titles 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 and up to date.
- That all external fees associated with the application be borne by the applicant.
- That Planning Act Sections 50(3) and (5) will continue to apply to the lot to be created (for both parcels).
- That an easement is obtained to facilitate legal access across two separate lots and that no other entrance/access is permitted .
- That any required modifications to the existing entrance is done to the satisfaction of the Township.
- The applicant completes the registration of the S.119 Restrictive Covenants on title as a condition of approval, and a letter acknowledgement of the presence of

the waste Site and potential nuisance impacts. The S.119 Restrictive Covenants provide notice on title that, among other things, the County must be informed and provide consent for any further issuance of building permits or a rezoning application.

That a covenant be placed on title that no new accesses be permitted off the 25th Sideroad.

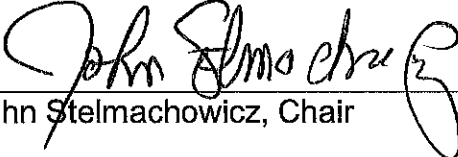
That the existing agricultural entrance be eliminated and removed at the applicants expense.

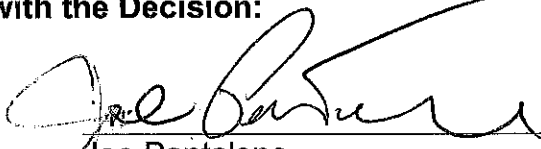
For the following reasons:

The general intent and purpose of the By-law and Official Plan is being maintained.

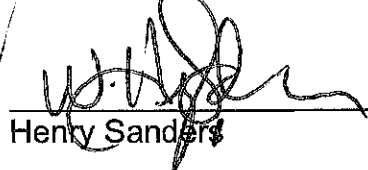
the Committee has considered all public comments received and believes their decision is based on the best evidence available.

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

  
\_\_\_\_\_  
John Stelmachowicz, Chair

  
\_\_\_\_\_  
Joe Pantalone

\_\_\_\_\_  
Ron Henderson

  
\_\_\_\_\_  
Henry Sanders

  
\_\_\_\_\_  
Joan Truax

**PLEASE NOTE:**

**THIS NOTICE OF DECISION DOES NOT OFFICIALLY SEVER A LOT.**

- A CONSENT CERTIFICATE IS REQUIRED BEFORE A LOT CAN BE SEVERED.
- ALL CONDITIONS MUST BE SATISFIED BEFORE THE ISSUANCE OF THE CONSENT CERTIFICATE.
- LOTS SHOULD NOT BE SOLD BEFORE THE ISSUANCE OF A CONSENT CERTIFICATE. THE TOWNSHIP TAKES NO RESPONSIBILITY FOR LOST SALES, FEES INCURRED, NOR ANY OTHER COSTS/MONETARY LOSSES RESULTING FROM THE FAILURE TO FULFILL THE CONDITIONS LISTED ON THIS NOTICE OF DECISION.

*IN READING THIS, THE APPLICANT AND/OR AGENT ACKNOWLEDGES THE ABOVE.*

## **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 (OLT). 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.

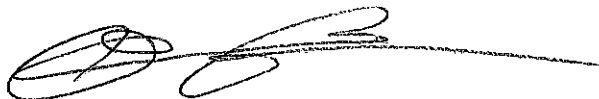
This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable to the Minister of Finance; all Township administrative fees related to the appeal can be found in the Township's Fee & Charges By-law. Please note the Secretary-Treasurer ([plan@essatownship.on.ca](mailto:plan@essatownship.on.ca)) must receive this Notice within the 20-day period in order to be considered by the OLT and appeals and payments can be made through the OLT E-Service Portal.

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 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:** March 28<sup>th</sup>, 2025  
**Last date for Appeal to O.L.T.:** April 17<sup>th</sup>, 2025  
**This Notice Dated:** March 28<sup>th</sup>, 2025



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Secretary-Treasurer, Committee of Adjustment