

**TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT**

**AGENDA**

January 31<sup>st</sup>, 2025 - 10:00 a.m.

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

**1. DISCLOSURE OF INTEREST:**

**2. MINUTES:**

Committee to accept Minutes from the November 29<sup>th</sup>, 2024, Meeting. See attached.

**3. APPLICATIONS:**

- |     |   |   |
|-----|---|---|
| i)  | <b>A13/24<br/>100 Vernon Street<br/>Description:</b>        | <b>Craven Compton</b><br><i>Minor Variance</i><br>The applicant is seeking relief from Section 4.38.2a) of Essa Township's Zoning By-law 2003-50 which stipulates that an entrance to an Additional Residential Unit (ARU) may only be located in the rear or side yard of a property. The applicant has an existing entrance to the ARU which is located in the front yard of the property. The application was previously heard at the November 29 <sup>th</sup> , 2024, meeting of the Committee of Adjustment and was deferred to a future meeting. |
|     | <b>Designation:</b>   | <b>Residential, Low Density, Detached (R1)</b>  |
| ii) | <b>A15/24<br/>6670 8<sup>th</sup> Line<br/>Description:</b> | <b>Johnathon &amp; Brandy Foster</b><br><i>Minor Variance</i><br>The applicant is seeking relief from Section 4.38.3f) of Zoning By-law 2003-50 which regulates the maximum distance a Detached Additional Residential Unit (ARU) can be located from a Primary Dwelling at   |

30-metres. The applicant is proposing to place the ARU a distance of 55-metres away from the primary residence.

**Zoning:**

**Agricultural (A) and Environmental Protection (EP)**

iii) **A16/24**  
**6614 11<sup>th</sup> Line**  
**Description:**

**Steven & Wendy Maenz**

*Minor Variance*

The applicant is seeking relief from Subsection 5.3 (c) and (d) of Zoning By-law 2003-50 which regulates the minimum front yard setback for an accessory building for lands zoned Agricultural (A) at 18.0m and the minimum side yard setback at 3.0m, respectively. The applicant has an existing shed which is currently located 1.2m from the front yard lot line, and 0.6m from the side yard lot line. The applicant is hoping to bring the shed into compliance through a Minor Variance.

**Zoning:**

**Agricultural (A)**

iv) **B7/24**  
**5974 5<sup>th</sup> Sideroad**  
**Description:**

**RJ Mackenzie**

*New Lot – Farm Consolidation*

The applicant has applied for a Consent to allow for the creation of a new lot as a result of farm consolidation. The applicant is proposing to sever 5974 5th Sideroad to create a lot that is approximately 1.5 hectares in size. The remaining 29 hectares will be transferred to a separate active-farming operation.

**Designation:**

**Agricultural**

v) **B8/24**  
**8808 & 8814 County Road 56**  
**Description:**

**Barrie Industrial Holdings Ltd.**

*Lot Line Adjustment*

The applicant has applied for a Consent for a lot line adjustment that would allow them to transfer a 11,729m<sup>2</sup> portion of land from the property known municipally as 8808 County Road 56 to the 20,531m<sup>2</sup> parcel of land to the north known municipally as 8814 County Road 56.

The retained parcel (8808 County Road 56) would have a proposed lot area of 8,785m<sup>2</sup>, and the severed parcel would be transferred to 8814 County Road 56 giving it a new lot area of 32,260m<sup>2</sup>.

**Designation**

- 4. OTHER BUSINESS**
- 5. ADJOURNMENT**

**COMMITTEE OF ADJUSTMENT  
MINUTES  
November 29th, 2024**

**Present:** John Stelmachowicz, Chair  
Joe Pantalone, Member  
Joan Truax, Member  
Ron Henderson, 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 September 27th, 2024, were approved by the Committee.

**DISCLOSURE OF INTEREST:**

No conflicts of interests were disclosed.

**APPLICATIONS**

<b>A13/24</b>	<b>Craven Compton</b>
<b>100 Vernon Street</b>	<b>Minor Variance</b>

**Present (other than Committee & Staff Members):**

Craven Compton 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.

Craven Compton provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone asked for clarification regarding the proposed number of units vs the existing number of units.

Craven Compton spoke through the chair and explained that there are three (3) existing units, and they are attempting to register four (4) units; two (2) primary units, and two (2) additional residential units.

Joe Pantalone asked for further clarification regarding how the units will be accessed and will the parking have impeded potential access?

Craven Compton expressed that he would be willing to provide a more detailed site plan to address concerns regarding the access and parking.

Joe Pantalone spoke to the current site plan and suggested that it is insufficient to support the application.

Joe Pantalone suggested that the application be deferred to the next meeting.

John Stelmachowicz spoke to Staff and asked for clarification regarding the existing units, and why the Committee is addressing a variance when these units are existing.

Owen Curnew spoke through the chair and spoke to the rationale of staff to try and support additional housing where it can be supported and to avoid displacing residents.

John Stelmachowicz asked for further clarification regarding the number of required parking spaces.

Owen Curnew stated that the provincial requirement for parking is one (1) parking space per unit.

Joe Pantalone stated that a revised site plan should be provided to inform the Committee's decision at a future meeting

Joe Pantalone called a motion to DEFER the application to a future meeting so that the applicant can provide a site plan that demarcates appropriate accesses to the units, dimensions for parking spaces in conformance with the Township's By-laws, and to ensure adequate site lines for the parking spaces are being maintained, and the delineation of the play area.

**The Committee voted to DEFER the variance to a future meeting.**

**A14/24  
11 Vernon Street**

**Donna Dean  
Minor Variance**

**Present (other than Committee & Staff Members):**

Donna Dean Applicant  
Willam Laycock, 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.

William Laycock provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone stated that the application should be considered minor as they appear to be minimally reducing setbacks and supported the application and suggested approval of the application.

**The Committee voted to APPROVE the variance with the conditions of approval recommended by staff.**

#### **OTHER BUSINESS**

#### **ADJOURNMENT**

The Chair, John Stelmachowicz, closed the meeting at 10:42 a.m.