



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A3-25 /B3-25/B2-25/B3-25 Roll No: 43210101005418
Owner: Centre West Management
Location: 4 Bank Street
Date of Decision: March 28th, 2025
Purpose: The applicant has applied for three (3) Consent applications which would result in the creation of three (3) new residential lots on the existing property known as 4 Bank Street. Additionally, the applicant has applied for a Minor Variance for relief from the minimum frontage requirement for lands zoned Residential, Low Density, Detached (R1) for retained lands as shown on the Proposal. The applicant intends to create three (3) townhouses on lots 'A', 'B', and 'C', and to construct a single-family dwelling on the retained lands.

IN THE MATTER OF A MINOR VARIANCE for relief from the provisions of Zoning By-Law:

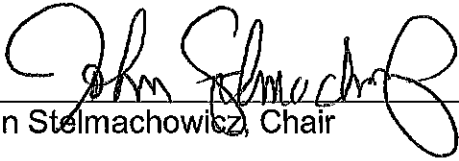
2003-50 (Essa)

FURTHERMORE, upon application for consent and of a minor variance as indicated in the applications, the Committee of Adjustment for the Township of Essa hereby **DEFERS** the application to a future meeting.

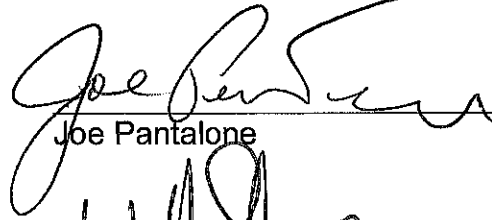
For the following reasons:

- 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.

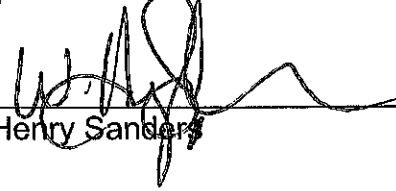
Signature of the Members concurring with the Decision:



John Stelmachowicz, Chair

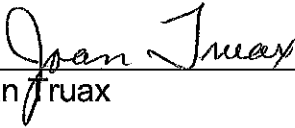


Joe Pantalone



Henry Sanders

Ron Henderson



Joan Truax

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.

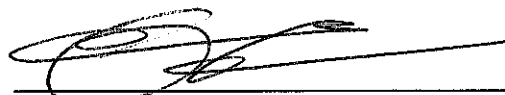
This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable 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) 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 28th, 2025
Last date for Appeal to O.L.T.: April 17th, 2025
This Notice Dated: March 28th, 2025



Secretary-Treasurer, Committee of Adjustment