

«AddressBlock»



Corporation of the Township of Essa  
5786 Simcoe County Road #21  
Utopia, Essa Township, Ontario  
L0M 1T0

---

## NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION NO. A1-24

**TAKE NOTICE** that an application has been submitted for a Consent application on the property known legally as PLAN 1330 PT LOT 24 RP;51R24882 PART 1, municipally known 13 Roth Street. The applicant is seeking relief from Section 4.38.3b) of Essa Township's Zoning By-law (2003-50) which regulates the maximum height of a structure in which an Additional Residential Unit (ARU) can exist at 4.5 meters. In addition, relief would be needed for the gross floor area of the Additional Residential Unit, being greater than 50% of the size of the primary dwelling. The application also seeks relief from Section 8.1 (d), which permits accessory buildings in Residential Zones less than 1.0 ha in size to be allowed a maximum height of 4.5 meters. The applicant is proposing to construct an ARU in the second story of a detached accessory building that will be 7.2 meters.

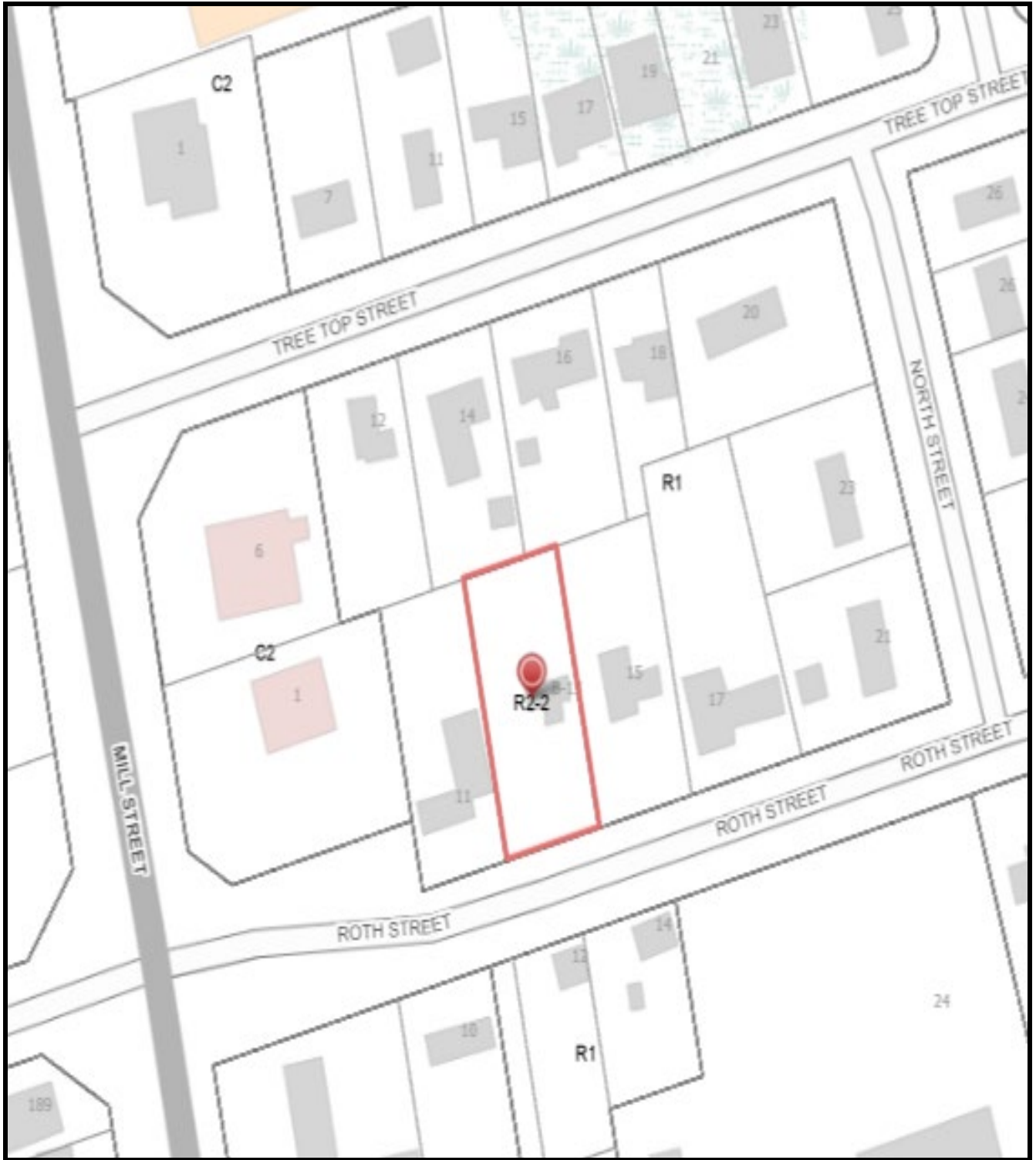
AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed February 23<sup>rd</sup>, 2024, for a Public Hearing to be held at approximately 10:00 a.m.

You may make a written submission through the undersigned Secretary-Treasurer in which your comments will be provided to the Committee of Adjustment prior to their decision on the application. If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must make a written request to the Committee of Adjustment at the address shown above, or via email to [ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca).

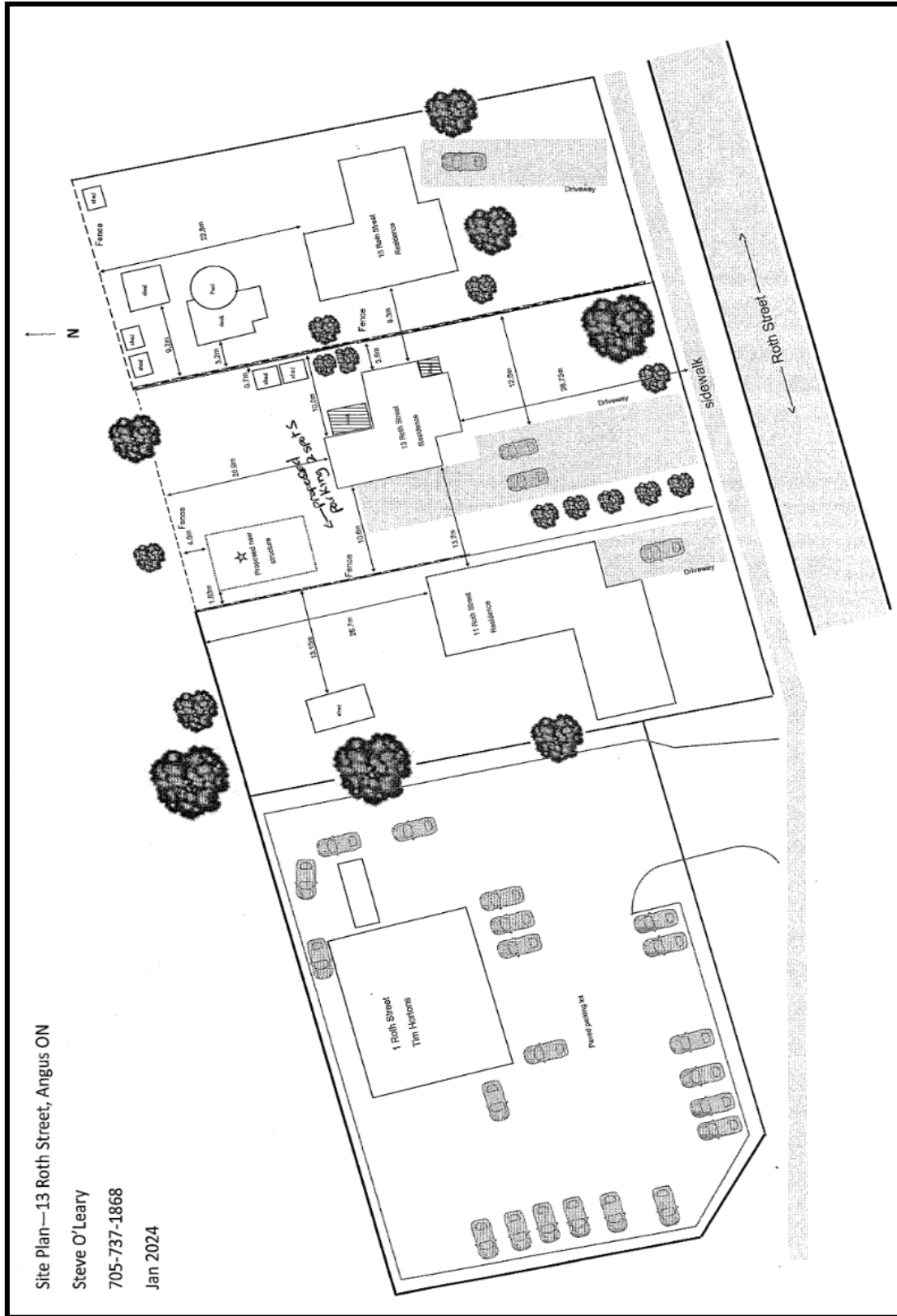
Yours truly,

Owen Curnew  
Development Planner  
[ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca)  
(705) 424-9917 ext.104

**Context Map:**



Proposal:



Site Plan—13 Roth Street, Angus ON  
Steve O'Leary  
705-737-1868  
Jan 2024

