



## THE CORPORATION OF THE TOWNSHIP OF ESSA COMMITTEE OF ADJUSTMENT

### NOTICE OF DECISION

File No. **A9-25** Roll No: 432102000102200

Owner: Robert Scolaro

Location: 250 Barrie Street

Date of Decision: June 27th, 2025

Purpose: The applicant is requesting relief from the following section of the Zoning By-Law 2003-50: Section 4.36.2 (b) which stipulates that a 3.0m landscape buffer shall be provided between lots with conflicting residential and non-residential uses. The applicant is proposing a 1.5-metre setback from the lot line.

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

☒ 2003-50 (Essa)

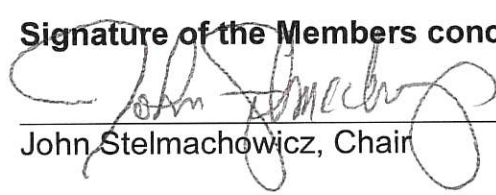
in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- ☒ That all municipal taxes be paid and up to date.
- ☒ That the applicant receives approval from the County of Simcoe as the property fronts onto a County Road.
- ☒ That any and all external costs associated with this application are borne by the applicant.
- ☒ That the applicant retain the hedge fence located on the northern property line post-construction for continued visual separation between properties.
- ☒ That the proper Building Permit(s) be obtained.

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:**



Handwritten signature of John Stelmachowicz in black ink.

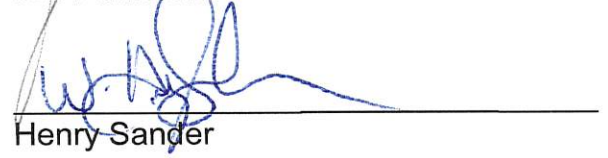
John Stelmachowicz, Chair



Handwritten signature of Joe Pantalone in black ink.

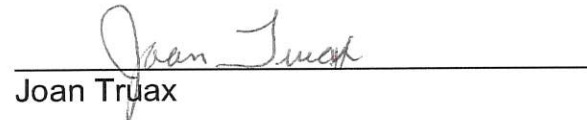
Joe Pantalone

Ron Henderson



Handwritten signature of Henry Sander in blue ink.

Henry Sander



Handwritten signature of Joan Truax in black ink.

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](mailto:plan@essatownship.on.ca)) must receive this Notice within the 20-day period in order to be considered by the OLT. Please note, appeals and payments can also be made through the OLT E-File Service (<https://olt.gov.on.ca/e-file-service>).

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.

<b>Forwarded by mail:</b>	<u>June 27<sup>th</sup>, 2025</u>
<b>Last date for Appeal to O.L.T.:</b>	<u>July 17<sup>th</sup>, 2025</u>
<b>This Notice Dated:</b>	<u>June 27<sup>th</sup>, 2025</u>



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Secretary-Treasurer, Committee of Adjustment