



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A14-24 Roll No: 432101000442880
Owner: Donna Dean
Location: 11 Vernon Street
Date of Decision: November 29th, 2024
Purpose: The applicant is seeking relief from Section 9.4.19 of Essa Township's Zoning By-law 2003-50 which stipulates the minimum rear yard setback for a single-family detached dwelling is 7.0m and Section 17 which regulates the maximum lot coverage at 35%. The applicant is proposing to construct a basement entrance for an ARU that will have a proposed setback of 6.3m. Additionally, the applicant is proposing a driveway extension and walkway that will result in a lot coverage of approximately 39%.

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

2003-50 (Essa)

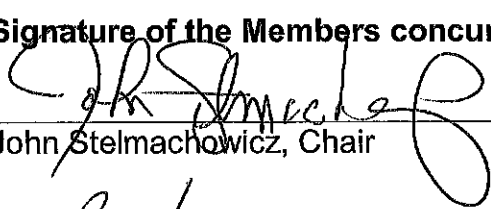
in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- That all municipal taxes be paid and up to date.
- That all external fees associated with the application be borne by the applicant.
- That the proper Building Permit(s) be obtained.
- The applicant commits to providing all materials required to ensure that the addition will maintain adequate drainage and shall be to the satisfaction of the Township's Engineering and Building Department Staff.

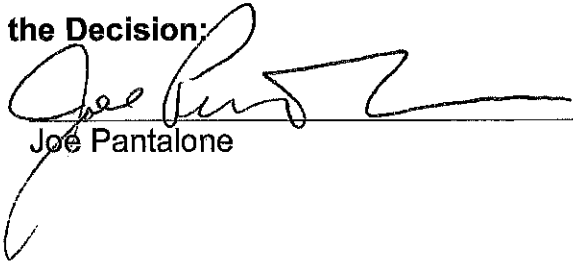
For the following reasons:

- 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.

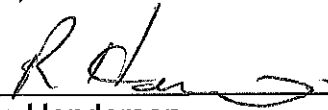
Signature of the Members concurring with the Decision:



John Stelmachowicz, Chair

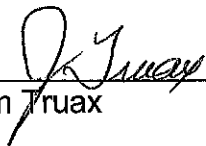


Joe Pantalone



Ron Henderson

Henry Sanders



Joan Truax

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: November 29th, 2024
Last date for Appeal to O.L.T.: December 19th, 2024
This Notice Dated: November 29th, 2024



Secretary-Treasurer, Committee of Adjustment