

**COMMITTEE OF ADJUSTMENT
PLANNING REPORT**

Application: A1-26
Related Application(s): N/A
Owner(s): Essalea Farms Ltd
Meeting Date: February 27th, 2026
Prepared by: Owen Curnew, Development Planner

PROPERTY INFORMATION:

Municipal Address	7682 11 th Line
Legal Description	ESSA CON 10 PT LOT 22 RP;51R38584 PART 1
Roll No.	432101000603810
Official Plan	Agricultural
Zoning By-law	Agricultural (A)

RECOMMENDATION:

Staff recommend **APPROVAL** of Application A1-26 with the following conditions:

1. That all municipal taxes be paid and up to date.
2. That any and all external costs associated with this application are borne by the applicant.
3. That the proper Building Permit(s) be obtained.

DATE OF SITE INSPECTION:

February 9th, 2026.

REASON FOR THE APPLICATION:

The applicant is seeking relief from the following Section(s) of Zoning By-law 2003-50:

- a) Section 5.3 (c) of Essa Township’s Zoning By-law 2003-50 which stipulates the minimum front yard setback for all accessory buildings/structures is 18.0 m for a property zoned Agricultural (A). The applicant is proposing to project build a wraparound porch which will have a front yard setback of 16.60 m.

SURROUNDING LANDS:

North	The subject property abuts 7762 11 th Line to the North. The neighbouring property is a large agricultural parcel comprised of a single-family dwelling and accessory buildings/structures, and farmers’ fields.
West	The subject property abuts 7634 11 th Line to the West. The neighbouring property is comprised of farmers’ fields and contains no buildings or structures.
South	The subject property abuts 7634 11 th Line to the South. The neighbouring property is comprised of farmers’ fields and contains no buildings or structures.
East	The subject property abuts 11 th Line to the East.

BACKGROUND:

The subject property is municipally known as 7682 11th Line. The property is zoned Agricultural (A) Zone as per Schedule ‘A’ of Essa Township’s Zoning By-law (ZBL) 2003-50. The applicant has applied for a minor variance to get relief from the minimum front yard setback of 18.0m in order to build a wraparound porch attached to the existing dwelling.

COMMENTS:

Test 1.

Does the minor variance maintain the general intent and purpose of the Township Official Plan (OP)? Yes

Section 6.2 outlines permitted uses in lands designated Agricultural which allow residential uses on the property.

The proposed variance would not expand beyond the residential uses permitted in lands designated Agricultural.

Therefore, the variance generally maintains the intent and purpose of the Township's Official Plan.

Test 2.

Does the minor variance maintain the general intent and purpose of the By-law? Yes.

Section 5.3 (c) of Essa Township's Zoning By-law 2003-50 which stipulates the minimum front yard setback for all accessory buildings/structures is 18.0 m for a property zoned Agricultural (A). The applicant is proposing to project build a wraparound porch which will have a front yard setback of 16.60 m.

The purpose of an 18.0m setback is to maintain the rural characteristics and aesthetics of the community in addition buffering residential uses from major roads which agricultural/rural properties are often located off. The proposed setback would not result in any adverse impacts on the subject property nor neighbouring properties, nor expand the uses beyond what is already permissible in lands zoned Agricultural (A) Zone.

Thus, the Variance would generally maintain the intent and purpose of Essa Township's ZBL (2003-50).

Test 3.

Is the minor variance desirable for the appropriate development or use of the land, building or structure? Yes.

The proposal does not appear to have any negative impacts, nor would it create any conflicting uses or nuisances for neighbouring properties in terms of visual, noise, or developmental impacts when considering there are no other dwellings within 300m of the proposed development.

Staff has reviewed the proposal and has determined that the proposed porch would be in-keeping with all other requirements of ZBL 2003-50. The variance should be considered appropriate, as it would have no impact on the existing use of the land, building, or structure.

Therefore, the Variance should be considered appropriate use of the land and building.

Test 4.

Is the requested variance minor in nature? Yes

The proposed variance would see the minimum front yard setback reduced from 18.0m to 16.60m, representing a 1.4m (~0.08%) deviation from the Township's standard. This

reduction is numerically and practically insignificant when considering that there will be no perceivable impacts on neighbouring properties as stated in Test 3.

Thus, the Variance should be considered minor in nature.

ADDITIONAL COMMENTS:

No comments were received from any agency, department, or neighbours at the time of this report.

CONCLUSION:

For the above reasons, Staff recommends **APPROVAL** of this application.

Respectfully submitted,



Owen Curnew
Development Planner
Township of Essa

ATTACHMENTS:

1. Attachment 1 – Site Plan

