

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA

May 31st, 2024 - 10:00 a.m.

**Council Chambers
Chair to open the meeting.**

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the March 22nd, 2024, Meeting. See attached.

3. APPLICATIONS:

- | | | |
|-----|---|--|
| i) | A4/24
6009 19th Sideroad
Description: | Nathan & Laurey Body
<i>Minor Variance</i>
The applicant is seeking relief from Section 4.38.3e) and b) of Essa Township's Zoning By-law (2003-50) which regulates the maximum gross floor area of an ARU in an accessory building at 102m ² , and the maximum building height of an accessory building that contains and ARU at 4.5m. The applicant is proposing to construct and ARU (Carriage House Style), that will be 142m ² , and be 7.8m in height.
Zoning: |
| | | Agricultural (A) |
| ii) | A5/24
5406 20th Sideroad
Description: | Kim & Sylvia Murphy
<i>Minor Variance</i>
The applicant is seeking relief from Section 4.38.3f) of Essa Township's Zoning By-law (2003-50) which regulates the maximum distance an Additional Residential Unit (ARU) can be from a primary dwelling at 30-metres. The applicant is proposing to allow for the proposed ARU to be located 90-metres away from the primary dwelling. |

iii) **A6/24**
8847 5th Line
Description:

Zoning:

Duaine Hamilton

Minor Variance

The applicant is seeking relief from Section 4.38.3f) of Essa Township's Zoning By-law (2003-50) which regulates the maximum distance an Additional Residential Unit (ARU) can be from a primary dwelling at 30-metres. The applicant is proposing to allow for the proposed ARU to be located 37-metres away from the primary dwelling.

Agricultural (A)

iv) **A7/24**
64 Bank Street
Description:

Zoning:

Daniel Duarte

Minor Variance

The applicant is seeking relief from Section 17e) of Essa Township's Zoning By-law (2003-50) which regulates the minimum exterior side yard setback for an accessory building/structure at 4.0-metres. The applicant is proposing to construct a below-grade pool that would have an exterior side yard setback of 1.5-metres, 2.5-metres less than the minimum.

Residential, Low Density, Detached with Special Provisions (R1-22)

4. OTHER BUSINESS

5. ADJOURNMENT

**COMMITTEE OF ADJUSTMENT
MINUTES
March 22nd, 2024**

Present: Joe Pantalone, Acting Chair
Ron Henderson, Member
Joan Truax, Member
Henry Sander, Member

Also Present: Owen Curnew, Secretary-Treasurer

The Acting Chair, Joe Pantalone called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of February 23rd, 2024, were accepted by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A1/24
13 Roth Street

Steve O'Leary
Minor Variance

Present (other than Committee & Staff Members):

Steve O'Leary, Applicant
Eric LeClair, Resident

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

Joe Pantalone invited the applicant to present.

Steve O'Leary provided a brief presentation.

Henry Sander thanked the applicant for addressing all the concerns raised in the previous meeting. Sander also asked that a condition of the Minor Variance be that two of the proposed parking spaces be dedicated solely to the additional residential unit.

Joe Pantalone asked how many trees will be planted in the backyard.

Joe Pantalone asked to distinguish what type of trees will be planted in the backyard.

Joe Pantalone asked if there were any questions from the public.

Joe Pantalone called for a motion that two of the proposed parking spaces be dedicated for the additional residential unit as a condition, and for the applicant to commit to the

instillation of full-shade canopy trees in the proposed area on the site plan provided as a condition.

Henry Sander seconded the motion.

Ron Henderson provided the third vote, and the motion was approved to add the recommended conditions.

The Committee voted to APPROVE A1/24 with the suggested conditions.

A3/24
5 Dunn Court

Puran Lall
Minor Variance

Present (other than Committee & Staff Members):

Puran Lall, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff, APPROVAL of the application.

Joe Pantalone invited the applicant to present.

Joe Pantalone asked if there were any comments from the public.

The Committee voted to APPROVE A3/24 with the suggested conditions from staff.

OTHER BUSINESS

ADJOURNMENT

The Acting Chair, Joe Pantalone, closed the meeting at 10:16 a.m.