



THE CORPORATION OF THE TOWNSHIP OF ESSA COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A7-25 Roll No: 432101000416900

Owner: Stacey Knobel

Location: 146 Mill Street

Date of Decision: April 25th, 2025

Purpose: The applicant is requesting relief from the following sections of the Zoning By-Law 2003-50: Section 4.28.7(b), which regulates a minimum entrance width of 9.0 meters for commercial properties with more than 5 parking spaces. The applicant is proposing a 6.0 m wide entrance;
Section 4.36.1, which requires a 3.0-meter buffer strip on non-residential lots to serve as a buffer against road allowances. The applicant is proposing a 1.5 m landscape buffer strip;
Section 4.36.2(a), which mandates a 1.5-meter buffer strip along the lot line where two non-residentially zoned properties abut. The applicant is proposing a 0.41 m buffer;
Section 4.36.2(b) which states that where abutting lots have conflicting residential and non-residential zoning along a lot line a buffer strip of 3.0 m must be provided. The applicant is proposing a 1.2 m buffer strip; and
Section 30, which sets a minimum rear yard setback of 6.0 meters for properties zoned C2. The applicant is proposing a 1.2 m setback.

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.

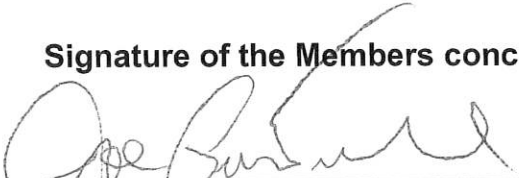
[] That the applicant satisfies concerns from the NVCA.

- ☐ That the proper Building Permit(s) be obtained.
- ☐ That any and all external costs associated with this application are borne by the applicant.
- ☐ That the issue of the easement be cleared prior to the approval of the minor variance
- ☐ That the applicant incorporates four full-shade canopy trees on the remaining landscaped areas of the property, as indicated in the designated areas on the site plan on page 3.

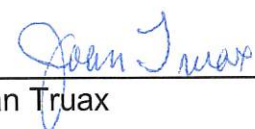
For the following reasons:

- ☒ 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.

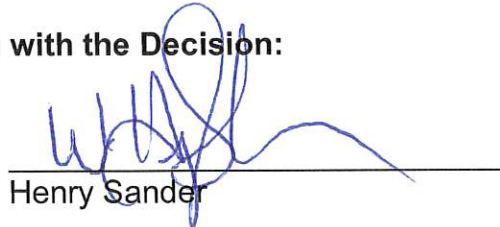
Signature of the Members concurring with the Decision:



Joe Pantalone, Acting Chair



Joan Truax



Henry Sander

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. 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.

Forwarded by mail:	<u>April 25th, 2025</u>
Last date for Appeal to O.L.T.:	<u>May 15th, 2025</u>
This Notice Dated:	<u>April 25th, 2025</u>



Secretary-Treasurer, Committee of Adjustment