

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA

April 24th, 2026 - 10:00 a.m.

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

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the February 27th, 2026, Meeting. See attached.

3. APPLICATIONS:

- i) **A2-26** **Selina Mary Frechette & Justin Moreau**
5606 20th Sideroad *Minor Variance*
Description: The applicant is requesting relief from Section 3: Definitions of Essa Township's Zoning By-law 2003-50, specifically the definition of "Home Occupation," to permit outdoor activities as part of the use.
Zoning: **Rural (RL)**
- ii) **A3-26** **Jonathan Niemi**
6 Brentwood Road *Minor Variance*
Description: The applicant is seeking relief from Section 8.1 (d) of Essa Township's Zoning By-law 2003-50 which stipulates that no accessory use, building or structure shall exceed 4.5 m in height on any lot which is less than 1.0 ha in size. The applicant is proposing to build a garage at the height of 4.97 m.
Zoning: **Residential, Low Density, Detached (R1) Zone**

iii) **A2-26**
7060 County Road 21
Description:

Alex Soroka

Minor Variance

The applicant is seeking relief from Section 3.4 of the Fencing By-law 2017-40 which states that fencing within a front yard must be less than 1.2 metres (4 feet) and of open construction. The applicant would like to build a fence that would reach a maximum peak of 2.4 metres (8 feet).

Zoning:

Agricultural (A) and Environmental Protection (EP)

4. OTHER BUSINESS

5. ADJOURNMENT

Applicant provided brief background on the property.

John Stelmachowicz asked if there were any comments from the public. Peter Smith state that he has lived in Utopia all his life and that he has large legacy in this area.

No additional comments received.

John Stelmachowicz asked about why the rezoning was required and asked the planning consultant to elaborate on the details of it.

Joe Nethery stated that the current zoning is Environmental Protection (EP), and the land is not meant for residential development. Therefore, rezoning to Agricultural would allow for the residential dwelling to be permitted and allow for the township Planner's to apply zoning provisions to the lot.

John Stelmachowicz asked whether, despite the NVCA's recommendation for deferral, the imposed NVCA conditions would still require all issues to be fully addressed before approval is granted.

Joe Nethery noted that the Zoning By-law Amendment would enable the NVCA to remain involved and verify that all of their requested requirements are being addressed and satisfied.

John Stelmachowicz asked if the owners decided to demolish the current home, would another home be allowed to be built in its place after the zoning by-law amendment.

Joe Nethery stated that it would be allowed.

John Stelmachowicz asked if the applicant is aware and in agreeance with the new lot size recommended.

Joe Nethery stated that the applicant is aware and in agreeance.

John Stelmachowicz asked if the requirement that all conditions be met in 2 years needs to be added as a condition on the Notice of Decision.

Owen confirmed that this requirement is already clearly outlined in the Notice of Decision.

Joe Pantalone stated that this is a unique circumstance, intended simply to bring the dwelling into compliance with applicable standards. He emphasized that the NVCA is already actively involved in the process and that this step represents the beginning of the compliance process, not its conclusion.

Joe Pantalone motioned to approve the application.

Joan Truax seconded the motion.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

A1-26
7682 11th Line

Essalea Farms Ltd.
Minor Variance

Present (other than Committee & Staff Members):

Daniel Kloosterman, Owner/Applicant

Anmol Burmy provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Applicant provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone asked whether the proposed new driveway has any effect or is related to the current application.

Owen Curnew clarified that the new driveway is not related to the current application, as it would require a separate R.O.E permit during the building permit phase.

Joe Pantalone motioned to approve the application.

Joan Truax seconded the motion.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz closed the meeting at **10:45** a.m.