

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

AGENDA

February 24th, 2023 - 10:00 a.m.

**IN-PERSON MEETING
Council Chambers
Chair to open the meeting.**

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the January 27th, 2023, Meeting. See attached.

3. APPLICATIONS:

- | | | |
|------|---|---|
| i) | B1/23
96 King Street
Description: | Mike Allen & Anca Dobrinescu
<i>Severance – New Lot Creation</i>
Proposing to sever an existing lot with an area of 1082m ² . The proposed severance would create a new lot with an area of 456m ² . The retained lot would be 626m ² .

Designation: Residential – Special |
| ii) | A2/22
6888 County Road 10
Description: | Laura Jean Dawe
<i>Minor Variance - Simple</i>
Applicant is seeking relief from By-Law 2022-28 and from Section 4.38 (k) of the Township of Essa Zoning Bylaw 2003-50 which prohibits the construction of an Additional Residential Unit (ARU) in the flooding or erosion hazard limits of any/all watercourses.

Zoning: Agricultural & Rural |
| iii) | A1/23
96 King Street
Description: | Mike Allen & Anca Dobrinescu
<i>Minor Variance - Simple</i>
Proposing reduced lot area for the proposed severed lot and retained lot, a reduced lot frontage for the proposed severed lot, and a reduced rear yard setback for the proposed severed lot. |

Zoning:

**Residential, High Density, Apartments
(R5)**

- 4. OTHER BUSINESS**
- 5. ADJOURNMENT**

**COMMITTEE OF ADJUSTMENT
MINUTES
January 27th, 2023**

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

Also Present: Owen Curnew, Planning Technician
Sam Haniff, Manager of Planning
Kristine Ioft, Agent/Applicant
Gerry Hickey, Applicant
James Weaver, Proxy (Christine Dorner)
Dean Shiner, Builder of Applicant
Marie-michele Sorensen, Applicant

The Chair, John Stelmachowicz, was voted in as Chair of the Committee.

The Chair, John Stelmachowicz, called the meeting to order at 10:01 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 November 25th, 2022, were accepted by the Committee.

DISCLOSURE OF INTEREST:

There was no disclosure of interest.

APPLICATIONS

B21/22
8358 & 8384 County Road 27

CHRISTINE DORNER
Severance – Lot Line Adjustment

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.

The Chair invited the proxy of the applicant, James Weaver, to present their case.

James weaver explained the purpose of the application.

The chair asked if there were any comments from the public.

No members of the public commented.

The Committee voted to APPROVE the lot line adjustment with Conditions.

B27/22

9077 Don Ross Drive

PIETER KIEZEBRINK

Consent – Validation of Title(s)

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.

The Chair invited the agent of the applicant, Kristine Loft, to present their case.

Kristine Loft explained the purpose of the application.

The chair asked if there were any comments from the public.

No members of the public commented.

The Committee asked to delay the vote and have a short recess after the other applications had been heard before they could deliberate.

After all the applications had been heard, and a brief recess, the Committee voted to APPROVE the Validation of Title(s) with conditions.

A3/22

11 Pioneer Ridge Court

ANGELA & GERALD HICKEY

Minor Variance

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.

The Chair invited the applicant, Gerald Hickey, to present their case.

Gerald Hickey explained the purpose of the application.

The chair asked if there were any comments from the public.

No members of the public commented.

The Committee voted to APPROVE the Minor Variance with Conditions.

A4/22

6600 County Road 21

MARIE-MICHELE SORENSEN

Minor Variance

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.

The Chair invite the applicant, Marie-Michele Sorensen, to present their case.

Marie-Michele Sorensen explained the purpose of the application.

The chair asked if there were any comments from the public.

No members of the public commented.

The Committee voted to APPROVE the Minor Variance with Conditions.

OTHER BUSINESS

ADJOURNMENT

The Chair closed the Meeting at 11:45 a.m.

Chair, John Stelmachowicz

Owen Curnew, Secretary-Treasurer