

**COMMITTEE OF ADJUSTMENT  
PLANNING REPORT**

**Application:** A6-26  
**Related Application(s):** Permit No. 2026-0097  
**Owner(s):** Yana Klimova and Filipe Ribeiro  
**Meeting Date:** June 26<sup>th</sup>, 2026  
**Prepared by:** Owen Curnew, Development Planner

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**PROPERTY INFORMATION:**

<b>Municipal Address</b>	4520 County Road 21
<b>Legal Description</b>	CON 11 W PT LOT 16
<b>Roll No.</b>	432101000606500
<b>Official Plan</b>	Residential & Settlement Area
<b>Zoning By-law</b>	Low Density, Residential, Detached (R1) Zone

**RECOMMENDATION:**

Staff recommend **APPROVAL** of Application A5-26 with the following conditions:

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



**DATE OF SITE INSPECTION:**

June 10<sup>th</sup>, 2026.

**REASON FOR THE APPLICATION:**

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

- a) Section 8.1(c) of Zoning By-law 2003-50 which states that the maximum allowable building height for an accessory building on lands zoned Residential, Low Density, Detached (R1) Zone under 1 hectare in size is 4.5m. The applicant is proposing to construct a new detached accessory building with a height of 5.48m.

**SURROUNDING LANDS:**

<b>North</b>	The subject property abuts 23 Vanderpost Crescent to the North. The subject property consists of a single-family dwelling and accessory buildings/structures.
<b>West</b>	The subject property abuts 11 <sup>th</sup> Line to the West.
<b>South</b>	The subject property abuts County Road 21 to the South.
<b>East</b>	The subject property abuts 27 Vanderpost Crescent to the East. The subject property consists of a single-family dwelling and accessory buildings/structures.

**BACKGROUND:**

The subject property is municipally known as 4520 County Road 21. The property is zoned Residential, Low Density, Detached (R1) Zone as per Schedule 'C' of Essa Township's Zoning By-law 2003-50. The applicant has applied for a minor variance to the Zoning By-law (2003-50) for relief from Section 8.1(c). The applicant is proposing to construct a new detached accessory building with a height of 5.48m.

**COMMENTS:**

Test 1.

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

Section 8.2 outlines permitted uses in lands designated Residential, stating the predominant use of those lands designated as Residential shall be for single detached, semi-detached and duplex dwellings. The official plan does not explicitly regulate accessory structures in Residential lands.

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

**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 14 outlines permitted uses in lands zoned Residential, Low Density, Detached (R1) Zone, stating the accessory buildings/structures are permitted in the R1 Zone

The proposed variance would not expand beyond the uses permitted in lands zoned Residential, Low Density, Detached (R1) 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.**

As per Section 8.3.1 of the Official Plan, development shall be designed to be in keeping with the character of the specific area and design characteristics shall be employed to avoid loss of view, privacy, sunlight, etc. to ensure development is compatible with the area.

The applicant has applied for a minor variance to the Zoning By-law (2003-50) for relief from Section 8.1(c), to accommodate a proposed new detached accessory building with a height of 5.48m.

Based on the official plan statement and staff's interpretation, the intention of height restriction is to maintain the low-density, residential character of the area and to avoid negative impacts to neighbouring properties.

The proposed variance would likely not result in impacts that result in the loss of view, privacy, or sunlight, nor would it have an aesthetic impact that diminishes the low-density residential character of the property.

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

Test 4.

**Is the requested variance minor in nature? Yes**

Section 8.1c) of Zoning By-law 2003-50 which states that the maximum allowable building height for an accessory building on lands zoned Residential, Low Density, Detached (R1) Zone under 1 hectare in size is 4.5m. The applicant is proposing to construct a new detached accessory building with a height of 5.48m.

The proposed variance represents a 0.98 metre (21.7%) increase to the maximum allowable height for an accessory building/structure. Numerically, this is a moderate increase to the maximum allowable height; however, as stated in Test 3, given the lack of impacts to neighbouring properties and the residential character of the lot, the increase is perceivably insignificant. It should also be noted that a 6.0m height restriction is applied to low-density residential lots that are over 1.0 hectares in size, indicating that 5.48m is considered low-density on larger lots.

**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

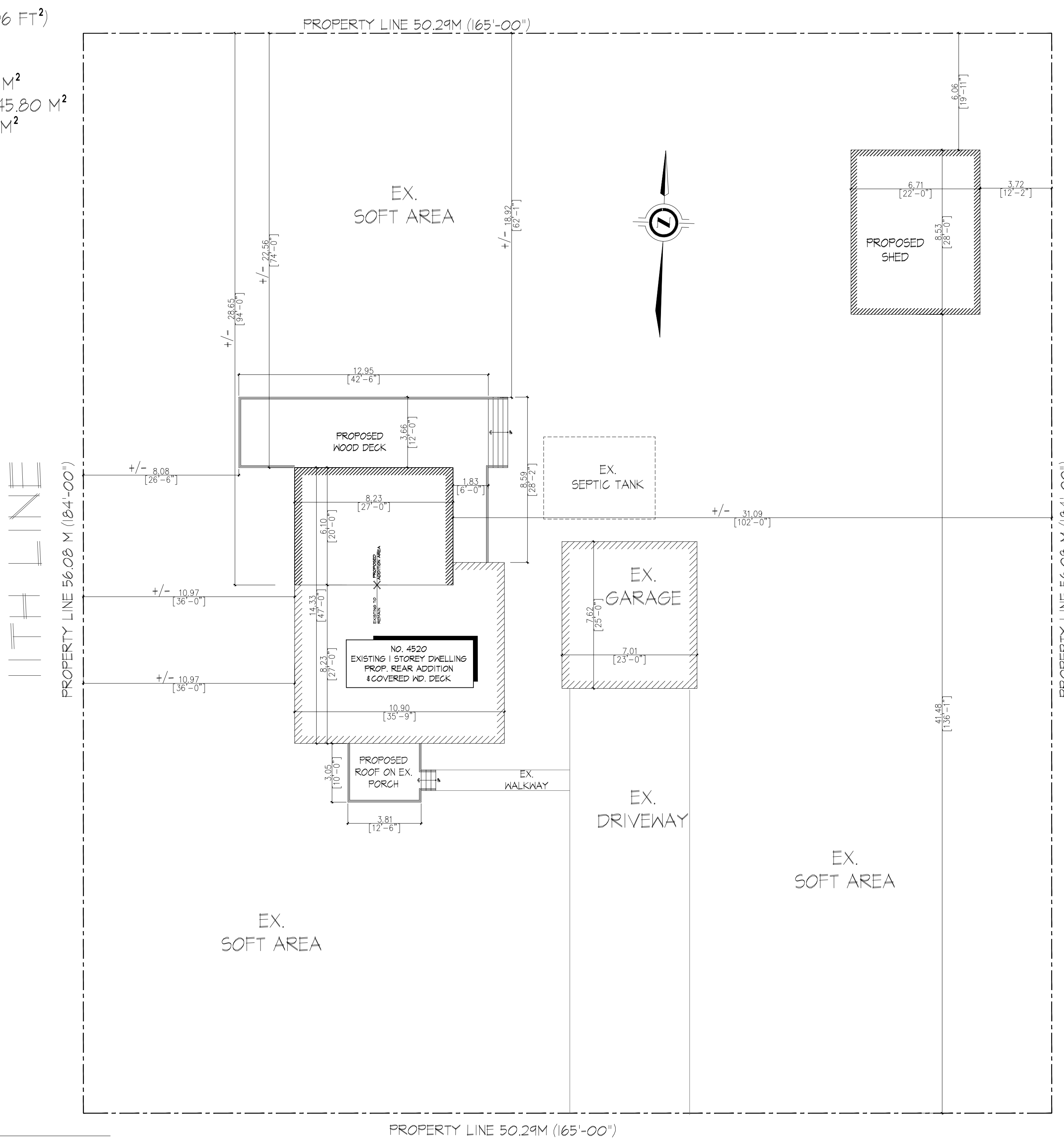
**ATTACHMENTS:**

1. Attachment 1 – Site Plan

# ATTACHMENT 1

LOT AREA = 2820.26 M<sup>2</sup> (30357.06 FT<sup>2</sup>)

EX. 1ST. FLR. HOUSE = 92.80 M<sup>2</sup>  
 PROP. 1ST FLR ADDITION = 50.20 M<sup>2</sup>  
 PROP. REAR COVERED PORCH = 45.80 M<sup>2</sup>  
 EX. DETACHED GARAGE = 67.12 M<sup>2</sup>



NOTE:  
 THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT AND ENGINEER OF ANY VARIATIONS FROM THE DRAWINGS.  
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT.

- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- DRAWINGS NOT TO BE SCALED.



No.	REVISIONS	DATE

ZSN Structure & Managment Experts Ltd  
 Engineering Services  
 SHAHRAM\_CA@YAHOO.COM  
 647-202-3523

PROJECT  
 PROPOSED REAR ADDITION AND INTR, ALTERATION  
 4520 ROBERT ST  
 TOWN OF THORNTON

DRAWING NAME  
 SITE PLAN

DESIGNED BY	DRAWN BY	APPROVED BY
ZSN	ZSN	ZSN
PROJECT No.	DATE	SCALE
25-32	MAY. 2025	AS SHOWN
FILE:		DRAWING NO.
2025		A1-1

**I** SITE PLAN  
**AI** SCALE : 3 / 32" = 1' - 0"

PROPERTY LINE 50.29M (165'-00")