

**TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT**

**AGENDA**

**June 26th, 2026 - 10:00 a.m.**

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

**1. DISCLOSURE OF INTEREST:**

**2. MINUTES:**

Committee to accept Minutes from the April 24th, 2026, Meeting. See attached.

**3. APPLICATIONS:**

- i) **A5-26**  
**5389 County Road 56**  
**Description:**
- Keiran Glynn**  
*Minor Variance*  
The applicant is requesting relief from Section 4.38.3f) of Zoning By-law 2003-50 which states that an additional residential unit within a detached accessory building/structure in the "A" and "RL" zones shall be located no more than 30m from the primary residence. The applicant is proposing to construct a detached additional residential unit 38m from the primary residence.
- Zoning:** **Agricultural (A)**
- ii) **A6-26**  
**4520 County Road 21**  
**Description:**
- Yara Klimova & Filipe Ribeiro**  
*Minor Variance*  
The applicant is requesting relief from 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.

**Zoning:** Residential, Low Density, Detached (R1)

iii) **A7-26**

**7030 County Road 21**  
**Description:**

**Sacha Sewanand Sarawan & Natalie Sarawan**

*Minor Variance*

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:**

**Agricultural (A) and Environmental Protection (EP)**

iv)

**B2-26**  
**190 & 192 Mill Street**  
**Description:**

**Northern Diversified Ltd.**

*Consent - Easement*

The applicant is requesting an access easement over 190 Mill Street in favour of 192 Mill Street.

**Designation:**

**Commercial**

**4. OTHER BUSINESS**

**5. ADJOURNMENT**

**COMMITTEE OF ADJUSTMENT  
MINUTES  
April 24<sup>th</sup>, 2026**

**Present:** John Stelmachowicz, Chair  
Joe Pantalone, Member  
Henry Sander, Member

**Also Present:** Anmol Burmy, Secretary-Treasurer

The Chair, John Stelmachowicz, 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 27<sup>th</sup>, 2026 were approved by the Committee.

**DISCLOSURE OF INTEREST:**

No conflict of interest was disclosed.

**APPLICATIONS**

<b>A2-26</b>	<b>Justin Moreau</b>
<b>5606 20<sup>th</sup> Sideroad</b>	<b>Minor Variance</b>

**Present (other than Committee & Staff Members):**

Justin Moreau (Owner/Applicant)  
Selina Frechette (Owner/Applicant)  
Mark Adams (7463 County Road 56)  
Carrie Adams (7463 County Road 56)  
Bruce Laidman (7474 County Road 56)  
Sarah Rheeder (7474 County Road 56)

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.

Mark Adams (7463 County Road 56) asked how many ceremonies they have in a day and how frequent it will be and if there will be external washrooms provided or will the washrooms in the home be used.

The owner stated that they will give a turn around time of 2 hours minimum between ceremonies and that no external washrooms will be provided, the current residence washrooms will be used if needed.

Bruce Laidman (7474 County Road 56) asked if the owner would be locked into 10 people and no alcohol on the premises and asked if there will be speakers or loud music/noise on the premises.

The owner stated that there will be no speaker and will remain a rural character.

Anmol Burmy stated that the maximum of 10 people on the premises for the purposes of the home occupation can be put as a condition.

Joe Pantalone expressed concern that there may be insufficient parking available. He further suggested that the Committee of Adjustment approval be limited to a three-year term, particularly in the event of a change in ownership, and asked how the owner would feel about such a condition.

The owner acknowledged the concerns regarding parking and indicated that they intend to manage parking on-site. He further stated that a three (3) year limit on the approval would be reasonable.

John Stelmachowicz asked whether conditions could be imposed to prohibit alcohol, regulate noise and parking, limit maximum occupancy, restrict the use to a maximum of three days, and confine the use to civil marriage ceremonies only.

Anmol Burmy stated that they can be added as conditions.

Joe Pantalone motioned to add a condition which stated that that only civil marriage ceremonies will be allowed to be performed on the premises, only on Fridays, Saturdays and Sundays and another condition which stated that the application be approved for only a maximum of three (3) years, after which the owner can reapply.

Henry Sander seconded the motion.

Henry Sander motioned to add a condition which stated that the amount of people allowed during the ceremonies be a maximum of 10 people with a maximum of 6 vehicles on the premises and another condition which stated that there will not be any alcohol allowed at the ceremonies and that there will be no excessive noise outdoors.

Joe Pantalone seconded the motion.

Joe Pantalone motioned to approve the application.

Henry Sander seconded the motion.

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

**A3-26  
6 Brentwood Road**

**Jonathan Niemi  
Minor Variance**

**Present (other than Committee & Staff Members):**

Jonathan Niemi, 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 noted that there is a large tree on the neighbouring property at the rear and that the proposed garage would be located approximately 1 metre from the property line, in close proximity to the tree. He asked whether any trees would be removed as part of the proposal.

The owner advised that the tree is dead and indicated that he intends to speak with the neighbouring property owner regarding its removal.

Joe Pantalone asked whether the owner was planning to plant any trees.

The owner stated that they are planning to plant a line of trees at the rear of the property in the future.

Henry Sander motioned to approve the application.

Joe Pantalone seconded the motion.

**A4-26  
7060 County Road 21**

**Alex Soroka  
Minor Variance**

**Present (other than Committee & Staff Members):**

Alex Soroka (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 motioned to add a condition to the Notice of Decision requiring that the materials and design be consistent with those outlined in the applicant's submission.

Henry Sander seconded the motion.

Joe Pantalone motioned to approve the application.

Henry Sander seconded the motion.

## **OTHER BUSINESS**

## **ADJOURNMENT**

The Chair, John Stelmachowicz closed the meeting at **10:50** a.m.

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John Stelmachowicz, Chair

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Anmol Burmy, Secretary-Treasurer