

**COMMITTEE OF ADJUSTMENT
PLANNING REPORT**

Application: A5-26
Related Application(s): N/A
Owner(s): Keiran Glynn
Meeting Date: June 26th, 2026
Prepared by: Owen Curnew, Development Planner

PROPERTY INFORMATION:

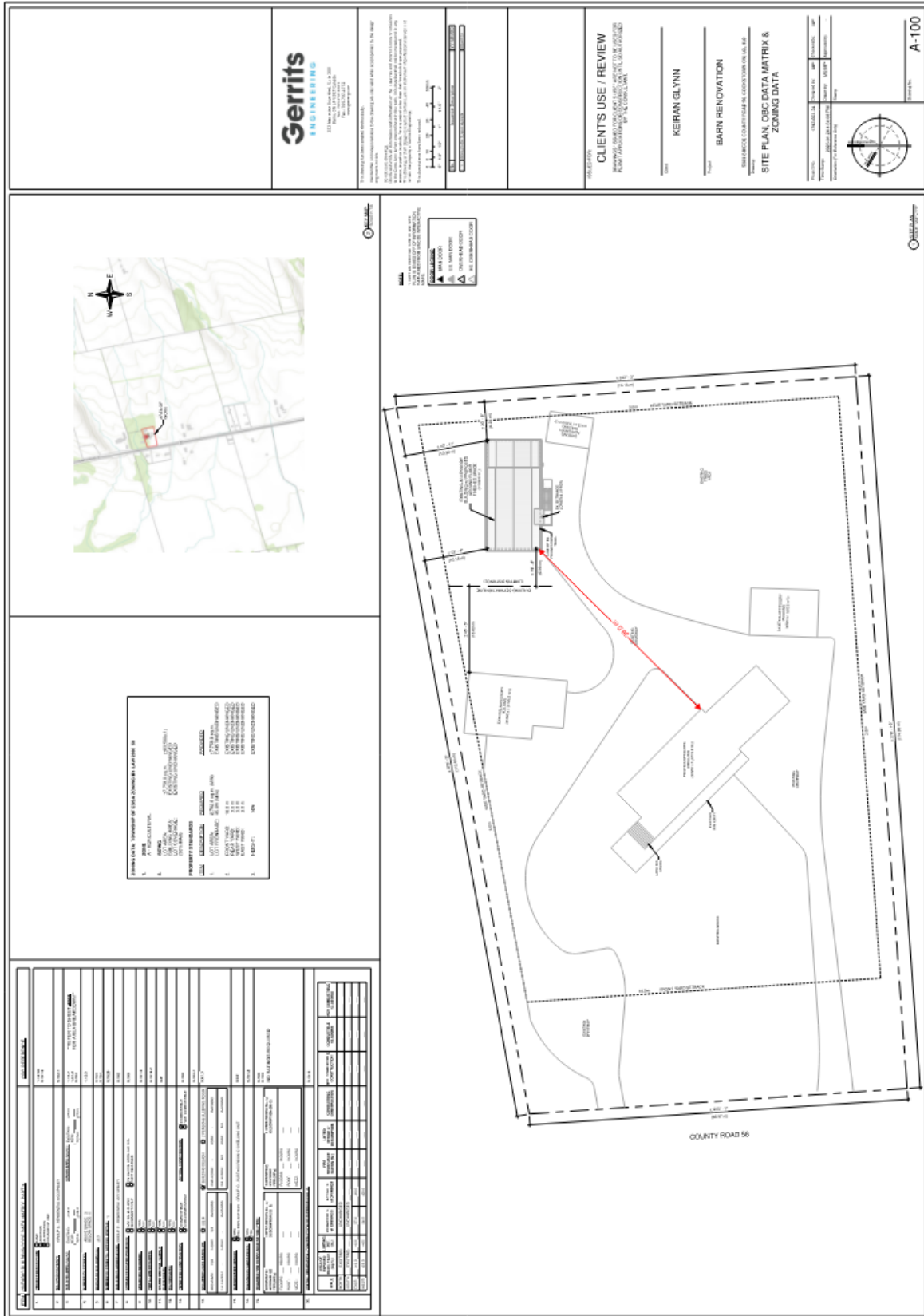
Municipal Address	5389 County Road 56
Legal Description	ESSA CON 7 W PT LOT 3 AND RP;51R39550 PART 2
Roll No.	432101000203200
Official Plan	Agricultural & C.A.R.E.
Zoning By-law	Agricultural (A) Zone

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.

PROPOSAL (attachment 1):



DATE OF SITE INSPECTION:

June 10th, 2026

REASON FOR THE APPLICATION:

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

- a) 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 30-metres from the primary residence. The applicant is proposing to construct a detached additional residential unit 38-metres from the primary residence.

SURROUNDING LANDS:

North	The subject property abuts 5411 County Road 56 to the North. The neighbouring property consists of a single-family dwelling, detached accessory buildings/structures, and is heavily treed.
West	The subject property abuts County Road 56 to the West.
South	The subject property abuts 5353 County Road 56 to the East. The neighbouring property is a large, actively farmed agricultural parcel.
East	The subject property abuts 5353 County Road 56 to the East. The neighbouring property is a large, actively farmed agricultural parcel.

BACKGROUND:

The subject property is municipally known as 5389 County Road 56. The property is zoned Agricultural (A) Zone Schedule 'A' of Essa Township's Zoning By-law (ZBL) 2003-50. The applicant has applied for a minor variance to the Zoning By-law (2003-50) for relief from Section 4.38.3(f), whereas the applicant is proposing to construct a detached additional residential unit 38-metres from the primary residence.

COMMENTS:

Test 1.

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

Section 6.2 outlines permitted uses in lands designated Agricultural, stating that a building and structures normally incidental to an agricultural operation such as farm residences, barns, sheds, etc. are also permitted.

The proposed variance would not expand beyond the residential uses permitted in lands

designated Agricultural.

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 6.2 of Zoning By-law 2003-50 states that additional residential units are a permitted use in lands zoned Agricultural (A) Zone.

The proposed variance would not expand beyond the uses permitted in the Agricultural (A) 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.

The proposed variance seeks relief from section 4.38.3(f) of Zoning By-Law 2003-50. Section 4.38.3 states that an Additional Residential Unit within a detached accessory building/structure in the "A" and "RL" Zones shall be located no more than 30-metres from the Primary Residence.

It is staff's opinion that this provision is to ensure additional residential units are not placed in a manner that would make an additional residential unit aesthetically and functionally independent from the primary dwelling unit. Additional residential units are intended to be clearly secondary to the primary dwelling.

The proposed variance would not result in aesthetic or functional impacts to the additional residential unit operating as a subsidiary and, clearly, secondary to the main dwelling.

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

Test 4.

Is the requested variance minor in nature? Yes

The proposed variance seeks relief from section 4.38.3(f) of Zoning By-Law 2003-50.

Section 4.38.3 states that an Additional Residential Unit within a detached accessory building/structure in the "A" and "RL" Zones shall be located no more than 30-metres from the Primary Residence. The applicant is proposing an additional residential unit that is approximately 38-metres from the primary residence.

The proposed variance represents an 8-metre (~27%) increase to the maximum distance that an additional residential unit can be located from a primary dwelling. Numerically, this is a moderate increase to the maximum allowable distance; however, there are no perceivable impacts aesthetically given that the lot is heavily treed. Furthermore, the additional residential unit would still appear clearly as secondary to the primary dwelling.

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

ITEM	ONTARIO BUILDING CODE DATA MATRIX, PART 9	OBC REFERENCE																																																							
1.	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	1.1.2 (A) 9.10.1.3																																																							
2.	MAJOR OCCUPANCY: GROUP C - RESIDENTIAL OCCUPANCY	9.10.2.1																																																							
3.	BUILDING AREA (sq.m.): EXISTING: ±149.0 GROSS AREA (sq.m.): EXISTING: ±273.5 NEW: - NEW: - TOTAL: ±149.0 TOTAL: ±273.5	1.1.3.2 1.4.1.2 9.10.4																																																							
4.	NUMBER OF STOREYS: ABOVE GRADE: 2 BELOW GRADE: 0	1.1.3.2																																																							
5.	HEIGHT OF BUILDING (m): ±5.3	9.10.2 9.10.4																																																							
6.	NUMBER OF STREETS / ACCESS ROUTES: 1	9.10.20																																																							
7.	BUILDING CLASSIFICATION: GROUP C - RESIDENTIAL OCCUPANCY	9.10.2																																																							
8.	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input checked="" type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	9.10.8																																																							
9.	STANDPIPE REQUIRED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	9.10.1.3																																																							
10.	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.18.2																																																							
11.	WATER SERVICE / SUPPLY IS ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	9.31																																																							
12.	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.6																																																							
13.	PERMITTED CONSTRUCTION: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE ACTUAL CONSTRUCTION: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE	9.10.6.1 9.10.1.3																																																							
15.	OCCUPANT LOAD BASED ON: <input type="checkbox"/> SQM <input checked="" type="checkbox"/> BUILDING DESIGN <input type="checkbox"/> 2 PERSONS/SLEEPING ROOM BASEMENT: N/A LOAD: - PERSONS: - 2ND FLOOR: - LOAD: - PERSONS: - 1st FLOOR: - LOAD: - PERSONS: - 3rd FLOOR: N/A LOAD: N/A PERSONS: -	9.10.8 9.10.9																																																							
17.	BARRIER FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO, EXPLANATION: GROUP C - PART 9 DIVISION C DWELLING UNIT	9.5.2																																																							
18.	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.1.3																																																							
19.	REQUIRED FIRE RESISTANCE RATING (FRR): HORIZONTAL ASSEMBLIES (FRR (HRS)) LISTED DESIGN No. or DESCRIPTION (SB-2) FLOORS: - HOURS: - SUPPORTING MEMBERS (FRR (HRS)) LISTED DESIGN No. or DESCRIPTION (SB-2) ROOF: - HOURS: - FLOORS: - HOURS: - MEZZ.: - HOURS: - ROOF: - HOURS: - MEZZ.: - HOURS: -	NO RATINGS REQUIRED																																																							
20.	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:	9.10.14																																																							
	<table border="1"> <thead> <tr> <th>WALL</th> <th>AREA OF EXPOSED BLDG. FACE (sq.m.)</th> <th>LIMITING DIST. (m)</th> <th>PERMITTED % OF OPENINGS</th> <th>ACTUAL % OF OPENINGS</th> <th>FIRE RESISTANCE RATING (hr)</th> <th>LISTED DESIGN or DESCRIPTION</th> <th>COMBUSTIBLE CONSTRUCTION</th> <th>NON-COMBUSTIBLE CONSTRUCTION</th> <th>COMBUSTIBLE CLADDING</th> <th>NON-COMBUSTIBLE CLADDING</th> </tr> </thead> <tbody> <tr> <td>NORTH</td> <td>EXISTING</td> <td>-</td> <td>UNCHANGED</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>SOUTH</td> <td>EXISTING</td> <td>-</td> <td>UNCHANGED</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>EAST</td> <td>±43.0</td> <td>+6.0</td> <td>57.0</td> <td>±10.0</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>WEST</td> <td>±50.0</td> <td>+4.0</td> <td>28.0</td> <td>±20.0</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	WALL	AREA OF EXPOSED BLDG. FACE (sq.m.)	LIMITING DIST. (m)	PERMITTED % OF OPENINGS	ACTUAL % OF OPENINGS	FIRE RESISTANCE RATING (hr)	LISTED DESIGN or DESCRIPTION	COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION	COMBUSTIBLE CLADDING	NON-COMBUSTIBLE CLADDING	NORTH	EXISTING	-	UNCHANGED	-	-	-	-	-	-	-	SOUTH	EXISTING	-	UNCHANGED	-	-	-	-	-	-	-	EAST	±43.0	+6.0	57.0	±10.0	-	-	-	-	-	-	WEST	±50.0	+4.0	28.0	±20.0	-	-	-	-	-	-	
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ZONING DATA: TOWNSHIP OF ESSA ZONING BY-LAW 2003-50

1. **ZONE**
A - AGRICULTURAL

2. **SIZING**
LOT AREA: ±7,758.0 sq.m. (±83,500s.f.)
BUILDING AREA: EXISTING UNCHANGED
LOT COVERAGE: EXISTING UNCHANGED (35% MAX)

PROPERTY STANDARDS

ITEM	DESCRIPTION	REQUIRED	PROVIDED
1.	LOT AREA:	2,782.0 sq.m. (MIN)	±7,758.0 sq.m.
	LOT FRONTAGE:	45.0m (MIN)	EXISTING UNCHANGED
2.	FRONT YARD:	18.0 m	EXISTING UNCHANGED
	REAR YARD:	3.0 m	EXISTING UNCHANGED
	WEST YARD:	3.0 m	EXISTING UNCHANGED
	EAST YARD:	3.0 m	EXISTING UNCHANGED
3.	HEIGHT:	N/A	EXISTING UNCHANGED

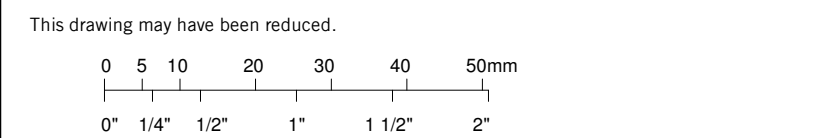


Gerrits
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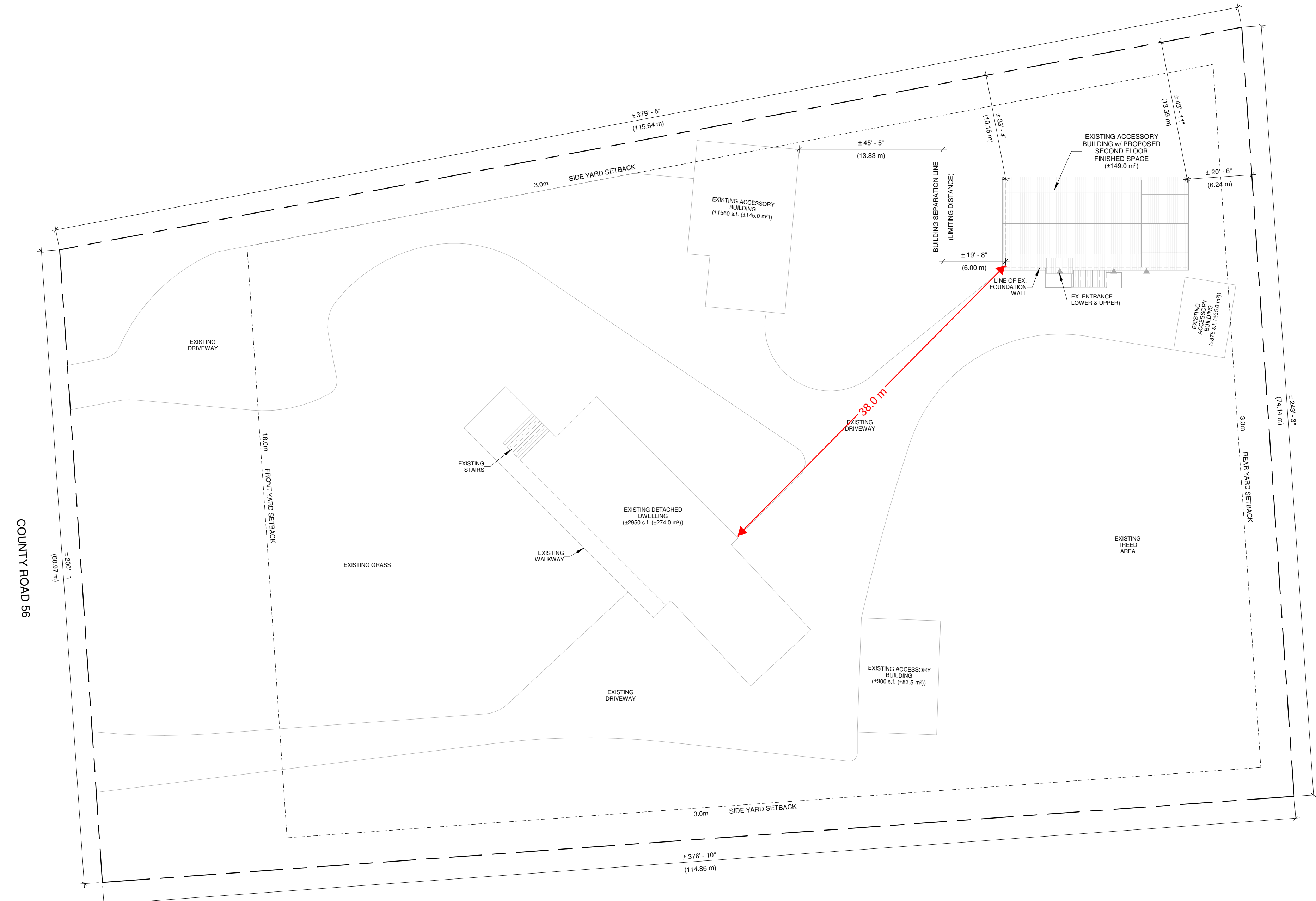


No.	Issuance Description	YYMMDD
1	ISSUED FOR CLIENT REVIEW	2025-01-24

NOTE:
1. NOT AN OFFICIAL SITE PLAN. SITE PLAN IS BASED OFF OF INFORMATION GATHERED FROM SIMCOE INTERACTIVE MAPS.

DOOR LEGEND

- ▲ MAN DOOR
- ▲ EX. MAN DOOR
- △ OVERHEAD DOOR
- △ EX. OVERHEAD DOOR



1 SITE PLAN
SCALE: 3/64" = 1'-0"

ISSUED FOR:
CLIENT'S USE / REVIEW
DRAWINGS "ISSUED FOR CLIENT'S USE" ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CONSULTANT.

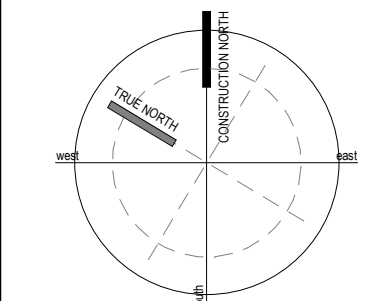
Client: **KEIRAN GLYNN**

Project: **BARN RENOVATION**

5389 SIMCOE COUNTY ROAD 56, COOKSTOWN ON, L0L 1L0

Drawing: **SITE PLAN, OBC DATA MATRIX & ZONING DATA**

Project No.	1792-002-24	Designed by:	MP	Checked by:	MP
Time Stamp:	2025-01-24 4:34:08 PM	Drawn by:	MS/MP	Approved by:	-
Orientation (For Reference Only)	Stamp				



Drawing No. **A-100**