



Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
L0M 1T0

**NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION
NO. A8-25**

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as CON 3 E PT LOT 17, municipally 6940 County Road 10. The applicant is seeking relief from section 4.31b) and Section 7.2 of Zoning By-law 2003-50 which regulates that steps may project into any required front yard a distance of not more than 1.0 m, and that the minimum front yard setback of a primary dwelling shall be 18.0m. The applicant has an existing legal-nonconforming setback for the house of 10.92m and is seeking permission to expand the legal non-conforming setback by an additional 3.16m, by allowing the proposed deck and stairs to have a front yard setback of 8.28m.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed June 27th, 2025, for a Public Hearing to be held at approximately 10:00 a.m.

You may make a written submission through the undersigned Secretary-Treasurer in which your comments will be provided to the Committee of Adjustment prior to their decision on the application. If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must make a written request to the Committee of Adjustment at the address shown above, or via email to ocurnew@essatownship.on.ca.

Dated this 4th day of June 2025.

Yours truly,

Owen Curnew
Development Planner/Secretary-Treasurer
ocurnew@essatownship.on.ca
(705) 424-9917 ext.104

Context Map:



Proposal:



