

**COMMITTEE OF ADJUSTMENT
PLANNING REPORT**

Application: A7-26
Related Application(s): N/A
Owner(s): Sacha Sarawan
Meeting Date: June 26th, 2026
Prepared by: Owen Curnew, Development Planner

PROPERTY INFORMATION:

Municipal Address	7030 County Road 21
Legal Description	CON 2 W PT LOT 16
Roll No.	432101000703500
Official Plan	Agricultural & Environmental – Wetland
Zoning By-law	Agricultural (A) Zone & Environmental Protection (EP) Zone

RECOMMENDATION:

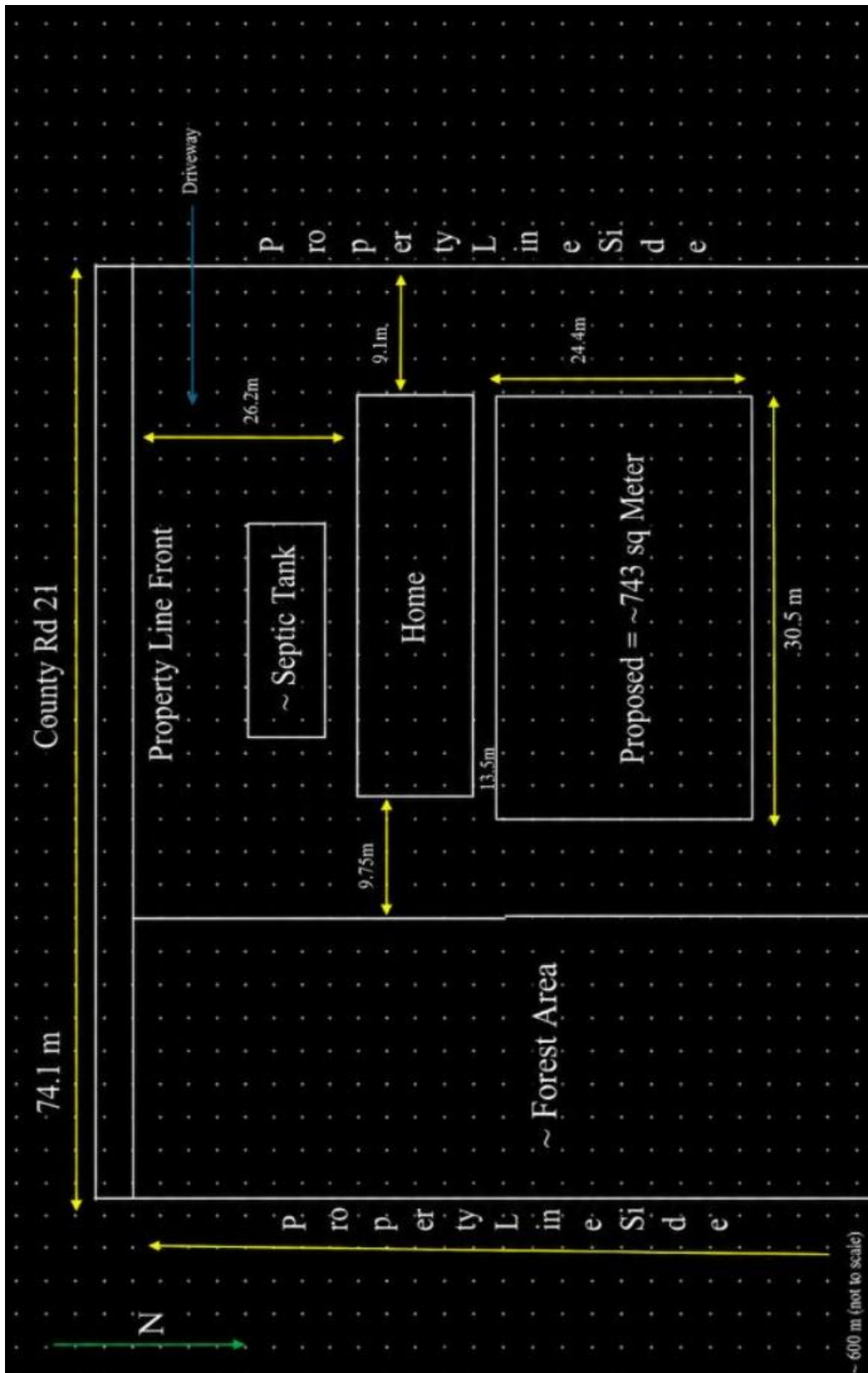
Staff recommend **APPROVAL** of Application A5-26 with the following conditions:

1. That all municipal taxes be paid and up to date.
2. That any and all external costs associated with this application are borne by the applicant.
3. That the applicant provides a letter from the NVCA stating that they have no concerns with the proposed use taking place on the property.
4. The applicant is required to provide municipal staff with confirmation from the County of Simcoe that they have no concerns regarding traffic generation from the proposed use.
5. That only the uses described within this report will be allowed to be performed on the premises, only on Fridays, Saturdays and Sundays.
6. That the sessions will be limited to a maximum of 10 people, including staff and owners, and a maximum of 10 vehicles shall be allowed on the premises per session.
7. That the application be approved for only a maximum of three (3) years, after which the owner can reapply.

That the Owner submit to the Municipality, to the satisfaction of the Manager of Planning, an updated cover letter, signed and commissioned, outlining the operational details of the proposed outdoor yoga, meditation and wellness use, including the days and hours of operation, number of sessions per day, maximum number of participants

per session, and maximum number of vehicles associated with the use. The approved use shall operate substantially in accordance with the submitted operational details.

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) 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.

SURROUNDING LANDS:

North	The subject property abuts 6949 Scotch Line to the North. The neighbouring property is a vacant parcel that is heavily treed.
West	The subject property abuts a vacant municipal R.O.W. to the West.
South	The property abuts County Road 21 to the South.
East	The subject property abuts 7018 County Road 21 County Road 56 to the East. The neighbouring property consists of a single-family dwelling, detached accessory buildings/structures, and is heavily treed.

BACKGROUND:

The subject property is municipally known as 7030 County Road 21. The property is zoned Agricultural (A) Zone and Environmental Protection (EP) Zone as per 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 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.

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 which allow home occupations and home industries.

Whether or not the proposed use can be considered a home occupation will be determined in tests 2-4. Home Industry is not defined in the OP; however, home industries are typically considered to be low-intensity uses that do not change the rural

character of neighbourhood and can range from small-scale manufacturing to low-impact services.

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 a home occupation is a permitted use in lands zoned Agricultural (A) Zone.

The applicant has provided a cover letter explaining their intentions as well as providing a description of the proposed yoga, meditation, and wellness workshop sessions taking place in the applicants backyard. It is staffs' opinion that the applicant would be seeking relief from item (f) of the Home Occupation definition.

Section 3 (Definitions) outlines the following provisions:

- (a) there is no external display or advertising other than a sign erected in accordance with any by-laws of the corporation regulating signs;

The applicant has not indicated the need for any signage. Thus, this is not an issue.

- (b) there is no external storage of goods, materials or equipment;

No goods, materials, or equipment (e.g. speakers) being used that would cause a nuisance to neighbours. The applicant has indicated that there will be no sound devices or amplifiers used in conjunction with the proposed uses. Thus, this is not an issue based on the information provided.

- (c) such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling or lot, nor create or become a nuisance in terms of noise, traffic or parking;

Based on the description provided, the proposed use seems to be quite minimal in terms of parking; however, the number of people stated (i.e. 25 people) is somewhat large and staff do have some concerns about the proposed number of people and parking spaces. Given the absence of parking standards and the property abutting County Road, these concerns have been incorporated as a condition of approval in Test 4.

- (d) no more than 25% of the gross floor area of the dwelling unit is used for the home occupation use or 25% of the gross floor area of an accessory building;

The applicant has stated they only intend to hold the workshops outside. Regardless, if the house was used to facilitate complimentary uses, they would be restricted to the 25% requirement and there are no perceivable issues with doing so.

- (e) the office of a professional practitioner or of an agent may be located in a dwelling used as his private residence provided that such offices are to be used by the practitioner or agent and only one additional staff member;

There is no proposed office space. This would not apply at this time.

- (f) no facilities shall be provided to the public other than for private consultation or emergency treatment;

The applicant would need relief from provision (f) to hold outdoor workshops. Staff see no issue with this and will provide further justification in Tests 3 and 4.

- (g) in no case shall the boarding of animals, auto sales and sales of motorized vehicles, auto body, or auto repair uses be classified as a home occupation; and

None of the above-mentioned uses will be applicable to this operation. Not a concern for staff at this time.

- (h) anyone living in the home, of driving age and employed by the home occupation, or who drives to earn their living, may park one vehicle associated with the home-based business or their source of income in the driveway of the premises.

The applicant has not indicated that there are any vehicles associated with the workshops, other than for customers, and the current vehicles are personal vehicles.

Therefore, after a full review of the proposal and policies regarding home occupations, staff believe the proposal maintains the low-density character of the rural property, and surrounding properties. Furthermore, the subject property and surrounding properties are heavily treed, creating a buffer between properties minimizing the potential for conflict.

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.

Home occupations are permitted uses and are considered appropriate where they meet

the criteria listed in Section 3 of ZBL-2003-50. Upon confirmation of the available parking, confirmations from the specified agencies, and approval from the Committee of Adjustment to allow relief from Item (f), the proposed use can be considered a home occupation.

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

Test 4.

Is the requested variance minor in nature? Yes.

The applicant has stated that the proposed use could result in up to twenty-five (25) people per workshop/session; three (3) workshops a day; 10 sessions per week; Friday to Sunday; capped at a maximum of 10 cars per session. Staff would like to note that three (3) workshops a day would equate to nine (9) sessions a week, assuming it only operated Friday to Sunday. This discrepancy should be clarified by the owner prior to approval.

Assuming 10 sessions Friday to Sunday; cumulatively, this results in the potential for 250 people and 100 vehicles entering and exiting the property between Friday and Sunday.

The number of people is numerically significant, and staff would suggest that the use be limited to reduce potential conflicts in the future. Staff would recommend the following conditions of approval:

That only the uses described within this report will be allowed to be performed on the premises, only on Fridays, Saturdays and Sundays.

That the sessions will be limited to a maximum of 10 people, including staff and owners, and a maximum of 10 vehicles shall be allowed on the premises per session.

That the application be approved for only a maximum of three (3) years, after which the owner can reapply.

Additionally, in the absence of parking standards for the proposed use and County Road 21 being a County owned and operated roadway, staff would defer to the County of Simcoe to comment on traffic generation concerns and would recommend the following conditions:

The applicant is required to provide Township staff with confirmation from the County of Simcoe that the County has no concerns regarding traffic generation from the proposed use.

With these assurances in addition to the natural tree buffers provided, the potential for conflicts can be further mitigated by ensuring the site functions and operates without impacting neighbouring properties and the municipal R.O.W.

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

74.1 m

County Rd 21

N

Property Line Side

~ Forest Area

Property Line Front

Driveway

~ Septic Tank

26.2m

9.75m

Home

9.1m

13.5m

Proposed = ~743 sq Meter

24.4m

30.5 m

Property Line Side