



**THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION**

File No. B6/23 Roll No: 010-006-09102/09103
Owner: Blaine Gerrity & Mike Hyatt
Location: 7716 County Road 27 & 7722 County Road 27
Date of Decision: May 26th, 2023
Purpose: The applicant is proposing a lot line adjustment that would change the configuration of the lot lines between the properties known as 7716 County Road 27 which has a lot of area of approximately 4 hectares (9.9 acres), and 7722 County Road 27 which has a lot area of approximately 4 hectares (9.9 acres). The change would not result in a change in lot area, lot frontage or lot depth.

Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment for the Township of Essa is that **PROVISIONAL CONSENT BE GRANTED** subject to the following *Conditions of Approval*:

- That a reference plan of the severed parcel(s) be prepared by an Ontario Land Surveyor and copies provided to the Secretary-Treasurer. The plan should be approved by Township Staff prior to depositing it in the Land Titles Office.
- That the applicant provide to the Secretary-Treasurer of the Committee of Adjustment copies of transfer documentation associated with the lands.
- That all municipal taxes be paid up-to-date.
- The application satisfy concerns (if any) from the NVCA.
- That Planning Act Sections 50(3) and (5) will continue to apply to the lot to both lots post-lot line adjustment.
- That the applicant's solicitor provides a legal opinion regarding the merger of the severed parcel with the adjoining parcel (7722 County Road 27) and that the applicant's solicitor provides an undertaking to register a Consolidation Application consolidating the PINs for the severed parcel and adjoining parcel (7722 County Road 27).

For the following reasons:

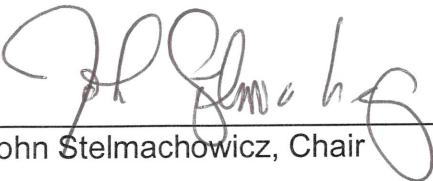
- In keeping with the Official Plan and Provincial Policy Statement
- The Committee has considered all public comments received and believes their decision is based on the best evidence available.

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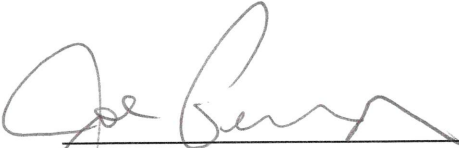
Pursuant to Subsection 41 of Section 53 of the Planning Act, (R.S.O. 1990, Chapter P.13, as amended), all conditions imposed must be fulfilled within one (1) year from the date of the sending of the Notice of Decision or the application is deemed refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of the consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, (R.S.O. 1990, Chapter P.13, as amended).

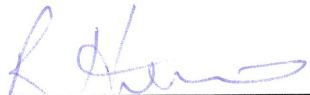
Signature of the Members concurring with the Decision:




John Stelmachowicz, Chair



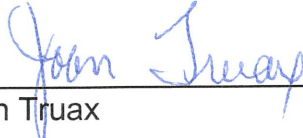
Joe Pantalone



Ron Henderson



Henry Sander



Joan Truax

NOTICE

The applicant, the Minister, a specified person or any public body, may appeal the decision and/or any conditions imposed to the Ontario Land Tribunal. In order to appeal, you must file a Notice of Appeal setting out written reasons for the appeal and, if applicable, specifying which conditions are being appealed, within twenty (20) days of the making of the decision.

This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable to the Minister of Finance. Please note the Secretary-Treasurer must actually receive this Notice within the 20-day period in order to be considered by the Ontario Land Tribunal.

Send to: Township of Essa Committee of Adjustment
Attention: Secretary-Treasurer
5786 County Road #21
Utopia, Ontario L0M 1T0

Note: Under the Planning Act, the applicant, the Minister, and specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

If the last date for filing an appeal falls on a Saturday, Sunday or Statutory Holiday, appeals will be accepted on the next working day.

Forwarded by mail: May 29th, 2023

Last date for Appeal to O.L.T.: June 19th, 2023

This Notice Dated: May 26th, 2023


Secretary-Treasurer, Committee of Adjustment