



THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A14-26 Roll No: 432101001108601  
Owner: Jarret Vanderpost  
Location: 33 Robert Street  
Date of Decision: September 25<sup>th</sup>, 2026  
Purpose: The applicant is requesting relief from Section 4.38.3(a) of the zoning by-law which states the maximum gross floor area of an Additional Residential unit in a Detached Accessory Structure shall be the lessor of 139 square metres or 50% of the gross floor area of the principal dwelling unit in Agricultural and Rural zones; and 102 square metres or 50% of the gross floor area of the principal dwelling unit in all other zones. The applicant is proposing a detached additional residential unit that will have a gross floor area of ~142m<sup>2</sup>.

IN THE MATTER OF A MINOR VARIANCE for relief from the provisions of Zoning By-Law:

☒ 2003-50 (Essa)

in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

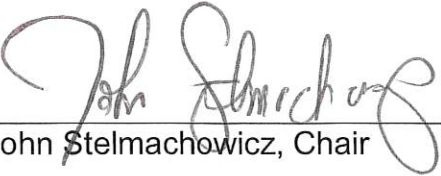
- ☐ That all municipal taxes be paid and up to date.
- ☐ That any and all external costs associated with this application are borne by the applicant.
- ☐ That the proper Building Permit(s) be obtained.
- ☐ That the applicant services the Additional Residential Unit (ARU) through a private well and septic system.

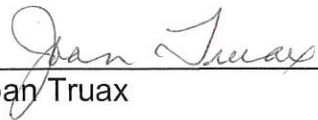
For the following reasons:

- ☒ The general intent and purpose of the By-law and Official Plan is being maintained.

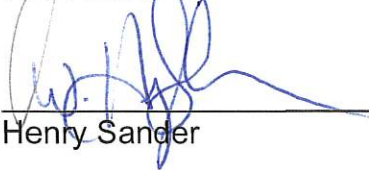
☒ the Committee has considered all public comments received and believes their decision is based on the best evidence available.

**Signature of the Members concurring with the Decision:**

  
\_\_\_\_\_  
John Stelmachowicz, Chair

  
\_\_\_\_\_  
Joan Truax

  
\_\_\_\_\_  
Joe Pantalone

  
\_\_\_\_\_  
Henry Sander

## **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 (OLT). 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; all Township administrative fees related to the appeal can be found in the Township's [Fee & Charges By-law](#). Please note the Secretary-Treasurer ([plan@essatownship.on.ca](mailto:plan@essatownship.on.ca)) must receive this Notice within the 20-day period in order to be considered by the OLT. Please note, appeals and payments can also be made through the OLT E-File Service (<https://olt.gov.on.ca/e-file-service>).

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 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:** September 25<sup>th</sup>, 2026

**Last date for Appeal to O.L.T.:** October 15<sup>th</sup>, 2026

**This Notice Dated:** September 25<sup>th</sup>, 2026



Secretary-Treasurer, Committee of Adjustment