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. A7-25

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as PLAN 1330 LOT 3 UNREG, municipally 146 Mill Street**.** The applicant is seeking relief from Section 4.28.7 (a), 4.36.1, 4.36.2, and 30 of Zoning By-law 2003-50 which regulates the following in their respective order: (1) the minimum entrance width for a commercial property at 9.0m; (2) the minimum landscape buffer along road allowances at 3.0m; (3) the minimum landscape buffer along lot lines at 1.5m, and; (4) the minimum rear yard setback for commercial buildings at 6.0m.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed April 25th, 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.

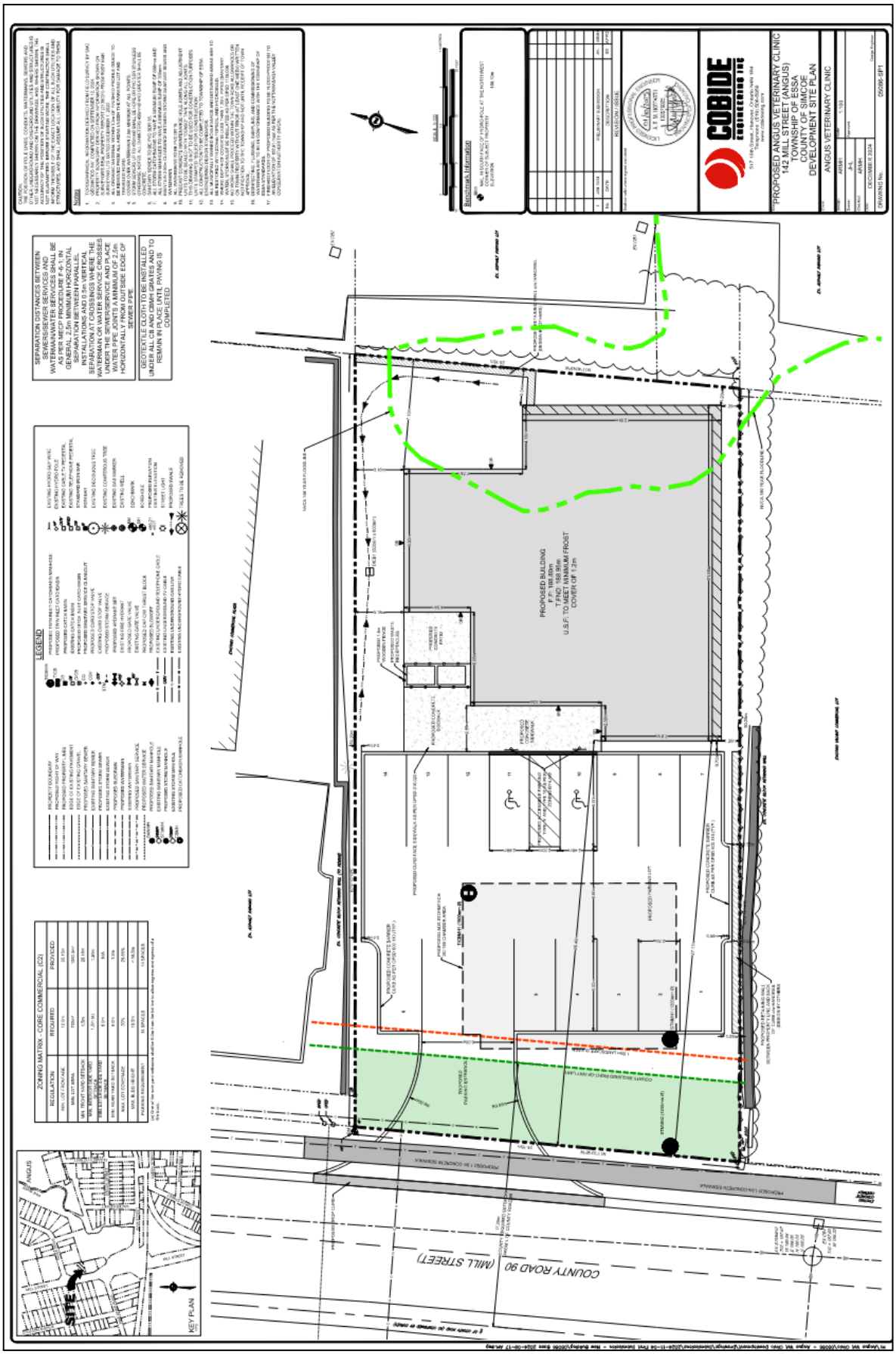
Dated this 4th day of April 2025.

Yours truly,

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

Context Map:

Proposal:


PROPOSED ANGUS VETERINARY CLINIC
142 MILL STREET (ANGUS)
TOWNSHIP OF ESSA
COUNTY OF SIMCOE
DEVELOPMENT SITE PLAN
ANGUS VETERINARY CLINIC
COBIDE
ENGINEERING INC
PROPOSED BUILDING
F.F. 189.85m
TRUSS HEIGHT 5.14m
U.S.F. TO TRUSS FROST
COVER OF 1.2m
COUNTY ROAD 90 (MILL STREET)
LEGEND
ZONING MATRIX - CORE COMMERCIAL (C2)
SEPARATION DISTANCES BETWEEN SEWERS/SERVICE SERVICES AND WATERMAIN/WATER SERVICES SHALL BE AS PER MECP PROCEDURE F-6-1, IN GENERAL, 2.5m HORIZONTAL SEPARATION BETWEEN PARALLEL INSTALLATIONS AND 0.5m VERTICAL SEPARATION AT CROSSINGS WHERE THE WATERMAIN OR WATER SERVICE PASSES UNDER THE SEWER/SERVICE AND PLACE WATER PIPE JOINTS A MINIMUM OF 2.5m HORIZONTALLY AWAY FROM SIDE EDGE OF SEWER PIPE
GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND DBMH GRATES AND TO REMAIN IN PLACE UNTIL PAVING IS COMPLETED
KEY PLAN
SITE
ANGUS