



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A2-25 Roll No: 432101000803557
Owner: Muhammad Hassan
Location: 36 Baycroft Boulevard
Date of Decision: March 28th, 2025
Purpose: The applicant is seeking relief from Subsection 9.4.40 of Zoning By-law 2003-50 which regulates the minimum lot coverage at 40% of a property zoned R1-40, respectively. The applicant would like to increase the lot coverage to 62.48%. The applicant is hoping to bring the property into compliance through a Minor Variance.

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

2003-50 (Essa)

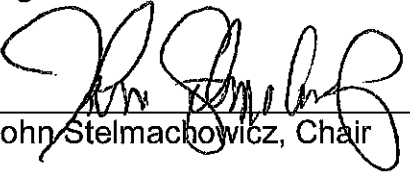
in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- That all municipal taxes be paid and up to date.
- That all external fees associated with the application be borne by the applicant.
- That the proper Building Permit(s) be obtained.
- That applicant commits to providing all materials required to ensure that adequate drainage is maintained and shall be to the satisfaction of the Township's Engineering and Building Department Staff.
- That the applicant commits to planting a full-shade canopy tree at the expense of the applicant and to the satisfaction of the Township, and once the Township has confirmed a tree can be placed.

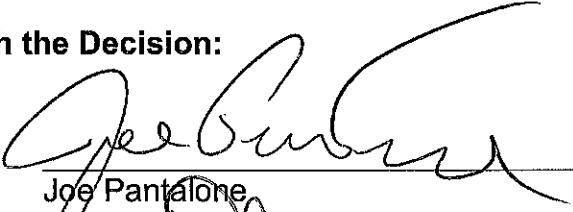
For the following reasons:

- 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:

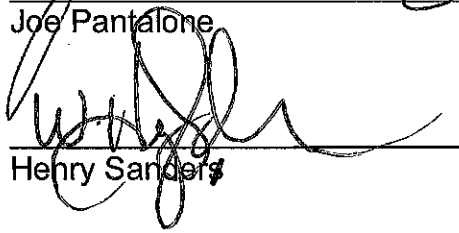


John Stelmachowicz, Chair



Joe Pantalone

Ron Henderson



Henry Sanders



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 (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) must receive this Notice within the 20-day period in order to be considered by the OLT and appeals and payments can be made through the OLT E-Service Portal.

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: March 28th, 2025
Last date for Appeal to O.L.T.: April 17th, 2025
This Notice Dated: March 28th, 2025


Secretary-Treasurer, Committee of Adjustment