

**COMMITTEE OF ADJUSTMENT
PLANNING REPORT**

Application: A8-26
Related Application(s): N/A
Owner(s): Andrew and Beth Stefaniuk
Meeting Date: September 25th, 2026
Prepared by: Anmol Burmy, Development Planner

PROPERTY INFORMATION:

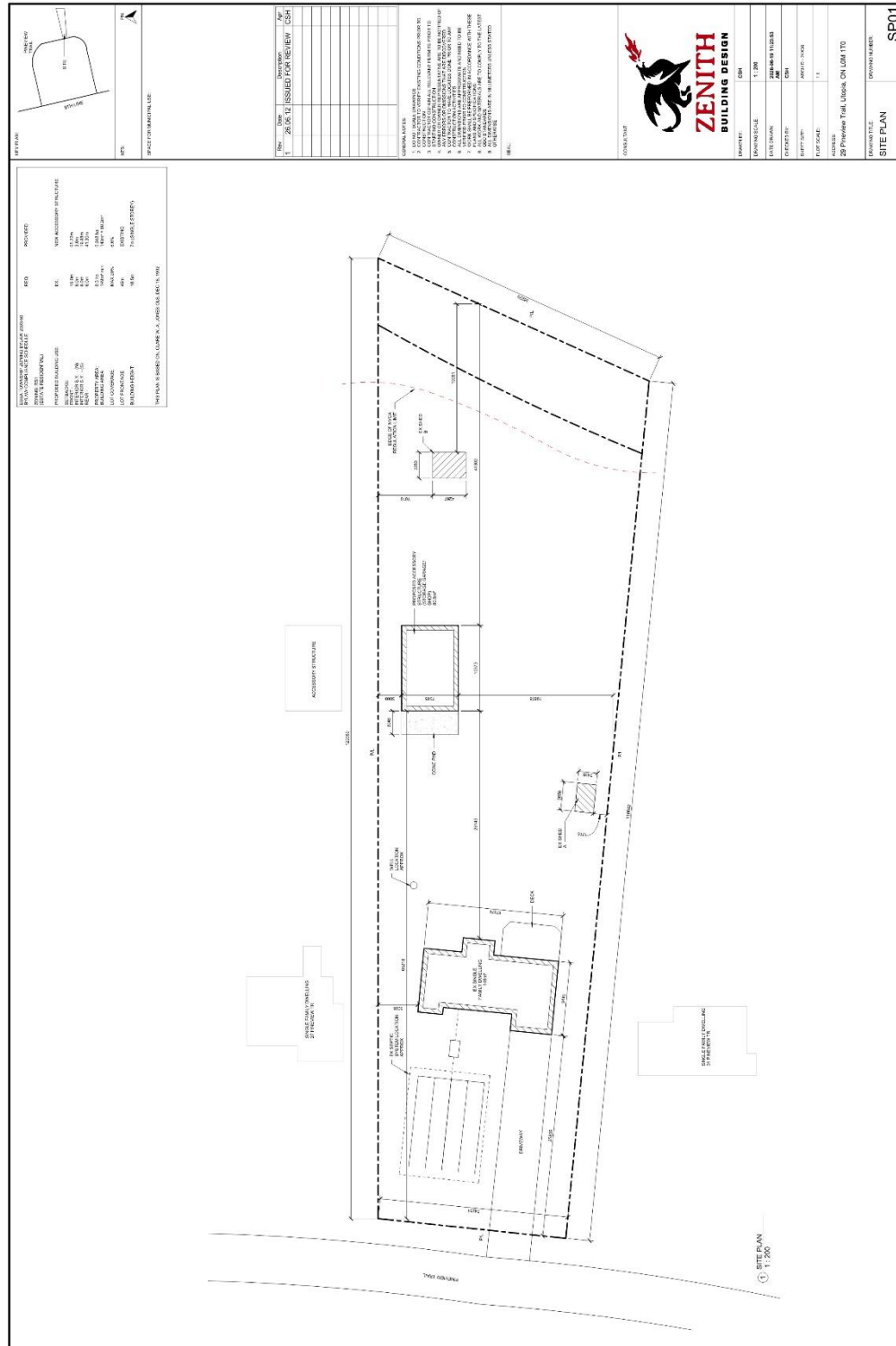
Municipal Address	29 Pineview Trail
Legal Description	PLAN M466 LOT 15
Roll No.	432101000819534
Official Plan	Residential Estate
Zoning By-law	Estate Residential (RS1) Zone

RECOMMENDATION:

Staff recommend APPROVAL of Application A8-26 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 satisfies concerns from the NVCA (if any).**
- 4. That the proper Building Permit(s) be obtained.**
- 5. That the applicant commits to planting additional trees along the northern portion of the property to provide an enhanced natural buffer between the proposed garage and the adjacent property to the north.**

PROPOSAL (attachment 1):



DATE OF SITE INSPECTION:

September 15, 2026

REASON FOR THE APPLICATION:

The applicant is seeking relief from the following Section(s) of Zoning By-law 2003-50:

- (a) Section 17 of Essa Township's Zoning By-law 2003-50 which stipulates that the minimum interior side yard setback for a detached accessory building shall be 6.0 m. The applicant is requesting a 3.0 m setback.

SURROUNDING LANDS:

North	The subject property abuts 27 Pineview Trail to the North. The neighbouring property is an Estate Residential property.
West	The subject property abuts Pineview Trail to the West.
South	The subject property abuts 31 Pineview Trail to the South. The neighbouring property is an Estate Residential property.
East	The subject property abuts 8552 10 th Line to the East. The neighbouring property is comprised of Agricultural and Environmental Flood Prone Areas.

BACKGROUND:

The subject property is municipally known as 29 Pineview Trail. The property is zoned Estate Residential (RS1) as per Schedule 'A' of Essa Township's Zoning By-law (ZBL) 2003-50. The applicant has applied for a minor variance to get relief from the minimum interior side yard requirement for an accessory building, which is limited to 6.0 m. The applicant is proposing to build a new detached garage with a side yard setback of 3.0 m.

As stated in the applicants' cover letter, due to the lot shape, size, and grading of the lot the 3.0 m setback seems to be a more appropriate option for the detached accessory structure.

COMMENTS:

Test 1.

Does the minor variance maintain the general intent and purpose of the Township Official Plan (OP)? Yes

Section 8.2 outlines permitted uses in lands designated Residential, stating that this designation shall be for single detached, semi-detached and duplex dwellings. It also allows for building and structures accessory to residential uses (i.e. detached garages).

The proposed variances would not expand beyond the residential uses permitted as a detached garage is a permitted accessory use to a residential dwelling.

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 17 of ZBL 2003-50 identifies that the minimum interior side yard setback for detached accessory structures for a property zoned RS1 shall be 6.0 m.

ZBL 2003-50 states in Section 15.2 (a) that accessory buildings/structures are permitted in the RS1 Zone.

The proposed variance would not result in the expansion or limitation of any use beyond what is set out in Section 15.2 (a). Additionally, the reduction in interior side yard setback from 6.0 m to 3.0 m results in minimal visual impacts and does not affect emergency access. Taking into consideration that this is an Estate Residential lot and is larger and has greater separation between homes than residential lots which are zoned R1, the 3.0 m setback still provides adequate spatial separation from the closest neighbouring property.

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.

Based on a visual analysis of the property and neighbouring lands, several neighbouring properties contain similar structures. The applicant is going through the building permit process to ensure all relevant considerations are made regarding the construction of the detached garage. There are no perceivable impacts to neighbouring properties as a result of the setback reduction.

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

Test 4.

Is the requested variance minor in nature? Yes

Regarding the setback reduction, the minimum side yard setback is 6.0 m for detached

accessory structures for properties zoned RS1. The applicant is proposing a 3.0 m reduction, representing a 50% reduction to the minimum setback. Although this is numerically somewhat large, the visual impact is minimal and emergency access unaffected. Thus, there is not much concern for the proposed setback as it is a minor deviation from the required setback.

Thus, the Variance should be considered minor in nature.

ADDITIONAL COMMENTS:

27 Pineview Trail

The neighbours to the North of the property have expressed concerns about the following;

1. Flooding and drainage

Township Response: The drainage will be reviewed during the building permit stage.

2. Mature Tree Removal

Township Response: There has been no indication by the owners of mature tree removal in the process of this minor variance. However, the Township proposes the following condition:

That the applicant commits to planting additional trees along the northern portion of the property to provide an enhanced natural buffer between the proposed garage and the adjacent property to the north.

3. NVCA Regulation

Township Response: The location of the proposed building will not be in the NVCA regulation area. They have been circulated in the process of this variance and do not have any comments at this time.

4. Privacy

Township Response: The proposed garage is intended to function as an accessory structure to the existing residence and is not intended to alter the established residential character of the property or the surrounding neighbourhood. With respect to the driveway, the owner has not determined whether an extended driveway will be required or installed on the site plan. The proposed garage has been determined to be utilized primarily for storage purposes by the owners.

No other 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,

A handwritten signature in black ink, appearing to read 'Anmol Burmy', with a stylized, flowing script.

Anmol Burmy
Development Planner
Township of Essa

ATTACHMENTS:

1. Attachment 1 – Site Plan