



Corporation of the Township of Essa
5786 Simcoe County Road #21
Utopia, Essa Township, Ontario
LOM 1T0

**NOTICE OF A PUBLIC HEARING FOR A CONSENT & MINOR VARIANCE
APPLICATION(S) NO. B1/24 & A2/24**

TAKE NOTICE that an application has been submitted for both a Consent application and a Minor Variance application on the property known legally as CON 4 PT LOT 31 RP 51R2353;PART 6, municipally known 239 Centre Street. The subject property is zoned 'Residential, Low Density, Detached (R1)'. The applicant is requesting a Consent to sever lands known as CON 4 PT LOT 31 RP 51R2353; PART 6, municipally known as 239 Centre Street. The existing lot has an area of approximately 1660m². The Consent would result in the severed lot having an area of 654.78m², and the retained lot having an area of 1009.54m². The application has been submitted concurrently with an application for a Minor Variance for relief from Section 17 of Essa Township's Zoning By-law (2003-50) which regulates the minimum lot size for lands zoned 'Residential, Low Density, Detached (R1) at 810m². The applicant is proposing a lot that is 155.24m² less than the minimum (654.78m²). The applicant is proposing to construct any buildings or structures.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed May 31st, 2024 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.

Yours truly,

Owen Curnew
Development Planner
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