



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

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## NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION NO. A4-24

**TAKE NOTICE** that an application has been submitted for a Minor Variance on the property known legally as E 1/2 LT 19 CON 5 ESSA TWP PT 1 51R29728; ESSA, municipally known as 6009 19<sup>th</sup> Sideroad. The subject property is zoned 'Agricultural (A) Zone' in the Essa Zoning By-law (2003-50). The applicant is seeking relief from the following subsections of Section 4.38.3 of the Zoning By-law, which regulates Additional Residential Units (ARUs) within detached accessory buildings:

- a) The maximum gross floor area of an ARU in a Detached Accessory Structure shall be the lesser of 139 m<sup>2</sup> or 50% of the gross floor area of the principle dwelling unit (in this case, 50%).
- b) An ARU located within a Carriage House shall not exceed 7.5 metres in height.

The applicant is proposing to construct a new detached accessory building in the form of a Carriage House, with the ARU unit having a gross floor area of approximately 142 m<sup>2</sup> and height of 7.8 metres. The carriage house thereby requires a variance of 33.05 m<sup>2</sup> in gross floor area and of 0.3 metres in height.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed May 31<sup>st</sup>, 2024 for a Public Hearing to be held at approximately 10:00 a.m.

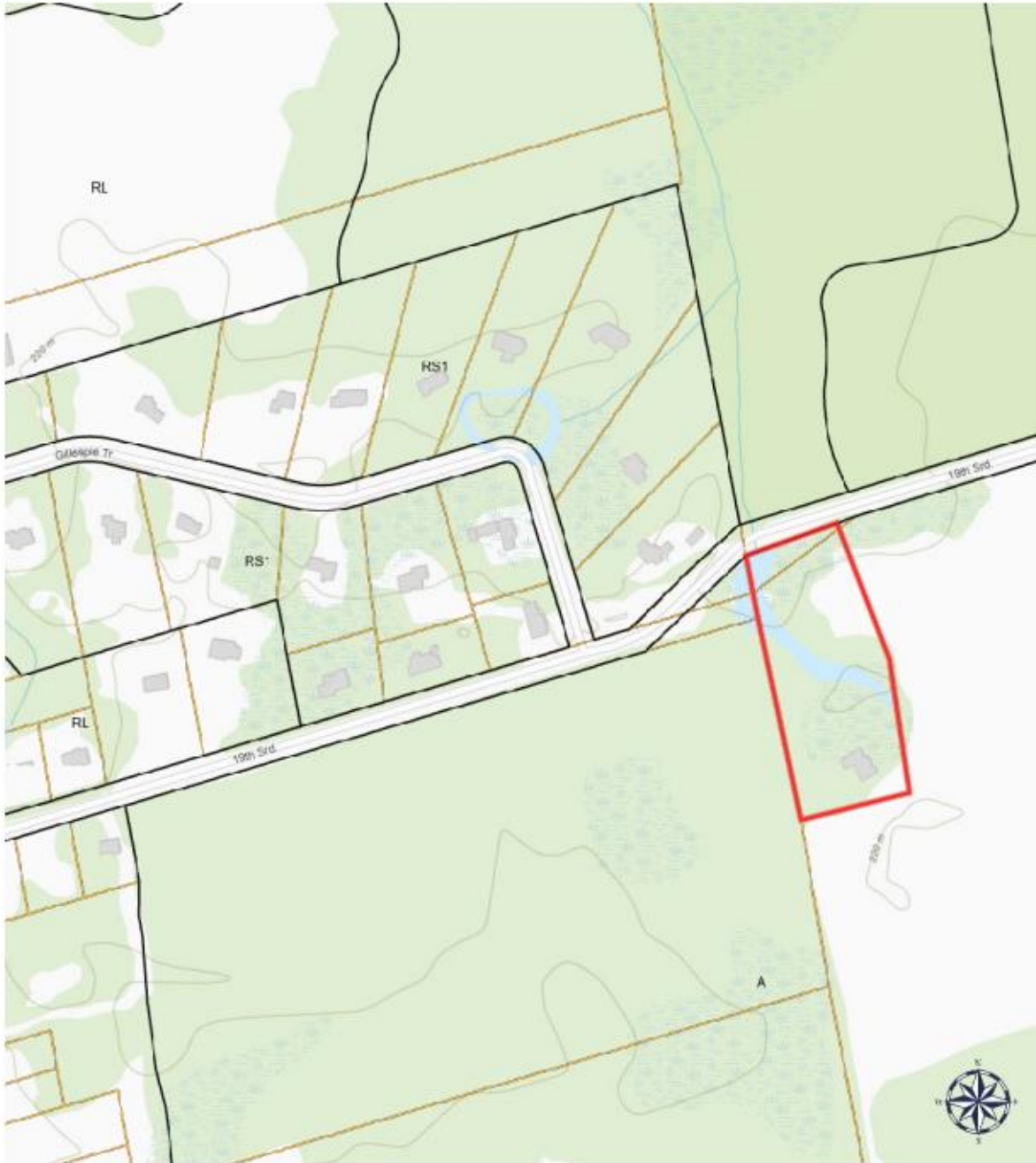
You may make a written submission through the undersigned Secretary-Treasurer in which your comments will be provided to the Committee of Adjustment prior to their decision on the application. If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must make a written request to the Committee of Adjustment at the address shown above, or via email to [ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca).

Yours truly,

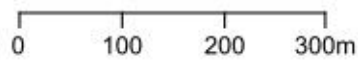
Oliver Ward  
Policy Planner  
[oward@essatownship.on.ca](mailto:oward@essatownship.on.ca)  
(705) 424-9917 ext.126

**Context Map:**

**6009 19th Sideroad**



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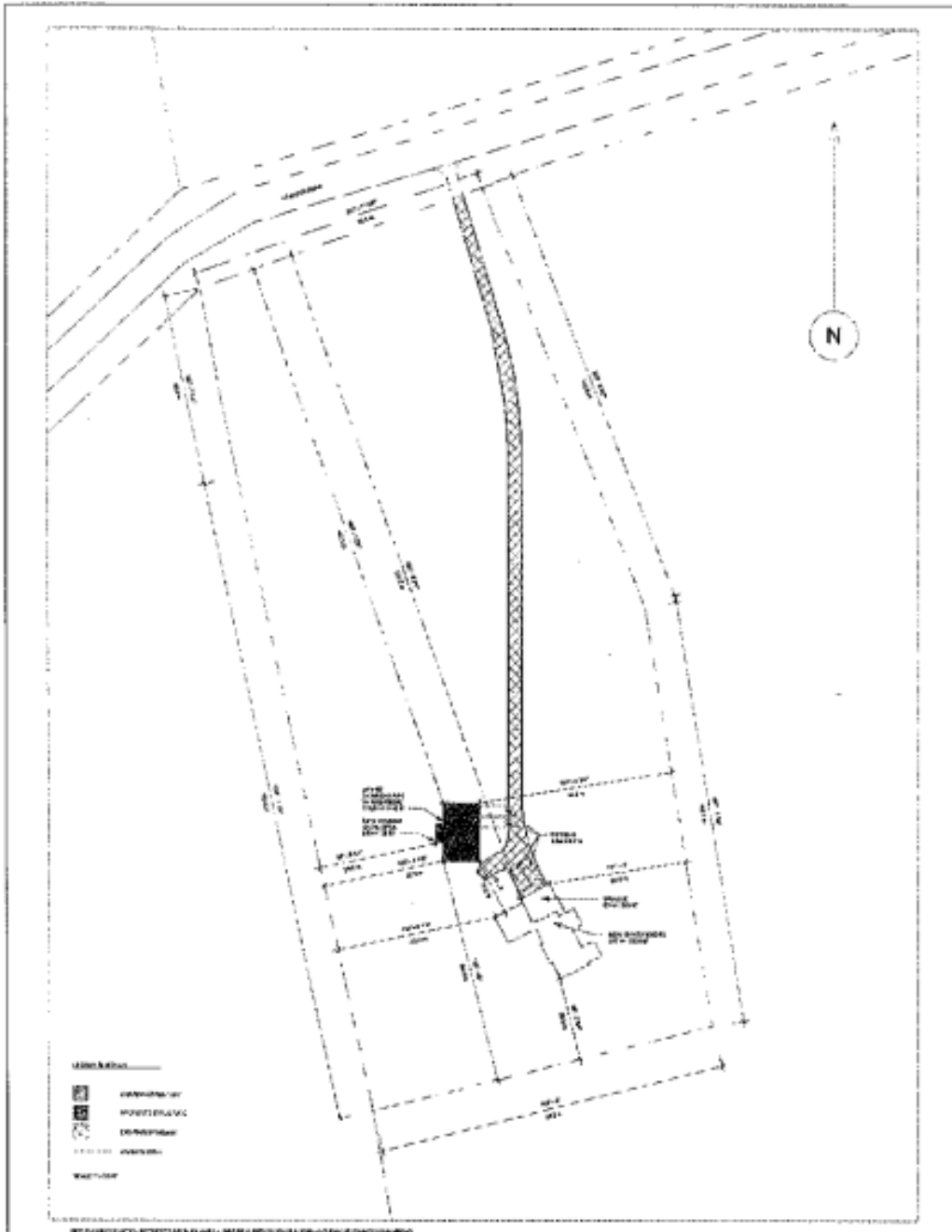


1 : 5,690



Apr. 24, 2024

Proposal:



 <p><b>Springwater</b> Engineering Limited 24 Parkside Drive Bunzl, Ok L4V 1W2 Tel: (709) 721-4228</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issue for Review</td> <td>2023-10-20</td> </tr> <tr> <td>2</td> <td>Issue for Construction</td> <td>2023-10-20</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	Issue for Review	2023-10-20	2	Issue for Construction	2023-10-20	<p>SEAL:</p> <p>_____</p> <p>DATE: _____</p>	<p>ALL DIMENSIONS THE CONTRACT SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED</p> <p>DRAWING WILL BE ON A4 (210x297) PAPER</p>
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