



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. A14-26

TAKE NOTICE that an application has been submitted for a Minor Variance application on the property known legally as CON 11 E PT LOT 16, municipally known as 33 Robert Street. The applicant is requesting relief from Section 4.38.3(a) of the zoning by-law which states the maximum gross floor area of an Additional Residential unit in a Detached Accessory Structure shall be the lessor of 139 square metres or 50% of the gross floor area of the principal dwelling unit in Agricultural and Rural zones; and 102 square metres or 50% of the gross floor area of the principal dwelling unit in all other zones. The applicant is proposing a detached additional residential unit that will have a gross floor area of ~142m².

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed September 25th, 2026, 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 September 2026.

Yours truly,

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

Context Map:



DAVIS TRAIL (NOT SHOWN - NO DRIVEWAY ACCESS)

39 DAVIS TRAIL

45 DAVIS TRAIL

33 ROBERT ST

35 ROBERT ST

Existing Gravel Driveway

7.31m X 12.19m EX. Barn

Proposed ARU 8.79m x 14.83m (142sqm)

Ex. SFD Building Area 222 sqm

Ex. #1 High Fence Pool Enclosure

Ex. #2 Pool

Ex. Free Standing Deck

Existing 8ft x 8ft Pool Shed to Be Removed

Existing 8ft water service shall be extended to the detached ARU after the site with a 3/4" copper or pvc line. Unless the township requires a separate 8ft for the detached ARU.

Not 8ft, Easy Gas Connection to Detached ARU

Depth into Road - see driveway by Consultant for further details

Principal Entrance - Provide entry door as close to grade as possible. Landing and stair requirements to be determined at placement of CSA A277 Certified Building. Details to be provided at the request of the building department.

Proposed 1.2m wide concrete (or equivalent) horseshoe walkway, slope no more than 2%.

Zoning Matrix

Residential, Low Density, Detached (R1)

Existing House SFD, new detached ARU added in proposed structure.

2 parking stalls at 2.5m x 6.7m provided for each dwelling.

New ARU will be connected to municipal water service through the existing house.

A new septic system compliant to OBC requirements is submitted with the building permit as municipal sewers are not available.

1.2m wide by 2.0m high path is provided from the existing house to the new ARU.

Building height 13'-6" (4.11m)

Minimum 4'11" (1.5m) setback provided to all other buildings on the property from the new ARU.

Proposed Detached ARU Setbacks

Front - 27'-0"

Rear - 38'-11"

Int. Side Yard 1 - 41'-4"

Int. Side Yard 2 - 52'-4"

LOT COVERAGE (MAX 35% PERMITTED)

Total Lot Coverage for all structures including new ARU proposed - 19.9%

Gross floor area of the ARU is less than 50% of the gross floor area of the principal dwelling unit.