



Corporation of the Township of Essa  
5786 Simcoe County Road #21  
Utopia, Essa Township, Ontario  
L0M 1T0

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**NOTICE OF A PUBLIC HEARING FOR CONSENT APPLICATIONS & A MINOR  
VARIANCE APPLICATION  
NO. A3-25/B1-25/B2-25/B3-25**

**TAKE NOTICE** that an application has been submitted for three (3) Consent applications and one (1) Minor Variance application on the property known legally as ESSA CON 3 PT LOT 31 PLAN;51M1129 PT BLK 66 RP;51R41996 PARTS 2 6 AND 14, municipally known 4 Bank Street. The subject property is zoned 'Residential, Low Density, Detached (R1)'. The applicant has applied for three (3) Consent applications to allow for the creation of three (3) new residential lots for three (3) townhouse units. This was in response to a settlement regarding an OLT Case for Z1-23 which originally proposed to create ten (10) new residences. The applicant is also applying for a minor variance for relief from Section 17 of Zoning By-law 2003-50 which regulates the minimum front yard setback for lands zoned R1 at 18m. The applicant is proposing for the retained lot to have a frontage of 9.2m.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed March 28<sup>th</sup>, 2025, 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).

Dated this 5<sup>th</sup> day of March 2025.

Yours truly,

**Owen Curnew**  
Development Planner  
[ocurnew@essatownship.on.ca](mailto:ocurnew@essatownship.on.ca)  
(705) 424-9917 ext.104

**Context Map:**



# Proposal:

