



THE CORPORATION OF THE TOWNSHIP OF ESSA COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A8-26 Roll No: 432101000819534
Owner: Andrew and Beth Stefaniuk
Location: 29 Pineview Trail
Date of Decision: September 25th, 2026
Purpose: The applicant is applying for relief from the following provisions of Zoning By-law 2003-50: Section 17 which stipulates that the minimum interior side yard setback for an accessory building/structure on lands zoned RS1 Zone is 6.0m. The applicant is proposing to construct a detached garage which will have an interior side yard setback of 3.0m.

IN THE MATTER OF A MINOR VARIANCE for relief from the provisions of Zoning By-Law:

☒ 2003-50 (Essa)

in the form of a minor variance as indicated in the application, the Committee of Adjustment for the Township of Essa hereby **GRANTS THE MINOR VARIANCE** subject to the following *Conditions of Approval*:

- ☐ That all municipal taxes be paid and up to date.
- ☐ That any and all external costs associated with this application are borne by the applicant.
- ☐ That the applicant satisfies concerns from the NVCA (if any).
- ☐ That the proper Building Permit(s) be obtained.
- ☐ 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.
- ☐ That the applicant provides a lot grading and drainage plan prepared by a professional engineer to be approved by the municipality at no cost to the municipality, to the satisfaction of the municipality.

For the following reasons:

- ☒ The general intent and purpose of the By-law and Official Plan is being maintained.

☒ the Committee has considered all public comments received and believes their decision is based on the best evidence available.

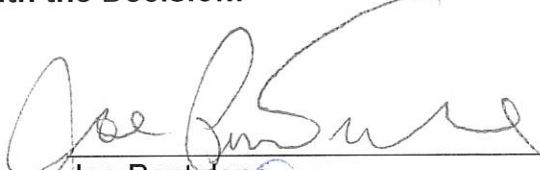
Signature of the Members concurring with the Decision:



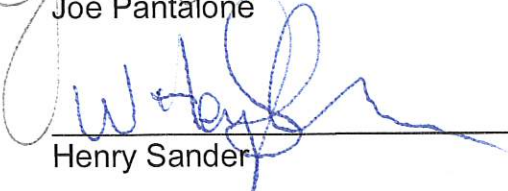
John Stelmachowicz, Chair



Joan Truax



Joe Pantalone



Henry Sander

NOTICE

The applicant, the Minister, a specified person or any public body, may appeal the decision and/or any conditions imposed to the Ontario Land Tribunal (OLT). In order to appeal, you must file a Notice of Appeal setting out written reasons for the appeal and, if applicable, specifying which conditions are being appealed, within twenty (20) days of the making of the decision.

This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$400.00 for the first application being appealed. If more than one application is being appealed, the fee for each additional application is \$400.00. Cheques should be made payable to the Minister of Finance; all Township administrative fees related to the appeal can be found in the Township's [Fee & Charges By-law](#). Please note the Secretary-Treasurer (plan@essatownship.on.ca) must receive this Notice within the 20-day period in order to be considered by the OLT. Please note, appeals and payments can also be made through the OLT E-File Service (<https://olt.gov.on.ca/e-file-service>).

Send to: Township of Essa Committee of Adjustment
Attention: Secretary-Treasurer
5786 County Road #21
Utopia, Ontario L0M 1T0

Note: Under the Planning Act, the applicant, the Minister, and specified person or public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

If the last date for filing an appeal falls on a Saturday, Sunday or Statutory Holiday, appeals will be accepted on the next working day.

Forwarded by mail: September 25th, 2026

Last date for Appeal to O.L.T.: October 15th, 2026

This Notice Dated: September 25th, 2026



Secretary-Treasurer, Committee of Adjustment