



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. B2-26 Roll No: 432101000420500 and 432101000420600
Owner: Northern Diversified Ltd.
Location: 190 Mill Street and 192 Mill Street
Date of Decision: June 26th, 2026
Purpose: The applicant has submitted a consent application for an access easement over 190 Mill Street in favour of 192 Mill Street. There has been a long-standing shared driveway access between both properties that the applicant is formalizing it.

Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment for the Township of Essa is that **PROVISIONAL CONSENT BE GRANTED** subject to the following *Conditions of Approval*:

- That a reference plan of the severed parcel(s) be prepared by an Ontario Land Surveyor and copies provided to the Secretary-Treasurer. The plan should be approved by Township Staff prior to depositing it in the Land Registry Office.
- That the applicant provides to the Secretary-Treasurer of the Committee of Adjustment copies of transfer documentation associated with the lands.
- That all municipal taxes be paid and up to date.
- That all external fees associated with the application be borne by the applicant.
- That all legal matters pertaining to the registration of the easement are to be handled by the Township Solicitor.
- That the applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following: A road allowance widening along the entire frontage of the property adjacent to County Road 90 to provide a 20.0 metre right-of-way from the centerline of County Road 90.
- That the Owner shall apply to the County for a Multi-Unit Residential Entrance Permit and abide by the Entrance standards as laid out in the By-law.
- That the Owner apply for a Sign Permit through the County of Simcoe for the proposed pylon sign.
- That the Owner expands the existing parking area of 192 Mill Street to accommodate an additional two (2) parking spaces to bring the property into

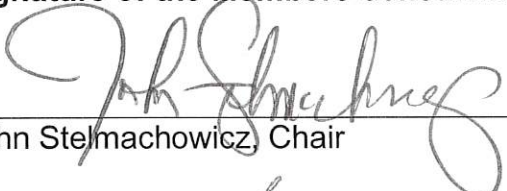
conformance with the Township's minimum parking standards without encroaching into the any existing landscaped/open space on the property.

That the Owner is required to plant five (5) full shade canopy trees prior to the registration of the easement, at the owner's cost, and to the satisfaction of the Township of Essa.

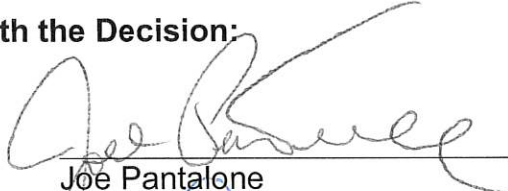
For the following reasons:

- 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.

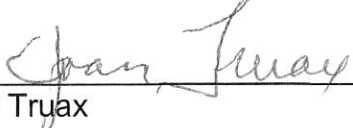
Signature of the Members concurring with the Decision:



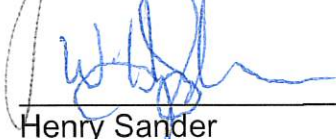
John Stelmachowicz, Chair



Joe Pantalone



Joan Truax



Henry Sander

PLEASE NOTE:

THIS NOTICE OF DECISION DOES NOT OFFICIALLY SEVER A LOT.

- A CONSENT CERTIFICATE IS REQUIRED BEFORE A LOT CAN BE SEVERED.
- ALL CONDITIONS MUST BE SATISFIED BEFORE THE ISSUANCE OF THE CONSENT CERTIFICATE.
- LOTS SHOULD NOT BE SOLD BEFORE THE ISSUANCE OF A CONSENT CERTIFICATE. THE TOWNSHIP TAKES NO RESPONSIBILITY FOR LOST SALES, FEES INCURRED, NOR ANY OTHER COSTS/MONETARY LOSSES RESULTING FROM THE FAILURE TO FULFILL THE CONDITIONS LISTED ON THIS NOTICE OF DECISION.

IN READING THIS, THE APPLICANT AND/OR AGENT ACKNOWLEDGES THE ABOVE.

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 and appeals and payments can be made through the OLT [E-Service Portal](#).

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: June 26th, 2026
Last date for Appeal to O.L.T.: July 16th, 2026
This Notice Dated: June 26th, 2026



Secretary-Treasurer, Committee of Adjustment