



THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File No. A7-26 Roll No: 432101000703500
Owner: Sacha Sarawan
Location: 7030 County Road 21
Date of Decision: June 26th, 2026
Purpose: The applicant is requesting relief from Section 3: Definitions of Essa Township's Zoning By-law 2003-50, specifically the definition of "Home Occupation," to permit outdoor activities as part of the use.

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 is required to apply for an NVCA permit for any and all future development or site alteration within 30m of a wetland.
- That the Owner shall operate no more than five days a week, specifically, Tuesday to Saturday, the owner shall also ensure that a maximum number of people per session be 15 be allowed at a given time, the operations hours be restricted from 9:00am to 6:00pm, and that a maximum of 10 vehicles be allowed on the premises, excluding the owners vehicles.
- That the application be approved for only a maximum of three (3) years, after which the owner can reapply.
- That the Owner submits to the Municipality, to the satisfaction of the Manager of Planning, an updated cover letter, signed and commissioned, outlining the operational details of the only proposed uses...outdoor yoga, meditation and wellness use, including the days and hours of operation, number of sessions per day, maximum number of participants per session, and maximum number of vehicles associated with the use. The approved use shall operate substantially in accordance with the submitted operational details.

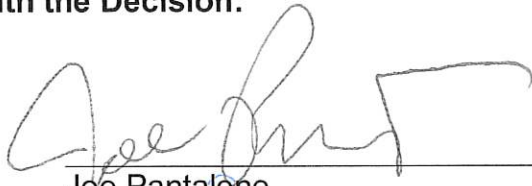
For the following reasons:

- 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.

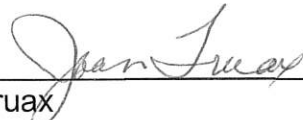
Signature of the Members concurring with the Decision:



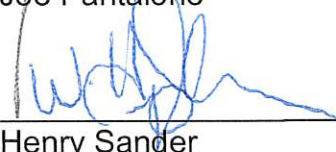
John Stelmachowicz, Chair



Joe Pantalone



Joan Truax



Henry Sander

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: 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