

**TOWNSHIP OF ESSA
COMMITTEE OF ADJUSTMENT**

**AGENDA
November 28th, 2025 - 10:00 a.m.**

**Council Chambers
Chair to open the meeting.**

1. DISCLOSURE OF INTEREST:

2. MINUTES:

Committee to accept Minutes from the September 26th, 2025, Meeting.
See attached.

3. APPLICATIONS:

- i) **A14-25
61 Vernon Street
Description:** **Terry Arnem**
Minor Variance
The applicant is seeking relief from Section 8.1.1 (a) of Essa Township's Zoning By-law 2003-50 which stipulates that Unenclosed decks in the specified zones have a minimum interior side yard setback of 1.5-metres.
- Zoning:** **Residential, Low Density, Detached (R1) Zone**
- ii) **A15-25
128 Wood Crescent
Description:** **Brittney Gay**
Minor Variance
The applicant is seeking relief from Section 4.28.4 of Essa Township's Zoning By-law 2003-50 which stipulates that all required parking for residential zones shall be located externally.
- Zoning:** **Residential, Low Density, Semi-Detached Zone – Special Exception 6 (R2-6)**
- iii) **B8-25, B9-25, B10,25
and B11-25** **TC Lands Inc.**

8949 Smith Road
Description:

New Lot Creation & Easements
The applicant has submitted six (6) consents: three (3) consents would facilitate the creation of 3 rural-residential lots on the subject lands, one (1) consent would allow for the creation of a new lot with the intention to establish the TC Lands Inc., wood storage business, and two (2) consents would grant the applicant easements. The easements are intended to allow the TC Lands to have road access off the proposed road 'A' which is intended to eventually provide access to both the TC Lands and the proposed industrial subdivision. The other easement would grant access to the proposed stormwater management pond which will eventually service the entire industrial subdivision.

Designation:

**Industrial – Exception, Industrial,
and Rural - Exception**

4. OTHER BUSINESS

5. ADJOURNMENT

**COMMITTEE OF ADJUSTMENT
MINUTES
September 26th, 2025**

Present: John Stelmachowicz, Chair
Joe Pantalone, Member
Joan Truax, Member

Also Present: Owen Curnew, Secretary-Treasurer
Anmol Burmy, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of June 27th, 2025 were approved by the Committee.

DISCLOSURE OF INTEREST:

No conflict of interest was disclosed.

APPLICATIONS

A11-25
8708 6th Line

Kenneth Dylan Thompson
Minor Variance

Present (other than Committee & Staff Members):

Kenneth Dylan Thompson, Owner

Anmol Burmy provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Kenneth Dylan Thompson provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone asked the applicant if there is a landscaping plan after construction and asking if there will be trees planted in the front lot as previous trees were taken down on this lot.

The applicant confirmed that trees fell down due to a storm and that no landscaping plan has been put in place at this time.

Joe Pantalone recommended the following condition: that the applicant commits to planting a full-shade canopy tree at the expense of the applicant and to the satisfaction of the Township, and once the Township has confirmed a tree can be placed.

John Stelmachowicz motioned to approve the application.

Joan Truax seconded the motion.

John Stelmachowicz asked if the applicant would need to reach out to the county of Simcoe about the BCRY setback or would the township do it.

Anmol Burmy confirmed that the applicant has already reached out and the County has provided written approval that no variance would be necessary for a setback.

Joe Pantalone motioned to approve the following condition: that the applicant commits to planting a full-shade canopy tree at the expense of the applicant and to the satisfaction of the Township, and once the Township has confirmed a tree can be placed.

Joe Pantalone motioned to approve the application.

Joan Truax seconded the motion.

John Stelmachowicz motioned to approve the application.

Joe Pantalone seconded the motion.

The Committee voted to APPROVE the variance application, as amended and with the conditions recommended by Staff.

**B7-25
8253 & 8243 8th Line**

**Dave Lee & Betty Jo McCabe
Lot line Adjustment**

Present (other than Committee & Staff Members):

Betty Jo McCabe, Owner
Dave Lee, Owner

Anmol Burmy provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Applicant provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone motioned to approve the application.

Joan Truax seconded the motion.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

**A12-25
45 Davis Trail**

**Maria Ganhao & Gil Ganhao
Minor Variance**

Present (other than Committee & Staff Members):

Maria Ganhao, Owner

Anmol Burmy provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Maria Ganhao and Gil Ganhao provided a brief presentation and stated that the garage will only be using it strictly for cars/trailer storage and to clean up the driveway.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Alan Thompson, owner of 48 Davis Trail, stated that he had concerns about commercial vehicles coming on the street which he would be against. Furthermore, after some discussions with the owners, Alan Thompson expressed that his concerns were addressed and he would be in support of the application.

The applicant confirmed that that would not be the case, and they are building it to eliminate this from happening.

Joe Pantalone asked if the new storage space is one big open concept space or is there a plan to subdivide the garage in the inside.

Applicant confirmed that is one big open concept space.

Joe Pantalone asked about the construction equipment currently situated on the lot.

Applicant confirmed that the equipment is for the construction of the garage, and no commercial construction business is being conducted on the lot.

John Stelmachowicz asked about if the height and setbacks from property lines are in

conformance with the Zoning By-law.

Anmol Burmy stated that everything other than the size of the building is in conformance with the Zoning By-law.

John Stelmachowicz motioned to approve the application.

Joe Pantalone seconded the motion.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

**A13-25
7590 8th Line**

**Renny Bidinot & Irina Bidinot
Minor Variance**

Present (other than Committee & Staff Members):

Renny Bidinot, Owner

Anmol Burmy provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Renny Bidinot provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

John Stelmachowicz asked is the increase in size is because of excess storage that is needed to accommodate for cars and other storage.

The applicant stated that it will be used for 4-5 cars, a fishing boat and to have a golf stimulator on one side for personal use.

Joe Pantalone motioned to approve the application.

Joan Truax seconded the motion.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz closed the meeting at **10:29** a.m.

DRAFT