



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

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**NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE APPLICATION  
NO. A9-24**

**TAKE NOTICE** that an application has been submitted for a Minor Variance application on the lands known legally as PLAN 160A PT LOT 17 E FRASER; ST RP 51R39080 PART 1 & 2 ESSA, municipally known 1 & 3 Fraser Street. The subject property is zoned Core Commercial (C2). The applicant is seeking relief from Section 30, Section 20.2r), Section 4.35a), and Section 4.35d) of Essa Township's Zoning By-law 2003-50 for relief regarding setbacks, a residential unit being located on the first storey of a commercial building, the minimum floor area of a residential unit in a commercial building, and the maximum allowable portion of a commercial building that can be dedicated to residential uses.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed September 27<sup>th</sup>, 2024, 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).

Yours truly,

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

**Context Map:**



Proposal:



FIGURE 6  
CONCEPTUAL SITE PLAN

— Subject Lands - 1907 m<sup>2</sup>  
Coverage - 11%

	PREPARED FOR:
	DATE:
	SCALE:
	BY:
Thorstone Consulting Services Land Use Planning and Development #2 - Box 190, Estevan, Ontario	

