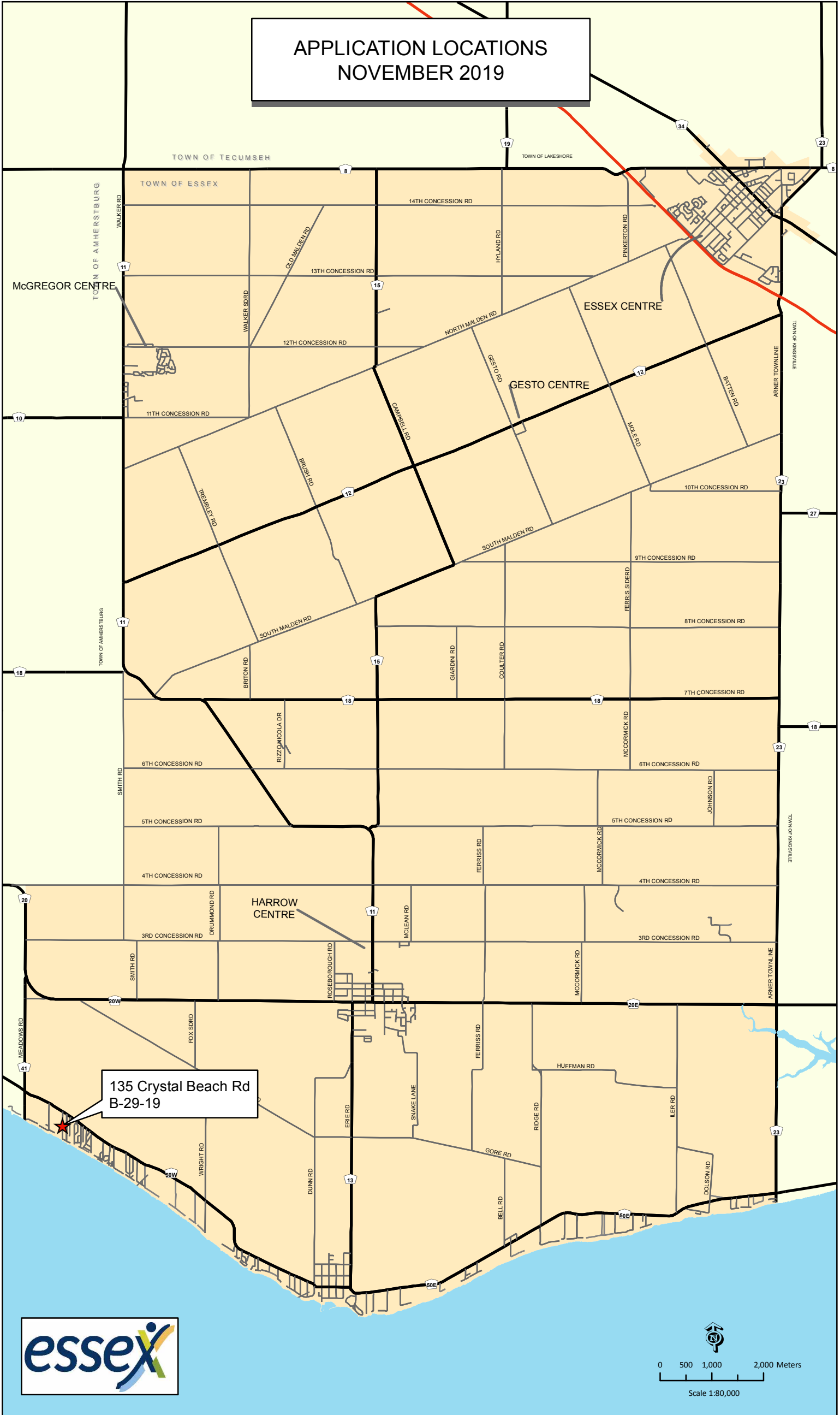
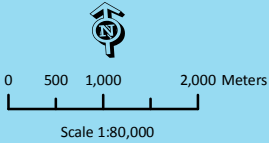


# APPLICATION LOCATIONS NOVEMBER 2019



135 Crystal Beach Rd  
B-29-19





## Committee of Adjustment Regular Meeting Agenda

**Meeting Date:** Tuesday, November 19<sup>th</sup>, 2019

**Meeting Time:** 4:00 PM

**Location:** Council Chambers, Town Hall, Town of Essex, 33 Talbot St. South

### 1. Roll Call:

Members Present	Percy Dufour, Chair Brian Gray, Vice Chair Phil Pocock Dan Boudreau Ray Beneteau
Also Present	Rita Jabbour, Planner Sarah Aubin, Planning Assistant

### 2. Declaration of Conflict of Interest

### 3. Adoption of Published Agenda

3.1 That the published agenda for the November 19<sup>th</sup>, 2019 meeting of the Committee of Adjustment be adopted as circulated.

### 4. Adoption of Minutes

4.1 That the minutes of the October 15<sup>th</sup>, 2019 Committee of Adjustment meeting be adopted as circulated.

### 5. Reports / Applications

#### 5.1 Rita Jabbour, Planner RE:

##### **Application B-29-19 1277083 Ontario Ltd. (Agent: Katie Dunn), 135 Crystal Beach Road (Colchester South, Ward 3)**

A consent application has been received by the Town of Essex Committee of Adjustment for the subject lands located at 135 Crystal Beach Road in the former township of Colchester South. The applicants are proposing to sever two ±526 square metre (±5664 square foot) parcels from the existing +1578 square metre (±16992 square foot) residential lot. The retained parcel is proposed to have an area of ±526 square metres (±5664 square feet). The applicant is proposing these consents for the purpose of residential lot creation.

#### **5.1.1 Public Presentations (if any)**

**6. Unfinished Business**

**6.1** Committee to be updated on LPAT appeal hearing **B-17-19** James & Janette Sylvester (7880 County Road 18)

**6.2** Committee to be updated on Revisions to the Zoning By-law

**7. Correspondence**

**8. New Business**

**9. Notices of Motion**

**10. Adjournment**

**10.1** That the meeting be adjourned at \_\_\_\_\_.

**11. Next Meeting**

**11.1** Tuesday December 17<sup>th</sup>, 2019 at 4:00 pm, Council Chambers, 33 Talbot Street South, Essex, Ontario.



**Notice of Public Hearing  
Application for Consent  
Town of Essex Committee of Adjustment**

**File Number:** B-29-19

**Applicant(s):** 1277083 Ontario Ltd. (Agent: Katie Dunn)

**Location of Property:** 135 Crystal Beach Road (Colchester South, Ward 3)

**Purpose of Application:** A consent application has been received by the Town of Essex Committee of Adjustment for the subject lands located at 135 Crystal Beach Road in the former township of Colchester South. The applicants are proposing to sever two ±526 square metre (±5664 square foot) parcels from the existing +1578 square metre (±16992 square foot) residential lot. The retained parcel is proposed to have an area of ±526 square metres (±5664 square feet). The applicant is proposing these consents for the purpose of residential lot creation.

**Take Notice:** An application under the above file number will be heard by the Town of Essex Committee of Adjustment on the date, time and at the place shown below:

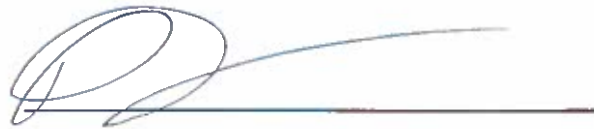
Town of Essex Municipal Building  
33 Talbot Street South, Essex, Ontario  
Tuesday November 19, 2019 at 4:00 p.m.

**Public Hearing:** You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 33 Talbot Street South, Essex Ontario, N8M 1A8.

**Failure to Make Comment:** If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Town of Essex in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

**Notice of Decision:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 33 Talbot Street South, Essex Ontario, N8M 1A8.

**October 23rd, 2019**

A handwritten signature in blue ink, appearing to read 'Rita Jabbour', is written over a horizontal line.

Rita Jabbour, R.P.P

Secretary-Treasurer

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [rjabbour@essex.ca](mailto:rjabbour@essex.ca)

SCALE 1/2" = 5'

FARMLAND

60'

60'

HYDRO LINES

60'

SHED

SHED

RETAINED LOT

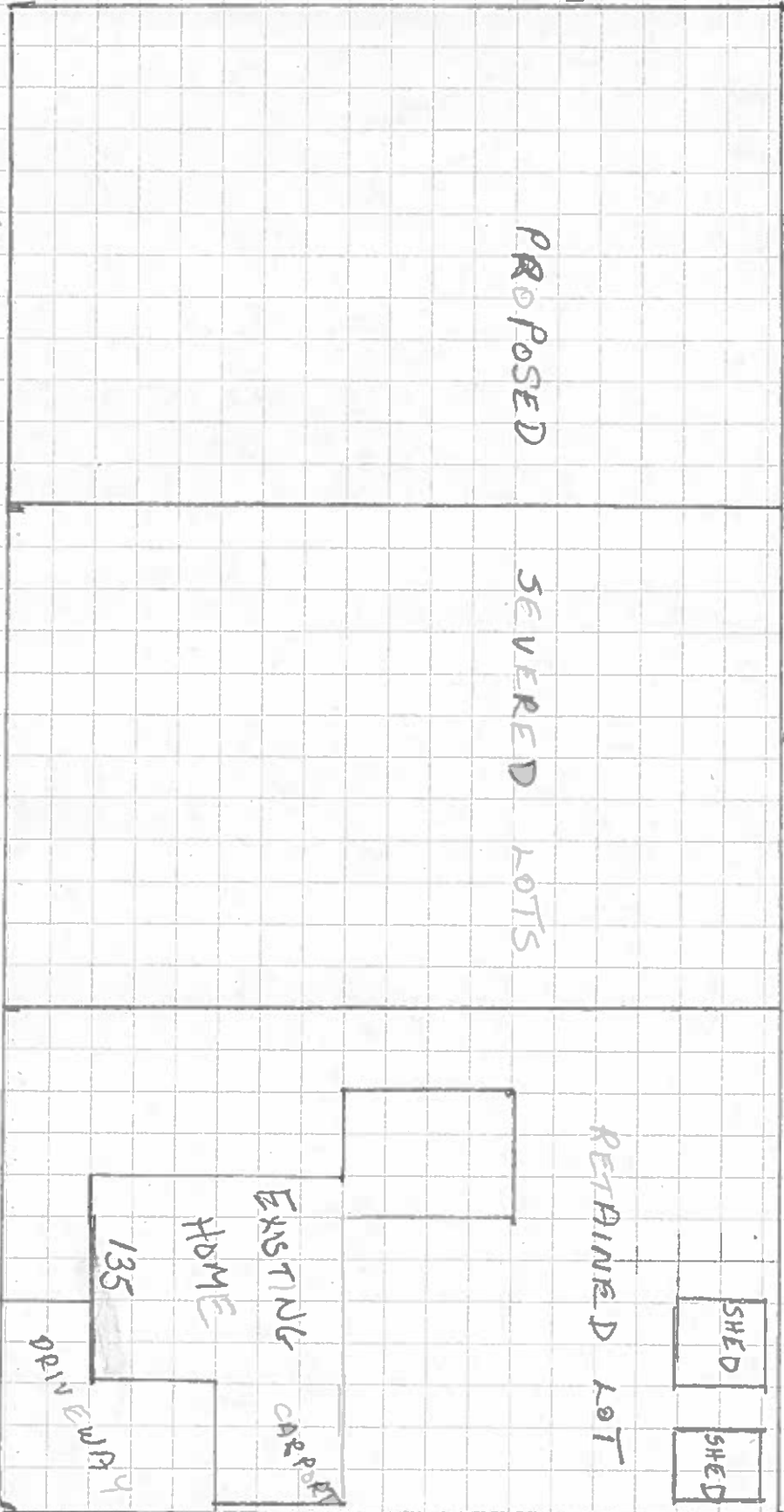
PROPOSED

SEVERED LOTS

94.4'

131 EXISTING HOME

44'



139 EXISTING HOME

LAKE ERIE 280 yds

CRYSTAL BEACH ROAD

ROAD

PUBLIC ROAD

WATER MAIN

COUNTY RD. 50

60'

60'

STORM SEWER

60'

132

134

EXISTING HOMES

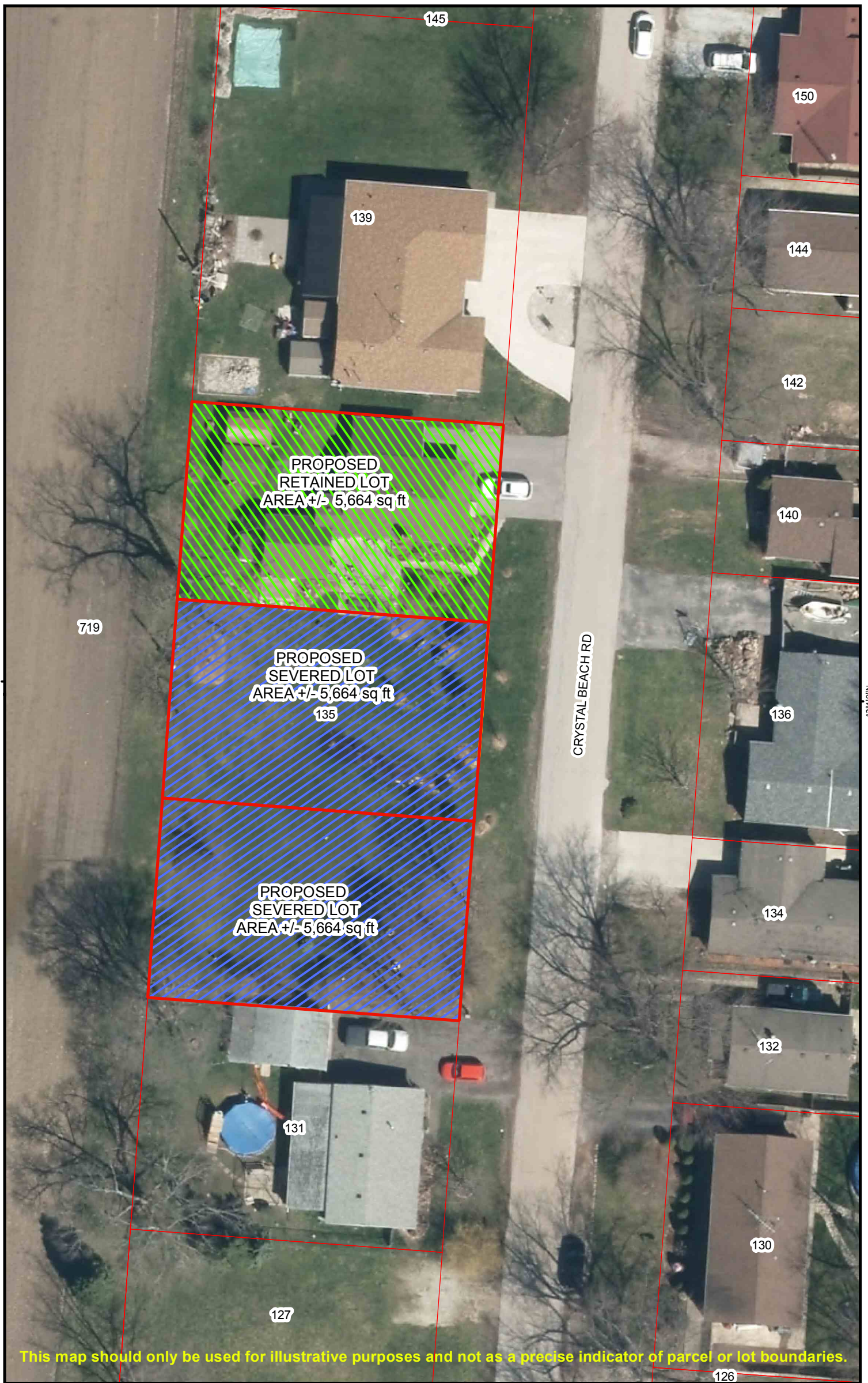
136

SANITARY SEWER

140









This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

APPLICATION B-29-19



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: 1277083 Ontario Ltd.(Agent: Katie Dunn)

Location: 135 Crystal Beach Rd

