



Committee of Adjustment Meeting Agenda

May 22, 2024, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Accessible formats or communication supports are available upon request. Please contact the Clerk’s Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

Pages

1. Call to Order

2. Land Acknowledgement

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

3. Declarations of Conflict of Interest

4. Adoption of Published Agenda

4.1 Committee of Adjustment Meeting Agenda for May 22, 2024

Moved by _____

Seconded by _____

That the published agenda for the May 22, 2024 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for April 16, 2024

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held April 16, 2024 be adopted as circulated.

6. Reports from Administration/Applications

8

6.1 B-08-24 William Robertson c/o Blair Robertson, 15403 County Road 8

9

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 15403 County Road 8, former Colchester North. The applicants are proposing to sever a + 1,304 square metre (14,040 square foot) parcel from the existing + 2,963 square metre (31,896 square foot) rural residential lot. The retained rural residential lot is proposed to have an area of + 1,658 square metres (17,856 square feet). The applicant is proposing this consent for the creation of one (1) rural residential lot.

Moved by _____

Seconded by _____

That application B-08-24 be approved / denied

6.2 A-08-24 William Robertson c/o Blair Robertson, 15403 County Road 8 12

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 15403 County Road 8, former Colchester North. As a result of severance for the creation of a rural residential lot (File No. B-08-24), the lot width for the severed parcel will be reduced from + 54.01 metres (177.2 feet) to + 23.77 metres (78 feet). Therefore, relief is required from Zoning By-law 1037, Residential District 1.3 (R1.3), Section 14.3 b) i) which states: the minimum lot width is the lesser of 30 metres (98.5 feet) or as lawfully existing.

Moved by _____

Seconded by _____

That application A-08-24 be approved / denied

6.3 B-09-24 Ruth Revenberg / W. Brady Holding Corporation c/o Ed Hooker / Frank Rappa, 1324 South Malden Road 15

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1324 South Malden Road, former Colchester North. The applicants are proposing to sever a + 1.62 hectare (4 acre) parcel from the existing + 20.41 hectare (50.43 acre) agricultural lot. The retained agricultural lot is proposed to have an area of + 18.62 hectares (46 acres). The applicants are proposing this consent because the dwelling has been deemed surplus to the needs of the farming operation.

Moved by _____

Seconded by _____

That application B-09-24 be approved / denied

6.4 A-09-24 Ruth Revenberg / W. Brady Holding Corporation c/o Ed Hooker / Frank Rappa, 1324 South Malden Road 18

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 1324 South Malden Road, former Colchester North. As a result of a surplus severance on the subject lands, the lot area for the severed and retained parcels will be reduced from + 20.41 hectares (50.43 acres) to + 1.62 hectares (4 acres) and + 18.62 hectares (46 acres), respectively. Relief is therefore, required from Section 13.1 b) ii) of the Zoning By-law which states: The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.”

Moved by _____

Seconded by _____

That application A-09-24 be approved / denied

6.5 B-10-24 A.F.F. Farms Ltd. c/o Karl G. Melinz, 0 Gore Road 21

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 0 Gore Road, former Colchester South. The applicants are proposing to sever a + 0.63 ha (1.56 acre) parcel from the existing +61.05 ha (150.87 acre) agricultural lot to be added to the adjacent property identified as 1248 Gore Road. The retained agricultural lot is proposed to have an area of + 60.3 ha (149 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by _____

Seconded by _____

That application B-10-24 be approved / denied

6.6 B-11-24 Jarrod & Margaret Banyai / Silva Homes Inc., 4644 4th Concession Road 24

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 4644 4th Concession Road, former Colchester South. The applicants are proposing to sever a + 0.81 hectare (2 acre) parcel from the existing + 21.45 hectares (53 acre) agricultural lot. The retained agricultural lot is proposed to have an area of + 20.64 hectares (51 acres). The applicant is proposing this consent because the dwelling has been deemed surplus to the needs of the farming operation.

Moved by _____

Seconded by _____

That application B-11-24 be approved / denied

6.7 A-10-24 Jarrod & Margaret Banyai / Silva Homes Inc., 4644 4th Concession Road 27

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 4644 4th Concession Road, former Colchester South. As a result of a surplus severance on the subject lands, the lot area for the severed and retained parcels will be reduced from + 21.45 hectares (53 acre) to + 0.81 hectare (2 acre) and + 20.64 hectares (51 acres), respectively. Relief is therefore required from Section 13.1 b) ii) of the Zoning By-law which states: The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.”

Moved by _____

Seconded by _____

That application A-10-24 be approved / denied

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Tuesday, June 18, 2024, at 5:00 p.m. at Town Hall, Council Chambers, 33 Talbot Street South, Essex.