



Committee of Adjustment Meeting Agenda

February 19, 2025, 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 February 19, 2025

Moved by _____

Seconded by _____

That the published agenda for the February 19, 2025, Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for January 21, 2025

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held January 21, 2025, be adopted as circulated.

6. Reports from Administration / Applications

9

Moved by _____

Seconded by _____

That the presentation entitled Committee of Adjustment, February 19, 2025 Agenda, presented by Administration, be received.

6.1 B-03-25| 7043 County Road 23 | Joseph Drouillard

10

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 7043 County Road 23, former Colchester North (Ward 2). The applicants are proposing to sever a ± 0.45 ha (1.1 acre) parcel from the existing ± 37 ha (92 acres) agricultural lot to be added to the adjacent property identified as 7045 County Road 23. The retained agricultural

lot is proposed to have an area of ± 36.55 ha (90.9 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by _____

Seconded by _____

That application B-03-25 be approved / denied with reasons or deferred.

6.2 A-03-25 | 7043 County Road 23 | Joseph Drouillard

20

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 7043 County Road 23, former Colchester North (Ward 2). As a result of a severance for the purpose of a lot addition regarding the subject lands, the lot area for the retained parcel will be reduced from ± 37 ha (92 acres) to ± 36.55 ha (90.9 acres). 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-03-25 be approved, denied with reasons or deferred.

6.3 B-04-25 | 21 3rd Concession Road | Pollmar Holdings Limited c/o Larry Pollard Agent: Ashley Harmon

23

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 21 3rd Concession Road, Harrow (Ward 4). The applicants are proposing to sever a $\pm 2,771$ square metre parcel from the existing ± 1.94 ha highway commercial lot. The retained lot is proposed to have an area of ± 1.66 ha. The applicant is proposing this consent for the creation of one (1) highway commercial lot.

Moved by _____

Seconded by _____

That application B-04-25 be approved, denied with reasons or deferred.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Tuesday, March 18, 2025, in Council Chambers, 33 Talbot Street South, Essex ON.