



Committee of Adjustment Meeting Agenda

May 21, 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 May 21, 2025

Moved by _____

Seconded by _____

That the published agenda for the May 21, 2025 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for April 15, 2025

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held April 15, 2025, be adopted as circulated.

6. Reports from Administration/Applications

5

Moved by _____

Seconded by _____

That the presentation entitled Committee of Adjustment, Regular Meeting, May 21, 2025, be received.

6.1 A-05-25 | 205 Centre Street | Lisa & Michael Girard (Agent: Dean Santarossa)

6

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 205 Centre Street, Essex Centre, Ward 1. The applicant is looking to construct an additional dwelling unit that is 70.0 sqm (753 sqft) in gross floor area to be located 1.2 m (4 ft) from the rear lot line. Therefore, the applicant is requesting relief from section

8.15 c) xi) of the Zoning By-law which states: an Additional Dwelling Unit located in a detached accessory or ancillary building shall be permitted in a rear yard, except in a required rear yard. The subject property is zoned Residential District 1.1 which requires a minimum rear yard depth of 7.5m (25ft).

Moved by _____

Seconded by _____

That application A-05-25 be approved, denied with reasons or deferred.

6.2

B-06-25 | 265 Maidstone Avenue East | Robert & Stephen Mathies

11

An application for consent has been received by the Town of Essex Committee of Adjustment for the lands located at 265 Maidstone Ave E, in Essex Centre, Ward 1. The applicants are proposing to sever a + 9,299.34 sqm (2.3 acre) parcel from the existing + 13,322.3 sqm (3.29 acre) lot to be added to the vacant residential property to the south identified as 0 Maidstone Ave E. The retained lot is proposed to have an area of + 2,111 sqm (0.52 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by _____

Seconded by _____

That application B-06-25 be approved, denied with reasons or deferred

6.3

B-07-25 | 265 Maidstone Avenue East | Robert & Stephen Mathies

15

An application for consent has been received by the Town of Essex Committee of Adjustment for the lands located at 265 Maidstone Ave E, in Essex Centre, Ward 1. The applicants are proposing to sever a + 1,912 sqm (0.47 acre) parcel from the existing + 13,322.3 sqm (3.29 acre) lot. The retained lot is proposed to have an area of + 2,111 sqm (0.52 acres). The applicant is proposing this consent for the creation of one (1) new lot.

Moved by _____

Seconded by _____

That application B-07-25 be approved, denied with reasons or deferred.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Tuesday, June 17, 2025, at 5:00 p.m. in Council Chambers, 33 Talbot Street, South, Essex ON.