



Committee of Adjustment Meeting Agenda

October 16, 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 October 16, 2024

Moved by _____

Seconded by _____

That the published agenda for the October 16, 2024 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for August 20, 2024

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Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held August 20, 2024 be adopted as circulated.

6. Reports from Administration/Applications

6

6.1 A-13-24 James Manning & Cindy Ross, 332 Laird Avenue, Essex Deferred

7

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 332 Laird Avenue, in Essex Centre. The applicants are looking to construct a two (2) storey accessory building with a total building height of 7.02 metres (23.05 ft) and a gross floor area of 178.0 square metres (1,916 sqft). Therefore, the applicants are requesting relief from the following sections of Zoning By-law 1037 to permit the accessory building:

- Section 14.1 b) v. which limits the maximum building height of an accessory building to one (1) storey,

- Section 14.1 b) x. which limits the size of an accessory building and combination of accessory buildings to 70 square metres (750 sqft) and 92 square metres (1,000 sqft) respectively.

On Tuesday August 20, the Town of Essex Committee of Adjustment heard Minor Variance application A-13-24. Following a presentation by Staff, and public delegations by the applicant and members of the public, a motion to approve the application was made by a member of the Committee but did not receive a majority of support to be granted. No further motion was made on the application. Therefore, the application has been deemed “deferred” and must be brought back to the Committee of Adjustment for a decision.

6.2 A-15-24 Town of Essex (c/o Jake Morassut) 33 Talbot Street South 13

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 33 talbot Street South, Essex Centre, Ward 1. The applicants are proposing to construct an addition to the existing structure currently used as the Town Hall Facilities. The proposed addition will be two (2) storeys with a total building height of 7.49 m and a building footprint of 528.37 sqm. The addition will be located 1.48 m from the exterior rear lot line. Therefore, the applicant is requesting relief from subsection 17.2 b) vi which states that a rear yard depth minimum must be 7.5m from an exterior rear lot line.

6.3 B-17-24 Joseph Paul Grondin, 1172 South Malden Road 20

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1172 South Malden Road, former Colchester North, Ward 2. The applicant is proposing to sever a ± 0.16 ha (0.4 acre) parcel from the existing ± 19.38 ha (47.9 acres) agricultural lot to be added to the adjacent property identified as 1184 South Malden Road. The retained agricultural lot is proposed to have an area of ± 19.22 ha (47.5 acres). The applicant is proposing this consent for the purposes of a lot addition.

6.4 A-14-24 Joseph Paul Grondin, 1172 South Malden Road 26

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 1172 South Malden Road, former Colchester North, Ward 2. As a result of a consent application for the purpose of a lot addition on the subject lands, the lot area for the retained parcel will be reduced from ±19.38 ha (47.9 acres) to ± 19.22 ha (47.5 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.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Tuesday, November 19, 2024, at 5:00 p.m. at Town Hall, Council Chambers, 33 Talbot Street South, Essex.