



Committee of Adjustment Meeting Agenda

November 19, 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 November 19, 2024

Moved by _____

Seconded by _____

That the published agenda for the November 19, 2024 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for October 16, 2024

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Moved by _____

Seconded by _____

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

6. Reports from Administration/Applications

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6.1 A-16-24 133 Laird Avenue - 1000836172 Ontario Inc. c/o Daniel Croft, Agent: Lassaline Planning Consultants c/o Jackie Lassaline

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An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 133 Laird Avenue, Essex Centre, Ward 1. The applicant is looking to construct a three (3) storey apartment building with a total of nine (9) dwelling units. The apartment building will have a total height of 9.6m (31.5ft), and a gross floor area of 790sqm (8,505sqft). The apartment building will be located 3.42m (11.25ft) from the southern interior lot line, and 3.05m (10ft) from the northern interior lot line. The apartment building will have six (6) balconies encroaching up to a maximum of 1.2m (4ft) into the required northern interior side yard.

Therefore, the applicant is requesting relief from the following sections of the Zoning By-law, By-law 1037:

- Section 16.1 b) viii) which requires a side yard width minimum of 6m (20ft) where a habitable room window of any dwelling unit faces a side lot line.
- Section 9.5 c) which permits balconies to encroach into a required side yard to a maximum depth equal to 25% of the required side yard width

6.2 B-18-24 687 Beach Street - Maria Francisco c/o Joe Francisco

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A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 687 Beach Street, former Colchester South, Ward 3. The applicants are proposing to sever a \pm 94.42 sqm (0.023 acre) parcel from the existing \pm 1,131 sqm (0.279 acre) residential lot to be added to the adjacent property identified as 685 Beach Street. The retained residential lot is proposed to have an area of \pm 1,036.58 sqm (0.256 acres). The applicant is proposing this consent for the purposes of a lot addition.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings