



Committee of Adjustment Meeting Agenda

January 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 January 21, 2025

Moved by _____

Seconded by _____

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

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for December 17, 2024

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held December 17, 2024 be adopted as circulated.

6. Reports from Administration/Applications

6

6.1 A-02-25 | 955 County Road 50 | Kiwanis Club of Windsor c/o Dan Inverarity

7

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 955 County Road 50, in the former Township of Colchester South. The applicants are looking to permit the expansion and enlargement of a legal non-conforming use. The applicants wish to construct an addition to the existing ± 225.1 square metre (2,422.5 sqft) bunk house. The bunk house is used to accommodate staff of the Kiwanis Camp. The addition will be ± 108.56 square metres (1,168.5 sqft) and will be located ± 58.29 m (191.25 ft) from the front lot line, ± 7.01 m (23 ft) from the western exterior lot line

Moved by _____

Seconded by _____

That application B-02-25 be approved / denied.

6.2 B-01-25 | 4522 4th Concession Road | Ronald Regan Catherwood & Kathleen Declie Catherwood

10

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 4522 4th Concession Road, former Colchester South. The applicants are proposing to sever a \pm 0.36 hectares (0.89 acres) parcel from the existing \pm 15.38 hectares (38 acres) agricultural lot. The retained agricultural lot is proposed to have an area of \pm 14.98 hectares (37.02 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-01-25 be approved / denied.

6.3 A-01-25 | 4522 4th Concession Road | Ronald Regan Catherwood & Kathleen Declie Catherwood

13

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 4522 4th Concession Road, in the former Township of Colchester South. As a result of a surplus severance on the subject lands, the lot width of the severed parcel will be reduced to \pm 40.16 metres (131.76 feet), and the lot area for the severed and retained parcels will be reduced from \pm 15.38 hectares (38 acres) to \pm 0.36 hectares (0.89 acres) and \pm 14.98 hectares (37.02 acres), respectively. Relief is therefore required from Section 13.1 b) i) which states: *The minimum lot width for lots within Agricultural District 1.1 (A1.1) is the lesser of 60 metres (200 feet) or as existing, unless otherwise specifically provided*, and 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-01-25 be approved / denied.

6.4 B-32-22 | 14798 14th Concession Road (Pinkerton) | Inspiration Industrial Park c/o Abe Friesen | Agent Jackie Lassaline

16

Application previously deferred.

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 14978 14th Concession Road in the former Township of Colchester North, Ward 2. The subject lands have a total lot area of +13.5 Hectares and are designated and zoned to accommodate General Industrial Uses. The applicants are proposing to sever five (5) lots for industrial lot creation. The severance proposal is as follows and the lots will not be developed until such time servicing is constructed and site plan approval is granted:

- Lot 1 will have a lot area of 4.04 Hectares
- Lot 2 will have a lot area of 1.66 Hectares
- Lot 3 will have a lot area of 1.86 Hectares
- Lot 4 will have a lot area of 1.65 Hectares
- Lot 5 will have a lot area of 0.81 Hectares

The retained lands will have a total area of 2.73 Hectares. An easement for access purposes is also proposed to be created over Lot 3 and is further described in the Notice of Public Hearing for Consent Application **B-02-25**.

Moved by _____

Seconded by _____

That application B-32-22 be approved / denied.

6.5 B-02-25 (Easement) | 14798 14th Concession Road (Pinkerton) | Inspiration Industrial Park c/o Abe Friesen | Agent Jackie Lassaline

19

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 14978 14th Concession Road in the former Township of Colchester North, Ward 2. The applicants are proposing to create a ±24-metre-wide easement for the purpose of road access in favour of the industrial lots proposed to be created by consent application B-32-22.

Moved by _____

Seconded by _____

That application B-02-25 be approved / denied.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Wednesday, February 19, 2025, at 5:00 p.m. at Town Hall, Council Chambers, 33 Talbot Street South, Essex.



**The Corporation of the Town of Essex
Committee of Adjustment Meeting Minutes**

December 17, 2024, 5:00 pm
Location: Essex Municipal Building, 33 Talbot Street South

Present: Chair - Pocock, Phil
Vice Chair - Baker, William
Member - Child, Matthew
Member - Lester, Dorene
Member - Sauve, Danny

Also Present: Ian Rawlings, Junior Planner
Marsha Buchta, Recording Secretary
Cheyenne Mailloux, Heritage & Planning Intern

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.

1. Call to Order

Phil Pocock, Chair, called the meeting to order at 4:59 p.m.

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

There were no declarations of conflict of interest noted at this time.

4. Adoption of Published Agenda

4.1 Committee of Adjustment Meeting Agenda for December 17, 2024

COA24-12-67

Moved By William Baker, Vice Chair
Seconded By Danny Sauve

That the published agenda for the December 17, 2024 Committee of Adjustment Meeting be adopted as presented.

Carried

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for November 19, 2024

COA24-12-68

Moved By Dorene Lester
Seconded By Matthew Child

That the minutes of the Committee of Adjustment meeting held November 19, 2024 be adopted as circulated.

Carried

6. Reports from Administration/Applications

6.1 A-12-24 110 Santa Ana Avenue - Dennis Tuffin

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 110 Santa Ana Avenue, former Colchester South, Ward 3. The applicant is looking to construct an additional dwelling unit that is 31.26sqm (336sqft) in gross floor area to be located 1.53m (5ft) 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).

Mr. Danny Sauve questioned circulation of notices with regard to the Canada Post strike. Ms. Buchta advised an alternate courier service was utilized.

COA24-12-69

Moved By Dorene Lester
Seconded By Danny Sauve

That application A-12-24 be approved to construct an additional dwelling unit that is 31.26sqm (336sqft) in gross floor area, to be located 1.53m (5ft) from the rear lot line with the requested relief from section 8.15 c) xi) of the Zoning By-law for minimum yard depth, subject to the following condition:

- 1. That the applicant applies for a building permit.

Reason for the Decision:

- 1. The general intent of the Town of Essex Official Plan is maintained;
- 2. The general intent of the Zoning Bylaw is maintained;
- 3. The variance(s) is minor;
- 4. The variance(s) is desirable for the appropriate use of the land;
- 5. The variance is compatible with the established character of the neighborhood, traffic and parking patterns;
- 6. The variance deals with circumstances particular to the site and development.

Carried

6.2 B-19-24 32 Maple Avenue - Claudio Medeiros

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 32 Maple Avenue, Harrow, Ward 4. The applicants are proposing to sever a ± 942 sqm (10,146 sqft) parcel from the existing $\pm 2,174$ sqm (23,401 sqft) residential lot to be added to the adjacent property identified as 0 King Rear Alley (ARN: 375495000003600). The retained residential lot is proposed to have an area of $\pm 1,232$ sqm (13,255 sqft). The applicant is proposing this consent for the purposes of a lot addition.

COA24-12-70

Moved By Matthew Child

Seconded By William Baker, Vice Chair

That Consent application B-19-24 to sever a ± 942 sqm (10,146 sqft) parcel from the existing $\pm 2,174$ sqm (23,401 sqft) residential lot for the purpose of a lot addition, to be merged with the adjacent property identified as 0 King Rear Alley (ARN: 375495000003600) be approved, subject to the following conditions;

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the severed parcel be consolidated with the lands known as 0 King Rear Alley (ARN: 375495000003600). In accordance with Subsection 3 of Section 50 of the Planning Act, the applicant shall submit to the Secretary-Treasurer satisfactory evidence that the transferee of the severed portion of the property and the owner of the abutting property are identical, together with an undertaking from the applicant's solicitor to consolidate the severed portion and the abutting into one parcel. Within thirty days of the issuance of the certificate of consent to sever, the applicant shall provide evidence to the Secretary-Treasurer that an application to consolidate parcels has been filed with the Land Registry Office;
6. That all of the above conditions be fulfilled on or before December 17, 2026, as per Section 53(41) of the Planning Act, R.S.O. 1990.

Reason for Decision:

That Application B-19-24 is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

7. New Business

7.1 Adoption of the 2025 Committee of Adjustment Meeting Schedule

COA24-12-71

Moved By William Baker, Vice Chair

Seconded By Matthew Child

That the 2025 Draft Meeting Schedule be adopted as presented.

Carried

7.2 Election of Chair 2025 Committee Season

COA24-12-72

Moved By Matthew Child

Seconded By Dorene Lester

That Phil Pocock be nominated for the position of Chair of the Committee of Adjustment for the 2025 calendar year effective January 2025.

Carried

7.3 Election of Vice Chair 2025 Committee Season

COA24-12-73

Moved By William Baker, Vice Chair

Seconded By Phil Pocock, Chair

That Danny Sauve be nominated for the position of Vice Chair of the Committee of Adjustment for the 2025 Calendar year effective January 2025.

Carried

8. Adjournment

COA24-12-74

Moved By William Baker, Vice Chair

Seconded By Matthew Child

That the meeting be adjourned at 5:33 p.m.

Carried

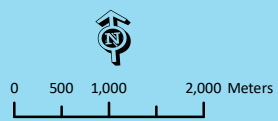
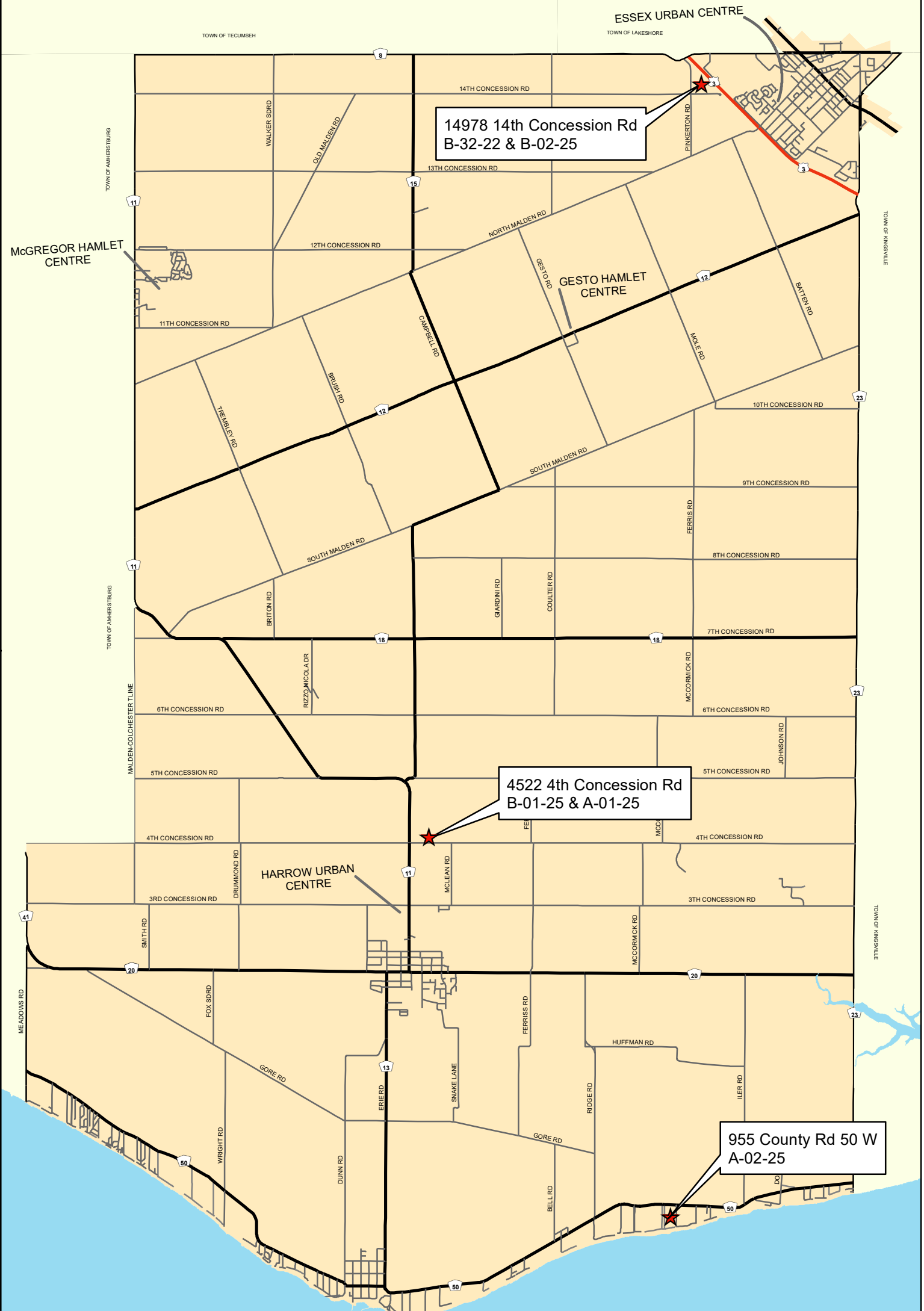
9. Future Meetings

Tuesday, January 21, 2025, at 5:00 p.m. at Town Hall, Council Chambers, 33 Talbot Street South, Essex

Chair

Recording Secretary

APPLICATION LOCATIONS JANUARY 2025





**Notice of Public Hearing
Application for Minor Variance
Town of Essex Committee of Adjustment**

File Number: A-02-25
Applicant(s): Kiwanis Club of Windsor (c/o Dan Inverarity)
Location: 955 County Road 50 (former Colchester South, Ward 3)

Purpose:

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 955 County Road 50, in the former Township of Colchester South. The applicants are looking to permit the expansion and enlargement of a legal non-conforming use. The applicants wish to construct an addition to the existing \pm 225.1 square metre (2,422.5 sqft) bunk house. The bunk house is used to accommodate staff of the Kiwanis Camp. The addition will be \pm 108.56 square metres (1,168.5 sqft) and will be located \pm 58.29 m (191.25 ft) from the front lot line, \pm 7.01 m (23 ft) from the western exterior lot line.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, January 21st, 2025 at 5:00 p.m.** in Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

Public Hearing:

You are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, via email at essexplanning@essex.ca.

Please Note:

This meeting will be available for members of the public to attend in person. Please note there is limited space for in-person attendees and delegates, therefore pre-registration is recommended to essexplanning@essex.ca. Delegates and the public requesting to attend electronically due to special accommodation is permitted, however pre-registration is mandatory to essexplanning@essex.ca. Please provide your contact information (name, address, email and phone number) to the Committee Recording Secretary via email to essexplanning@essex.ca or phone 519-776-7336 extension 1128 no later than the deadline of 24 Hours prior to the date and time of the scheduled meeting. Electronic participation in meeting practices shall be in accordance with Subsection 3.13 of the Town of Essex Procedural Bylaw.

Where and when feasible, all Committee of Adjustment meetings shall be livestreamed and/or made available electronically for public viewing with such determination to be based on the resources available at the time, the prevailing circumstances of the Meeting including the location thereof, any other factors that support the livestreaming or electronic availability

of such Meeting. The failure to livestream and/or make available electronically for public viewing any particular Committee of Adjustment meeting shall not affect the validity of the Meeting or any action lawfully taken at the Meeting.

The livestream for this meeting will be available at the YouTube address listed below. The stream will be made live approximately 10 minutes before the start of the meeting and accordingly, the meeting will not appear on the YouTube account page until then.

<https://www.youtube.com/user/EssexOntario/videos>

Notice of Decision:

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 2610 County Road 12, Essex Ontario, N8M 2X6

January 2, 2025



Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

82°50'10"W

790

950

954

County Rd 50

Breezeway Dr

955

967

106

949

964

960

953

955

957

959

961

963

965

957


41°59'50"N

41°59'50"N

This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

APPLICATION A-02-25



 Subject Lands

Applicant Name: *Kiwanis Club of Windsor
(c/o Dan Inverarity)*

Location: 955 County Rd 50 E



0 30 60 120 feet



**Notice of Public Hearing
Application for Consent
Town of Essex Committee of Adjustment**

File Number: B-01-25
Applicant(s): Ronald Regan Catherwood & Kathleen Delcie Catherwood
Location: 4522 4th Concession Road (former Colchester South, Ward 3)

Purpose:

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 4522 4th Concession Road, former Colchester South. The applicants are proposing to sever a \pm 0.36 hectares (0.89 acres) parcel from the existing \pm 15.38 hectares (38 acres) agricultural lot. The retained agricultural lot is proposed to have an area of \pm 14.98 hectares (37.02 acres). The applicant is proposing this consent because the dwelling has been deemed surplus to the needs of the farming operation.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, January 21st, 2025 at 5:00 p.m.** in Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

Public Hearing:

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Please Note:

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viewing any particular Committee of Adjustment meeting shall not affect the validity of the Meeting or any action lawfully taken at the Meeting.

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<https://www.youtube.com/user/EssexOntario/videos>

Failure to Attend Hearing:

If a person or public body has the ability to appeal the decision of the Town of Essex Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of Essex Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notice of Decision:

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 2610 County Road 12, Essex Ontario, N8M 2X6

January 2, 2025



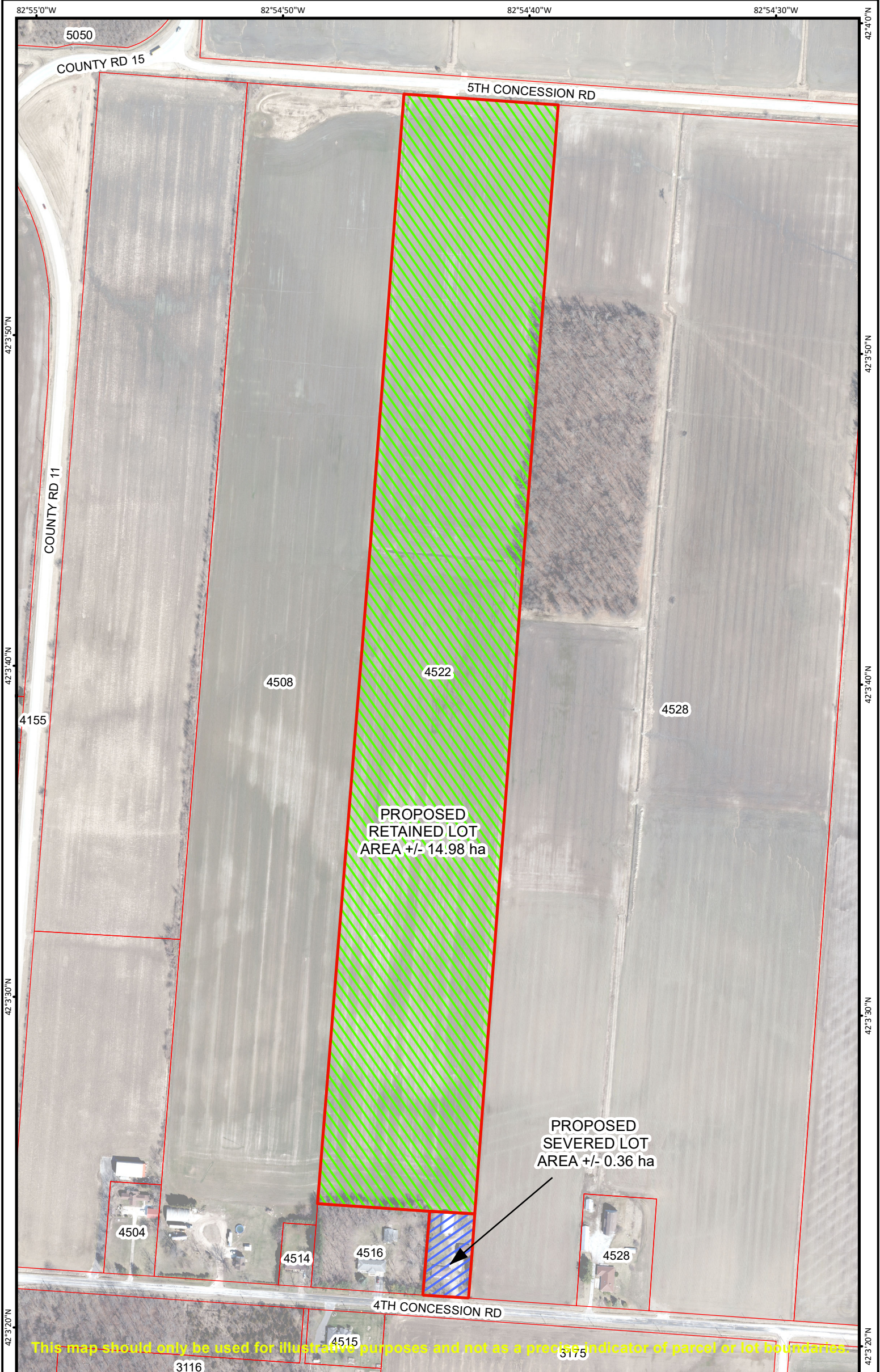
Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment



Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca



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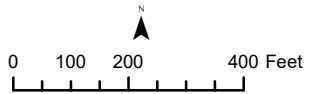


-  Proposed Severed Lands
-  Proposed Retained Lands

APPLICATION B-01-25 & A-01-25

Applicant Name: *Ronald Regan Catherwood & Kathleen Delcie Catherwood*

Location: 4522 4th Concession Rd





**Notice of Public Hearing
Application for Minor Variance
Town of Essex Committee of Adjustment**

File Number: A-01-25
Applicant(s): Ronald Regan Catherwood & Kathleen Delcie Catherwood
Location: 4522 4th Concession Road (former Colchester South, Ward 3)

Purpose:

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 4522 4th Concession Road, in the former Township of Colchester South. As a result of a surplus severance on the subject lands, the lot width of the severed parcel will be reduced to \pm 40.16 metres (131.76 feet), and the lot area for the severed and retained parcels will be reduced from \pm 15.38 hectares (38 acres) to \pm 0.36 hectares (0.89 acres) and \pm 14.98 hectares (37.02 acres), respectively. Relief is therefore required from Section 13.1 b) i) which states: *The minimum lot width for lots within Agricultural District 1.1 (A1.1) is the lesser of 60 metres (200 feet) or as existing, unless otherwise specifically provided*, and 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.*

Note:

An application for consent has also been received for the subject lands (File Number: B-01-24). The public notice for the consent application has been included with this notice.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, January 21st, 2025 at 5:00 p.m.** in Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

Public Hearing:

You are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, via email at essexplanning@essex.ca.

Please Note:

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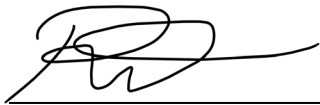
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Notice of Decision:

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January 2, 2025



Rita Jabbour, RPP

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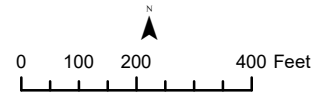


-  Proposed Severed Lands
-  Proposed Retained Lands

APPLICATION B-01-25 & A-01-25

Applicant Name: *Ronald Regan Catherwood & Kathleen Delcie Catherwood*

Location: 4522 4th Concession Rd





**Notice of Public Hearing
Application for Consent
Town of Essex Committee of Adjustment**

File Number: B-32-22
Applicant(s): Inspiration Industrial Park (c/o Abe Friesen) (Agent: Jackie Lassaline, Lassaline Planning Consultants)
Location: 14978 14th Concession Road (Ward 2)

Purpose:

Please Note: decision on this application was previously deferred.

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 14978 14th Concession Road in the former Township of Colchester North, Ward 2. The subject lands have a total lot area of +13.5 Hectares and are designated and zoned to accommodate General Industrial Uses. The applicants are proposing to sever five (5) lots for industrial lot creation. The severance proposal is as follows and the lots will not be developed until such time servicing is constructed and site plan approval is granted:

- Lot 1 will have a lot area of 4.04 Hectares
- Lot 2 will have a lot area of 1.66 Hectares
- Lot 3 will have a lot area of 1.86 Hectares
- Lot 4 will have a lot area of 1.65 Hectares
- Lot 5 will have a lot area of 0.81 Hectares

The retained lands will have a total area of 2.73 Hectares. An easement for access purposes is also proposed to be created over Lot 3 and is further described in the Notice of Public Hearing for Consent Application **B-02-25**.

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mandatory to essexplanning@essex.ca. Please provide your contact information (name, address, email and phone number) to the Committee Recording Secretary via email to essexplanning@essex.ca or phone 519-776-7336 extension 1128 no later than the deadline of 24 Hours prior to the date and time of the scheduled meeting. Electronic participation in meeting practices shall be in accordance with Subsection 3.13 of the Town of Essex Procedural Bylaw.

Where and when feasible, all Committee of Adjustment meetings shall be livestreamed and/or made available electronically for public viewing with such determination to be based on the resources available at the time, the prevailing circumstances of the Meeting including the location thereof, any other factors that support the livestreaming or electronic availability of such Meeting. The failure to livestream and/or make available electronically for public viewing any particular Committee of Adjustment meeting shall not affect the validity of the Meeting or any action lawfully taken at the Meeting.

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Notice of Decision:

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January 2, 2025



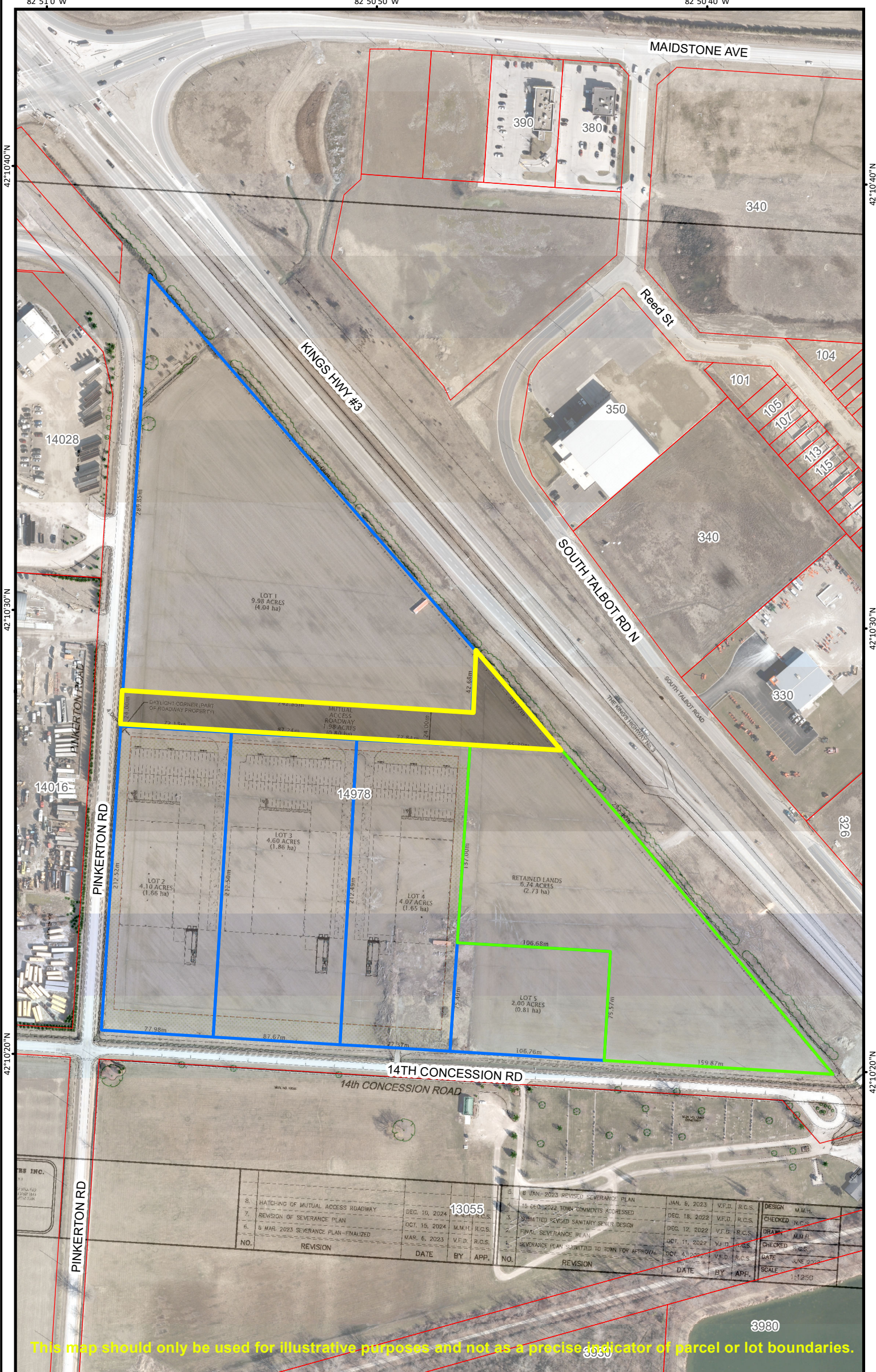
Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca



NO.	REVISION	DATE	BY	APP.	NO.	REVISION	DATE	BY	APP.
8.	HATCHING OF MUTUAL ACCESS ROADWAY	DEC. 10, 2024			9.	8 JAN - 2023 REVISED SEVERANCE PLAN	JAN. 6, 2023	V.F.D.	R.C.S.
7.	REVISION OF SEVERANCE PLAN	OCT. 15, 2024	M.M.H.	R.C.S.	10.	10 DEC - 2022 TOWN COMMENTS ADDRESSED	DEC. 15, 2022	V.F.D.	R.C.S.
6.	6 MAR. 2023 SEVERANCE PLAN - FINALIZED	MAR. 6, 2023	V.F.D.	R.C.S.	3.	SUBMITTED REVISED SANITARY SEWER DESIGN	DEC. 12, 2022	V.F.D.	R.C.S.
					2.	FINAL SEVERANCE PLAN	OCT. 11, 2022	V.F.D.	R.C.S.
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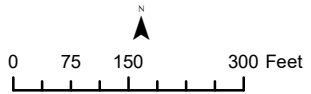


- Proposed Easement
- Proposed Severed Lands
- Proposed Retained Lands

APPLICATION B-32-22 & B-02-25

Applicant Name: *Inspiration Industrial Park*
(c/o Abe Freeman)

Location: 14978 14th Concession Rd





**Notice of Public Hearing
Application for Consent
Town of Essex Committee of Adjustment**

File Number: B-02-25
Applicant(s): Inspiration Industrial Park (c/o Abe Friesen) (Agent: Jackie Lassaline, Lassaline Planning Consultants)
Location: 14978 14th Concession Road (Ward 2)

Purpose:

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 14978 14th Concession Road in the former Township of Colchester North, Ward 2. The applicants are proposing to create a ±24-metre-wide easement for the purpose of road access in favour of the industrial lots proposed to be created by consent application B-32-22.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, January 21, 2025 at 5:00 p.m.** in the Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

Public Hearing:

You are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, via email at essexplanning@essex.ca.

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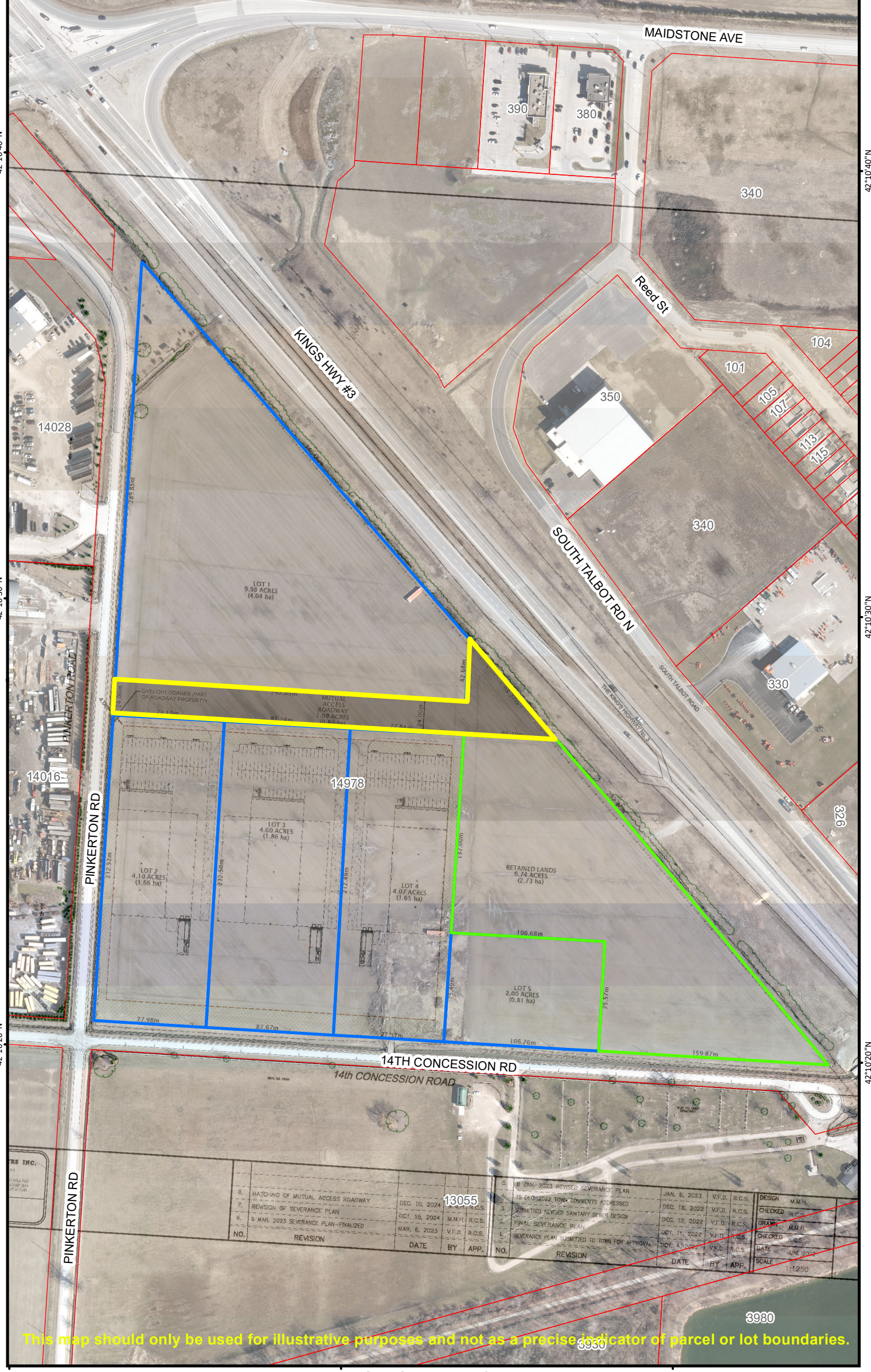
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