



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

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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

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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 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

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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.