



Committee of Adjustment Meeting Agenda

June 17, 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 June 17, 2025

Moved by _____

Seconded by _____

That the published agenda for the June 17, 2025 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for May 21, 2025

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held May 21, 2025 be adopted as circulated.

6. Reports from Administration/Applications

6

Moved by _____

Seconded by _____

That the report entitled Committee of Adjustment Regular Meeting, June 17, 2025, be received.

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

7

(Deferred by the applicant from the May 21, 2025 Committee of Adjustment Meeting)

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 sq ft) in gross floor area to be located 1.51 m (5 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

A-06-25 | 4493 4th Concession Road | Trajce & Elaine Filiposki

12

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 4493 4th Concession Road, former Colchester South, Ward 3. The applicant is looking to convert a portion of an existing accessory structure into an Additional Dwelling Unit (ADU). The existing accessory structure is located 1.2 m (4 ft) from the rear lot line. The applicant is requesting relief from section 8.15 c) xi) of the Zoning By-law which prohibits *an ADU in a detached accessory or ancillary building from being located within a required rear yard*. The subject property is zoned Agricultural District 1.1 which requires a minimum rear yard depth of 15m (50ft).

Moved by _____

Seconded by _____

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

6.3

B-08-25 | 61 Bell Avenue | Kirk Vivier (Agent: Rocco Mancini)

18

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 61 Bell Avenue, in Essex Centre, Ward 1. The applicants are proposing to sever a \pm 651.5 square metre (7,013.2 square foot) parcel from the existing \pm 1,487.6 square metre (16,013.2 square foot) residential lot. The retained residential lot is proposed to have an area of \pm 836.1 square metres (9,000 square feet). The applicant is proposing this consent for the creation of one (1) new residential lot.

Moved by _____

Seconded by _____

That application B-08-25 be approved, denied with reasons or deferred

6.4

B-09-25 | 1153 County Road 11 | Stephen J. Zavaros

22

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. The applicants are proposing to sever a \pm 0.024 ha (0.059 acre) parcel from the existing \pm 14.473 ha (35.763 acre) agricultural lot to be added to the adjacent property identified as 1169 County Road 11. The retained agricultural lot is proposed to have an area of \pm 14.435 ha (35.67 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by _____

Seconded by _____

That application B-09-25 be approved, denied with reasons or deferred

6.5

A-07-25 | 1153 County Road 11 | Stephen J. Zavaros

25

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. As a result of two (2) consent applications for the purposes of a lot addition, the lot area for the retained lands will be reduced from ± 14.473 ha (35.763) to ± 14.435 ha (35.67 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.*

Moved by _____

Seconded by _____

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

6.6 B-10-25 | 1153 County Road 11 | Stephen J. Zavaros

28

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. The applicants are proposing to sever a ± 0.011 ha (0.027 acre) parcel from the existing ± 14.473 ha (35.763) agricultural lot to be added to the adjacent property identified as 1179 County Road 11. The retained agricultural lot is proposed to have an area of ± 14.435 ha (35.67 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by _____

Seconded by _____

That application B-10-25 be approved, denied with reasons or deferred.

7. New Business

7.1 Verbal reports on Ontario Association of Committees of Adjustment & Consent Authorities (OACA) Conference May 11 - 14, 2025

Moved by _____

Seconded by _____

That the verbal report regarding the Ontario Association of Committees of Adjustment & Consent Authorities (OACA) conference attended by 3 Committee Members, May 11-14, 2025 be received.

8. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

9. Future Meetings

Tuesday, July 15, 2025, at 5:00 p.m. in Council Chambers, 33 Talbot Street, South, Essex ON.



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

May 21, 2025, 5:00 pm
Location: Essex Municipal Building, 33 Talbot Street South

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

Absent: Member - Baker, William

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

The Chair called the meeting to order at 5:00 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 May 21, 2025

COA25-05-22

Moved By Danny Sauve, Vice Chair

Seconded By Dorene Lester

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

Carried

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for April 15, 2025

COA25-05-23

Moved By Matthew Child

Seconded By Dorene Lester

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

Carried

6. Reports from Administration/Applications

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

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).

Ian Rawlings, Junior Planner, detailed that application A-05-25 was voluntarily deferred by the applicant prior to the meeting.

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

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.

Ian Rawlings, Junior Planner, provided an overview of the application by way of the presentation titled Committee of Adjustment, Regular Meeting. May 21, 2025.

Matthew Child sought clarification on timing of the Zoning By-law Amendment and Consent applications as well as why the driveway access was not included as a condition. Mr. Rawlings advised a zoning by-law amendment application has been submitted but had not been deemed complete as of yet. Driveway access will be addressed at the building stage.

COA25-05-24

Moved By Dorene Lester

Seconded By Matthew Child

That application B-06-25 be approved to sever a \pm 9,299.34 sqm (2.3 acre) parcel from the existing \pm 13,322.3 sqm (3.29 acre) lot to be added to the vacant residential property to the south identified as 0 Maidstone Ave East, 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 Maidstone Avenue East. 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 the existing accessory structures located in rear yard be brought into compliance with the Zoning By-law.
7. That the subject lands be re-zoned from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1).
8. That all of the above conditions be fulfilled on or before May 21st, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.

Reason for Decision:

The Application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

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

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.

COA25-05-25

Moved By Dorene Lester
Seconded By Danny Sauve, Vice Chair

That application B-07-25 be approved to sever a \pm 1,912 sqm (0.47 acre) parcel from the existing \pm 13,322.3 sqm (3.29 acre) lot for the creation of one lot 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 subject lands be re-zoned from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1).
6. That all of the above conditions be fulfilled on or before May 21st, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.

Reason for Decision:

The Application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting “Consents”.

Carried

COA25-05-26

Moved By Dorene Lester
Seconded By Danny Sauve, Vice Chair

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

Carried

7. Adjournment

COA25-05-27

Moved By Matthew Child
Seconded By Danny Sauve, Vice Chair

That the meeting be adjourned at 5:18 p.m.

Carried

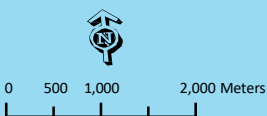
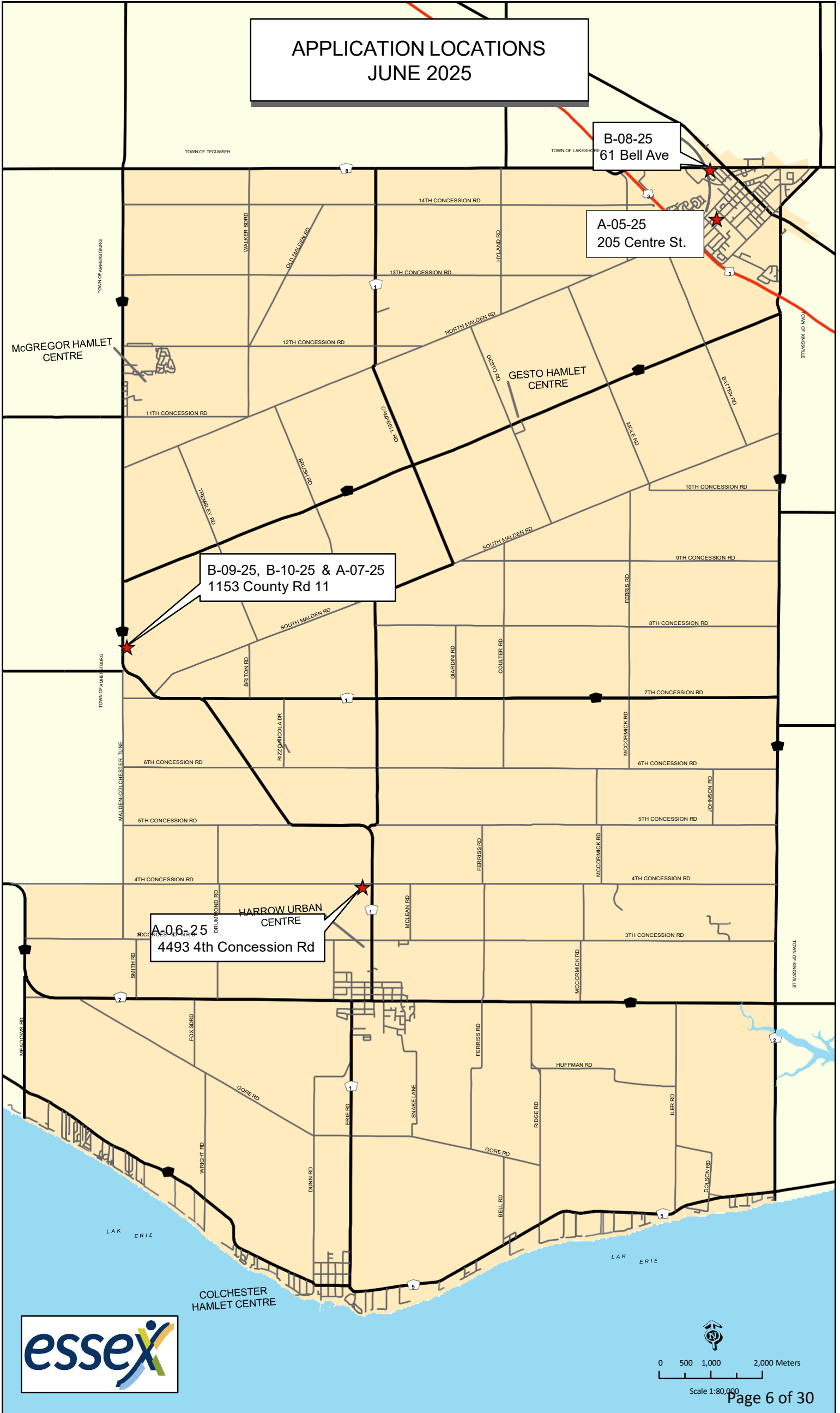
8. **Future Meetings**

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

Chair

Recording Secretary

APPLICATION LOCATIONS
JUNE 2025





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

File Number: A-05-25 (Deferred by the applicant from the May 21, 2025 Committee of Adjustment Meeting)
Applicant(s): Lisa & Michael Girard
Agent(s): Dean Santarossa
Location: 205 Centre Street (Essex Centre, Ward 1)

Purpose:

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 sq ft) in gross floor area to be located 1.51 m (5 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).

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, June 17, 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/EsexOntario/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

May 28th, 2025



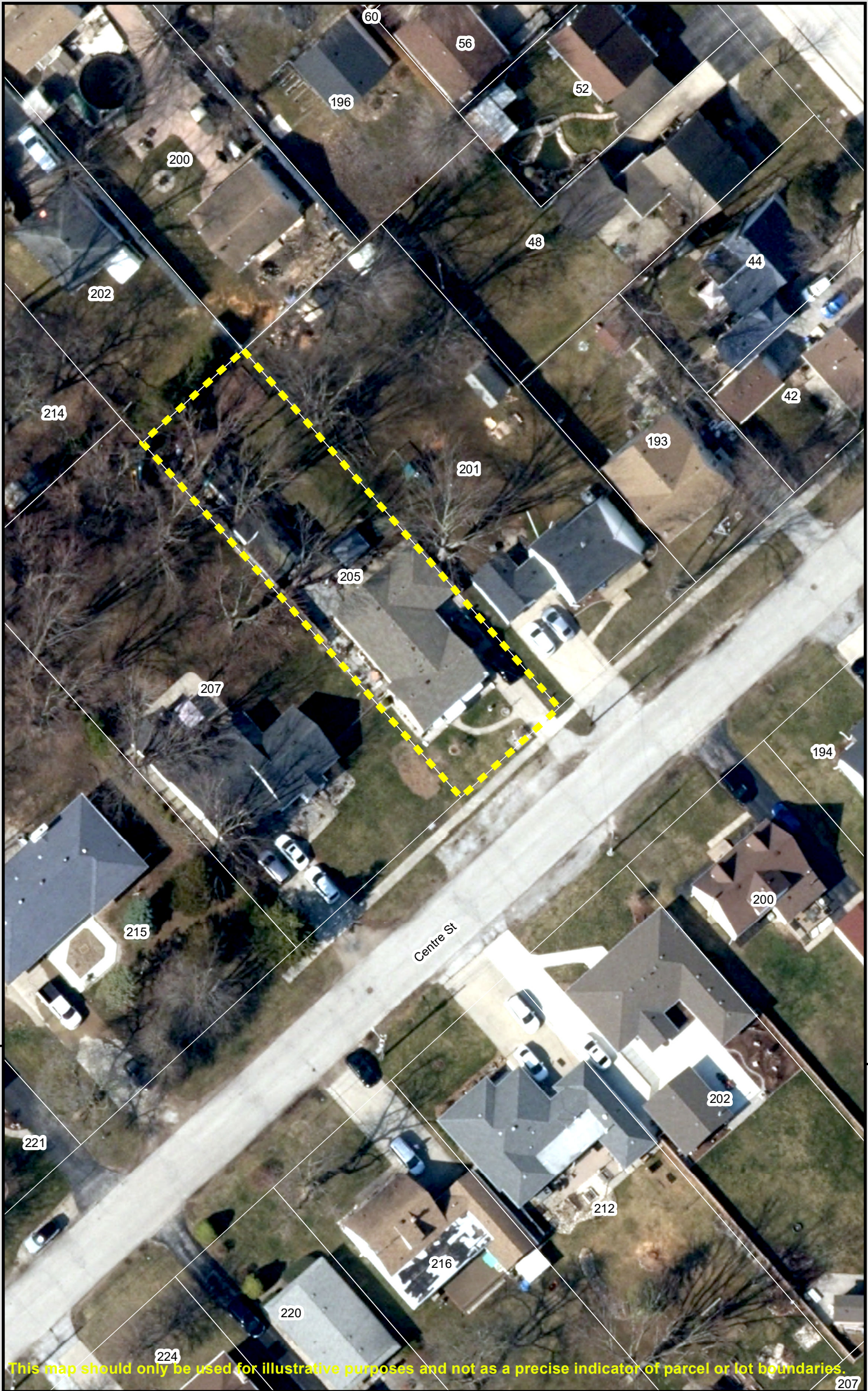
Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112


Email: rjabbour@essex.ca



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

APPLICATION A-05-25



 Subject Lands

Applicant Name: *Lisa & Michael Girard*

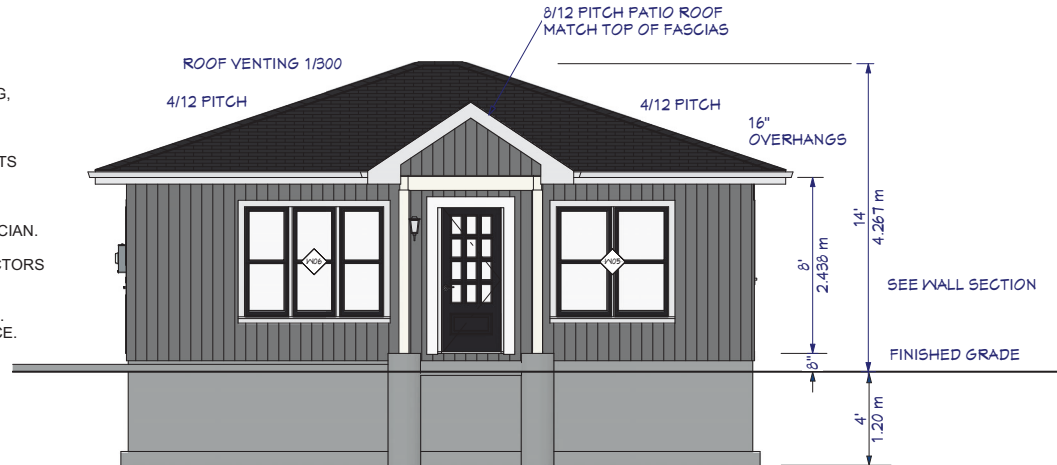
Location: *205 Centre St*



0 10 20 40 Feet

Page 10 of 30

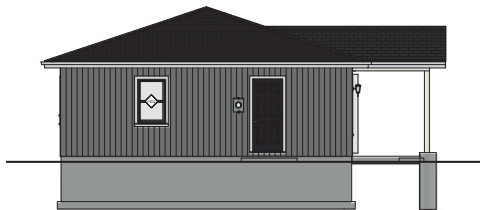
GRADING PLAN BY SURVEYOR IF REQUESTED.
PATIO ROOF WILL REQUIRE A MINOR VARIANCE.



E-1 FRONT ELEVATION

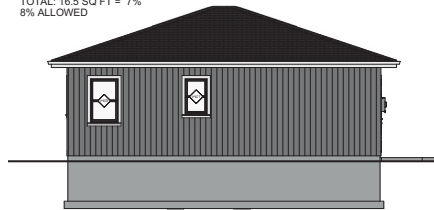
LIMITING DISTANCE 4'
 EXPOSED WALL 243 SQ FT
 W01 6.5
 W03 10 SQ FT
 TOTAL: 16.5 SQ FT = 7%
 8% ALLOWED

SCALE: 3/16" = 1'-0"



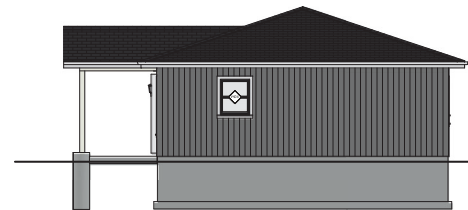
E-2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



E-3 REAR ELEVATION

SCALE: 3/16" = 1'-0"



E-4 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2669	1	2669	R IN	36"	80"	28"x32 1/2"	HINGED-DOOR P04	26X3ST1	3/8"
D02	2669	1	2669	R IN	36"	80"	32"x32 1/2"	POCKET-DOOR P04	26X3ST1	3/8"
D03	2669	1	2669	L IN	30"	80"	32"x32 1/2"	HINGED-DOOR P04	26X39S	3/8"
D04	2669	1	2669	R IN	30"	80"	32"x32 1/2"	HINGED-DOOR P04	26X39S	3/8"
D05	2669	1	2669	R EX	30"	80"	34"x39"	HINGED-DOOR P04 R20	26X39S	3/8"
D06	2669	1	2669	L IN	32"	80"	34"x39"	HINGED-DOOR P04	26X3ST1	3/8"
D07	2669	1	2669	R EX	32"	80"	34"x39"	EXT. HINGED-DOOR E14	26X3ST1	3/4"
D08	2669	1	2669	R IN	42"	80"	44"x32 1/2"	SUP. SLIDER-DOOR P04	26X43T1	3/8"
D09	2669	1	2669	R IN	42"	80"	44"x32 1/2"	SUP. SLIDER-DOOR P04	26X43T1	3/8"

WINDOW SCHEDULE															
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	AREA	ACTUAL (SQ FT)	TOT	ROOM NAME	BOTTO
KN01	203SDH	1	1	203SDH	24"	34"	25"x40"		DOUBLE HUNG	2X6X2X (2)	6.5		80"	BATH	41"
KN02	284ODH	1	1	284ODH	30"	48"	31"x48"		DOUBLE HUNG	2X6X4 (2)	10.0		80"	BEDROOM 1	32"
KN03	284ODH	1	1	284ODH	30"	48"	31"x48"		DOUBLE HUNG	2X6X4 (2)	10.0		80"	BEDROOM 2	32"
KN04	263ODH	1	1	263ODH	30"	48"	33"x48"		DOUBLE HUNG	2X6X4 (2)	10.2		80"	BEDROOM 3	32"
KN05	618OMU	1	1	618OMU	61.14"	60"	62.14"x61"		60" LID UNIT	2X6X14 (2)	2.61		80"	GREAT ROOM	20"
KN06	645OMU	1	1	645OMU	76"	60"	77"x61"		MULLED UNIT	2X6X20 (2)	31.66		80"	GREAT ROOM	20"
TOTALS:											92.35				

PAUL PETERSON BCIN DESIGNER
 3777 Riverside Drive E., Windsor, Ontario N8Y4W6
 (226) 344-5772 www.BCINdesigner.com
HOUSES, HOMES, GARAGES, ADDITIONS,
ADU's, CUSTOM ARCHITECTURAL DESIGN
over 20 years experience!

07			
06			
05			
04			
03	C	BATHROOM FIXTURE CHANGES	25/04/20
02	B	WINDOW LOCATION CHANGES & SITE PLAN DIMENSIONS ADDED	25/04/19
01	A	PERMIT APPLICATION	25/04/05
NO.	LETTER	REVISION LEVEL	DATE YMD

PROPERTY OWNER:
LISA & MIKE GIRARD
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

519-566-7044
justsomegirl18@yahoo.com

GENERAL CONTRACTOR:	
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PROJECT DESCRIPTION:
NEW CONSTRUCTION - DETACHED ADU,
2 BEDROOM

BUILDING SITE:
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

DRAWING TITLE:

ELEVATIONS 2D WINDOWS & DOORS

NOTE:

- DO NOT SCALE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CHECK & ENSURE THAT ALL MEASUREMENTS & DIMENSIONS & CONDITIONS ARE VERIFIED ON THE JOB SITE PRIOR TO QUOTING & CONSTRUCTION.
- CONSULT WITH ALL TRADES: SURVEYOR, FOUNDATION, CARPENTRY, HEATING & COOLING, PLUMBING, ELECTRICAL, WINDOWS & DOORS, ROOFING, CABINET, STAIRCASE TRADES & ANY OTHER APPLICABLE TRADE PRIOR TO CONSTRUCTION.
- ANY AND ALL DISCREPANCIES AND ADVISABLE CONDITIONS ARE TO BE REPORTED TO THE GENERAL CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE HOME OWNER & DESIGNER. COPYRIGHT.

DATE: YMD	25/04/05	
BUILDER: SANTAROSSA		
TARION: NOT APPLICABLE		
DESIGNER:	PAUL PETERSEN BCIN 23417 2441 GARDEN ST. SUITE 400 CUL. 229-364-0712	
FIRM:	PETERSEN BCIN DESIGNER BCIN 12175	
JOB NUMBER:	<p>SCALE AS SHOWN ON EACH INDIVIDUAL SHEET. PRINTED FILE ORIG. EACH OF 2025 PAPER LAYOUT. FOR PROPOSED ILLUSTRATION.</p>	<p>A. DETAIL NO. B. LOCATION SHEET C. DETAILLED ON</p>
516		<p>3</p> <p>SHEET #</p>
		<p>REVISION</p>



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

File Number: A-06-25
Applicant(s): Trajce & Elaine Filiposki
Location: 4493 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 4493 4th Concession Road, former Colchester South, Ward 3. The applicant is looking to convert a portion of an existing accessory structure into an Additional Dwelling Unit (ADU). The existing accessory structure is located 1.2 m (4 ft) from the rear lot line. The applicant is requesting relief from section 8.15 c) xi) of the Zoning By-law which prohibits *an ADU in a detached accessory or ancillary building from being located within a required rear yard*. The subject property is zoned Agricultural District 1.1 which requires a minimum rear yard depth of 15m (50ft).

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, June 17th, 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.

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Notice of Decision:

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May 28, 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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APPLICATION A-06-25



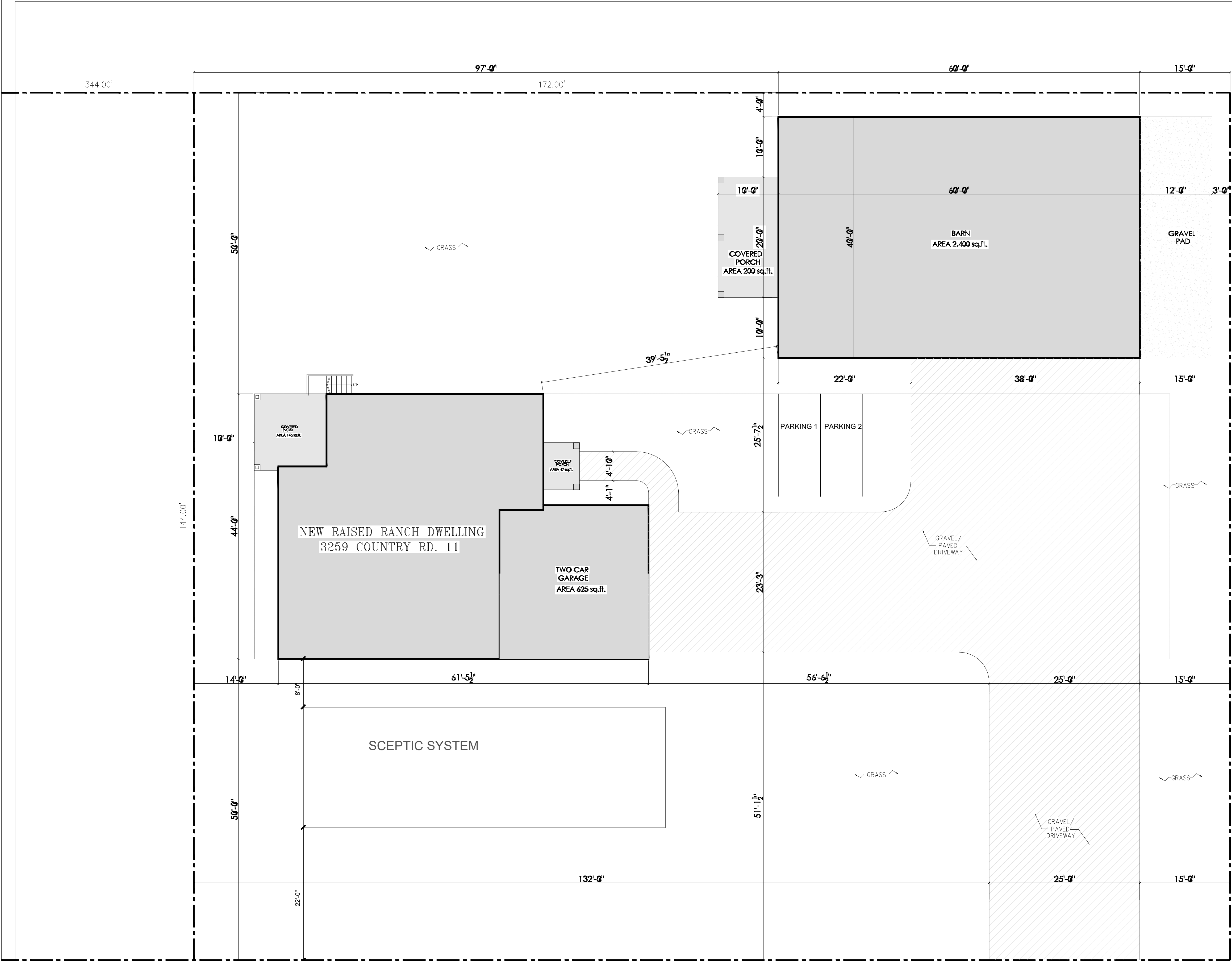
Subject Lands

Applicant Name: *Trajce & Elaine Filiposki*

Location: 4493 4th Concession Rd



0 20 40 60 Feet



NOTES:
SEPTIC SYSTEM DESIGN BY OTHERS

24,768 sqft. Lot Area 2301 sq. meter
1,660 sqft. Main Bldg. Living Area
625 sqft. Garage Area
1638 sqft. Barn Garage Area 152 sq. meter
643 sqft. Loft Floor Area 60 sq. meter
392 sqft. Covered Porches Area
4958 sqft. Total Coverage 460 sq. meter
Coverage 20.5%
Max. Coverage 25%
Zoning By-Law, Agricultural A1.1
Building Height 32ft. Max.
Front Yard 50ft. Min.
Rear Yard (Interior) 10ft. Min.
Side Yard (Exterior) 50ft. Min.

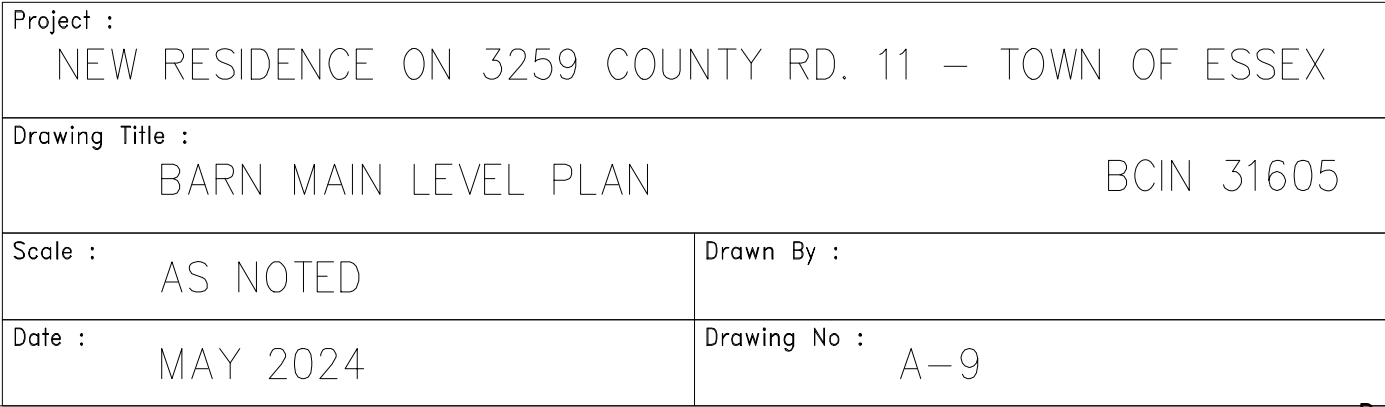
LEGAL DESCRIPTION
PART LOT 9
CONCESSION 3
COLCHESTER, PART 1 PLAN
12R-29620, TOWN OF ESSEX

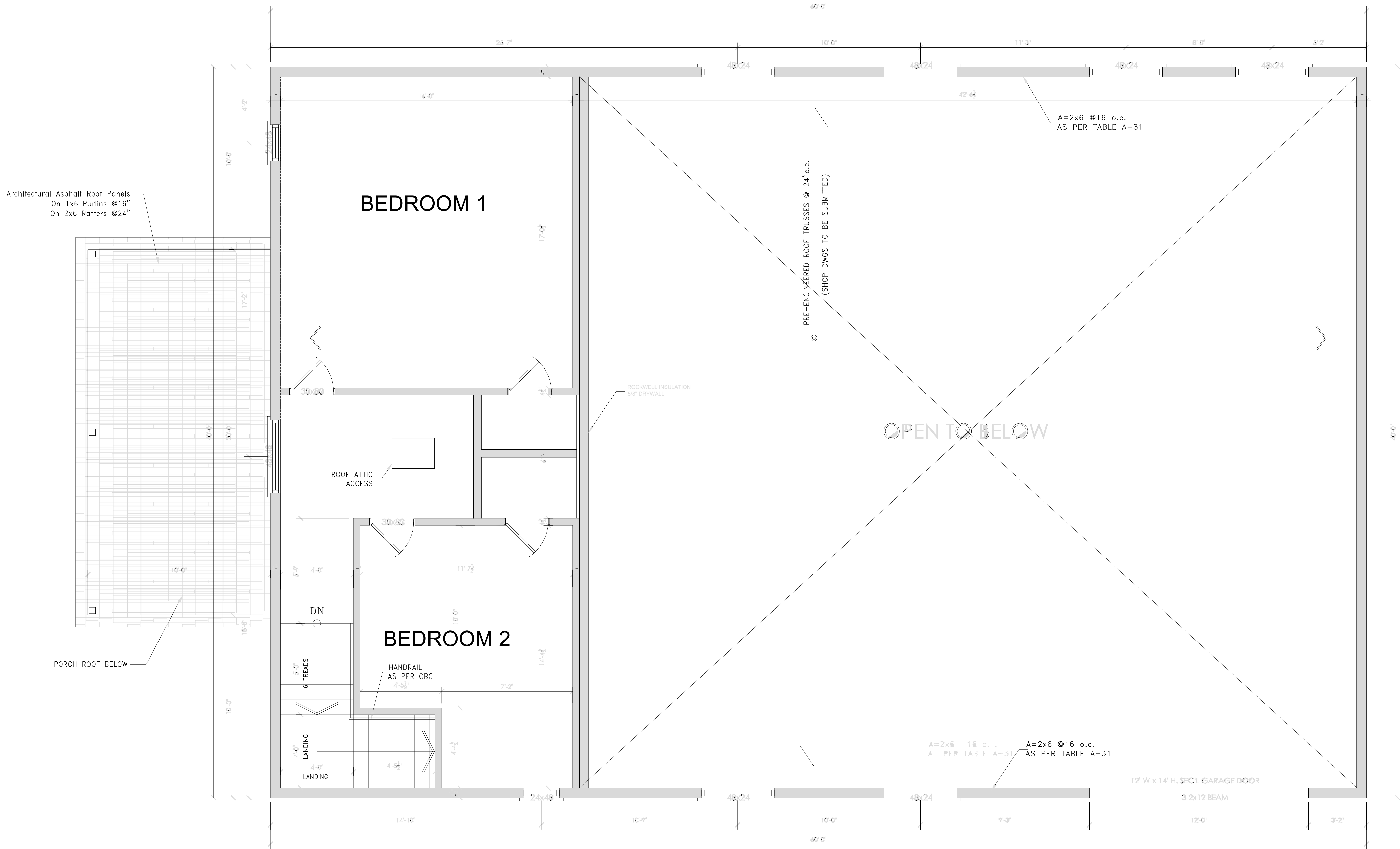
PART LOT 9
CONCESSION 3
COLCHESTER, PART 2 PLAN
12R-29620, TOWN OF ESSEX

PART LOT 9
CONCESSION 3
COLCHESTER, PART 1 PLAN
12R-29620, TOWN OF ESSEX

SITE PLAN
SCALE 1/8" = 1'-0"

Project : NEW RESIDENCE ON 3259 COUNTRY RD. 11	
Drawing Title : SITE PLAN	
Scale : AS NOTED	Drawn By : BCIN 31605
Date : MAY 2024	Drawing No : A-1





Project :		NEW RESIDENCE ON 3259 COUNTY RD. 11 – TOWN OF ESSEX	
Drawing Title :		BARN LOFT LEVEL PLAN	BCIN 31605
Scale :	AS NOTED	Drawn By :	
Date :	MAY 2024	Drawing No :	A-10



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

File Number: B-08-25
Applicant(s): Kirk Steven Vivier (c/o Rocco Mancini)
Location: 61 Bell Avenue (Essex Centre, Ward 1)

Purpose:

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 61 Bell Avenue, in Essex Centre, Ward 1. The applicants are proposing to sever a ± 651.5 square metre (7,013.2 square foot) parcel from the existing $\pm 1,487.6$ square metre (16,013.2 square foot) residential lot. The retained residential lot is proposed to have an area of ± 836.1 square metres (9,000 square feet). The applicant is proposing this consent for the creation of one (1) new residential lot.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, June 17th, 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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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

May 28, 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

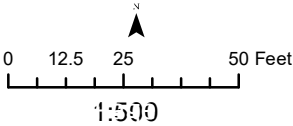


APPLICATION B-08-25



-  Proposed Severed Lands
-  Proposed Retained Lands

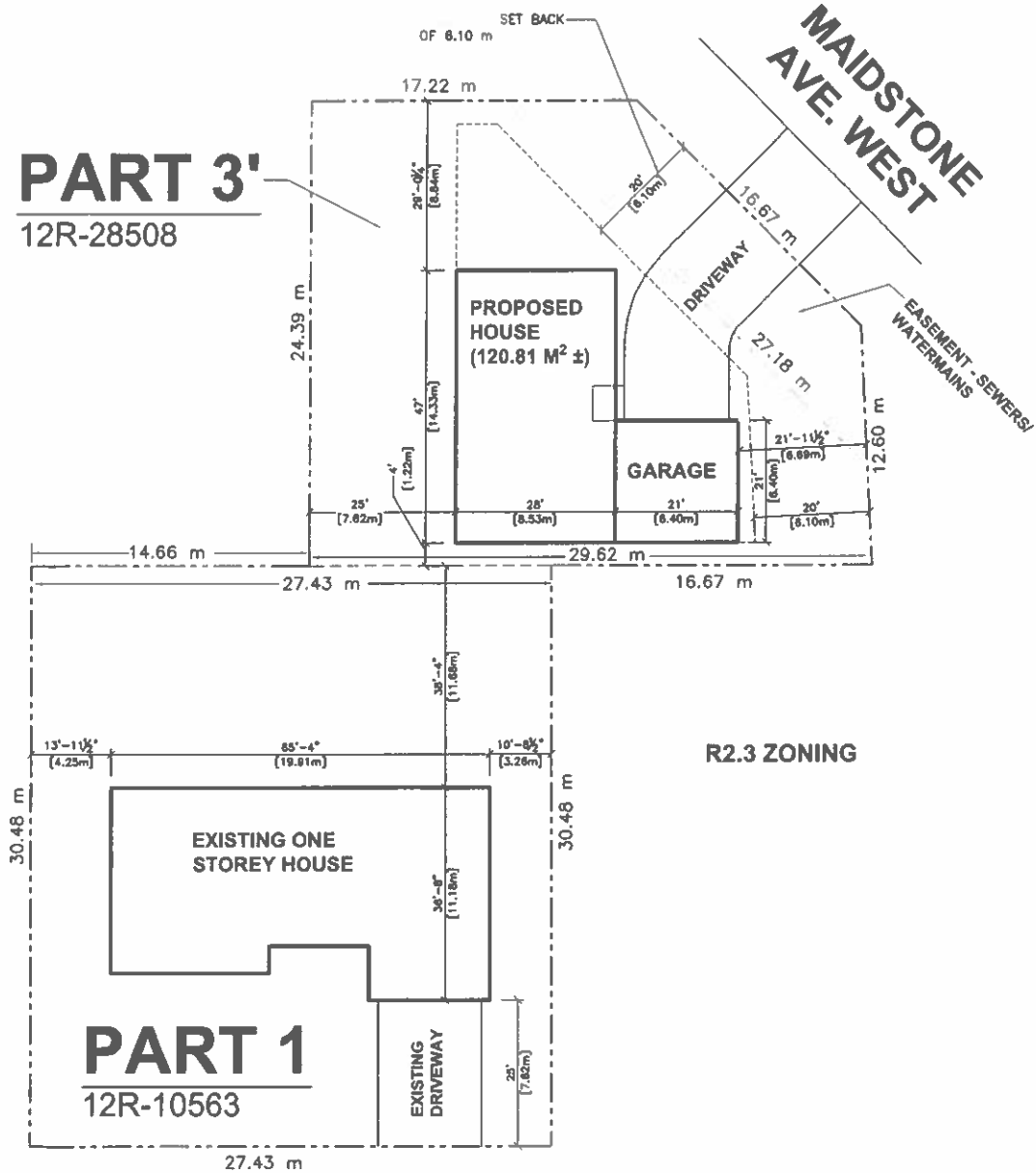
Applicant Name: *Kirk Steven Vivier*
c/o Rocco Mancini
Location: 61 Bell Ave





SITE PLAN
12R-10563 & 12R-28508
TOWN OF ESSEX

PART 3'
12R-28508



♻ MATTHEWS
design
1 - 2007 Guelph Ave., Suite 1000
WILSON, ONTARIO, CANADA
N1Y 1Y9
(519) 515 - 3275
C-MATTHEWS@MATTHEWSDESIGN.COM

BCIN
38359

SITE PLAN-2B

FOR: RENCEN REAL ESTATE
DATE: APRIL 23, 2025



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

File Number: B-09-25
Applicant(s): Stephen J. Zavaros
Location: 1153 County Road 11 (former Colchester North, Ward 2)

Purpose:

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. The applicants are proposing to sever a ± 0.024 ha (0.059 acre) parcel from the existing ± 14.473 ha (35.763 acre) agricultural lot to be added to the adjacent property identified as 1169 County Road 11. The retained agricultural lot is proposed to have an area of ± 14.435 ha (35.67 acres). The applicant is proposing this consent for the purposes of a lot addition.

Note:

An additional Consent Application and Minor Variance Application have also been received for the subject lands (File Numbers: B-10-25 and A-07-25, respectively). The public notice for the additional applications 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, June 17th, 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.

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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

May 28, 2025



Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112



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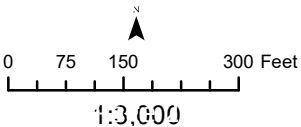
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APPLICATION B-09-25, B-10-25 & A-07-25



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Stephen J Zavaros*
Location: 1153 County Rd 11





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

File Number: A-07-25
Applicant(s): Stephen J. Zavaros
Location: 1153 County Road 11 (former Colchester North, Ward 2)

Purpose:

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. As a result of two (2) consent applications for the purposes of a lot addition, the lot area for the retained lands will be reduced from ± 14.473 ha (35.763) to ± 14.435 ha (35.67 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.*

Note:

Two applications for consent have also been received for the subject lands (File Numbers: B-09-25 & B-10-25). The public notice for both applications 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, June 17th, 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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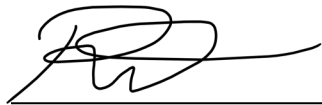
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May 28, 2025



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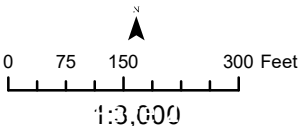
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APPLICATION B-09-25, B-10-25 & A-07-25



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Stephen J Zavaros*
Location: 1153 County Rd 11





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

File Number: B-10-25
Applicant(s): Stephen J. Zavaros
Location: 1153 County Road 11 (former Colchester North, Ward 2)

Purpose:

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 1153 County Road 11, former Colchester North, Ward 2. The applicants are proposing to sever a ± 0.011 ha (0.027 acre) parcel from the existing ± 14.473 ha (35.763) agricultural lot to be added to the adjacent property identified as 1179 County Road 11. The retained agricultural lot is proposed to have an area of ± 14.435 ha (35.67 acres). The applicant is proposing this consent for the purposes of a lot addition.

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APPLICATION B-09-25, B-10-25 & A-07-25



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: Stephen J Zavaros
Location: 1153 County Rd 11

