



Committee of Adjustment Meeting Agenda

August 19, 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](mailto: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 August 19, 2025

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the published agenda for the August 19, 2025 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for July 15, 2025

1

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

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

6. Reports from Administration/Applications

5

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the presentation entitled Committee of Adjustment, Regular Meeting, August 19, 2025, be received.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** deferred application A-05-25, 205 Centre Street be brought forward for review by the Committee of Adjustment on August 19, 2025.

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

6

Deferred by the Committee at the June 17, 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 4.57 m (15 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

**B-14-25 | 0 Gore Road | Gorski Holdings Inc. (Thada Gorski - President)**

10

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 0 Gore Road, former Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 10.1$  ha (25 acre) parcel from the existing  $\pm 56.6$  ha (140 acre) agricultural lot to be added to the adjacent property identified as 634 County Road 50. The retained agricultural lot is proposed to have an area of  $\pm 46.5$  ha (115 acres). The applicant is proposing this consent for the purposes of a lot addition.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** application B-14-25 be approved, denied with reasons or deferred.

6.3

**B-15-25 | 136 County Road 50 | Colchester Bay Inc. (c/o Wing On Li) Agent: Dillon Consulting Limited. (c/o Melanie Muir)**

13

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 136 County Road 50, former Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 15.52$  ha (38.35 acre) parcel from the existing  $\pm 49.69$  ha (122.79 acre) lot. The retained lot is proposed to have an area of  $\pm 34.17$  ha (84.44 acres). The applicant is proposing this consent for the creation of one (1) lot.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** application B-15-25 be approved, denied with reasons or deferred.

6.4

**A-08-25 | 136 County Road 50 | Colchester Bay. Inc. (c/o Wing On Li) Agent: Dillon Consulting Limited. (c/o Melanie Miur)**

16

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 136 County Road 50 in the Colchester Hamlet Centre (Ward 3). As a result of a severance on the subject lands, the lot area for the severed and retained parcels will be reduced from  $\pm 49.69$  ha (122.79 acre) to  $\pm 15.52$  ha (38.35 acre) and  $\pm 34.17$  ha (84.44 acres), respectively. Relief is therefore required from the following sections of the Zoning By-law:

- Section 27.1 b) i) which states that the minimum lot area and lot width for lots zoned Development Reserve District 1.1 (DR1.1) shall be as lawfully existing.
- Section 13.1 b) ii) which states the minimum lot area for lots zoned

Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

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

**7. Adjournment**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the meeting be adjourned at \_\_\_\_\_.

**8. Future Meetings**

Tuesday, September 16, 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**

July 15, 2025, 5:00 pm  
Location: Essex Municipal Building, 33 Talbot Street South

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

Also Present:                Ian Rawlings, Junior Planner  
                                    Marsha Buchta, Recording Secretary

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at [clerks@essex.ca](mailto:clerks@essex.ca) or 519-776-7336 extension 1100 or 1101.

**1. Call to Order**

The 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 July 15, 2025**

**COA25-07-40**

Moved By Dorene Lester

Seconded By Matthew Child

**That** the published agenda for the July 15, 2025 Committee of Adjustment Meeting be adopted as presented.

**Carried**

**5. Adoption of Minutes**

**5.1 Committee of Adjustment Minutes for June 17, 2025**



**COA25-07-41**

Moved By Dorene Lester  
Seconded By William Baker

**That** the minutes of the Committee of Adjustment meeting held June 17, 2025, be adopted as circulated.

**Carried**

**6. Reports from Administration/Applications**

**COA25-42**

Moved By Dorene Lester  
Seconded By William Baker

**That** the report entitled Committee of Adjustment Regular Meeting, July 15, 2025, be received.

**Carried**

**6.1 B-12-25 | 400 Centre Street East, Harrow | Greater Essex County District School Board**

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 400 Centre Street East, Harrow, Ward 4. The applicants are proposing to sever a  $\pm 0.828$  ha (2.046 acre) parcel from the existing  $\pm 3.897$  ha (9.63 acres) institutional lot to be added to the adjacent property identified as 0 County Road 20. The retained institutional lot is proposed to have an area of  $\pm 3.069$  ha (7.584 acres). The applicant is proposing this consent for the purposes of a lot addition.

Mr. Ian Rawlings, Junior Planner, provided an overview of the application by way of the presentation titled Committee of Adjustment, Regular Meeting, July 15, 2025.

Mr. Michael Davis of Siv-ik Planning and Design Inc. was present virtually as a Delegate to the application.

Mr. Dan Sauve questioned if a fence would be put up between the playground and the severed area along Sinasac Street.

Mr. Davis explained a fence is a condition of the Purchase and Sale Agreement.

Ms.Dorene Lester conveyed that further development agreements would be required for an extension of Sinasac. Additionally, the School Board has strict safety regulations; adding the condition would place the burden of expense on the school board rather than the developer.

**COA25-07-43**

Moved By Danny Sauve, Vice Chair  
Seconded By Matthew Child

That the application be approved with an additional condition to put up a fence along the rear of the property.

**COA25-07-44**

Moved By Dorene Lester

Seconded By William Baker

That application B-12-25 be approved to sever a  $\pm$  0.828 ha (2.046 acre) parcel from the existing  $\pm$  3.897 ha (9.63 acres) institutional lot to be added to the adjacent property identified as 0 County Road 20 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 County Road 20. 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 July 15<sup>th</sup>, 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

**7. Adjournment**

**COA25-07-45**

Moved By Dorene Lester

Seconded By Matthew Child

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

**Carried**

**8. Future Meetings**

Tuesday, August 19, 2025, at 5:00 p.m. in Council Chambers, 33 Talbot Street, South,  
Essex ON.

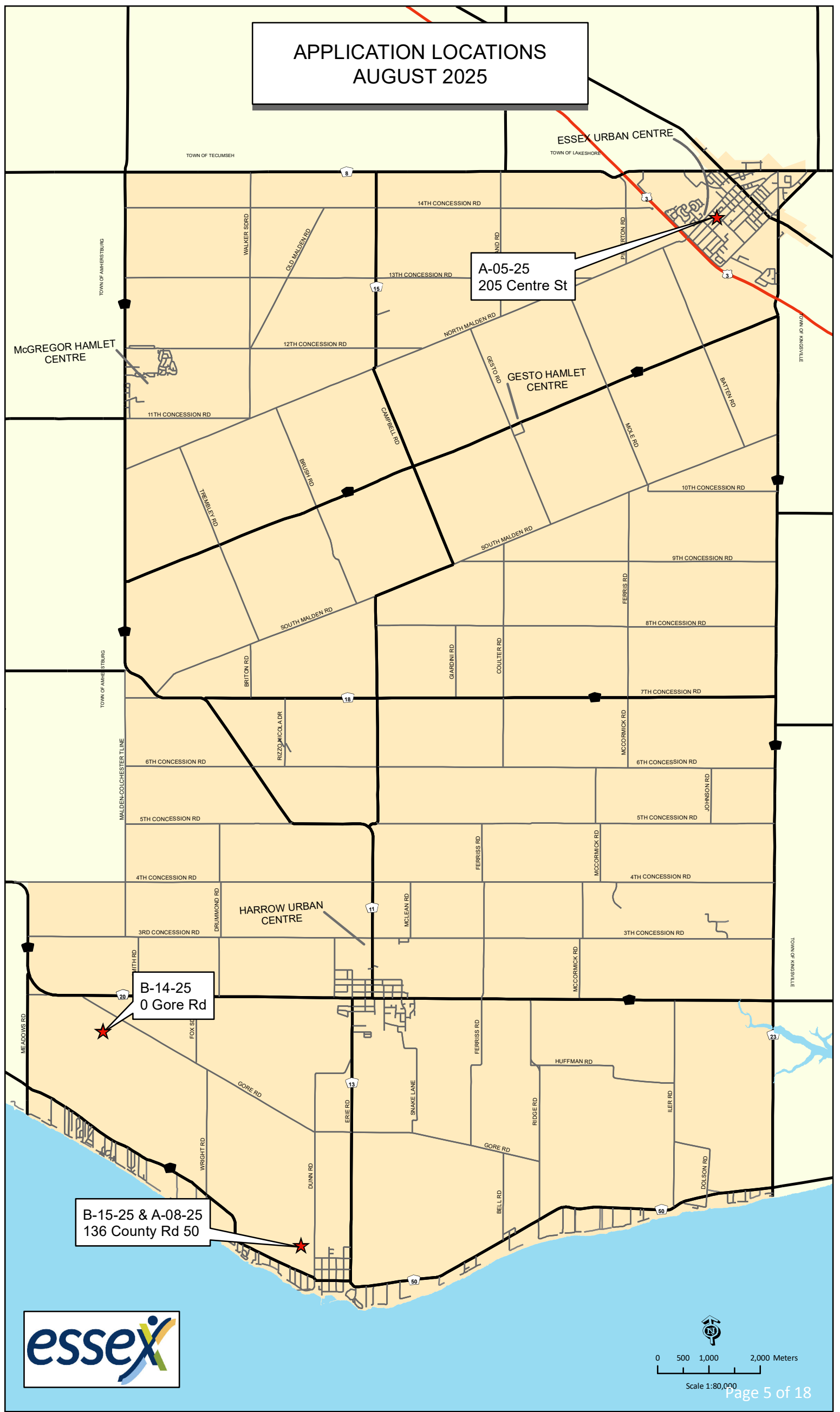
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Chair

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Recording Secretary

APPLICATION LOCATIONS  
AUGUST 2025



A-05-25  
205 Centre St

B-14-25  
0 Gore Rd

B-15-25 & A-08-25  
136 County Rd 50





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

**File Number:** A-05-25 (Deferred by the Committee at the June 17, 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 4.57 m (15 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, August 19, 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](mailto: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](mailto: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](mailto: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](mailto: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

**July 22, 2025**



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Rita Jabbour, RPP

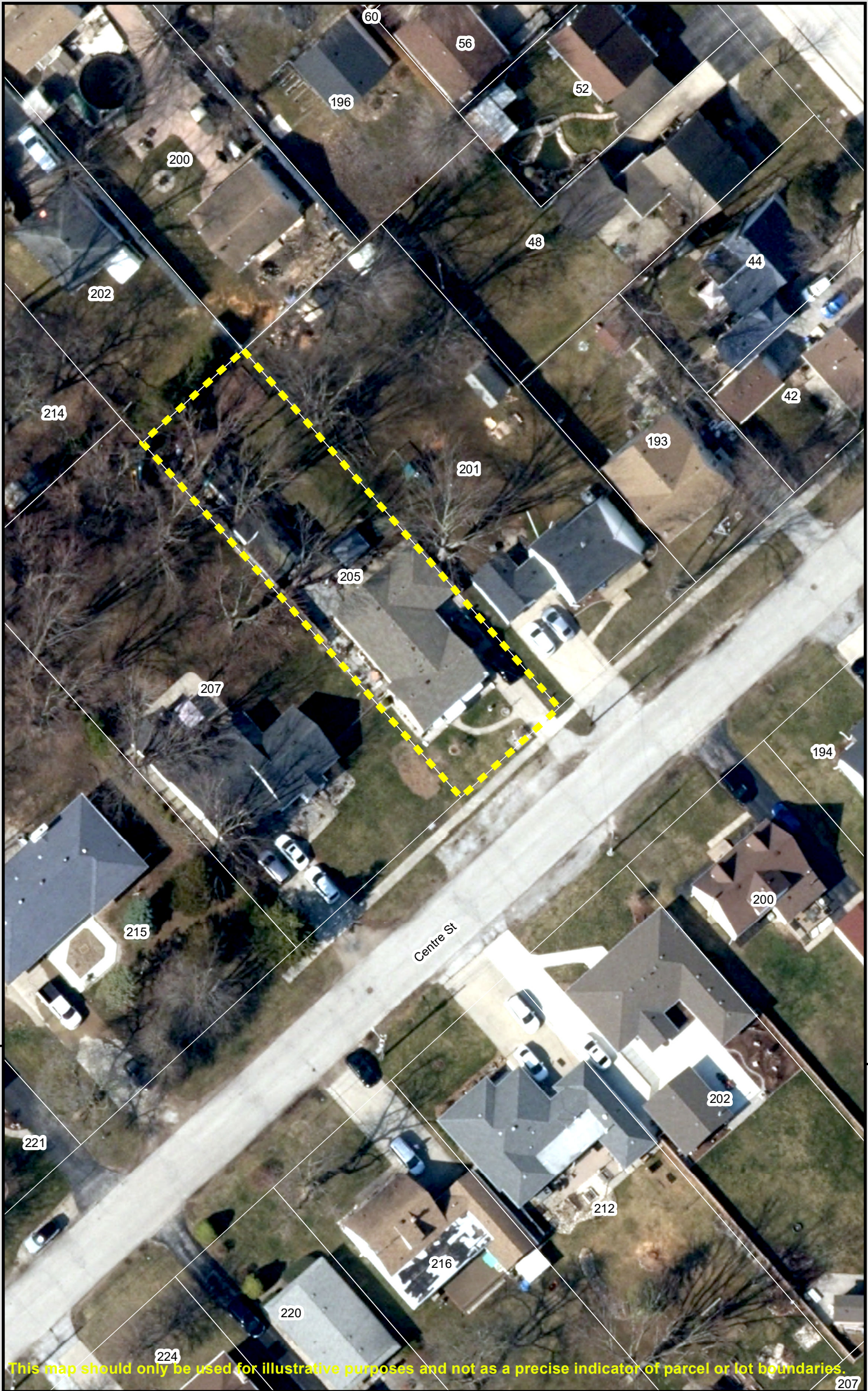
Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [rjabbour@essex.ca](mailto: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**



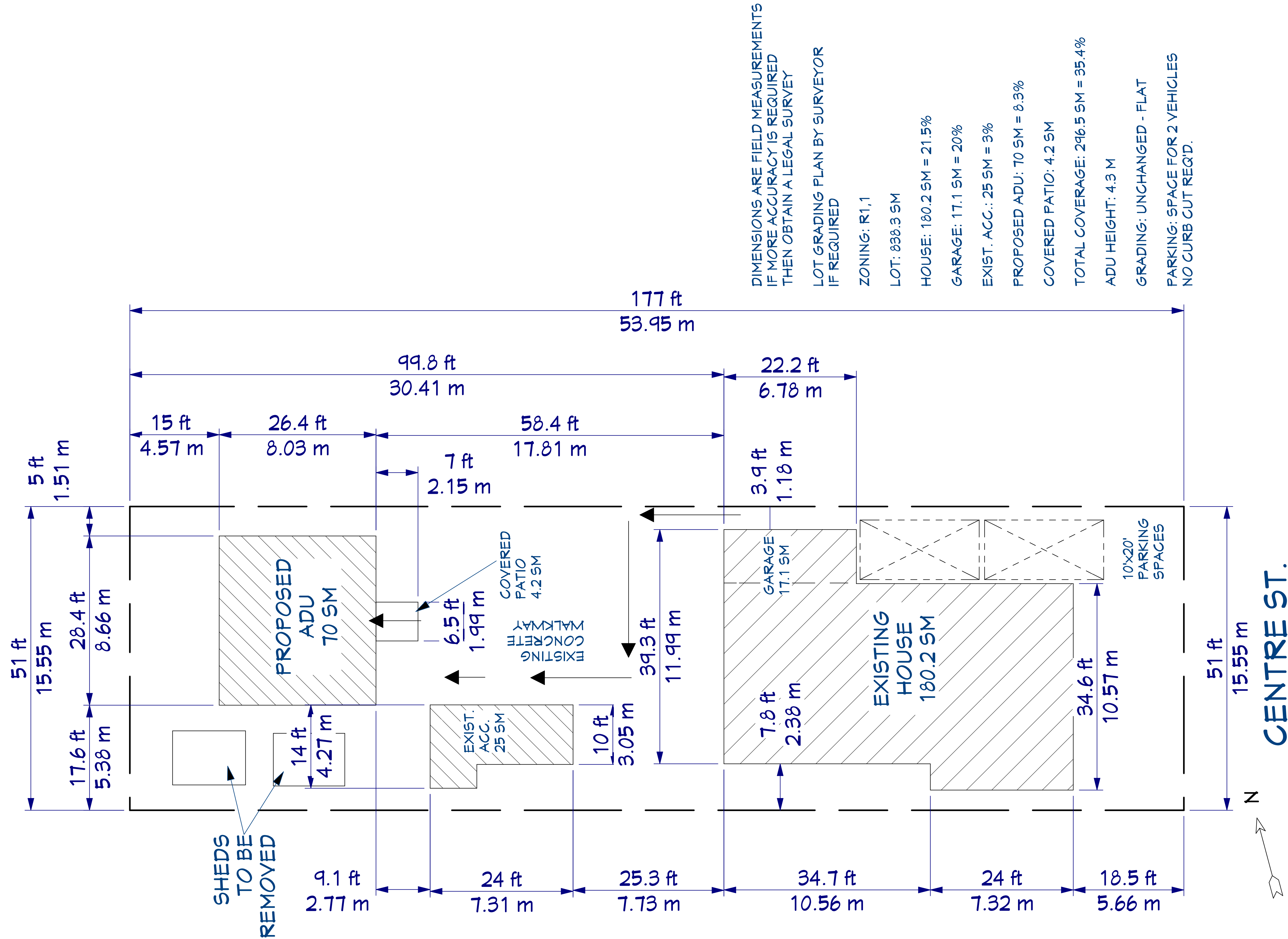
Subject Lands

Applicant Name: *Lisa & Michael Girard*

Location: *205 Centre St*







DIMENSIONS ARE FIELD MEASUREMENTS  
IF MORE ACCURACY IS REQUIRED  
THEN OBTAIN A LEGAL SURVEY

LOT GRADING PLAN BY SURVEYOR  
IF REQUIRED

ZONING: R1,1

LOT: 838.3 SM

HOUSE: 180.2 SM = 21.5%

GARAGE: 17.1 SM = 20%

EXIST. ACC.: 25 SM = 3%

PROPOSED ADU: 70 SM = 8.3%

COVERED PATIO: 4.2 SM

TOTAL COVERAGE: 296.5 SM = 35.4%

ADU HEIGHT: 4.3 M

GRADING: UNCHANGED - FLAT

PARKING: SPACE FOR 2 VEHICLES  
NO CURB CUT REQ'D.



**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	E	REVISED SITE PLAN	25/05/26
04	D		
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:**

**PROJECT DESCRIPTION:**  
NEW CONSTRUCTION - DETACHED ADU,  
2 BEDROOM

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

**DRAWING TITLE:**  
  
**SITE PLAN**

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 ADVERSE 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	25/06/26	<div><div>A-3</div><div>B-2 C-5</div></div>	
BUILDER: SANTAROSSA			
TARIOR: NOT APPLICABLE			
DESIGNER:	PAUL PETERSON BCIN 22417 paul.peterson.bcin@gmail.com Cell: 226-344-5772	A. DETAIL NO. B. LOCATION SHEET C. DETAILED ON	
FIRM:	PAUL PETERSON BCIN DESIGNER BCIN 12115		
JOB NUMBER:	SCALE AS SHOWN ON EACH INDIVIDUAL SHEET. PRINT FOR FILE ONTO ARCH D SIZE PAPER. 20"X30" FOR PROPER ILLUSTRATION.	<b>8</b>	<b>E</b>
516		SHEET #	REVISION





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

**File Number:** B-14-25  
**Applicant(s):** Gorski Land Holdings Inc. (c/o Thada Gorski, President)  
**Location:** 0 Gore 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 0 Gore Road, former Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 10.1$  ha (25 acre) parcel from the existing  $\pm 56.6$  ha (140 acre) agricultural lot to be added to the adjacent property identified as 634 County Road 50. The retained agricultural lot is proposed to have an area of  $\pm 46.5$  ha (115 acres). The applicant is proposing this consent for the purposes of a lot addition.

**Take Notice:**

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, August 19, 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](mailto: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](mailto: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](mailto: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](mailto: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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**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

**July 25<sup>th</sup>, 2025**



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Rita Jabbour, RPP

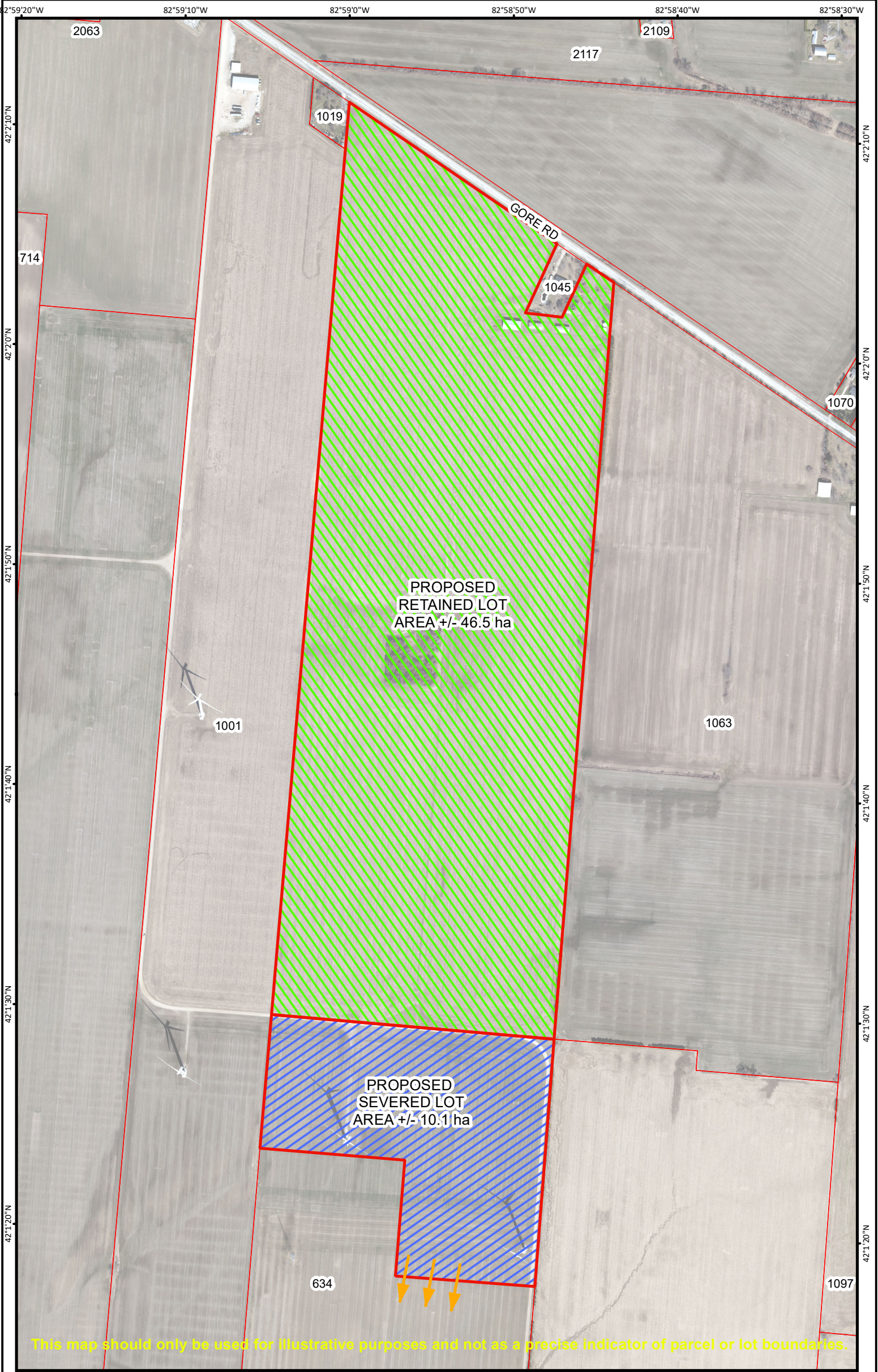
Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [rjabbour@essex.ca](mailto:rjabbour@essex.ca)







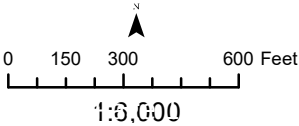
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

APPLICATION B-14-25



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Gorski Land Holdings Inc.  
c/o Thatda Gorski, President*  
Location: 0 Gore Rd







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

**File Number:** B-15-25  
**Applicant(s):** Colchester Bay Inc. (c/o Wing On Li)  
**Agent(s):** Dillon Consulting Limited (c/o Melanie Muir)  
**Location:** 136 County Road 50 (former Colchester South, Ward 3)

**Purpose:**

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**Note:**

An application for minor variance has also been received for the subject lands (File Number: A-08-25). The public notice for the minor variance application has been included with this notice.

**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](mailto:essexplanning@essex.ca).

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**July 25<sup>th</sup>, 2025**



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Rita Jabbour, RPP

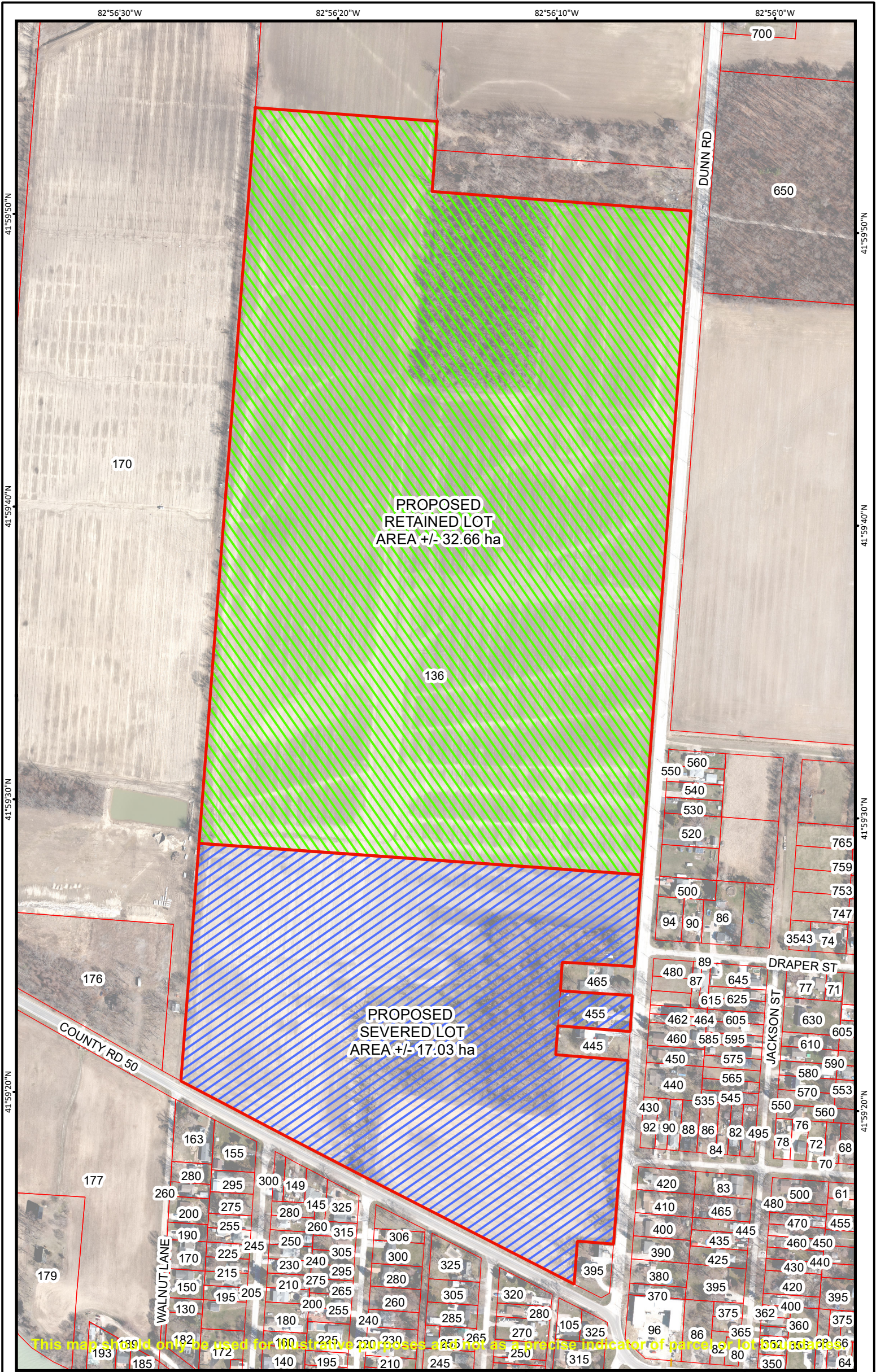
Deputy Secretary-Treasurer/ Manager, Planning Services



Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

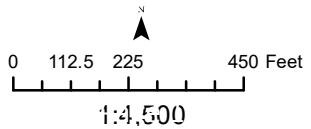
Email: [rjabbour@essex.ca](mailto:rjabbour@essex.ca)





-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: Colchester Bay Inc.  
Dillon Consulting Ltd.  
Location: 136 County Rd 50



APPLICATION B-15-25 & A-08-25





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

**File Number:** A-08-25  
**Applicant(s):** Colchester Bay Inc. (c/o Wing On Li)  
**Agent(s):** Dillon Consulting Limited (c/o Melanie Muir)  
**Location:** 136 County Road 50 (Colchester Hamlet Centre, Ward 3)

**Purpose:**

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 136 County Road 50 in the Colchester Hamlet Centre (Ward 3). As a result of a severance on the subject lands, the lot area for the severed and retained parcels will be reduced from  $\pm 49.69$  ha (122.79 acre) to  $\pm 15.52$  ha (38.35 acre) and  $\pm 34.17$  ha (84.44 acres), respectively. Relief is therefore required from the following sections of the Zoning By-law:

- Section 27.1 b) i) which states that the minimum lot area and lot width for lots zoned Development Reserve District 1.1 (DR1.1) shall be as lawfully existing.
- Section 13.1 b) ii) which states the minimum lot area for lots zoned 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-15-25). 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, August 19, 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](mailto: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](mailto: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](mailto: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](mailto: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

**July 25<sup>th</sup>, 2025**



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Rita Jabbour, RPP

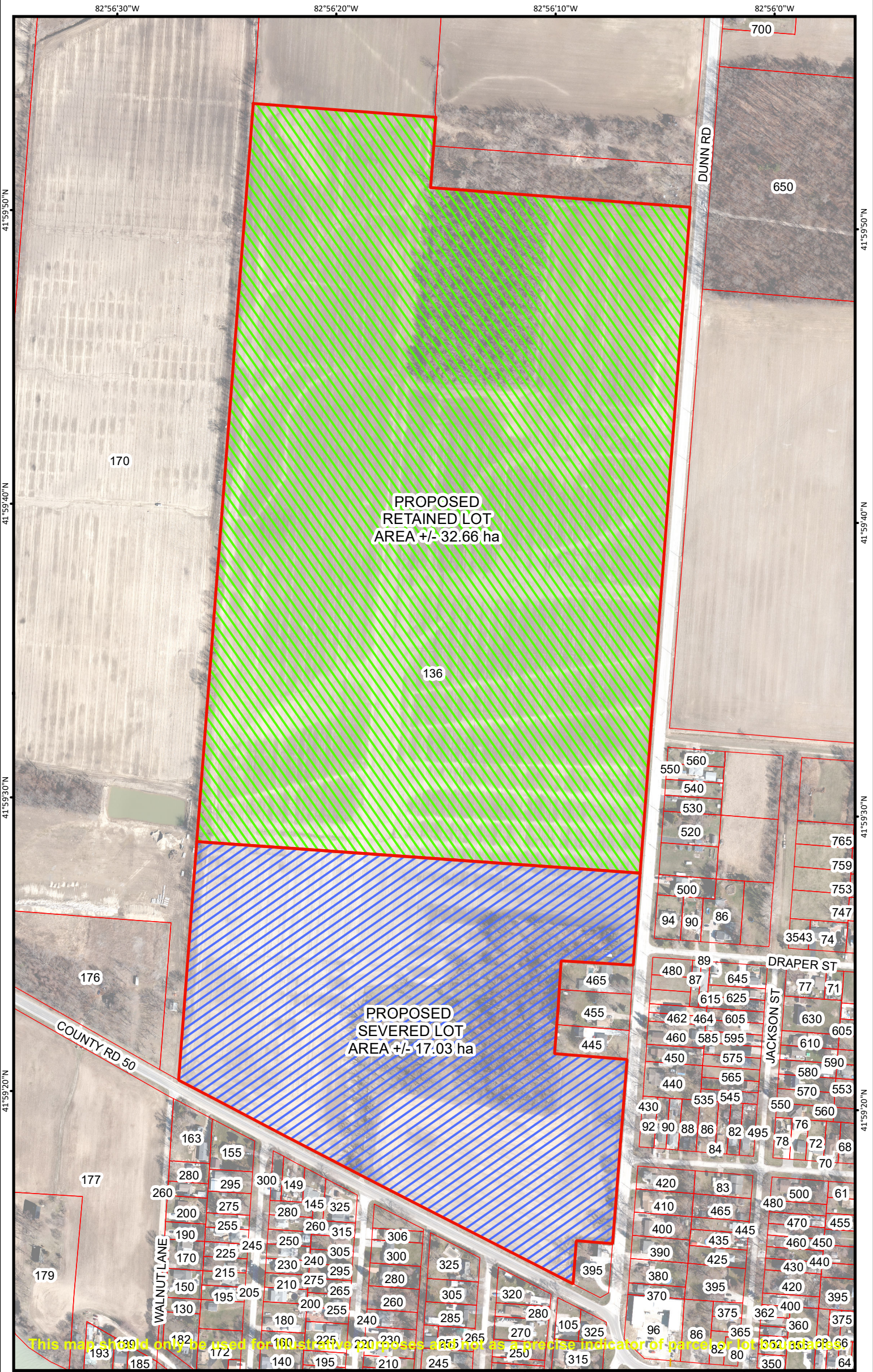
Deputy Secretary-Treasurer/ Manager, Planning Services



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