



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.