



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

File Number: A-06-26
Applicant(s): Paula Combdon, Kasey Combdon & Ryan Balon
Agent(s): Floro Culmone
Location: 2323 County Road 20 (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 2323 County Road 20, former Colchester South, Ward 3. The applicants are proposing to construct a one (1) storey Additional Dwelling Unit (ADU) with a gross floor area of 59.5 sqm (640 sqft). The ADU will be located 9.1 m (30 ft) from the rear lot line, and 1.5 m (5 ft) from the interior side lot line. The applicant is requesting relief from section 8.15 c) x) of the Zoning By-law which prohibits *an ADU in a detached accessory or ancillary building from being located within a required rear yard and side yard*. The subject property is zoned Agricultural District 1.1 which requires a minimum rear yard depth of 15m (50 ft) and a minimum side yard depth of 3m (10 ft).

Furthermore, the ADU will have an attached porch which will encroach up to 1.5 m (5 ft) into the minimum required side yard. Under Section 9.15 i) of the Zoning By-law a porch is not permitted to encroach into a required side yard for any zoning district. Therefore, the applicants are requesting relief from this section to allow the attached porch to encroach into the required side yard, alongside the ADU, in accordance with the attached drawings.

Take Notice:

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, April 21st, 2026 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.

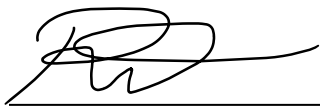
The livestream for this meeting will be available at the YouTube address listed below. The stream will be made live approximately 10 minutes before the start of the meeting and accordingly, the meeting will not appear on the YouTube account page until then.

<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

April 7th, 2026



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