



Committee of Adjustment Regular Meeting

April 21st, 2026

essex
Where you belong



Application: A-06-26

Property:

- 2323 County Road 20

OP designation:

- Agricultural

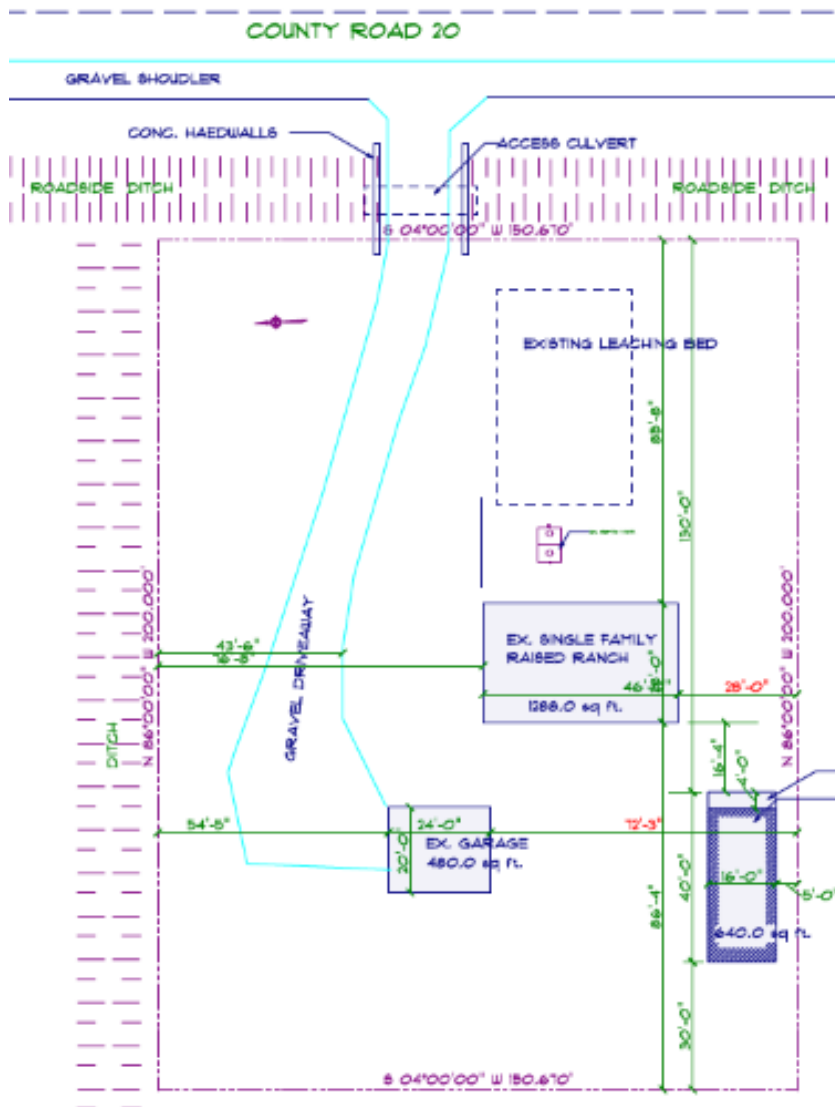
Zoning Category:

- Agricultural District 1.1 (A1.1)

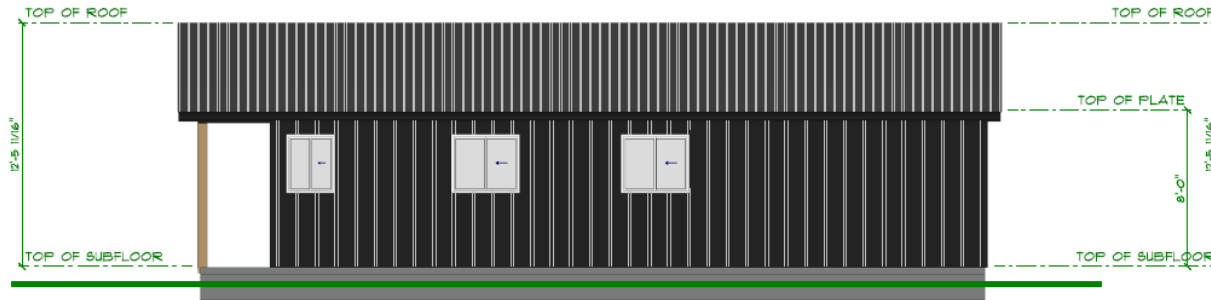
Proposal (Minor Variance):

- To construct an additional dwelling Unit (ADU) with an attached Porch within a required yard
- Reduction to required rear yard from 15 m to 9.1 m
- Reduction to required side yard from 3.0 m to 1.5 m
- To permit the attached porch in a required yard

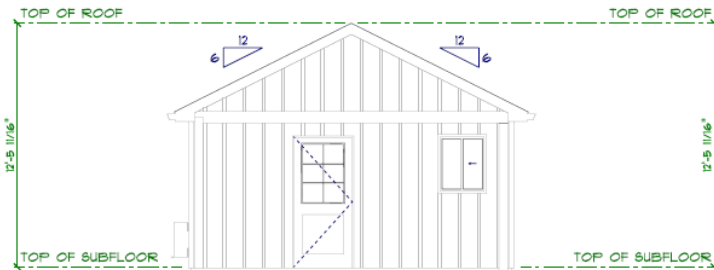
Site Plan and Rendering



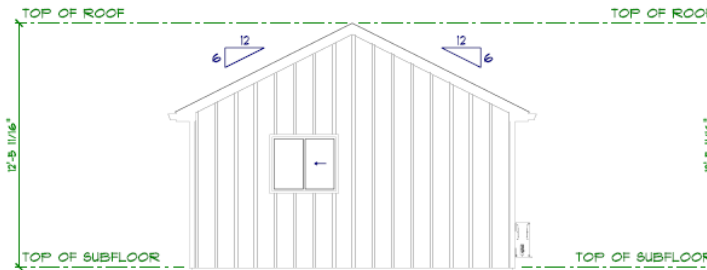
Elevations



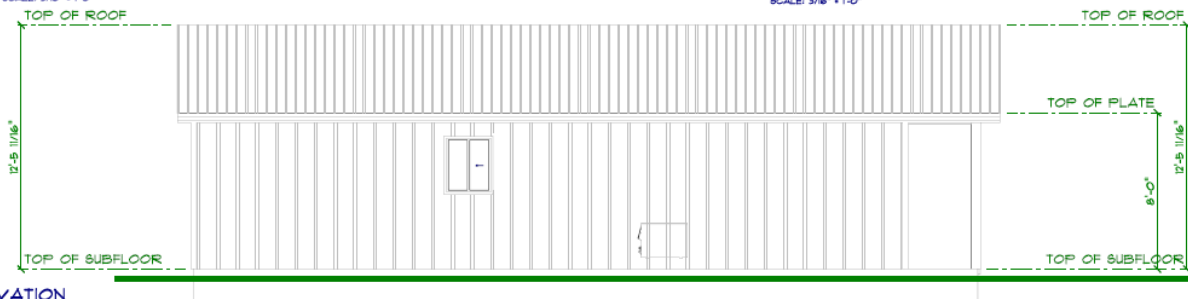
WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

Consideration of Policy: Minor Variance

Planning Act – 4 Tests

Assessment

1. Intent of Official Plan is maintained.	<ul style="list-style-type: none">• Supports the reduction of non-hazardous setbacks to accommodate additional dwelling units.• Requires ADUs to be services with potable water and sewage systems.
2. Intent of Zoning Bylaw is maintained.	<ul style="list-style-type: none">• Intent is to ensure private amenity space is provided, privacy to neighbouring land uses is maintained, site circulation is achievable.• No impacts to privacy to neighbouring agricultural uses.
3. Proposal is considered “Minor”.	<ul style="list-style-type: none">• Comparable in size and location to a standard accessory structure.• Applicant required to maintain their own storm water runoff.• Abides by MDS calculations.• Property standard By-laws established to address any potential nuisances.
4. Proposal is appropriate and desirable for land use.	<ul style="list-style-type: none">• Allows for the construction of an ADU on a restricted site, while maximizing the potential for the property without hindering neighbouring agricultural operations.

Official Plan – 2 Tests

5. Compatible with character of neighbourhood.	<ul style="list-style-type: none">• Deemed compatible as the use is permitted and will remain accessory to main dwelling.• No impacts to parking as off-street parking regulations are met
6. Circumstances are particular to the site.	<ul style="list-style-type: none">• Application to accommodate an ADU on a restricted site that was previously developed.

Comments

External Agencies:

- Essex Region Conservation Authority – No Objections
 - Required to obtain an approval prior to any construction or site alteration – No Concerns.
- County of Essex
 - The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original right-of-way. Permits are necessary for any changes to existing entrances or structures, or the construction of new entrances and structures – No Concerns.

Comments

Internal Departments:

- Building Department - Building will ensure through the permit and inspection process that stormwater is managed on the subject property and not directed onto the neighbouring lands.
- Infrastructure Services – No Objections

Comments

Public notice:

- No written comments or objections received as of April 16, 2026.
- One (1) phone call received expressing concerns for water runoff

Recommendation

The Planning Department is Recommending **Approval**, subject to the following Conditions:

1. That the applicant obtain a Building Permit from the Town of Essex.

Thank you