



Committee of Adjustment Meeting Agenda

April 16, 2024, 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 April 16, 2024

Moved by _____

Seconded by _____

That the published agenda for the April 16, 2024 Committee of Adjustment Meeting be adopted as presented / amended.

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for March 19, 2024

1

Moved by _____

Seconded by _____

That the minutes of the Committee of Adjustment meeting held March 19, 2024 be adopted as circulated.

6. Reports from Administration/Applications

7

6.1 B-07-24 Ralph Trealout c/o Joe Grondin, 5247 5th Concession

8

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 5247 5th Concession Road, former Colchester South. The applicants are proposing to sever a ± 0.93 hectare (2.3 acre) parcel from the existing ± 15.9 hectare (39.29 acre) agricultural lot. The retained agricultural lot is proposed to have an area of ± 14.97 hectares (36.99 acres). The applicant is proposing this consent because the dwelling has been deemed surplus to the needs of the farming operation.

Moved by _____

Seconded by _____

That application B-07-24 be approved / denied.

6.2

A-07-24 Ralph Trealout c/o Joe Grondin, 5247 5th Concession

11

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 5247 5th Concession Road, former Colchester South. As a result of a surplus severance on the subject lands, the lot area for the severed and retained parcels will be reduced from \pm 15.9 hectares (39.29 acre) to \pm 0.93 hectares (2.3 acre) and \pm 14.97 hectares (36.99 acres), respectively. Relief is therefore required from Section 13.1 b) ii) of Zoning By-law 1037 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-07-24 be approved / denied.

6.3

A-04-24 Sherry Bondy, 255 Wellington Street

14

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 255 Wellington Street, Harrow. The applicant is looking to construct an additional dwelling unit that is 40.04 square meters (431 square foot) in gross floor area to be located 5.72 meters (18.75 ft) from the rear lot line. The applicant is requesting relief from Zoning By-law Section 8.15 b) (ii) which states: a second dwelling unit shall not be permitted in an accessory or ancillary residential building located in a required yard. Section 14.1 b) vii requires a rear yard depth minimum of 7.5 meters (25ft). Therefore, the relief being requested is to encroach 1.78 metres (6.25 feet) into the required rear yard.

Moved by _____

Seconded by _____

That application A-04-24 be approved / denied.

7. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.

8. Future Meetings

Wednesday, May 22, 2024 at 5:00 p.m. at Town Hall, Council Chambers, 33 Talbot Street South, Essex.