



Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday April 16, 2019

Meeting Time: 4:00 p.m.

Location: Small Council Chambers, Town Hall, Town of Essex

The following four agenda items will be discussed:

1. Declarations of Conflict of Interest

2. The following Minutes will be considered

- Regular Minutes from the Committee of Adjustment Meeting of March 19, 2019
- Regular Minutes from the Committee of Adjustment Meeting of February 12, 2019.

3. The following submissions were received:

a) A-09-19 Theresa & Doug Lypps (Agent: Brandon Antonucci) Vacant Land on County Rd 8 (Colchester North, Ward 2)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for vacant lands located on County Rd 8 in the former Township of Colchester North, Ward 2. As a result of a proposed severance, the lot area for the retained farm parcel will decrease in size from +20 hectares (+50 acres) to +19.5 hectares (+48.8 acres). The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 100 acres or as existing.

Note: An application for consent has also been received for the subject lands (File Number B-08-19). The public notice for the minor variance application has been included with this notice.

b) B-08-19 Theresa & Doug Lypps (Agent: Brandon Antonucci) Vacant Land on County Rd 8 (Colchester North, Ward 2)

A consent application has been received by the Town of Essex Committee of Adjustment for the vacant agricultural lands located on County Road 8, just east and west of the lands known municipally as 15775 County Road 8, in the former township of Colchester North. The applicants are proposing to sever a grassed +0.2 hectare

(+0.5 acre) parcel from the 20 hectare (50 acre) farm lot for the purposes of a lot addition. The severed parcel will be merged with the property directly to the west and known municipally as, 15775 County Road 8. The retained farm parcel will have an area of +19.5 hectares (+48.8 acres) and will continue to be used for agricultural purposes.

Note: an application for minor variance has also been received for the subject lands (File Number: A-09-19). The public notice for the minor variance application has been included with this notice.

c) B-09-19 2636380 Ontario Inc. (Agent: Andrew Talbot) 260 King E (Harrow Centre, Ward 4)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 260 King Street East in the Harrow Centre. The applicant is proposing to sever a +474 square metre (+5101.6 square foot) parcel from the existing ± 1492 square metre (± 16063 square foot) residential lot. The retained parcel is proposed to have an area of ± 1016 square metre (± 10939 square feet). The applicants are proposing this consent for the purposes of creating a new residential lot. The minimum lot area for lots within Residential District 1.1 (R1.1) and serviced by a municipal sanitary sewer is 460 square metres (5000 square feet).

4. New Business

5. Old Business

6. Next Meeting Date – May 14, 2019

APPLICATION LOCATIONS
APRIL 2019

S/S County Rd 8
B-08-19 & A-09-19

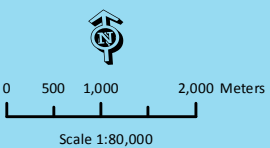
260 King St E
B-09-19

HARROW CENTRE

ESSEX CENTRE

GESTO CENTRE

McGREGOR CENTRE





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

File Number: A-09-19

Applicant(s): Theresa & Doug Lypps (agent: Brandon Antonocci)

Location of Property: Vacant Land on County Rd 8

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the vacant agricultural lands located on County Road 8, in the former township of Colchester North. As a result of a proposed severance, the lot area for the retained farm parcel will decrease in size from +20 hectares (+50 acres) to +19.5 hectares (+48.8 acres).

The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 100 acres or as existing.

Note: An application for consent has also been received for the subject lands (File Number B-08-19). 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 the date, time and at the place shown below:

Town of Essex Municipal Building
33 Talbot Street South, Essex, Ontario
Tuesday, April 16, 2019 at 4:00 p.m.

Public Hearing: You are entitled to attend this public hearing in person 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, 33 Talbot Street South, Essex Ontario, N8M 1A8.

Failure to Make Comment: If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Town of Essex in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) 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, 33 Talbot Street South, Essex Ontario, N8M 1A8.

March 25, 2019



Rita Jabbour

Secretary-Treasurer/Planner



Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

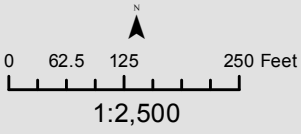




-  Proposed Severed Lands
-  Proposed Retained Lands

APPLICATION B-08-19 & A-09-19

Applicant Name: *Theresa & Doug Lypps*
(Agent: *Brandon Antonocci*)
Location: *County Rd 8*





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

File Number: B-09-19

Applicant(s): 2636380 Ontario Inc (Agent: Andrew Talbot)

Location of Property: 260 King E (Harrow Centre, Ward 4)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 260 King Street East in the Harrow Centre. The applicant is proposing to sever a +474 square metre (+5101.6 square foot) parcel from the existing ± 1492 square metre (± 16063 square foot) residential lot. The retained parcel is proposed to have an area of ± 1016 square metre (± 10939 square feet). The applicants are proposing this consent for the purposes of creating a new residential lot. The minimum lot area for lots within Residential District 1.1 (R1.1) and serviced by a municipal sanitary sewer is 460 square metres (5000 square feet).

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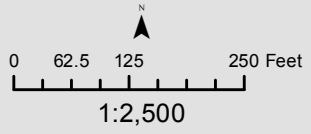
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.



APPLICATION B-08-19 & A-09-19

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Theresa & Doug Lypps*
(Agent: *Brandon Antonocci*)
Location: *County Rd 8*





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

File Number: B-08-19

Applicant(s): Theresa & Doug Lypps (agent: Brandon Antonocci)

Location of Property: Vacant Land on County Rd 8 (Colchester North, Ward 2)

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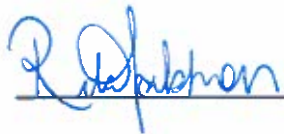
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SCALE 1" = 30'

WILLIAM J. SETTERINGTON LTD.
CONSULTING ENGINEERS & LAND SURVEYORS
LEAMINGTON, ONTARIO
SEPTEMBER 22, 1977

**CENTRE
STREET**

Lot 63
Reg'd. Plan 1236

— 91.10 (MEAS)

PARALLEL WITH SOUTHERN LIMIT
OF LOT 63, RECD PLAN 1236 per
INST. N^o 698244

**FRAME
GARAGE**

Lot

CAR - PORT

**1 1/2 STOREY
FRAME HOUSE
(Asbestos Siding)**

R.

54

202

STREET

ARTHUR

KING

STREET

2A4073



56x90 SF
15,040

SEVERED

22 Jan



APPLICATION B-09-19

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: 2636380 Ontario Inc
(Agent: Andrew Talbot)
Location: 260 King St E

