



Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday, December 19th, 2017

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 November 21st, 2017.

3. Approval of the Agenda

4. The following four submissions were received:

B-18-17 – B.T. Wachna Limited – 314 Queen St. (Harrow Centre, Ward 4)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 314 Queen Street, in the Harrow Centre, Ward 4. The applicants are proposing to sever a 891.84 square metre (9600 square foot) parcel from the existing 1859 square metre (20,021 square foot) lot. The retained parcel is proposed to have an area of 966.7 square metres (10, 406 square feet). The applicants are proposing this consent for the purpose of lot creation.

B-19-17 – Norm & Rose Jobin – 2499 County Rd 12 (Colchester North, Ward 2)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 2499 County Road 12, in the former Township of Colchester North, Ward 2. The applicants are proposing to sever a ± 0.33 hectare (± 0.83 acre) parcel from the existing ± 3.98 hectare (± 9.96 acre) lot. The retained parcel is proposed to have an area of ± 3.65 hectares (± 9.13 acres). The applicants are proposing this consent as a result of farm consolidation.

Note: An application for minor variance has also been received for the subject lands (File Number A-23-17). The public notice for the minor variance application has been included with this notice.

A-23-17 – Norm & Rose Jobin – 2499 County Rd 12(Colchester North, Ward 2)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 2499 County Road 12, in the former Township of Colchester North, Ward 2. As a result of a proposed severance, the lot area for the retained and severed parcel will decrease in size from ± 3.98 hectares (± 9.96 acres) to ± 3.65 hectares and ± 0.33 hectares (± 9.13 acres and ± 0.83 acres), respectively. The total lot width for the severed parcel will be reduced to ± 45.45 metres (+150 feet). The required minimum lot area for properties within the General Agricultural district (A1.1) under the Town of Essex Zoning By-Law 1037 is 40 hectares (100 acres) or as existing. The required minimum width for lots in the General Agricultural district (A1.1) under the Town of Essex Zoning By-Law 1037 is 60 metres (200 feet) or as existing. Thus, variances are being sought to accommodate the reduction in total lot area and lot width for the severed parcel.

Note: An application for consent to sever the subject lands has also been received (File Number B-19-17). The public notice for the consent application has been included with this notice.

B-20-17 – Mathias Baumgartner (Agent: Karl Melinz) – 4709 4th Concession Rd (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 4709 4th Concession Road, in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a ± 18.889 hectare (± 47.2 acre) parcel from the existing ± 20.68 hectare (± 51.7 acre) lot. The retained parcel is proposed to have an area of ± 1.809 hectares (± 4.5 acres). The applicants are proposing this consent as a result of farm consolidation.

Note: An application for minor variance has also been received for the subject lands (File Number A-24-17). The public notice for the minor variance application has been included with this notice.

A-24-17 – Mathias Baumgartner (Agent: Karl Melinz) – 4709 4th Concession Rd (Colchester South, Ward 3)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 4709 4th Concession Road, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the lot area for the retained and severed parcel will decrease in size from ± 20.68 hectares (± 51.7 acres) to ± 1.809 hectares and ± 18.889 hectares (± 4.5 acres and ± 47.2 acres), respectively. The required minimum lot area for properties within the General Agricultural district (A1.1)

under the Town of Essex Zoning By-Law 1037 is 40 hectares (100 acres) or as existing. Thus, variances are being sought to accommodate the reduction in total lot area for the retained and severed lot.

Note: An application for consent to sever the subject lands has also been received (File Number B-20-17). The public notice for the consent application has been included with this notice.

5. New Business

- OACA Conference – Sherry Bondy

6. Old Business

7. Next Meeting Date – January 16th, 2018