



**Committee of Adjustment
Regular Meeting
Agenda**

Meeting Date: Tuesday, March 20, 2018

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 February 6, 2018
- 3. Approval of the Agenda**
- 4. The following four submissions were received:**

A-02-18 – James & Susan Ulian – 71 Sullivan Street. (Colchester North, Ward 3)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 71 Sullivan Street, in Colchester South, Ward 3. The applicants are proposing to construct a 30.95 square metre (333.19 square foot) accessory structure. As a result of the proposal, the minimum setback for the easterly side lot line will be reduced by 0.6 metres (2 feet) to 0.6 metres (2 feet). The minimum side lot line setback from accessory structures on properties within the Residential District 1.1 (R1.1) 1.2 metres (4 feet) under the Town of Essex Zoning Bylaw, Bylaw 1037.

B-02-18 – Bruce, Ron and Lyle Hall - Hall Lot Addition– 2716 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 2716 County Road 12 in the former Township of Colchester North, Ward 2. The applicants are proposing to sever a ± 0.32 hectare (±0.8 acre) parcel from the existing ±38.56 hectare (±96.4 acre) lot. The retained parcel is proposed to have an area of ±38 hectares (±95 acres). The applicants are proposing this consent for the purpose of a lot addition. The severed lot is proposed to be merged with the property directly to the West and known municipally as 2720 County Road 12.

Note: An application for minor variance has also been received for the subject lands (File Number A-03-18). The public notice for the minor variance application has been included with this notice.

A-03-18 – Bruce, Ron and Lyle Hall - Hall Lot Addition– 2716 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 2716 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 parcel will decrease in size from ± 38.56 hectares (± 96.4 acres) to ± 38.24 hectares (± 95.6 acres). 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 parcel.

Note: An application for consent to sever the subject lands has also been received (File Number B-02-18). The public notice for the consent application has been included with this notice.

B-03-18 – Bruce, Ron and Lyle Hall - Hall Surplus Dwelling– 2716 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 2716 County Road 12 in the former Township of Colchester North, Ward 2. The applicants are proposing to sever a ± 1.36 hectare (± 3.4 acre) parcel from the existing ± 38.56 hectare (± 96.4 acre) lot. The retained parcel is proposed to have an area of ± 37.2 hectares (± 93 acres). The applicants are proposing this consent as a result of farm consolidation. An easement to provide access to the dwelling at 2720 County Road 12 by way of the existing driveway is also being requested.

Note: An application for minor variance has also been received for the subject lands (File Number A-04-18). The public notice for the minor variance application has been included with this notice.

A-04-18 – Bruce, Ron and Lyle Hall - Hall Surplus Dwelling – 2716 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 2716 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 ± 38.56 hectares (± 96.4 acres) to ± 37.2 hectares and ± 1.36 hectares (± 93 acres and ± 3.4 acres), respectively. The total lot width for the severed parcel will be reduced to ± 46

metres (± 151.8 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 for the retained and severed parcels and a reduction in lot width for the severed parcel.

Note: An application for consent to sever the subject lands has also been received (File Number B-03-18). The public notice for the consent application has been included with this notice.

B-04-18 – Gagnon Validation Certificate– 3449 N Malden Rd. (Colchester North, Ward 2)

An application for a Certificate of Validation under Section 57 of the Planning Act, R.S.O 1990, c.P. 13, has been received by the Town of Essex Committee of Adjustment for the property at 3449 North Malden Road in Colchester North, Ward 2.

It has come to light that there has been an error on title of this property as a Planning Act Consent was not registered when the lot was created in 1987. Thus, the applicants are requesting a Certificate of Validation to correct the error

B-05-18 – Bruce and Theresa Coristine - 3876 3rd Concession Rd. (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 3876 3rd Concession Road, in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a ± 3.9 hectare (± 9.75 acre) parcel from the existing ± 13.48 hectare (± 33.7 acre) lot. The retained parcel is proposed to have an area of ± 5.5 hectares (± 13.75 acres). The applicants are proposing this consent for the purpose of lot creation. The applicants are also requesting a conservation easement to maintain the existing area of natural heritage feature.

Note: An application for minor variance has also been received for the subject lands (File Number A-05-18). The public notice for the minor variance application has been included with this notice.

A-05-18 – Bruce and Theresa Coristine - 3876 3rd 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 3876 3rd Concession Road, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the lot area for the severed parcel will decrease in size from ± 13.48 hectares (± 33.7 acres) to ± 3.9 hectares

(±9.75 acres). The required minimum lot area for properties within the Residential District 1.2 (R1.2) under the Town of Essex Zoning By-Law 1037 is 4 hectares (10 acres). Thus, variances are being sought to accommodate the reduction in total lot area for the severed parcel.

Note: An application for consent to sever the subject lands has also been received (File Number B-05-18). The public notice for the consent application has been included with this notice.

B-06-18 – Bruce and Theresa Coristine - 3876 3rd Concession Rd. (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 3876 3rd Concession Road, in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a ±4 hectare (±10 acre) parcel from the existing ±13.48 hectare (±33.7 acre) lot. The retained parcel is proposed to have an area of ± 5.5 hectares (±13.75 acres). The applicants are proposing this consent for the purpose of lot creation. The applicants are also requesting a conservation easement to maintain the existing area of natural heritage feature.

B-07-18 and B-08-18 – Michael and Amy Flanagan – 155 Given Road (Harrow Centre, Ward 4)

Consent applications have been received by the Town of Essex Committee of Adjustment for the lands at 155 Given Road, in the Harrow Centre, Ward 4. The applicants are proposing to sever two ±2218.84 square metre (±23896 square foot) parcels from the existing ±26081 square metre (±280733.55 square foot) lot. The retained parcel is proposed to have an area of ±21483.5 square metres (±231246.5 square feet). The applicants are proposing this consent for the purpose of residential lot creation.

5. New Business

6. Old Business

7. Next Meeting Date – April 17, 2018