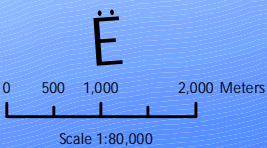
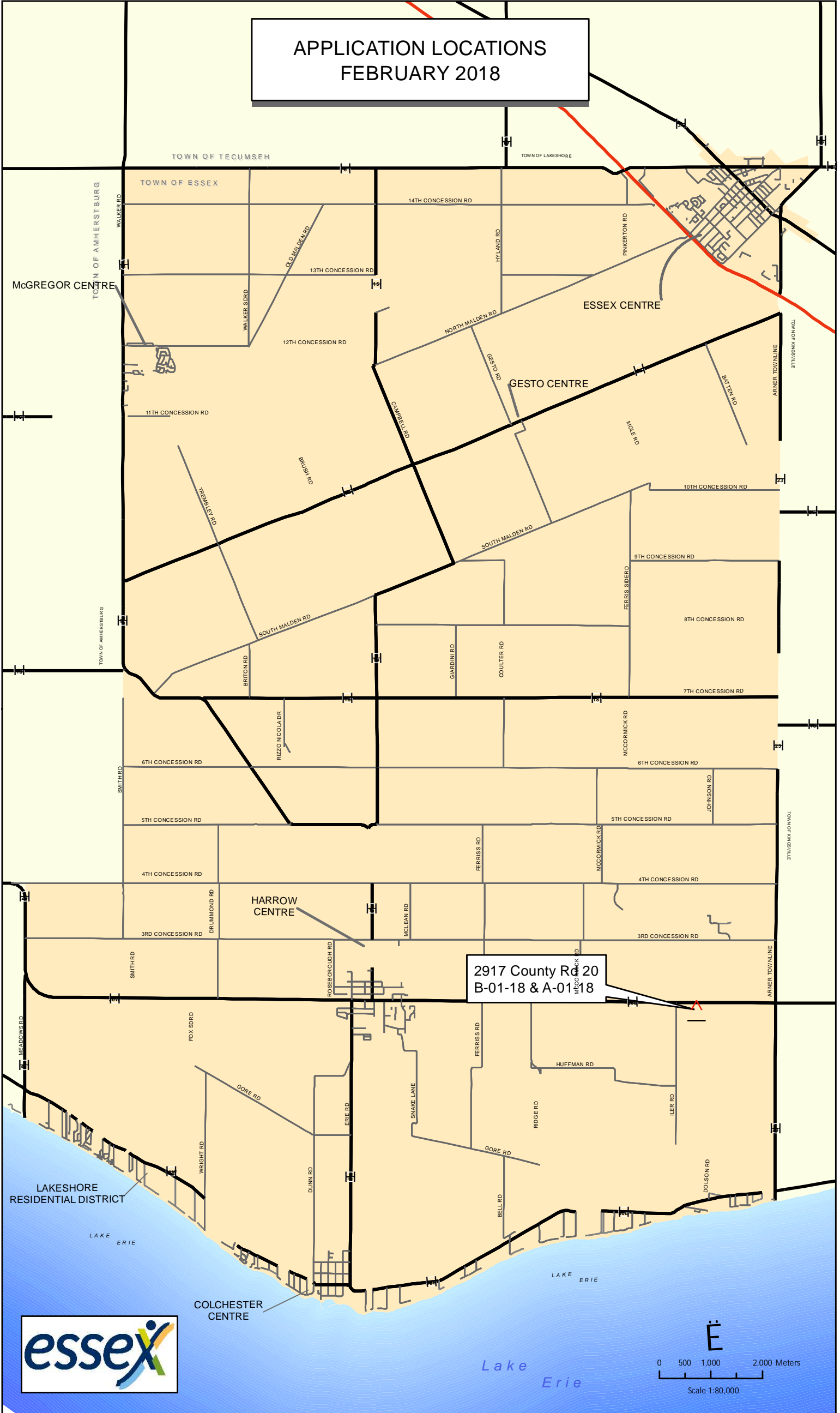


APPLICATION LOCATIONS  
FEBRUARY 2018





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

**File Number:** B-01-18  
**Applicant(s):** Miller Cattle and Grain LTD.  
**Location of Property:** 2917 County Road 20 East (Colchester South, Ward 3)  
**Assessment Roll Number:** 375461000012700

**Purpose of Application:** A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 2917 County Road 20 East in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 0.47$  hectare ( $\pm 1.18$  acre) parcel from the existing  $\pm 17.09$  hectare ( $\pm 42.25$  acre) lot. The retained parcel is proposed to have an area of  $\pm 16.62$  hectares ( $\pm 41.07$  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-01-18). The public notice for the minor variance 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, February 6, 2018 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.

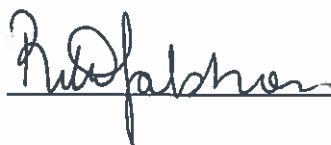
**Failure to Attend Hearing:**

If you do not attend the hearing, it may proceed in your absence (including possible amendments to the original request). Except as otherwise provided for in The Planning Act, you will not be entitled to any further notice in these proceedings.

**Notice of Decision:**

A copy of the decision of the Committee of Adjustment will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and to those who have filed with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

**January 12, 2018**



Rita Jabbour

Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [rjabbour@essex.ca](mailto:rjabbour@essex.ca)



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

**File Number:** A-01-18

**Applicant(s):** Miller Cattle and Grain LTD.

**Location of Property:** 2917 County Road 20 East (Colchester South, Ward 3)

**Assessment Roll Number:** 375461000012700

**Purpose of Application:** An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 2917 County Road 20 East, 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  $\pm 17.09$  hectares ( $\pm 42.25$  acres) to  $\pm 16.62$  hectares and  $\pm 0.47$  hectares ( $\pm 41.07$  acres and  $\pm 1.18$  acres), respectively. The total lot width for the severed parcel will be reduced to  $\pm 50$  metres ( $\pm 165$  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-01-18). 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, February 6, 2018 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 Ontario Municipal Board 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.

January 12, 2018

  
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Rita Jabbour

Secretary-Treasurer/Assistant Planner  
Town of Essex Committee of Adjustment  
Telephone: 519-776-7336, extension 1112  
Email: [rjabbour@essex.ca](mailto:rjabbour@essex.ca)



82°50'30"W

82°50'20"W

2878

2890

2896

2912

2898

2900

COUNTY RD 20

2905

2915

PROPOSED  
SEVERED LOT  
AREA +/- 1.18 acres

2897

2917

2931

PROPOSED  
RETAINED LOT  
AREA +/- 41 acres

N/S

N/S

S/S

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



### APPLICATION B-01-18 & A-01-18



Proposed Severed Lands



Proposed Retained Lands

Applicant Name: *Miller Cattle & Grain Ltd.*

Location: *2917 County Rd 20*

0 75 150 300 Feet

1:3,000



## County of Essex Mapping



### Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Corporation of the County of Essex, 2015. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranel Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



### Legend

- ☐ Landmarks
- ☐ Windsor Airport
- ☐ Streets (20,000 >) White
- ☐ Streets (20,000 >) Black
- ☐ Street
- ☐ Assessment Parcels
- ☐ Municipal Boundary
- ☐ <all other values>
- ☐ Poles Island
- ☐ Lakes

0 35.58 71.2 Meters

1:2,135 1/4/2018