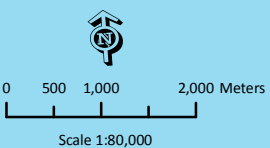
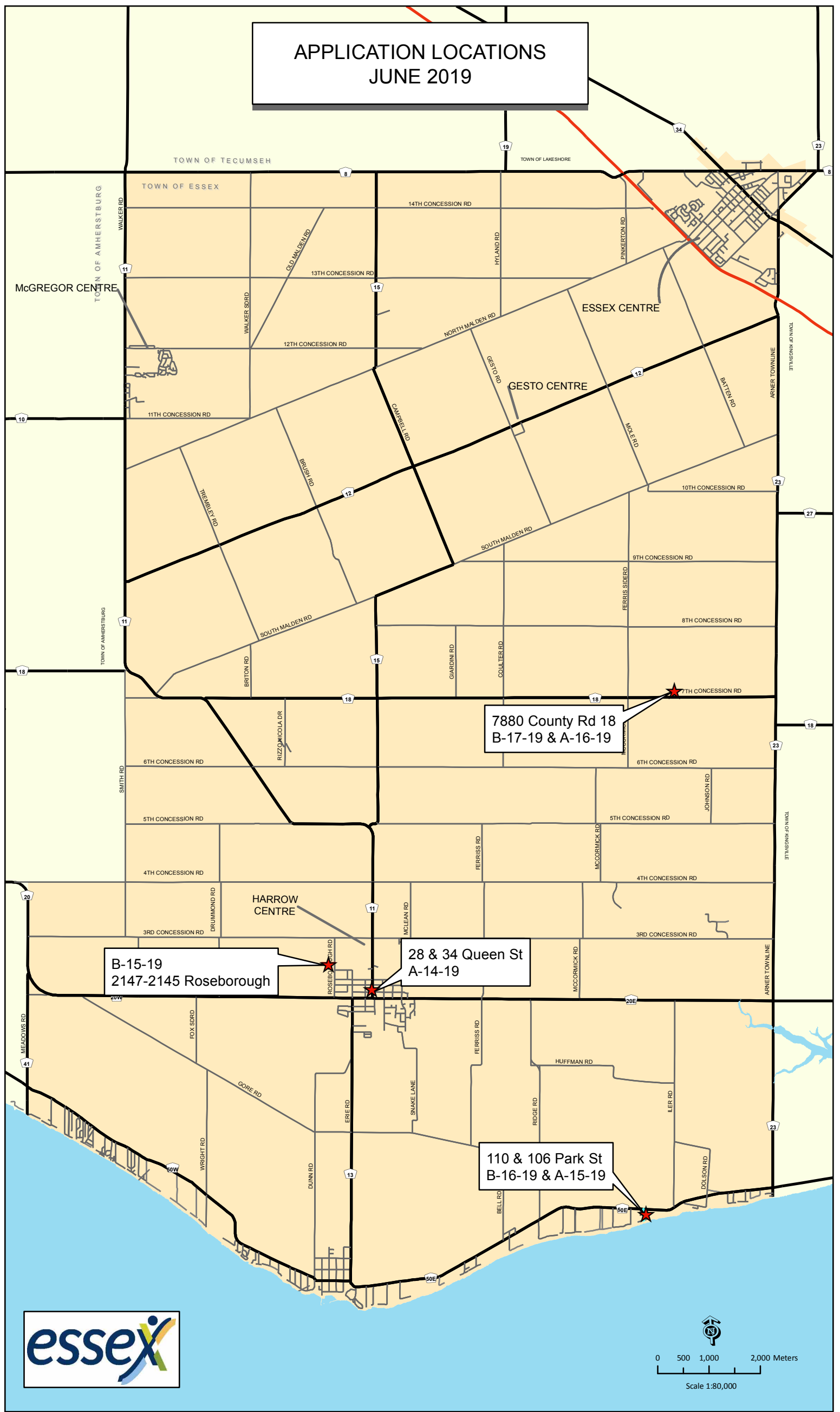


APPLICATION LOCATIONS
JUNE 2019





Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday, June 18, 2019

Meeting Time: 4:00 PM

Location: Large Meeting Room, Town Hall, Town of Essex, 33 Talbot St. South

1. Roll Call:

Members Present	Percy Dufour, Chair Brian Gray, Vice Chair Phil Pocock Dan Boudreau Ray Beneteau
Also Present	Rita Jabbour, Planner Sarah Aubin, Planning Assistant Elise Geschiere, Heritage Student

2. Declaration of Conflict of Interest

3. Adoption of Published Agenda

3.1 That the published agenda for the June 18, 2019 meeting of the Committee of Adjustment be adopted as circulated.

4. Adoption of Minutes

4.1 That the minutes of the May 14, 2019 Committee of Adjustment meeting be adopted as circulated.

5. Unfinished Business

5.1 Adoption of Minor variances and Consent applications

6. Reports / Applications

6.1 Rita Jabbour, Planner RE:

Application A-14-19 Victor Pereira & Elizabeth Yaciuk) 28 /34 Queen Street (Harrow Centre, Ward 4)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 28 and 34 Queen Street in the Harrow Centre. As a result of a proposed commercial/residential development, the applicants are requesting a variance to accommodate a reduction in the required 4.5 metre (15 foot) setback between a parking area

and a habitable room window that faces the parking area, and a reduction in three (3) required parking spaces for the residential component.

6.1.1 Public Presentations (if any)

6.2 Rita Jabbour, Planner RE:

Application A-15-19 Rose Base (Agent: Andy Bas), Vacant land on the east side of Park Street (Colchester South, Ward 3)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the vacant residential lands located on the east side of Park Street and identified as Lots 40, 41, 42 and 43 on Registered Plan 1177 in the former township of Colchester South. The subject parcels do not have the minimum required lot area of 1850 square metres (20,000 square feet) prescribed in the Town of Essex Zoning Bylaw, Bylaw 1037, for lands within Residential District 1.1 (R1.1) that are not serviced by a municipal sanitary sewer. Thus, the applicants are requesting a variance to accommodate a +1123 square metre (+12096 square foot) reduction in lot area for Lot 40 and a +1010 square metre (+10880 square foot) reduction in lot area for lots 41, 42 and 43. The applicants are also requesting a variance to accommodate a front yard depth of +6 metres (+19 feet) for the subject lots to better align with the existing building foundation on Lot 43. The minimum required front yard width for lands within the R1.1 zoning district is 7.5 metres (25 feet). Thus, the applicants are requesting a variance of +1.5 metres (+5 feet) in the front yard width.

Note: An application for consent to sever the subject lands has also been received (**File Number: B-16-19**). The public notice for the consent application has been included with this notice.

6.2.1 Public Presentations (if any)

6.3 Rita Jabbour, Planner RE:

Application B-16-19 Rose Base (Agent: Andy Bas), Vacant land on the east side of Park Street (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands described as Lot 42 on Registered Plan 1177 in the former township of Colchester South. The applicant is proposing to sever a ±282 square metre (±3040 square foot) parcel from the ±565 square metre (±6080 square foot) lot. The retained parcel is proposed to have an area of ±282 square metres (±3040 square feet). The applicant is proposing this consent for the purposes of a lot addition. The severed parcel is proposed to be merged with the vacant parcel located directly to the west and identified as Lot 43 on Registered Plan 1177. The retained parcel is proposed to be

merged with the vacant parcel located directly to the east and identified as Lot 41 on Registered Plan 1177.

Note: An application for minor variance has also been received for the subject lands (**File Number A-15-19**). The public notice for the variance application has been included with this notice.

6.3.1 Public Presentations (if any)

6.4 Rita Jabbour, Planner RE:

Application A-16-19 James & Jeannette Sylvestre, 7880 County Rd 18 (Colchester North, Ward 2)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 7880 County Rd 18 in the former township of Colchester North. As a result of a proposed severance, the lot area for the severed parcel will be reduced from ± 42 hectares (± 104 acres) to 0.78 hectares (± 1.9 acres). The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.

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

6.4.1 Public Presentations (if any)

6.5 Rita Jabbour, Planner RE:

Application B-17-19 James & Jeannette Sylvestre, 7880 County Rd 18 (Colchester North, Ward 2)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 7880 County Rd 18 in the former township of Colchester North. The applicants are proposing to sever a ± 0.78 hectare (± 1.9 acre) parcel from the existing ± 42 hectare (± 104 acre) farm parcel. The severed parcel will be occupied by an existing dwelling, outbuildings and accompanying infrastructure (i.e. water service connection, septic system and Access Bridge). The retained parcel is proposed to have an area of ± 41 hectares (± 101 acres). The applicants are proposing this consent as a result of farm consolidation. An easement to provide access to the retained farm parcel by way of the existing access bridge is also being requested.

Note: An application for minor variance has also been received for the subject lands (**File Number: A-16-19**). The public notice for the minor variance application has been included with this notice.

6.5.1 Public Presentations (if any)

6.6 Rita Jabbour, Planner RE:

**Application B-15-19 Steve & Deb Fournier, 2147 / 2145 Roseborough
(Harrow Centre, Ward 4)**

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 2145/2147 Roseborough Road in the former township of Colchester South. The applicants are proposing to sever a ± 2297 square metre (+24724 square foot) lot for the purposes of creating a new residential lot. The severed lot will be occupied by an existing single detached dwelling and the accompanying infrastructure (i.e. water and sanitary service connection and driveway). The severed lot will conform to all regulations concerning lot area, lot width and building setbacks for single detached dwellings under Residential District 1.1 (R1.1). The retained parcel will have an area of ± 9156 square metres (+98554 square foot) and will be occupied by a second existing dwelling.

6.6.1 Public Presentations (if any)

7. Correspondence

8. New Business

9. Notices of Motion

10. Adjournment

10.1 That the meeting be adjourned at _____.

11. Next Meeting

11.1 July 23rd, 2019



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

File Number: A-14-19

Applicant(s): Victor Pereira & Elizabeth Yaciuk

Location of Property: 28 and 34 Queen St. (Harrow Centre, Ward 4)

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 28 and 34 Queen Street in the Harrow Centre. As a result of a proposed commercial/residential development, the applicants are requesting a variance to accommodate a reduction in the required 4.5 metre (15 foot) setback between a parking area and a habitable room window that faces the parking area, and a reduction in three (3) required parking spaces for the residential component.

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, June 18, 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.

May 23rd, 2019



Rita Jabbour

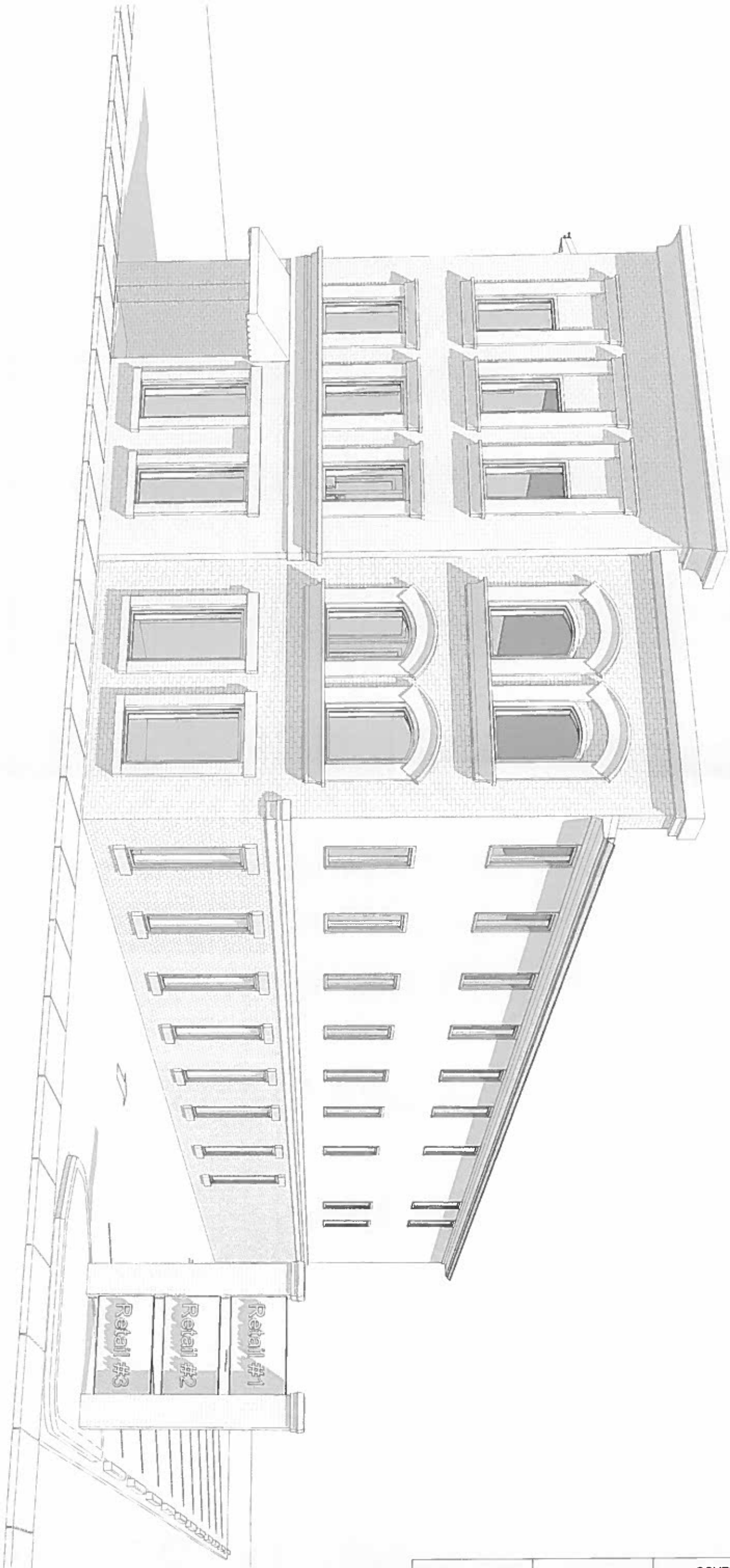
Secretary-Treasurer/Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

QUEEN ST. APARTMENT/RETAIL BUILDING



① FRONT

Queen St. Harrow

Apartments/Retail

COVER

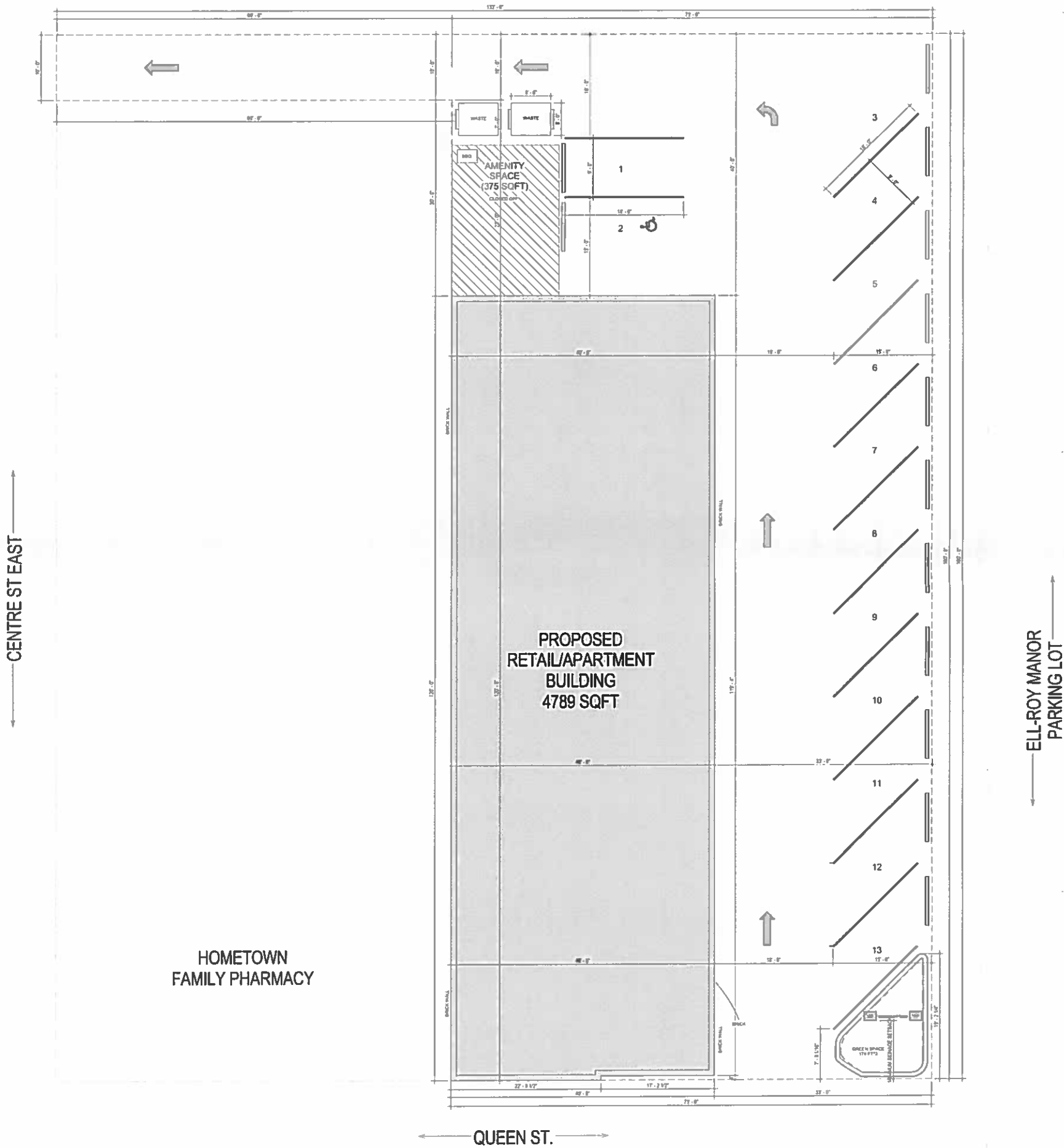
Project number
4/11/2019 4:27:46 PM

A1.0

Scale

LOT AREA	12,280 FT^2	(1140.85 M^2)
BUILDING COVERAGE	4789 FT^2	(444.91 M^2)

← NORTH







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

File Number: A-15-19
Applicant(s): Rose Bas (Agent: Andy Bas)
Location of Property: Vacant land on the east side of Park Street (Colchester South, Ward 3)

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the vacant residential lands located on the east side of Park Street and identified as Lots 40, 41, 42 and 43 on Registered Plan 1177 in the former township of Colchester South. The subject parcels do not have the minimum required lot area of 1850 square metres (20,000 square feet) prescribed in the Town of Essex Zoning Bylaw, Bylaw 1037, for lands within Residential District 1.1 (R1.1) that are not serviced by a municipal sanitary sewer. Thus, the applicants are requesting a variance to accommodate a +1123 square metre (+12096 square foot) reduction in lot area for Lot 40 and a +1010 square metre (+10880 square foot) reduction in lot area for lots 41, 42 and 43.

The applicants are also requesting a variance to accommodate a front yard depth of +6 metres (+19 feet) for the subject lots to better align with the existing building foundation on Lot 43. The minimum required front yard width for lands within the R1.1 zoning district is 7.5 metres (25 feet). Thus, the applicants are requesting a variance of +1.5 metres (+5 feet) in the front yard width.

Note: An application for consent to sever the subject lands has also been received (File Number: B-16-19). The public notice for the consent application has been included with this notice.

Take Notice:

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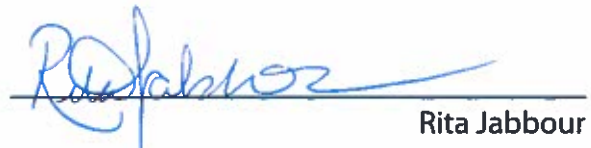
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Notice of Decision:

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May 23rd, 2019



Rita Jabbour

Secretary-Treasurer/Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

R K STREET

152'-0 deep

40'-0

40'-0

40'-0

approx. 7'

4.3

4.2

4.1

4.0

1177

CHARLES & BETTY
RICHARDSON

RUDY
GRAF

34'X28'

24'X18'
Future
Garage

32

31

AVENUE

20" Maple

House
24" Maple

MATCH LINE

KENNETH & HELEN
McBETH

30' 5"

House

36" Maple

3" Maple

24" Tree Stump

4" Maple

30" Tree Stump

50" Tree Stump

4" Square Post

(2) 6" Maples

10" Maple

5" Birch

6" Maple

1.8.

8" Maple

6" Maple

10" Maple

6" Maple

11'-6"

17'-6"

1.8.

1.8.

1.8.

House

(2) 6" Maples

6" Maple

10" Maple

(2) 6" Maples

o a d

Transverse Line

C.W. H.

Hedge

5" Birch

H.

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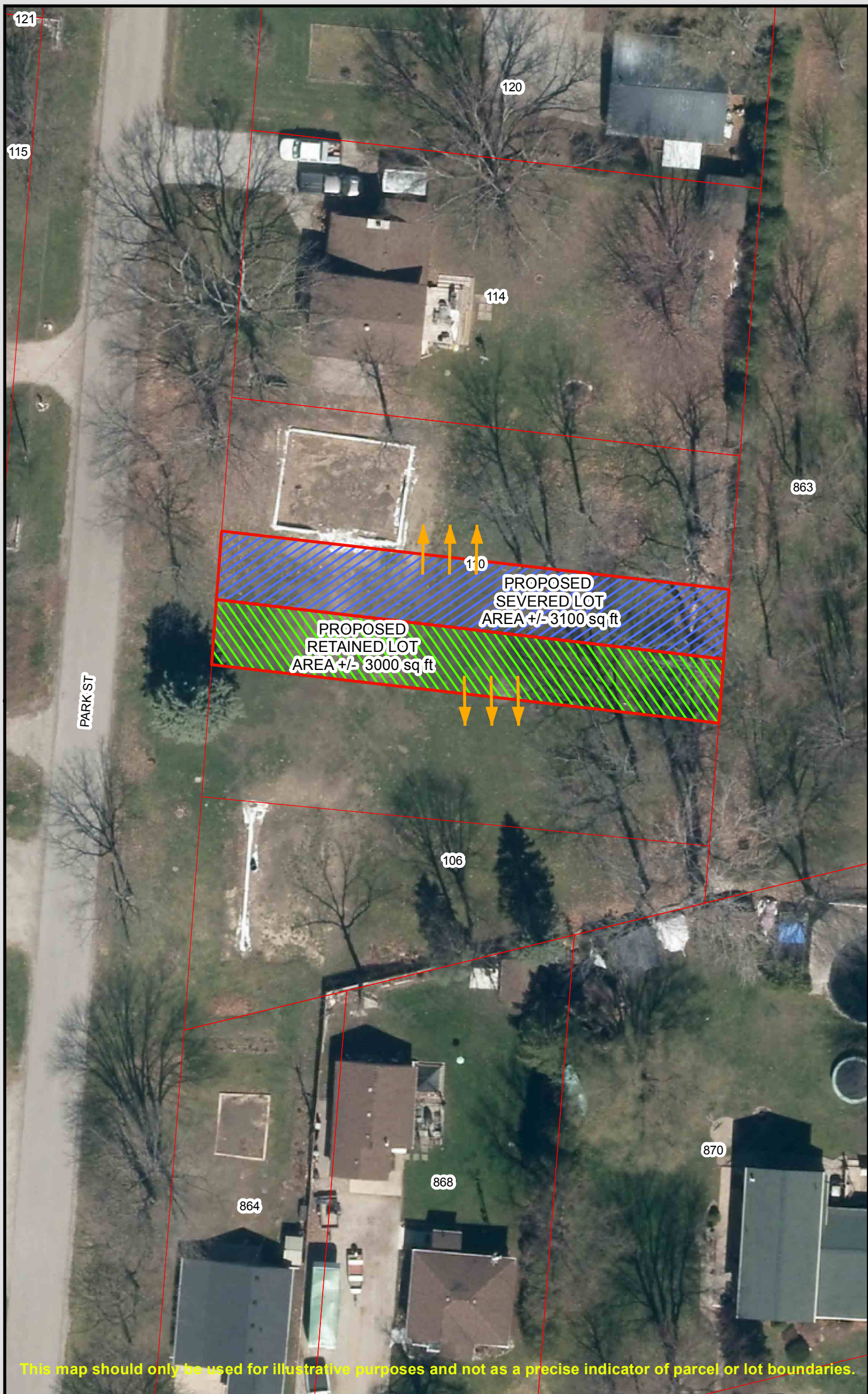
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APPLICATION B-16-19 & A-15-19

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Rose Bas*
Location: 110 & 106 Park St





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

File Number: B-16-19
Applicant(s): Rose Bas (Agent: Andy Bas)
Location of Property: Vacant Land on the east side of Park Street (Colchester South, Ward 3)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the lands described as Lot 42 on Registered Plan 1177 in the former township of Colchester South. The applicant is proposing to sever a ± 282 square metre (± 3040 square foot) parcel from the ± 565 square metre (± 6080 square foot) lot. The retained parcel is proposed to have an area of ± 282 square metres (± 3040 square feet). The applicant is proposing this consent for the purposes of a lot addition. The severed parcel is proposed to be merged with the vacant parcel located directly to the west and identified as Lot 43 on Registered Plan 1177. The retained parcel is proposed to be merged with the vacant parcel located directly to the east and identified as Lot 41 on Registered Plan 1177.

Note: An application for minor variance has also been received for the subject lands (File Number A-15-19). The public notice for the 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 June 18, 2019 at 4:00 p.m.

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May 23rd, 2019



Rita Jabbour

Secretary-Treasurer/ Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

R K STREET

152'-0 deep

40'-0

40'-0

40'-0

approx. 7'

4.3

4.2

4.1

4.0

1177

CHARLES & BETTY
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o a d

Transverse Line

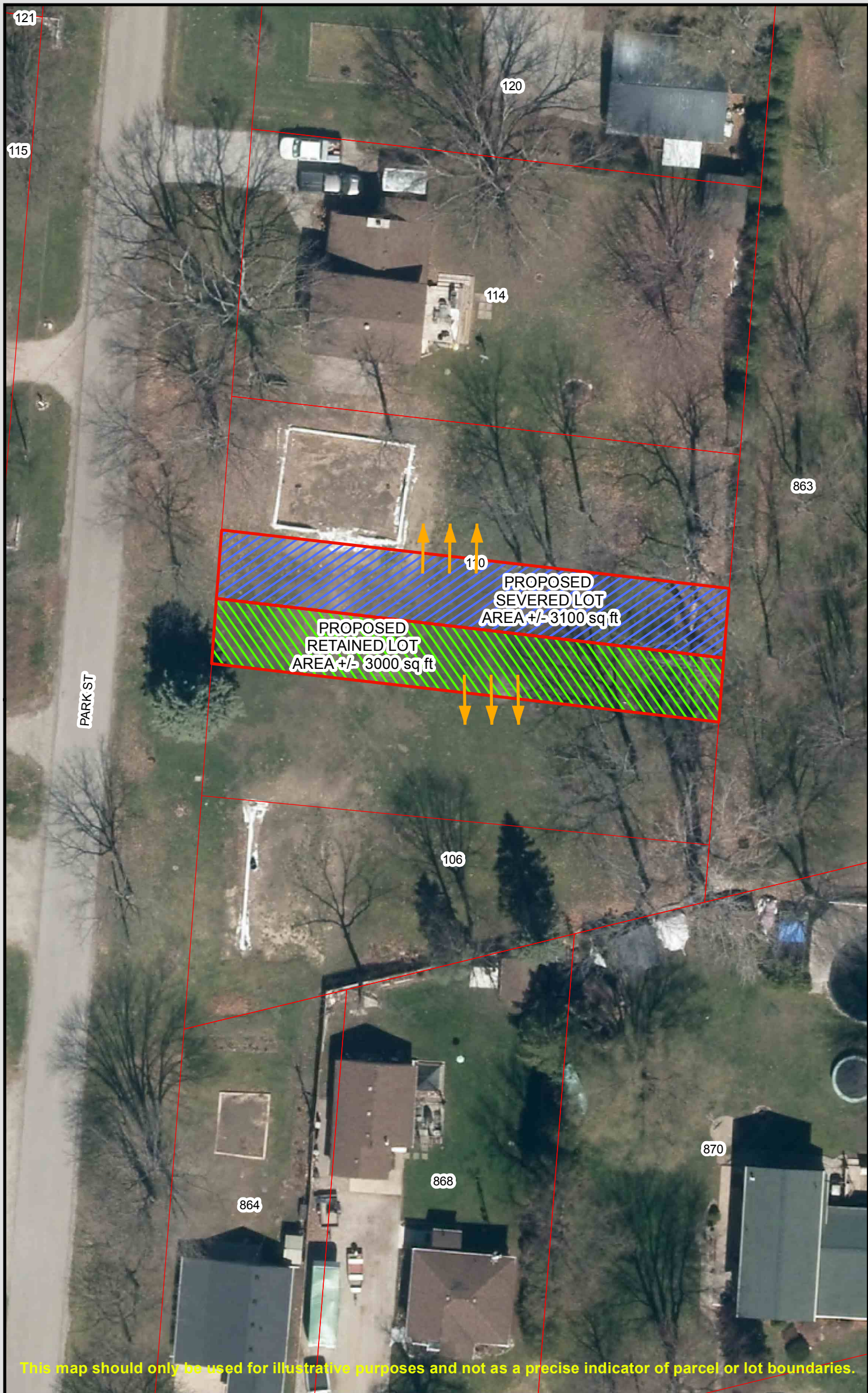
C.W. H.

Hedge

5" Birch

15" Maple

BBC



APPLICATION B-16-19 & A-15-19

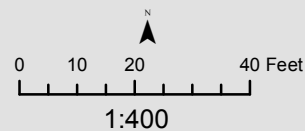


Proposed Severed Lands

Proposed Retained Lands

Applicant Name: *Rose Bas*

Location: *110 & 106 Park St*





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

File Number:	A-16-19
Applicant(s):	James & Jeannette Sylvestre
Location of Property:	7880 County Rd 18 (Colchester North, Ward 2)
Purpose of Application:	<p>An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 7880 County Rd 18 in the former township of Colchester North. As a result of a proposed severance, the lot area for the severed parcel will be reduced from ± 42 hectares (± 104 acres) to 0.78 hectares (± 1.9 acres).</p> <p>The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.</p> <p>Note: An application for consent has also been received for the subject lands (File Number: B-17-19). The public notice for the consent application has been included with this notice.</p>
Take Notice:	<p>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:</p> <p>Town of Essex Municipal Building 33 Talbot Street South, Essex, Ontario Tuesday, June 18, 2019 at 4:00 p.m.</p>
Public Hearing:	<p>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</p>

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.

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May 23rd, 2019



Rita Jabbour

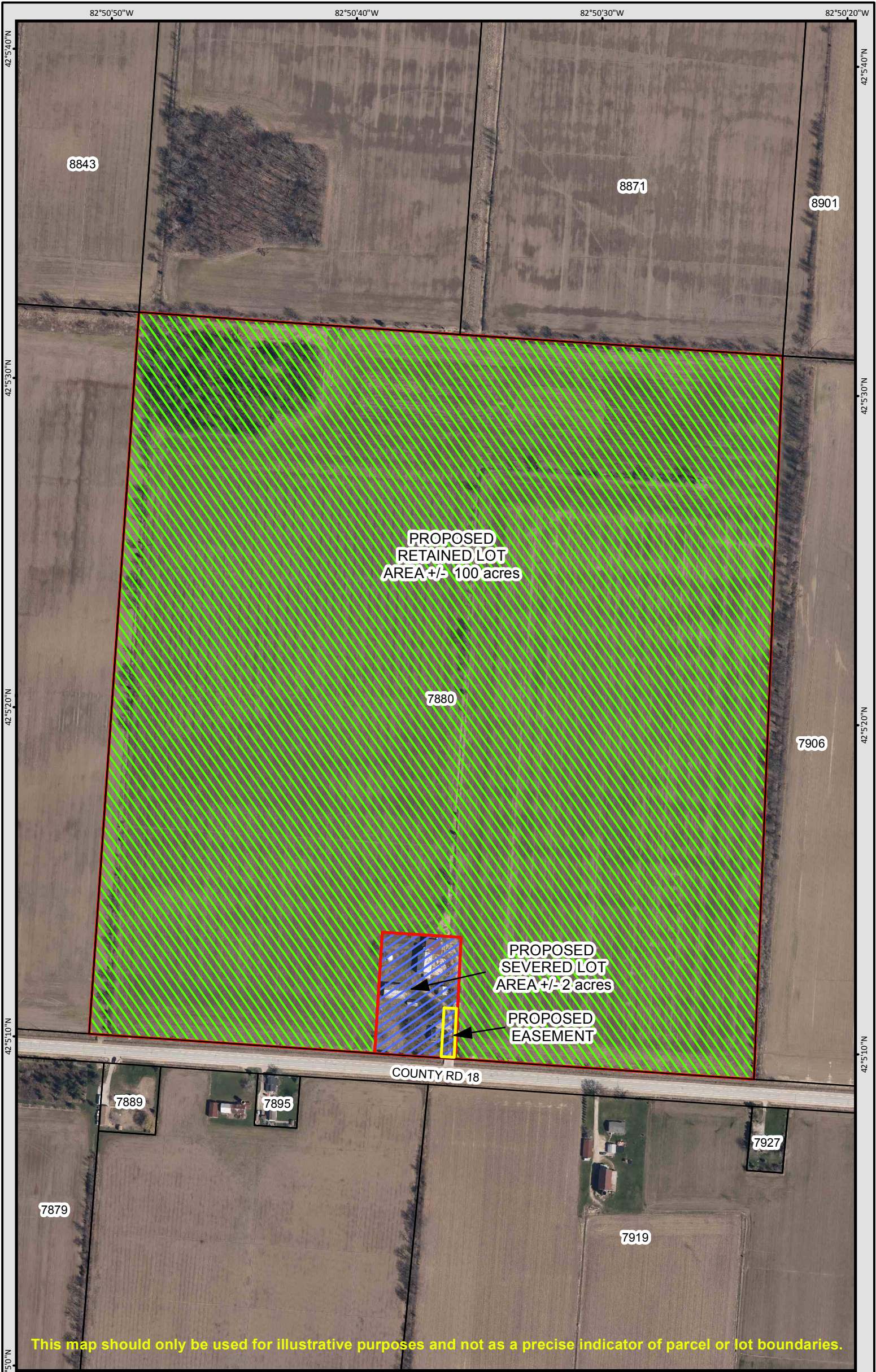
Secretary-Treasurer/Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca








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

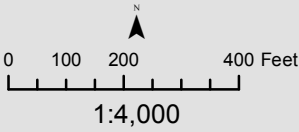
APPLICATION B-17-19 & A-16-19



-  Proposed Severed Lands
-  Proposed Retained Lands
-  Proposed Easement

Applicant Name: *James & Jeanette Sylvestre*

Location: *7880 County Rd 18*





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

File Number: B-17-19

Applicant(s): James & Jeannette Sylvestre

Location of Property: 7880 County Rd 18 (Colchester North, Ward 2)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 7880 County Rd 18 in the former township of Colchester North. The applicants are proposing to sever a ± 0.78 hectare (+1.9 acre) parcel from the existing +42 hectare (+104 acre) farm parcel. The severed parcel will be occupied by an existing dwelling, outbuildings and accompanying infrastructure (i.e. water service connection, septic system and access bridge). The retained parcel is proposed to have an area of +41 hectares (+101 acres). The applicants are proposing this consent as a result of farm consolidation.

An easement to provide access to the retained farm parcel by way of the existing access bridge is also being requested.

Note: An application for minor variance has also been received for the subject lands (File Number: A-16-19). The public notice for the minor variance application has been included with this notice.

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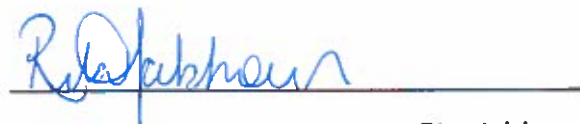
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Notice of Decision:

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May 23rd, 2019



Rita Jabbour

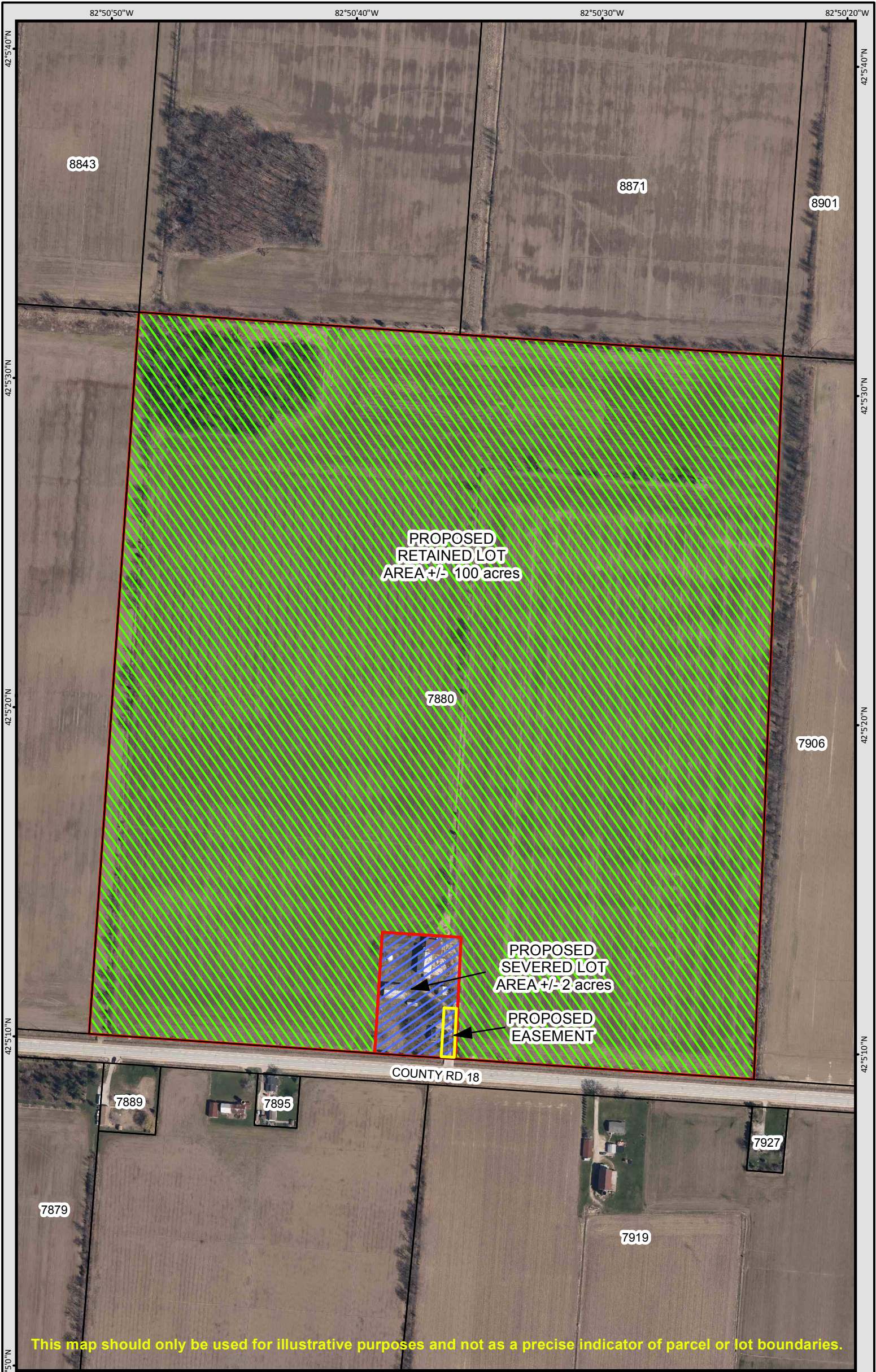
Secretary-Treasurer/ Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112




Email: rjabbour@essex.ca





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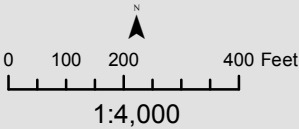


-  Proposed Severed Lands
-  Proposed Retained Lands
-  Proposed Easement

APPLICATION B-17-19 & A-16-19

Applicant Name: *James & Jeanette Sylvestre*

Location: *7880 County Rd 18*





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

File Number: B-15-19

Applicant(s): Steve & Deb Fournier

Location of Property: 2145 / 2147 Roseborough Road (Colchester South, Ward 3)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 2145/2147 Roseborough Road in the former township of Colchester South. The applicants are proposing to sever a ± 2297 square metre ($+24724$ square foot) lot for the purposes of creating a new residential lot. The severed lot will be occupied by an existing single detached dwelling and the accompanying infrastructure (i.e. water and sanitary service connection and driveway). The severed lot will conform to all regulations concerning lot area, lot width and building setbacks for single detached dwellings under Residential District 1.1 (R1.1).

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May 23rd, 2019



Rita Jabbour

Secretary-Treasurer/ Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

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, 2019. 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>
 - ☐ Pelee Island

0 15.52 31.0Meters

1:931



5/3/2019



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



APPLICATION B-15-19

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: Steve & Deb Fournier
Location: 2145-2147 Roseborough Rd

