



Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday, August 20, 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 August 20th, 2019 meeting of the Committee of Adjustment be adopted as circulated.

4. Adoption of Minutes

4.1 That the minutes of the July 23rd, 2019 Committee of Adjustment meeting be adopted as circulated.

5. Unfinished Business

5.1 Adoption of Consent and Minor Variances

6. Reports / Applications

6.1 Rita Jabbour, Planner RE:

Application B-20-19 Silva Homes Inc. (Agent: Peggy Golden) V/L on Corner of Gloucester Drive and County Road 50 West (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the vacant lands located on the corner of Gloucester Drive and County Road 50 West in the former township of Colchester South. The applicants are proposing to sever a +638.7 square metre (+6874 square foot) parcel from the existing +2094.8 square metre (+22549 square foot) vacant residential lot. The retained parcel is proposed to have an area of +1472.5

square metre (+15850 square feet) .The applicants are proposing this consent for the purpose of lot creation. The minimum lot area for lots within Residential District 1.1 (R1.1) is 460 square metres (5000 square feet) for lots serviced by a municipal sanitary sewer. The applicants will be required to install a sanitary sewer to service the lots as a condition of approval should the application be granted by the Committee.

6.1.1 Public Presentations (if any)

7. Correspondence

8. New Business

8.1 Revision to the Provincial Policy Statement (PPS)

8.2 Revisions to the Zoning By-law

9. Notices of Motion

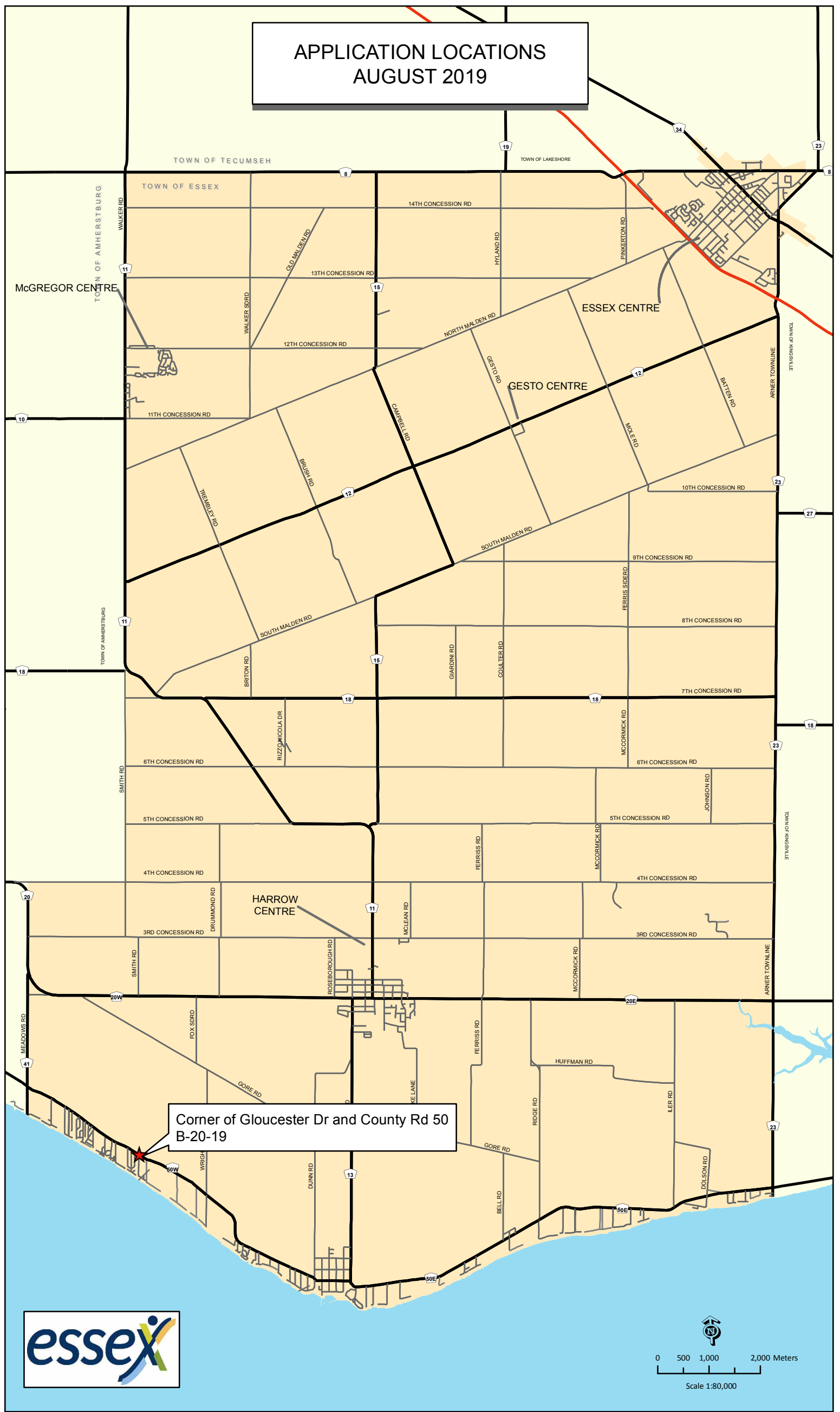
10. Adjournment

10.1 That the meeting be adjourned at _____.

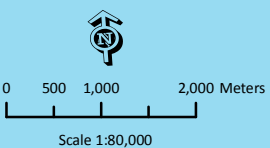
11. Next Meeting

11.1 September 17th, 2019

APPLICATION LOCATIONS
AUGUST 2019



Corner of Gloucester Dr and County Rd 50
B-20-19





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

File Number: B-20-19
Applicant(s): Silva Homes Inc (Agent: Peggy Golden)
Location of Property: V/L on Corner of Gloucester Drive and County Road 50 West (Colchester South, Ward 3)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the vacant lands located on the corner of Gloucester Drive and County Road 50 West in the former township of Colchester South. The applicants are proposing to sever a +638.7 square metre (+6874 square foot) parcel from the existing +2094.8 square metre (+22549 square foot) vacant residential lot. The retained parcel is proposed to have an area of +1472.5 square metre (+15850 square feet) .The applicants are proposing this consent for the purpose of lot creation. The minimum lot area for lots within Residential District 1.1 (R1.1) is 460 square metres (5000 square feet) for lots serviced by a municipal sanitary sewer. The applicants will be required to install a sanitary sewer to service the lots as a condition of approval should the application be granted by the Committee.

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 August 20, 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.

July 24th, 2019



Rita Jabbour

Secretary-Treasurer/ Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca



Town of Essex Mapping



Notes

Enter Map Description

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Legend

- Essex Assessment
- Water
- Essex County Municipalities

1:463



7/9/2019

