

APPLICATION LOCATIONS  
APRIL 2018

300 Maidstone Ave W  
A-06-18

330 South Talbot Rd.  
B-09-18

HARROW CENTRE

COLCHESTER CENTRE

McGREGOR CENTRE

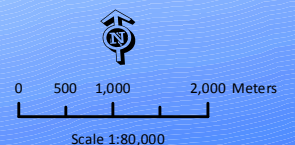
ESSEX CENTRE

GESTO CENTRE

LAKESHORE  
RESIDENTIAL DISTRICT



Lake  
Erie





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

**File Number:** A-06-18

**Applicant(s):** Canadian Tire Properties Inc. (Agent: Heather Garrett-Zelinka Priamo Ltd.)

**Location of Property:** 300 Maidstone Avenue West (Essex Centre, Ward 1)

**Assessment Roll Number:** 375421000000510

**Purpose of Application:** An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 300 Maidstone Avenue West, in the Essex Centre, Ward 1. As a result of a proposed restaurant development and the retention of an outdoor storage yard, the existing number of parking spaces will be reduced by 23.

**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 April 17, 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 Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

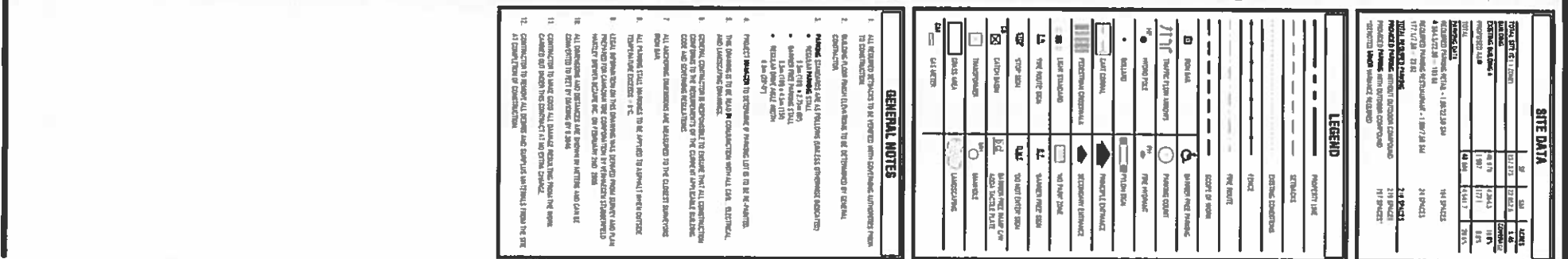
**Notice of Decision:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 33 Talbot Street South, Essex Ontario, N8M 1A8.

**March 29, 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)

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**PROJECT NORTH**



**Greystone**

**Greystone**  
17000 Lakeshore Blvd. # 200  
Ft. Worth, TX 76155  
714 950-0277 ext. 102  
www.greystonerealty.com

PROJECT FOR



CANADIAN TIRE REAL ESTATE LTD.  
2188 YONGE STREET 15th FLOOR  
TORONTO, ON M4P 2A6

PROPOSED A&W

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PROJECT:

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300 MADSTONE AVE W  
ESSEX  
ONTARIO

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DRAWING

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SITE PLAN

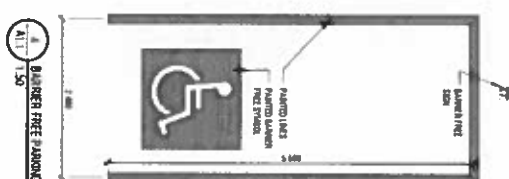
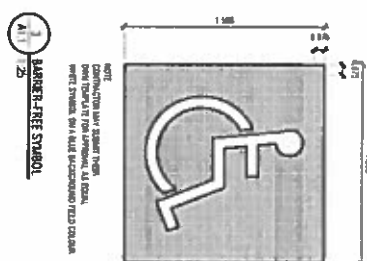
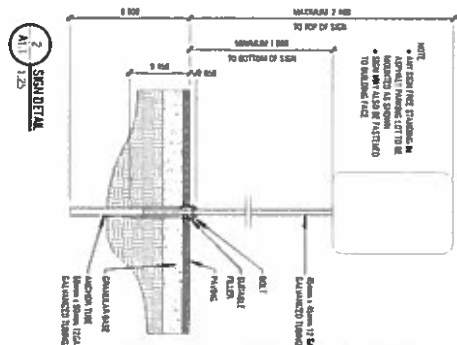
DRAWN	CHECKED	APPROVED	
P.Y.S.	J.V.	J.V.	
DATE (MM/DD/YY)	SCALE	JOB NUMBER	
01/24/18	1:500	17364	

DRAWING NUMBER

A1.0

R3

REVISION NUMBER



REVISION	DESCRIPTION	DATE
1	ISSUED FOR SPA	02.06.07.24
0	UPDATED FOR SPA	07.24



 CANADIAN TIRE REAL ESTATE LTD.  
2180 YONGE STREET 15th FLOOR  
TORONTO, ON M4P 2Y8

PROJECT: PROPOSED A&amp;W

300 MAADSTONE AVE W  
ESSEX ONTARIO  
DRAWING:  
SITE DETAILS

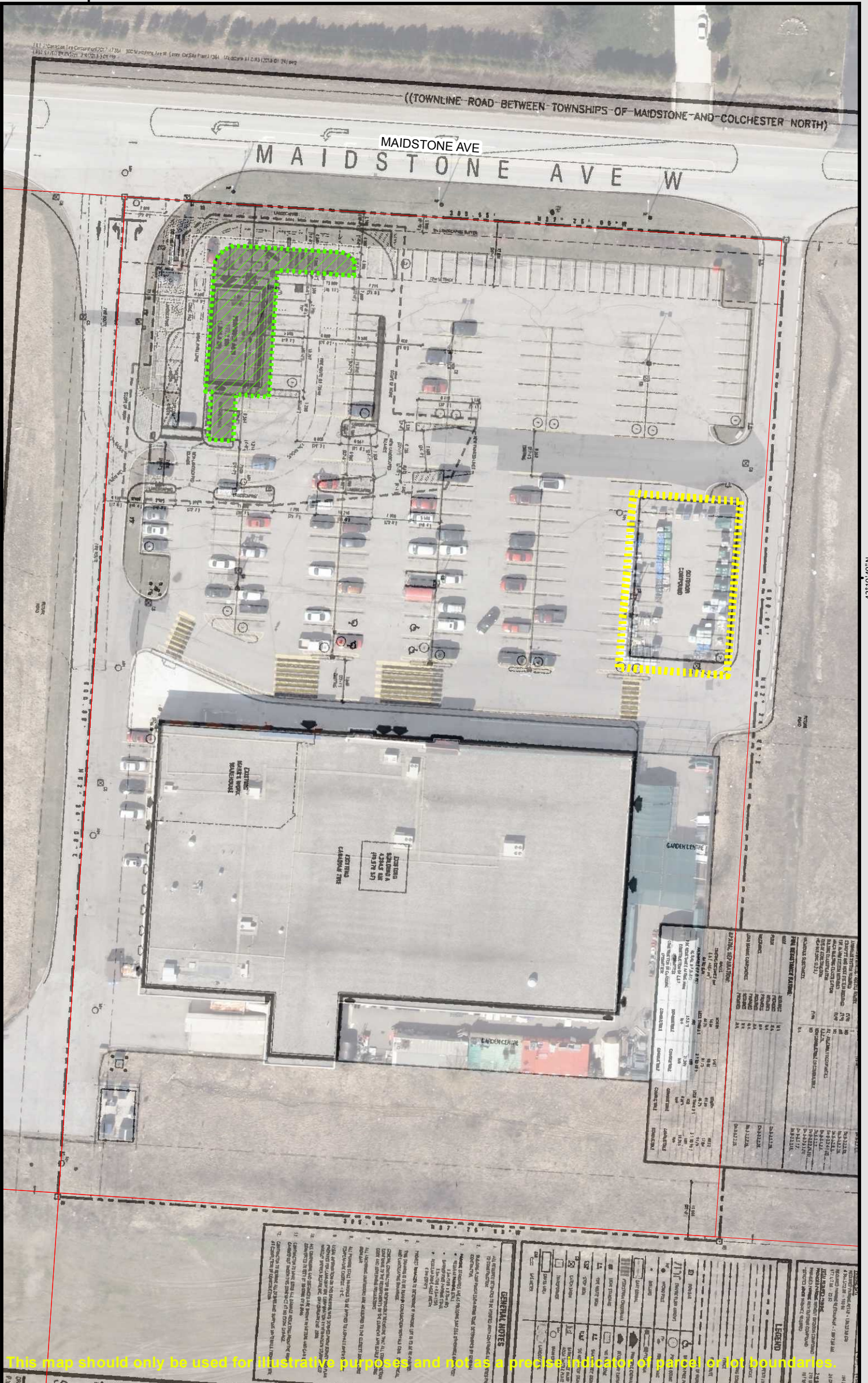
DRANK	CHECKED	APPROVED
P.Y.S.	J.V.	J.V.
DATE (MM/DD/YY)		
01.24.18	SCALE	JOB NUMBER
	AS NOTED	17364
DRAWING NUMBER		REVISION NUMBER
A1.1		R1



82°50'30"W

42°10'40"N

42°10'40"N



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

APPLICATION A-06-18



Applicant Name: Canadian Tire Properties  
Location: 300 Maidstone Ave W







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

**File Number:** B-09-18

**Applicant(s):** 1954990 Ontario Inc.

**Location of Property:** 330 South Talbot Road (Essex Centre, Ward 1)

**Assessment Roll Number:** 375421000000500

**Purpose of Application:** Consent application has been received by the Town of Essex Committee of Adjustment for the lands at 330 South Talbot Road, in the Essex Centre, Ward 1. The applicant is proposing to sever a  $\pm 2$  hectare ( $\pm 5$  acre) parcel from the existing  $\pm 7.04$  hectare ( $\pm 17.6$  acre) lot. The retained parcel is proposed to have an area of  $\pm 5.04$  hectare ( $\pm 12.6$  acre). The applicant is proposing this consent for the purpose of industrial lot creation.

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**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.

A handwritten signature in dark ink, appearing to read 'R. Jabbour', followed by a horizontal line.

**March 29, 2017**

Rita Jabbour

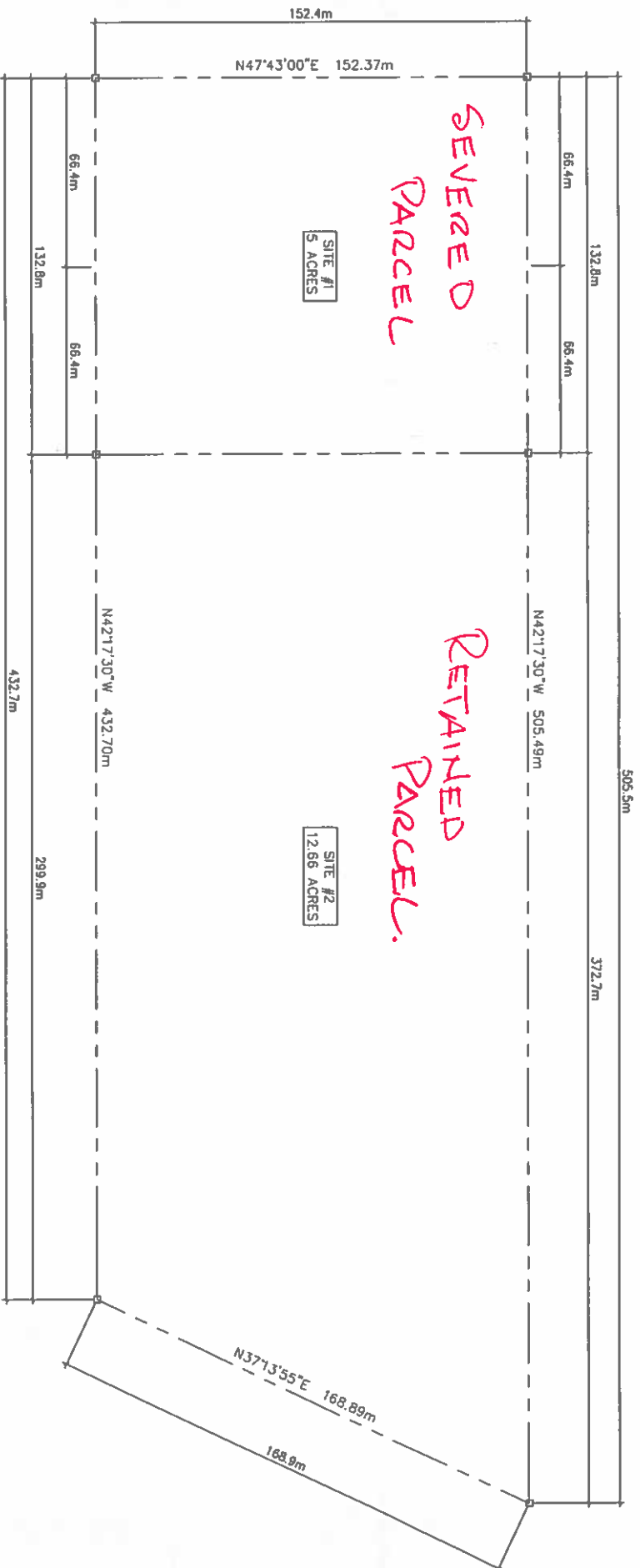
Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

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





# LOT SEVERANCE PLAN



2/22/18







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



APPLICATION B-09-18

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: 1954990 Ontario Inc.  
Location: 330 South Talbot Rd.

