



Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday, May 15th, 2018

Meeting Time: 4:00 p.m.

Location: Large Meeting Room, 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 April 17th, 2018

3. Approval of the Agenda

4. The following submissions were received:

A-07-18 – Brent Klundert (Kimball Estates) 89, 91, 93, 95, 97 Houghton (Essex Centre, Ward 1)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 89, 91, 93, 95 and 97 Houghton, in the Essex Centre, Ward 1. As a result of a proposed townhome development, total lot area coverage will be increased to 51.2 percent. The maximum required lot coverage for townhomes within the Residential District 2.2 (R2.2) is 50 percent. Thus, the applicants are seeking a variance to accommodate a 1.2 percent increase in lot coverage for the subject property

A-09-18 – Brent Klundert (Kimball Estates) 138, 136, 134 Houghton (Essex Centre, Ward 1)

An application for minor variance has been received at the Town of Essex Committee of Adjustment for the lands located at 138, 136 and 134 Houghton in the Essex Centre, Ward 1. The applicants are requesting a variance to accommodate a 1.5 metre (4.9 foot) reduction in the front yard setback. The required minimum front yard setback for townhome developments in the R2.2 zoning district is 6 metres (20 feet). The applicants are proposing a 4.5 metre (14.79 foot) front yard setback.

A-10-18 – Brent Klundert (Kimball Estates) 132,130,128 Houghton (Essex Centre, Ward 1)

An application for minor variance has been received at the Town of Essex Committee of Adjustment for the lands located at 132, 130 and 128 Houghton in the Essex Centre, Ward 1. The applicants are seeking a variance of +2.85 metres (9.42 feet) in the rear yard setback and a 1.5 metre (5 foot) relief in the front yard setback to accommodate a proposed townhome development. The required minimum rear and front yard setbacks for townhome developments within the R2.2 zoning district is 7.5 (25 feet) metres and 6 metres (20 feet), respectively. Thus variance are being sought to accommodate a 4.63 metre (+15.21 foot) rear yard and 4.48 metre (+14.71 foot) front yard.

A-12-18 – Robert and Sharon Stephen – 199 Chester 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 199 Chester Road, in the former Township of Colchester South, Ward 3. The applicants are seeking a variance to permit a second storey on a proposed accessory structure. For properties within the R1.1 zoning district, accessory buildings are limited to one storey. Thus, a variance is being sought.

B-02-18 – Bruce, Ron, Lyle Hall (Lot Addition) – 2716 County Rd 12 (Colchester South, 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.

A-03-18 – Bruce, Ron, Lyle Hall (Lot Addition) – 2716 County Rd 12 (Colchester South, 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.

B-10-18 – Donald Woodbridge (Agent: Karl Melinz) Vacant Land West of Woodbridge Drive (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the vacant lands located just west of Woodbridge Drive, in the former township of Colchester South, Ward 3. The applicant is proposing to sever a ± 0.19 hectare (+0.48 acre) parcel from the existing 2.79 hectare (6.9 acre) lot. The severed lot is proposed to be merged with the property directly to the north, known municipally as 817 County Road 50 East. The applicants are proposing this consent for the purpose of a lot addition.

Note: An application for minor variance has also been received for the subject lands (File Number A-08-18). The public notice for the minor variance application has been included with this notice

A-08-18 – Donald Woodbridge (Agent: Karl Melinz) Vacant Land West of Woodbridge Drive (Colchester South, Ward 3)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the vacant lands located just west of Woodbridge Drive, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the total lot area for the retained parcel will decrease in size from +2.79 hectares (+6.9 acres) to ± 2.6 hectares (± 6.42 acres). The total lot width for the retained parcel will also be reduced to ± 45 metres (± 151 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 and lot width for the retained parcel

5. New Business

6. Old Business

7. Next Meeting Date – June 19th, 2018

APPLICATION LOCATIONS MAY 2018

Houghton St
A-07-18, A-09-18, A-10-18

2716 County Rd 12
B-02-18 & A-03-18

County Rd 50 E
B-10-18 & A-08-18

199 Chester Rd
A-12-18



0 500 1,000 2,000 Meters

Scale 1:80,000



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

File Number: A-07-18

Applicant(s): Brent Klundert (Kimball Estates)

Location of Property: 89,91,93,95,97 Houghton (Essex Centre, Ward 1)

Assessment Roll Number: 375417000009080

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 89, 91, 93, 95 and 97 Houghton, in the Essex Centre, Ward 1. As a result of a proposed townhome development, total lot area coverage will be increased to 51.2 percent. The maximum required lot coverage for townhomes within the Residential District 2.2 (R2.2) is 50 percent. Thus, the applicants are seeking a variance to accommodate a 1.2 percent increase in lot coverage for the subject property.

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:

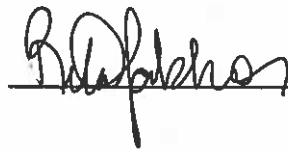
Town of Essex Municipal Building
33 Talbot Street South, Essex, Ontario
Tuesday May 15th, 2018 at 4:00 p.m.

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.

April 23, 2018



Rita Jabbour

Secretary-Treasurer/Assistant Planner

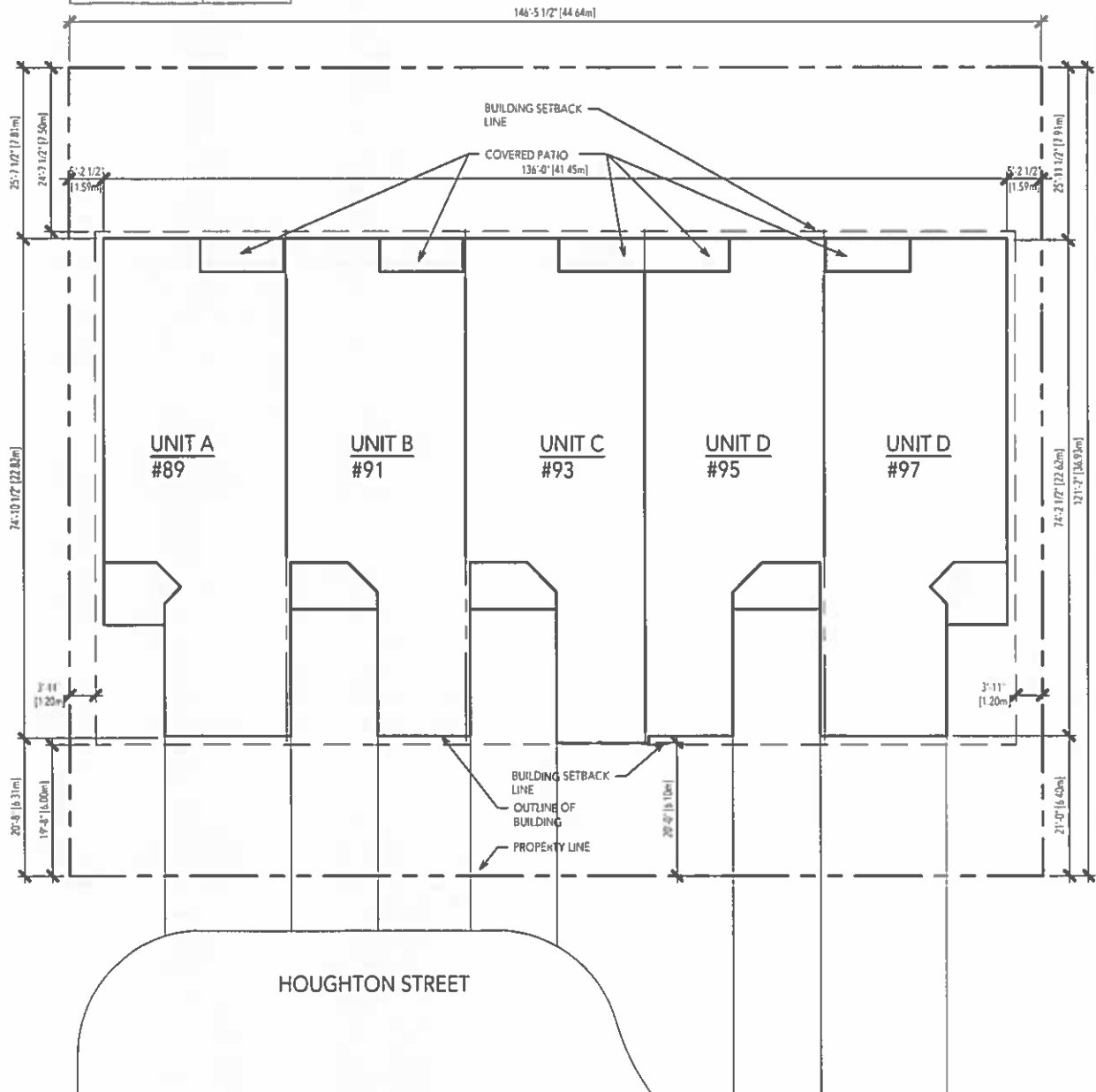
Town of Essex Committee of Adjustment

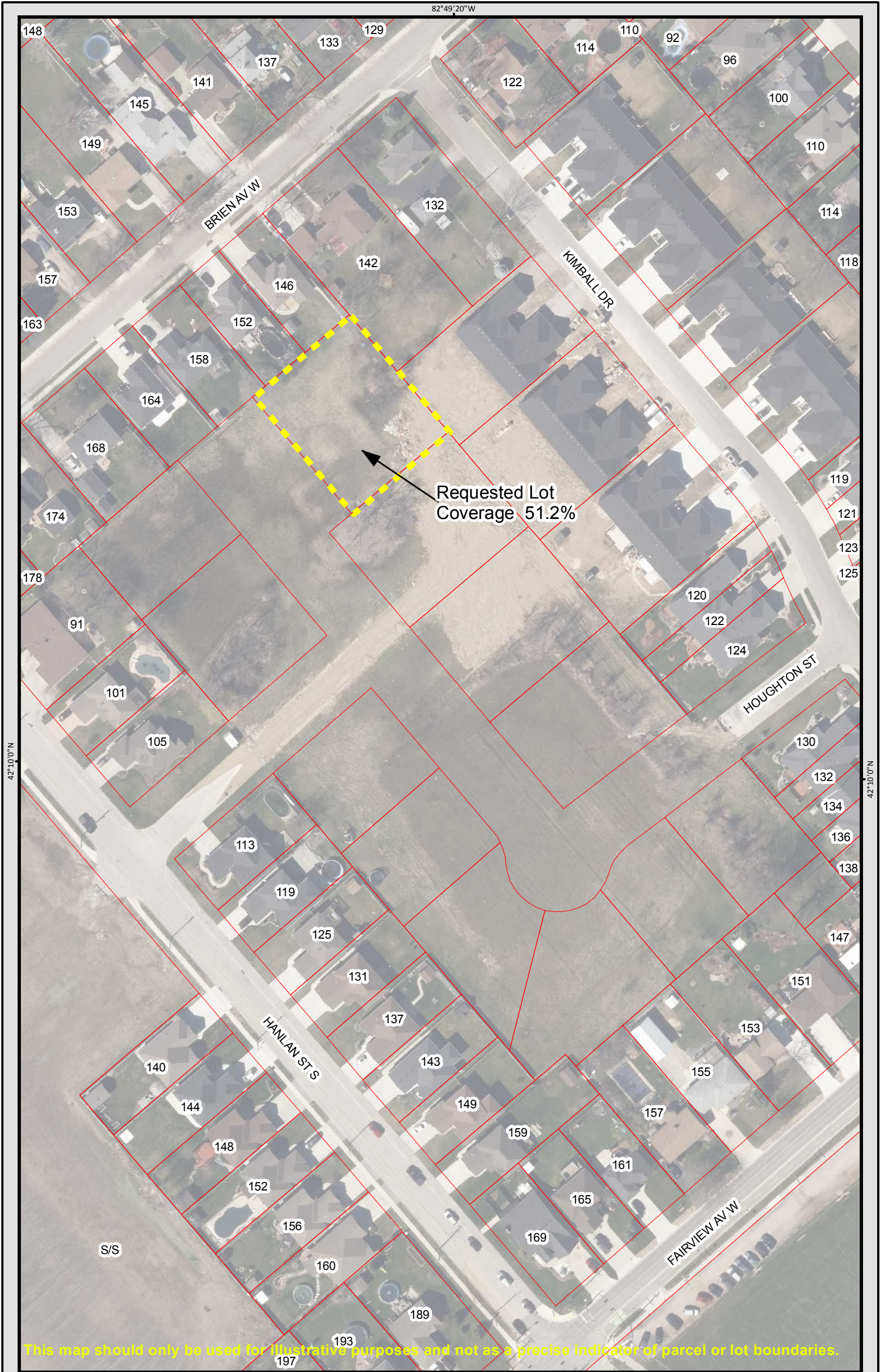
Telephone: 519-776-7336, extension 1112


Email: rjabbour@essex.ca



LOT CALCULATIONS	
ZONING	PROV'D
LOT AREA	17,745.9 ft ²
BUILDING FOOTPRINT (HOUSE & TERRACE)	9,099 ft ²
LOT COVERAGE	51.2%
FRONT YARD SETBACK	20.00' (6.10m)
REAR YARD SETBACK	25.625' (7.81m)
MIN SIDE YARD	5.2' (1.59m)



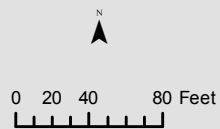


 Subject Lands

APPLICATION A-07-18

Applicant Name: *Kimball Estates Inc.*

Location: *Houghton St*





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

File Number: A-09-18

Applicant(s): Brent Klundert (Kimball Estates)

Location of Property: 138,136,134 Houghton (Essex Centre, Ward 1)

Assessment Roll Number: 375417000009038

Purpose of Application: An application for minor variance has been received at the Town of Essex Committee of Adjustment for the lands located at 138, 136 and 134 Houghton in the Essex Centre, Ward 1. The applicants are requesting a variance to accommodate a 1.5 metre (4.9 foot) reduction in the front yard setback. The required minimum front yard setback for townhome developments in the R2.2 zoning district is 6 metres (20 feet). The applicants are proposing a 4.5 metre (14.79 foot) front yard setback.

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April 23, 2018



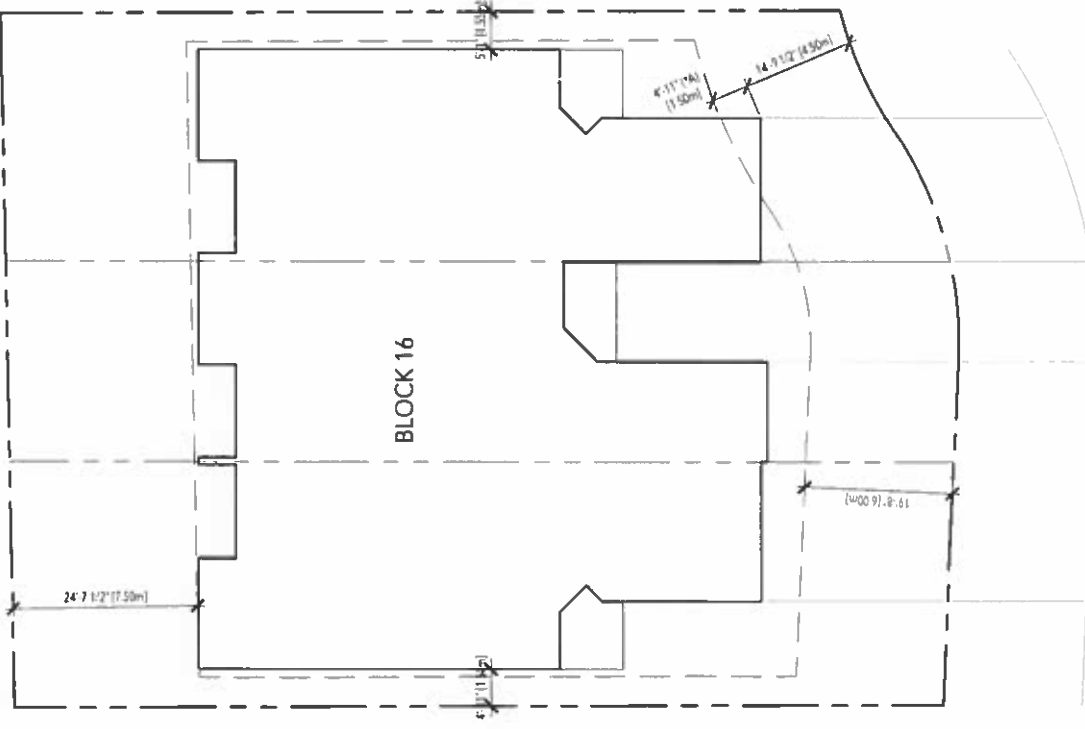
Rita Jabbour

Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca



A. REQUEST OF MINOR VARIANCE FOR A 4'9" (1.50m) RELIEF IN FRONT YARD SET BACK FROM THE REQUIRED 19.67' (6.0m) TO A PROPOSED 14.79' (4.50m)

LOT CALCULATIONS				
ZONED: R2.2 - ESSEX				
ZONING	REQ'D	PROV'D		
LOT AREA	8,620m ²	11,305 sq'ft		
MAX LOT COVERAGE	50%	45.2%		
MIN. FRONT YARD	19.67' (6.0m)	14.79' (4.5m)		
REAR YARD	24.6' (7.5m)	24.6' (7.5m)		
MIN. SIDE YARD	3.9' (1.2m)	4.9' (1.5m)		

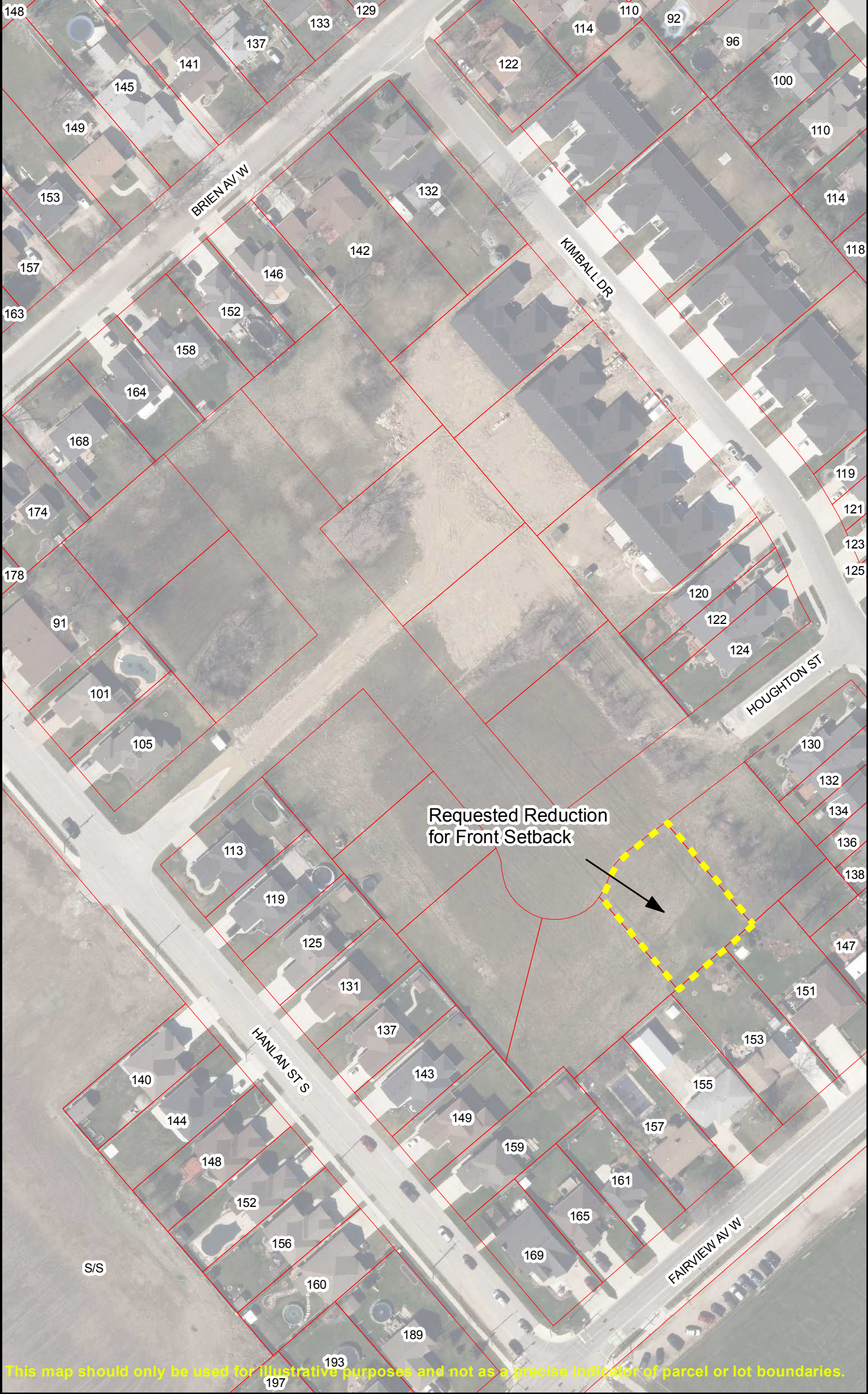
CLIENT: BK CORNERSTONE
PROJECT: 17-408
DATE: 2018 04 06

SITE PLAN

SCALE: 1/16" = 1'-0"

HOUGHTON STREET


82°49'20"W



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

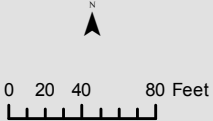
APPLICATION A-09-18



 Subject Lands

Applicant Name: *Kimball Estates Inc.*

Location: *Houghton St*





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

File Number: A-10-18

Applicant(s): Brent Klundert (Kimball Estates)

Location of Property: 132,130,128 Houghton (Essex Centre, Ward 1)

Assessment Roll Number: 375417000009044

Purpose of Application: An application for minor variance has been received at the Town of Essex Committee of Adjustment for the lands located at 132, 130 and 128 Houghton in the Essex Centre, Ward 1. The applicants are seeking a variance of +2.85 metres (9.42 feet) in the rear yard setback and a 1.5 metre (5 foot) relief in the front yard setback to accommodate a proposed townhome development. The required minimum rear and front yard setbacks for townhome developments within the R2.2 zoning district is 7.5 (25 feet) metres and 6 metres (20 feet), respectively. Thus variance are being sought to accommodate a 4.63 metre (+15.21 foot) rear yard and 4.48 metre (+14.71 foot) front yard.

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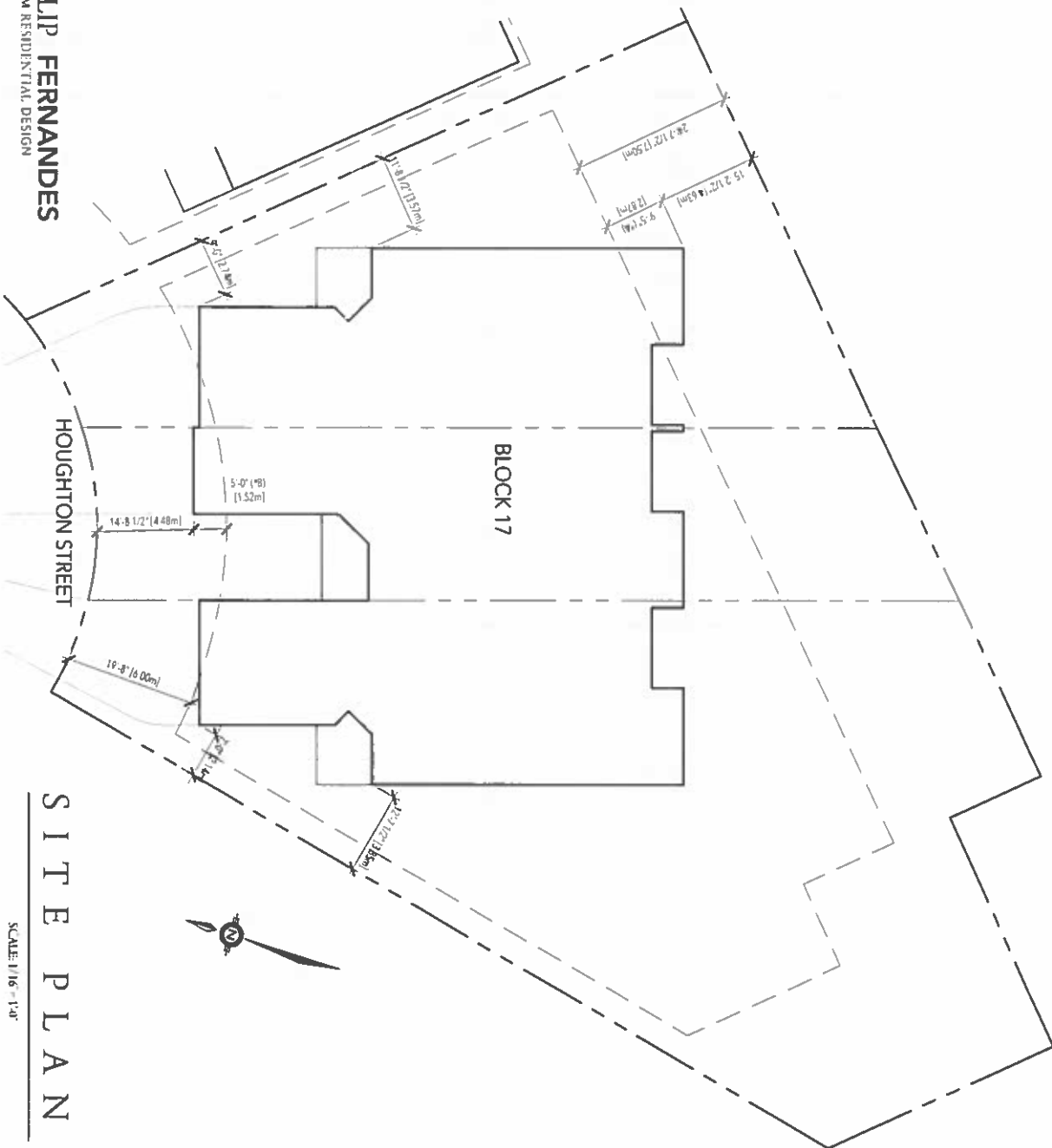
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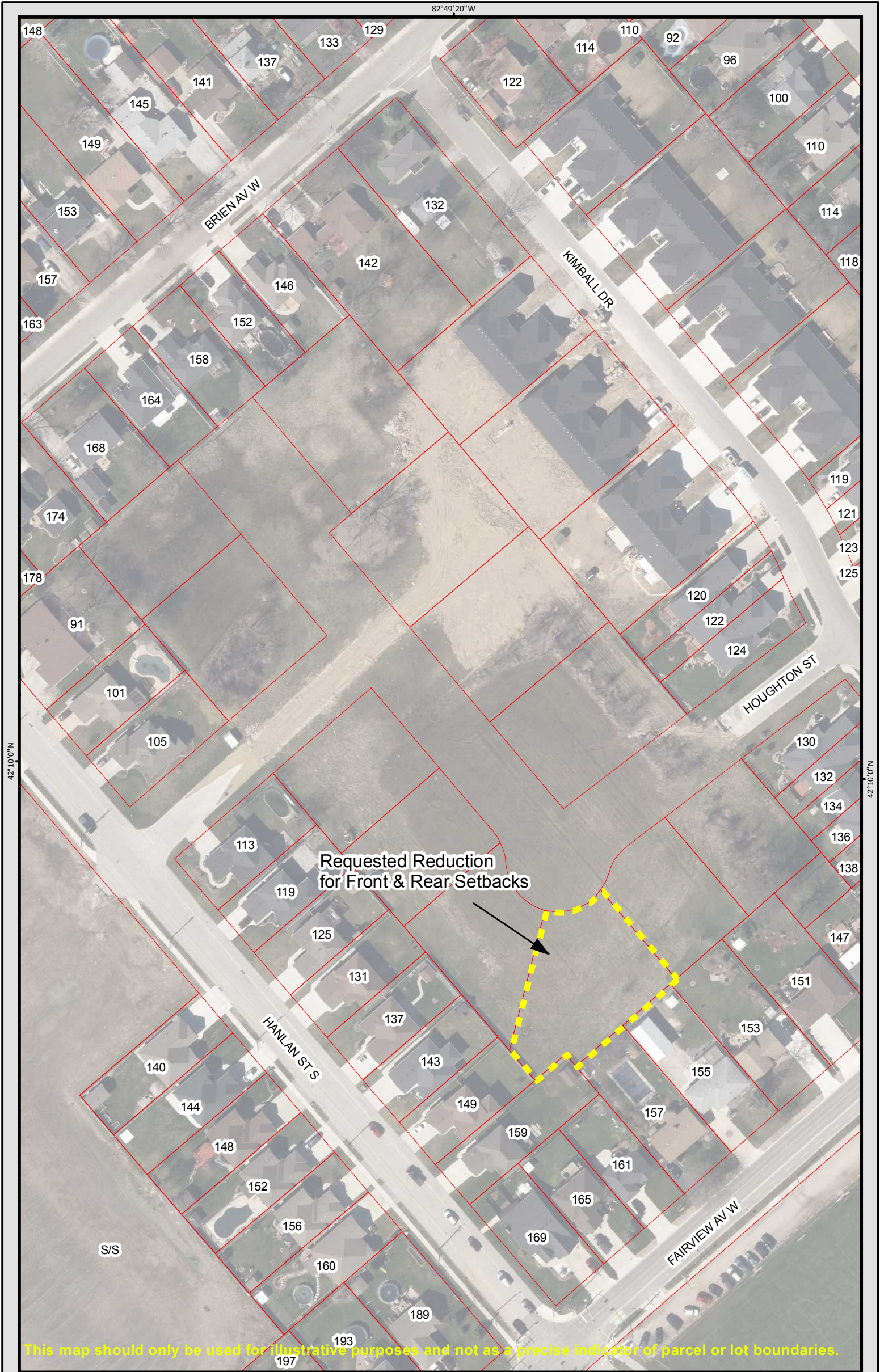



S I T E P L A N

SCALE: 1/16" = 1'-0"

- A. REQUEST OF MINOR VARIANCE FOR A 9.42' RELIEF IN REAR YARD SET BACK FROM THE REQUIRED 24.6' (7.5m) TO A PROPOSED 15.21' (4.63m)
- B. REQUEST OF MINOR VARIANCE FOR A 5.0' RELIEF IN FRONT YARD SET BACK FROM THE REQUIRED 19.67' (6.0m) TO A PROPOSED 14.71' (4.48m)

LOT CALCULATIONS			
ZONED: R2.2 - ESSEX			
ZONING	REQ'D	PROVD	
LOT AREA	8,828 ²	15,984 11 ²	
MAX LOT COVERAGE	50%	32.0%	
MIN FRONT YARD	19.67' (6.0m)	14.71' (4.48m)	
REAR YARD	24.6' (7.5m)	15.21' (4.63m)	
MIN SIDE YARD	3.9' (1.2m)	9.54' (2.9m)	

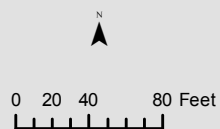


 Subject Lands

APPLICATION A-10-18

Applicant Name: *Kimball Estates Inc.*

Location: *Houghton St*





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

File Number: A-12-18

Applicant(s): Robert and Sharon Stephen

Location of Property: 199 Chester Rd (Colchester South, Ward 3)

Assessment Roll Number: 375465000017200

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 199 Chester Road, in the former Township of Colchester South, Ward 3. The applicants are seeking a variance to permit a second storey on a proposed accessory structure. For properties within the R1.1 zoning district, accessory buildings are limited to one storey. Thus, a variance is being sought.

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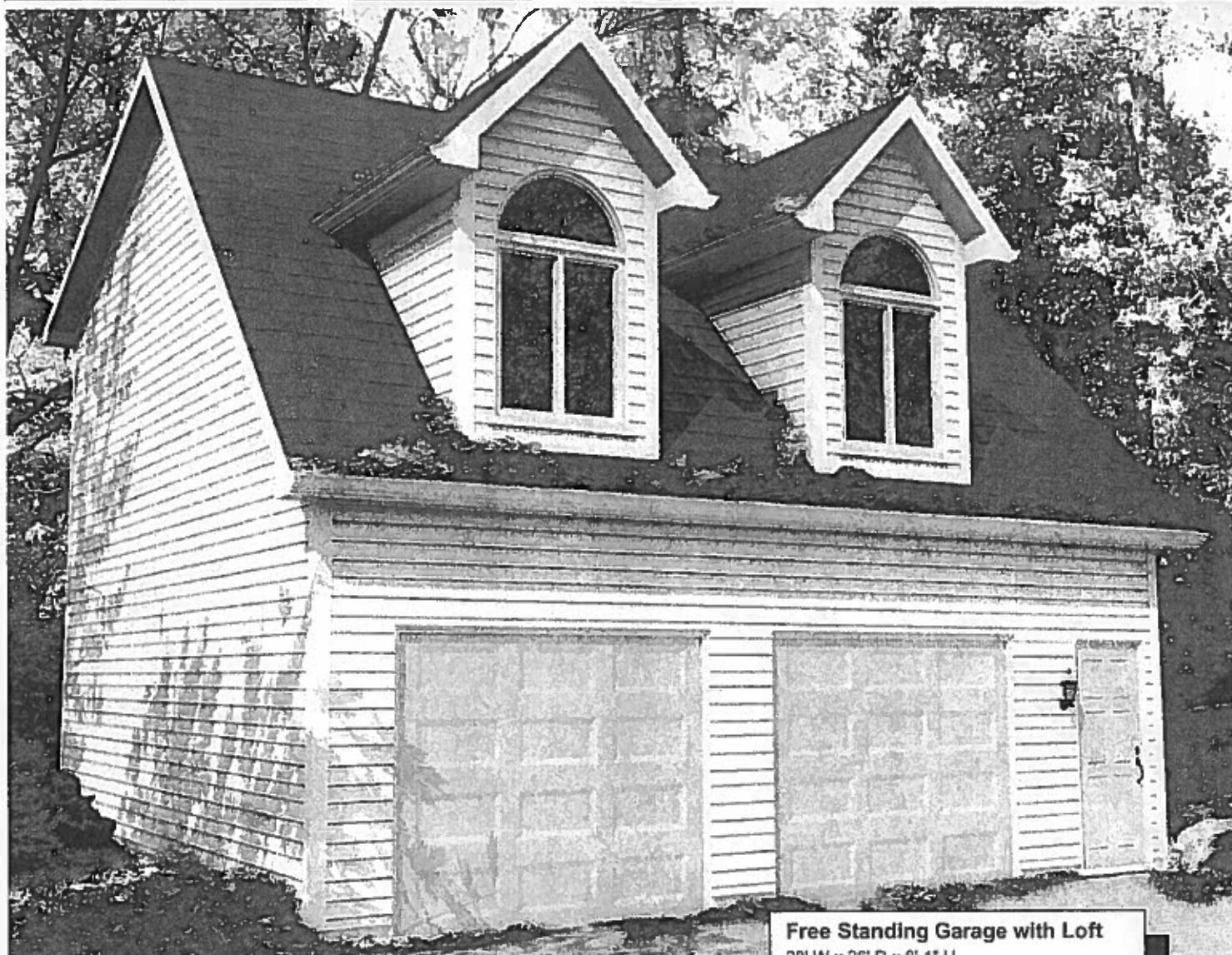
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Rita Jabbour

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



TWO-CAR LOFT GARAGE 28' X 26'



Free Standing Garage with Loft 28' W x 26' D x 8'-1" H

Standard Package Includes:

All framing materials, engineered roof trusses, asphalt shingles, sectional steel overhead doors, windows, insulated walk-in doors with locksets, and all hardware. Cutting and assembly required.

Concrete not included. Check with local building official prior to construction.

Shown with optional vinyl siding, rain goods and soffit and fascia packages.

Plans are in accordance to National Building Code Requirements

Special Drawings and approvals to suit local municipal by-law remain the responsibility of the owner

These plans could show components or product that may not be included in your material package.

Product may vary due to regional availability. See local dealer for details.

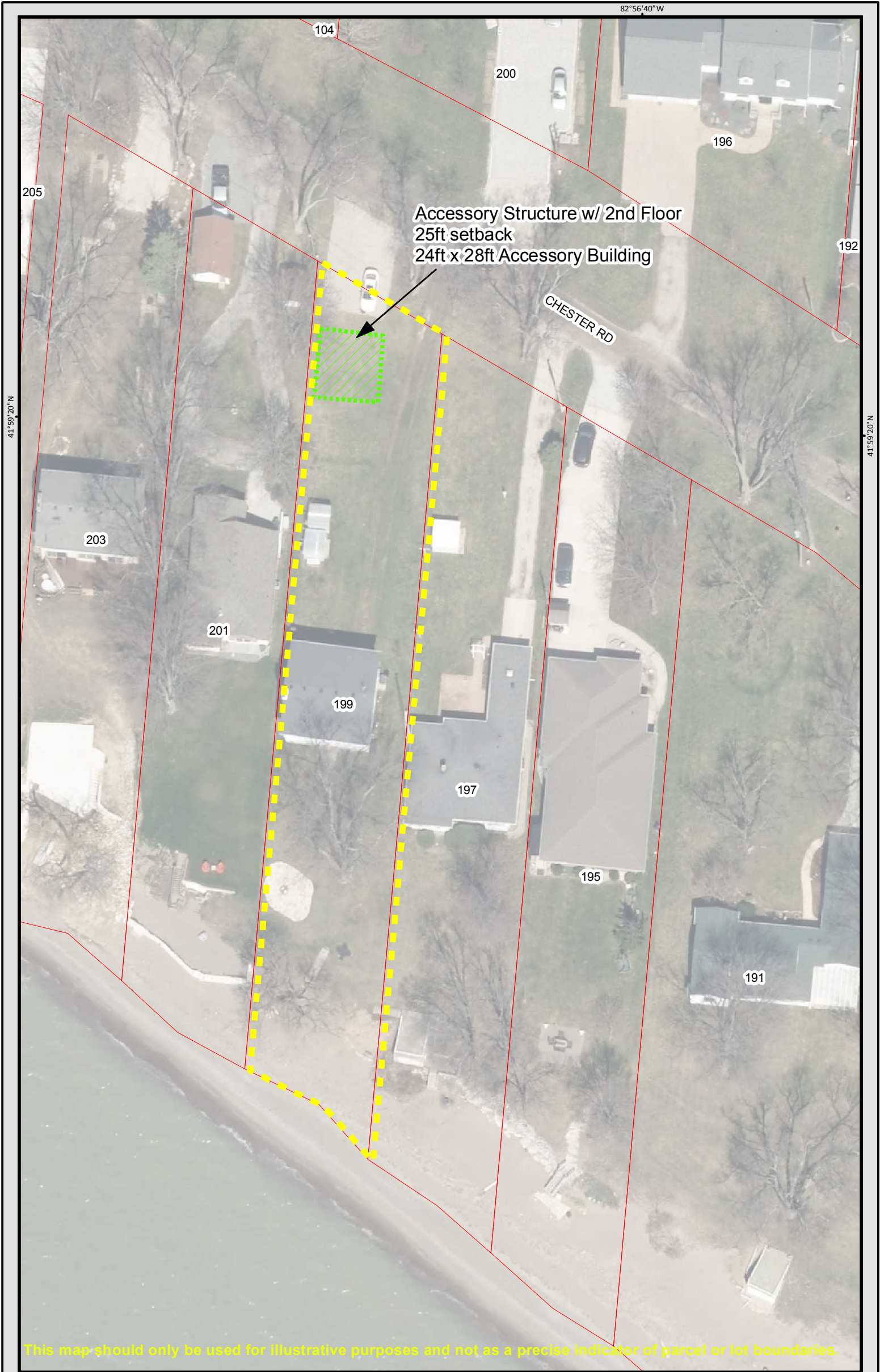


Home

building centre

0366352



WE'VE GOT YOUR LUMBER.®



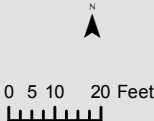
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APPLICATION A-12-18



-  Subject Lands
-  Proposed Structure

Applicant Name: *Robert & Sharon Stephen*
Location: *199 Chester Rd*





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

File Number: B-02-18

Applicant(s): Ron, Bruce and Lyle Hall

Location of Property: 2716 County Road 12 (Colchester North, Ward 2)

Assessment Roll Number: 375449000000400

Purpose of Application: 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.

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:

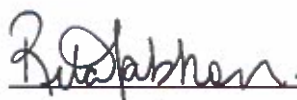
Town of Essex Municipal Building
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aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, 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.



April 23, 2018

Rita Jabbour

Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

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EXISTING AGRICULTURAL LAND (~50A)



EXISTING AGRICULTURAL LAND (~43A)

OPEN DITCH

TREE LINE

141M

33

30

16

42

73M

STORAGE BARN

STORAGE BARN / SHOP

POND

151M

95M

LANE

TREED

2720

76M

15

15

2716

18

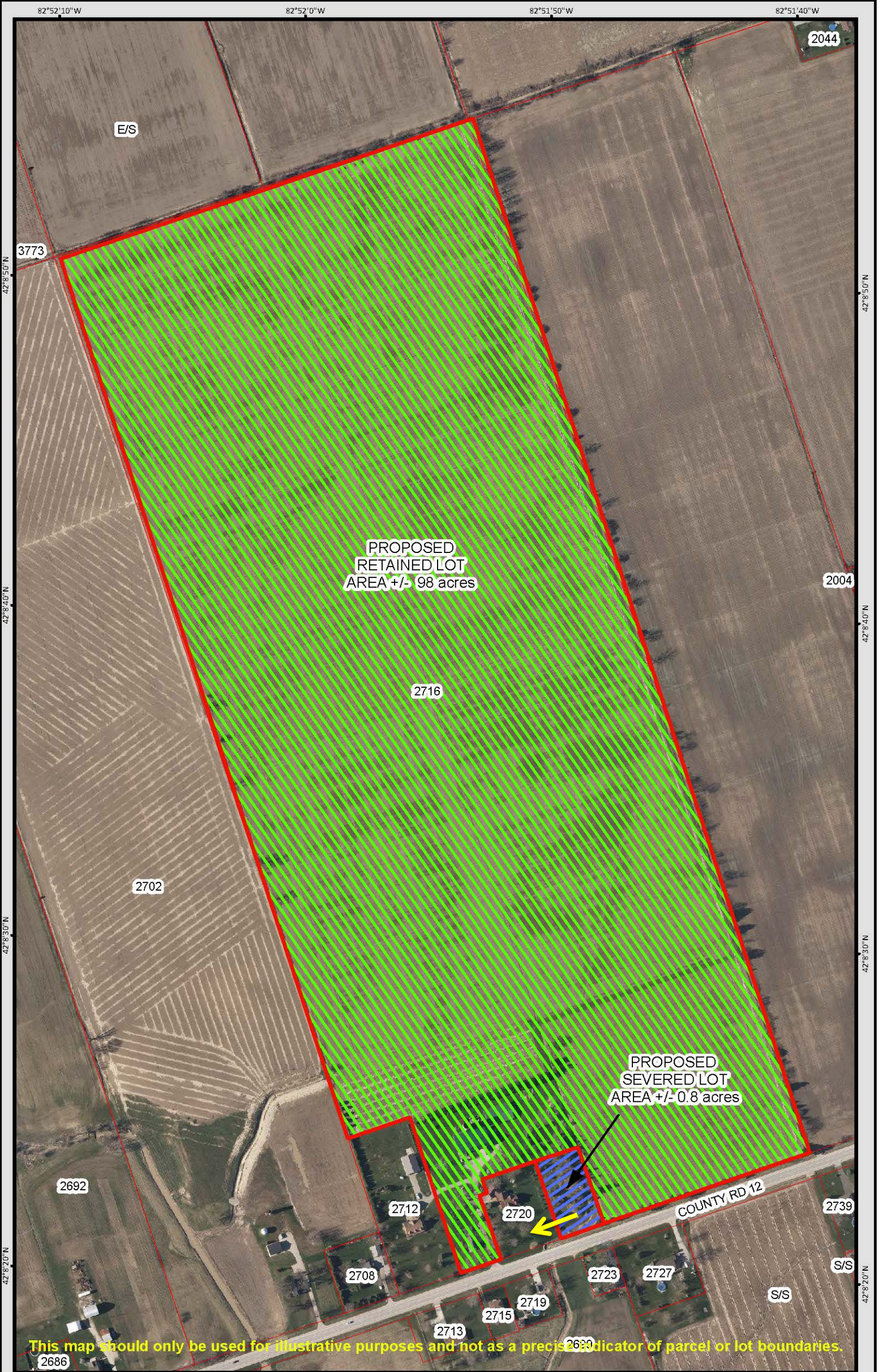
46M

82M

43
83M

COUNTY RD 12



2712



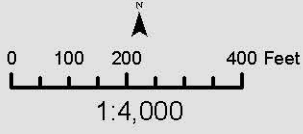
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APPLICATION B-02-18 & A-03-18

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Bruce, Ron, Lyle Hall*
Location: 2716 County Rd 12





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

File Number: A-03-18

Applicant(s): Ron, Bryce and Lyle Hall

Location of Property: 2716 County Road 12 (Colchester North, Ward 2)

Assessment Roll Number: 37544900000400

Purpose of Application: 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.

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EXISTING AGRICULTURAL LAND (~50A)



EXISTING AGRICULTURAL LAND (~43A)

OPEN DITCH

TREE LINE

141M

16

42

73M

STORAGE BARN

30

STORAGE BARN / SHOP

33

POND

151M

95M

LANE

TREED

2720

76M

15

15

2716

18

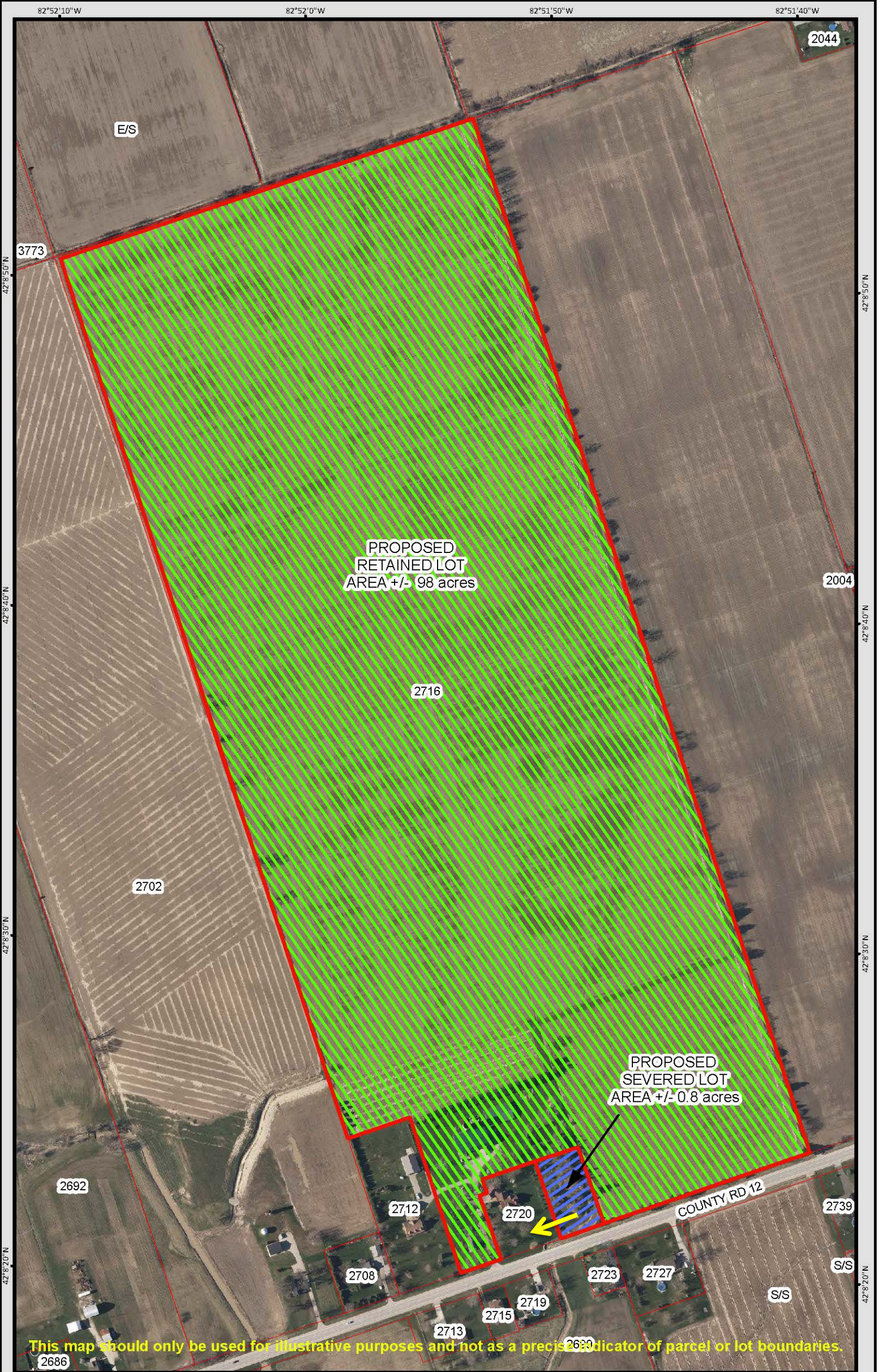
46M

82M

43
83M

COUNTY RD 12



2712



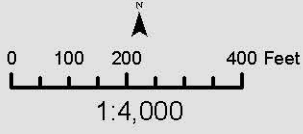
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.



APPLICATION B-02-18 & A-03-18

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Bruce, Ron, Lyle Hall*
Location: 2716 County Rd 12





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

File Number: B-10-18
Applicant(s): Donald Woodbridge
Location of Property: Vacant Lands West of Woodbridge Drive (Colchester South, Ward 3)
Assessment Roll Number: 3754 620 0000 6300

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the vacant lands located just west of Woodbridge Drive, in the former township of Colchester South, Ward 3. The applicant is proposing to sever a ± 0.19 hectare (+0.48 acre) parcel from the existing 2.79 hectare (6.9 acre) lot. The severed lot is proposed to be merged with the property directly to the north, known municipally as 817 County Road 50 East. The applicants are proposing this consent for the purpose of a lot addition.

Note: An application for minor variance has also been received for the subject lands (File Number A-08-18). 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 May 15th, 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.

April 23, 2018

A handwritten signature in dark ink, appearing to read "Rita Jabbour", is written over a horizontal line.

Rita Jabbour

Secretary-Treasurer/Assistant Planner

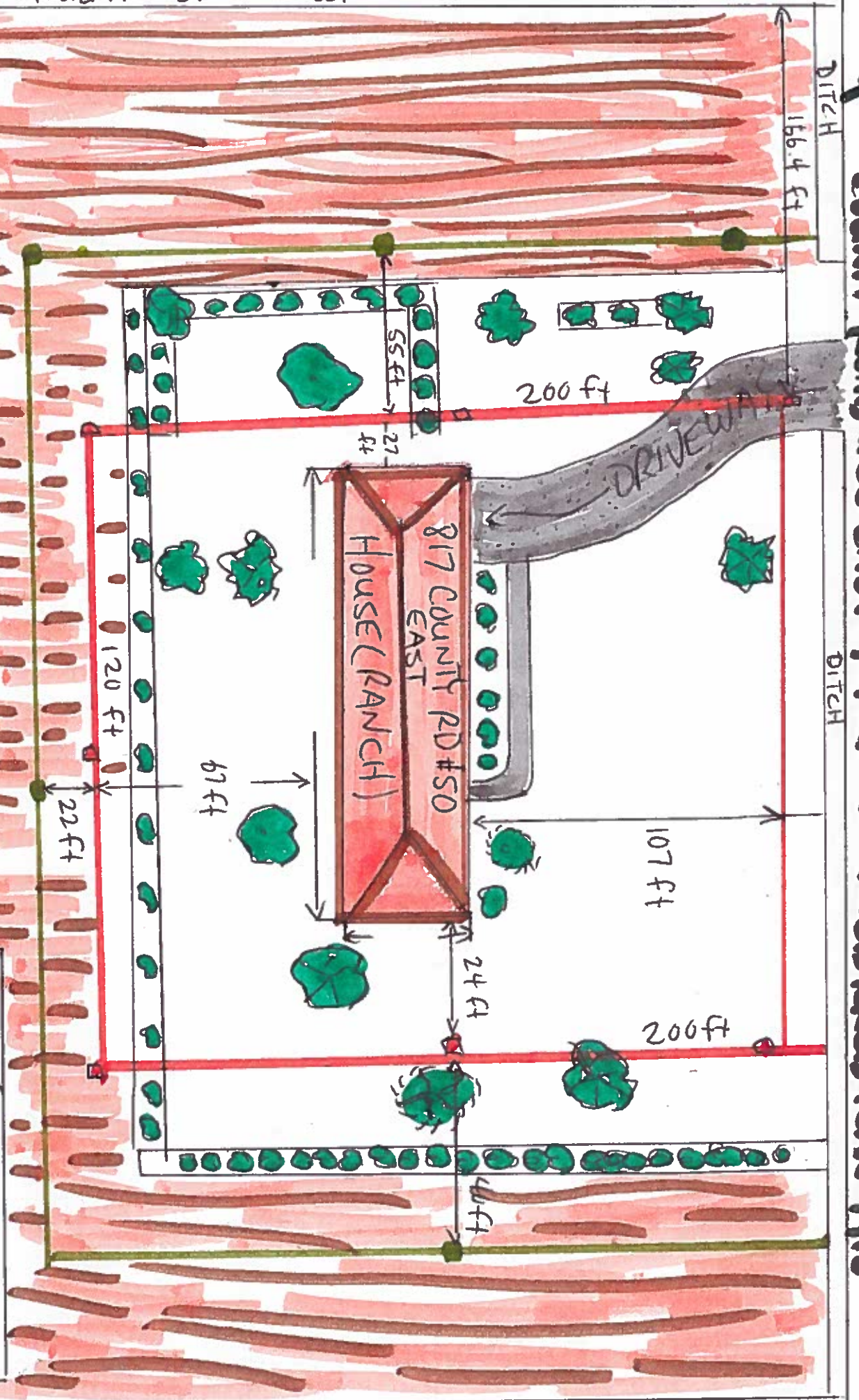
Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

PROPERTY LINE WEST

AGRICULTURE FARM LAND



LEGEND

EXISTING DIMENSIONS

REQUESTED VARIANCE

NOT DRAWN TO SCALE

WOODBRIDGE DRIVE EAST

82°51'40"W

N/S

818

COUNTY RD 50

817

PROPOSED
SEVERED LOT
AREA +/- 0.5 acres

PROPOSED
RETAINED LOT
AREA +/- 6.4 acres

S/S

793

WOODBIDGE DR

830

822

829

815

817

811

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



APPLICATION B-10-18 & A-08-18



Proposed Severed Lands



Proposed Retained Lands

Applicant Name: *Donald Woodbridge
(Karl Melinz)*

Location: *County Rd 50 East*



1:1,250



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

File Number: A-08-18

Applicant(s): Donald Woodbridge

Location of Property: Vacant Lands West of Woodbridge Drive (Colchester South, Ward 3)

Assessment Roll Number: 3754 620 0000 6300

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the vacant lands located just west of Woodbridge Drive, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the total lot area for the retained parcel will decrease in size from +2.79 hectares (+6.9 acres) to ± 2.6 hectares (± 6.42 acres). The total lot width for the retained parcel will also be reduced to ± 45 metres (± 151 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 and lot width for the retained parcel.

Note: An application for consent to sever the subject lands has also been received (File Number B-10-18). 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 May 15th, 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.

April 23, 2018



Rita Jabbour

Secretary-Treasurer/Assistant Planner

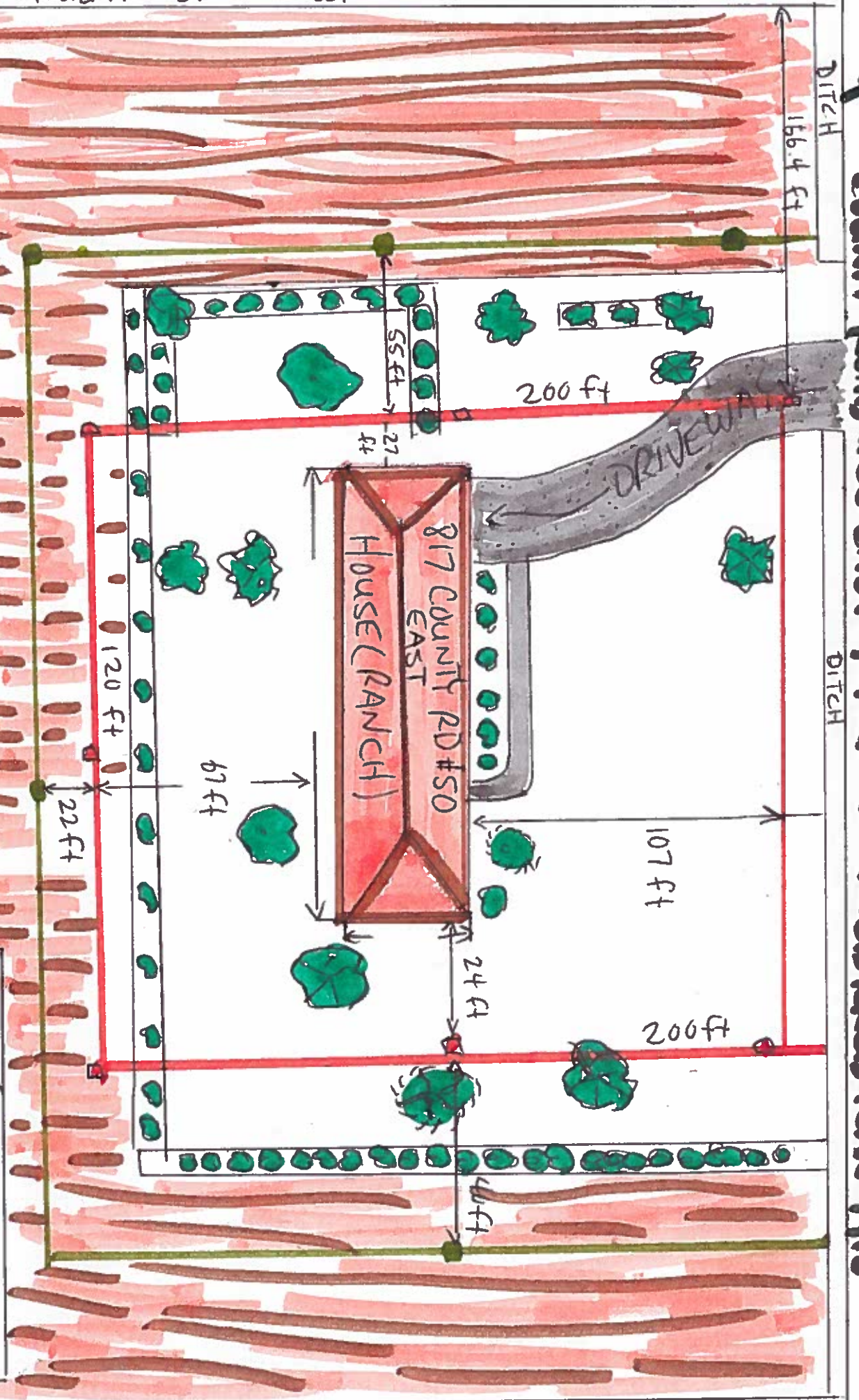
Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: rjabbour@essex.ca

PROPERTY LINE WEST

AGRICULTURE FARM LAND



LEGEND
— EXISTING DIMENSIONS
— REQUESTED VARIANCE
NOT DRAWN TO SCALE

WOODBRIDGE DRIVE EAST

82°51'40"W

N/S

818

COUNTY RD 50

817

PROPOSED
SEVERED LOT
AREA +/- 0.5 acres

PROPOSED
RETAINED LOT
AREA +/- 6.4 acres

S/S

793

WOODBIDGE DR

830

822

829

815

817

811

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

41°59'40"N

41°59'40"N



APPLICATION B-10-18 & A-08-18



Proposed Severed Lands



Proposed Retained Lands

Applicant Name: *Donald Woodbridge
(Karl Melinz)*

Location: *County Rd 50 East*



1:1,250