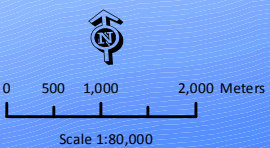
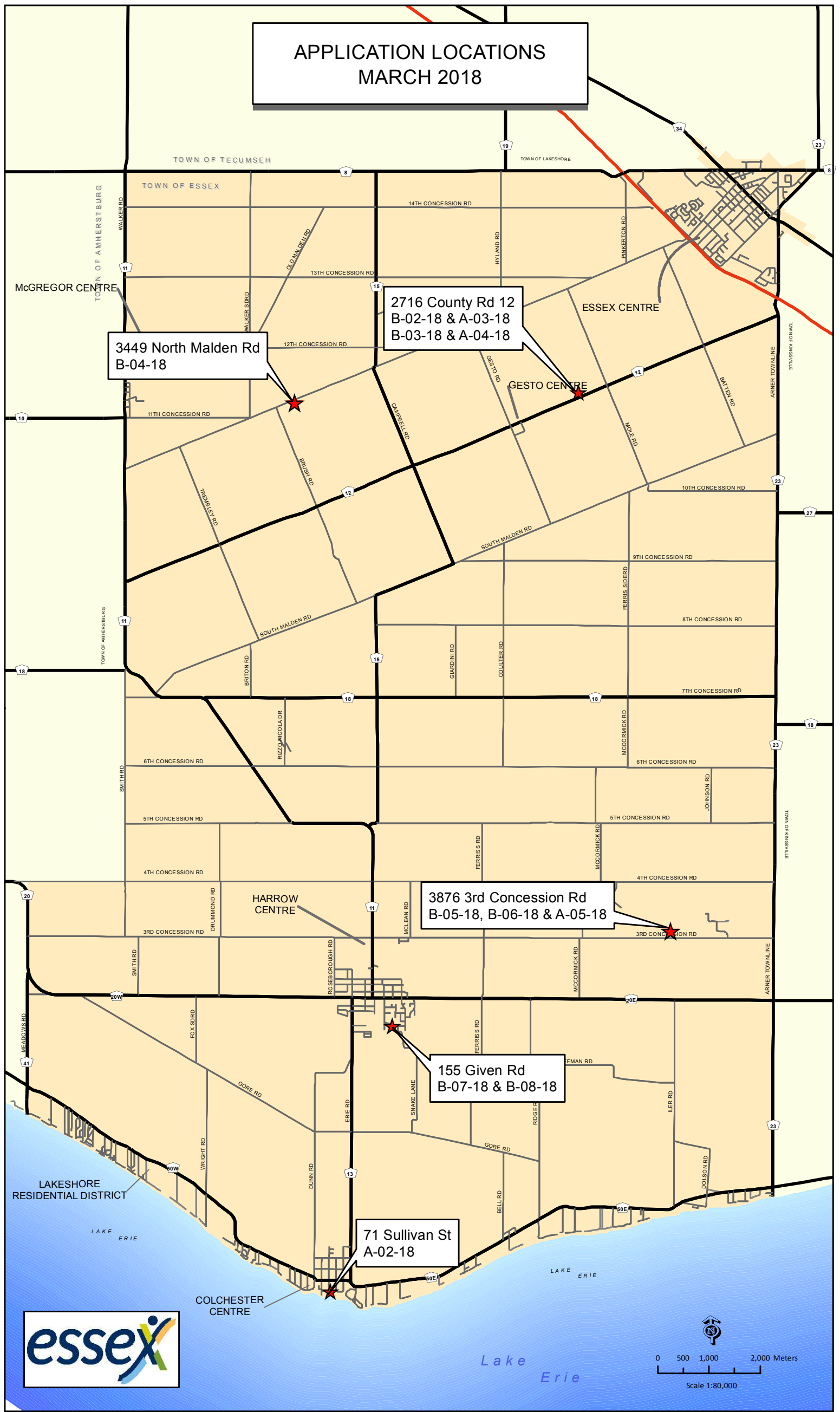


APPLICATION LOCATIONS  
MARCH 2018





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

**File Number:** A-02-18

**Applicant(s):** James and Susan Ulian

**Location of Property:** 71 Sullivan Street (Colchester South, Ward 3)

**Assessment Roll Number:** 375464000008400

**Purpose of Application:** An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 71 Sullivan Street, in Colchester South, Ward 3. The applicants are proposing to construct a 30.95 square metre (333.19 square foot) accessory structure. As a result of the proposal, the minimum setback for the easterly side lot line will be reduced by 0.6 metres (2 feet) to 0.6 metres (2 feet). The minimum side lot line setback from accessory structures on properties within the Residential District 1.1 (R1.1) 1.2 metres (4 feet) under the Town of Essex Zoning Bylaw, Bylaw 1037.

**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 March 20, 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.

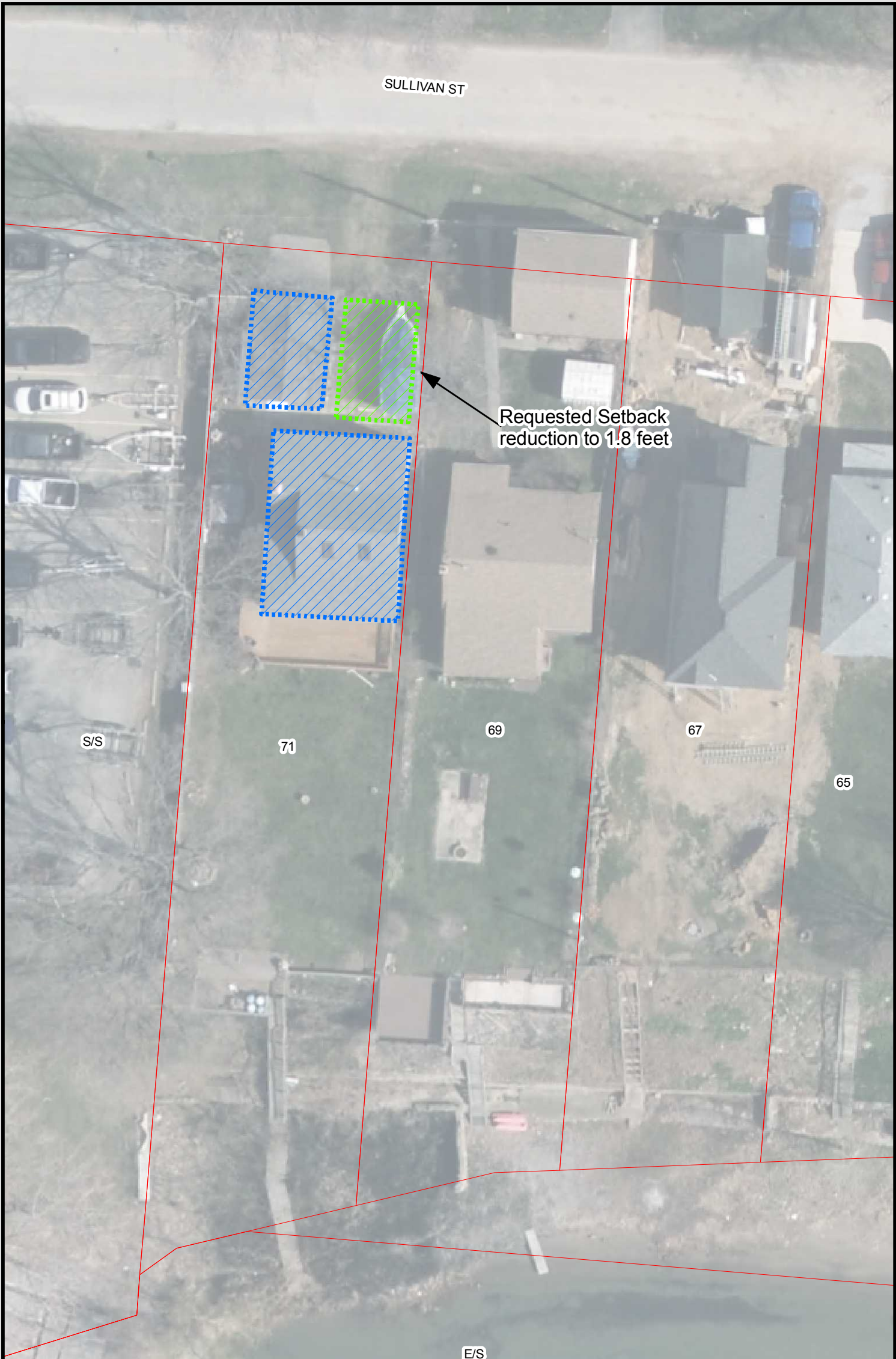
**Notice of Decision:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 33 Talbot Street South, Essex Ontario, N8M 1A8.

**February 26, 2018**



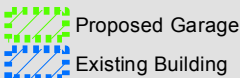
Rita Jabbour

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

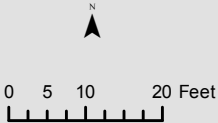


This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

**APPLICATION A-02-17**



Applicant Name: *James & Susan Ulian*  
Location: *71 Sullivan St*





Reg'd.

lot 4

not side of

198.53'  
(P)

0.7'

(P & S)  
236.48'

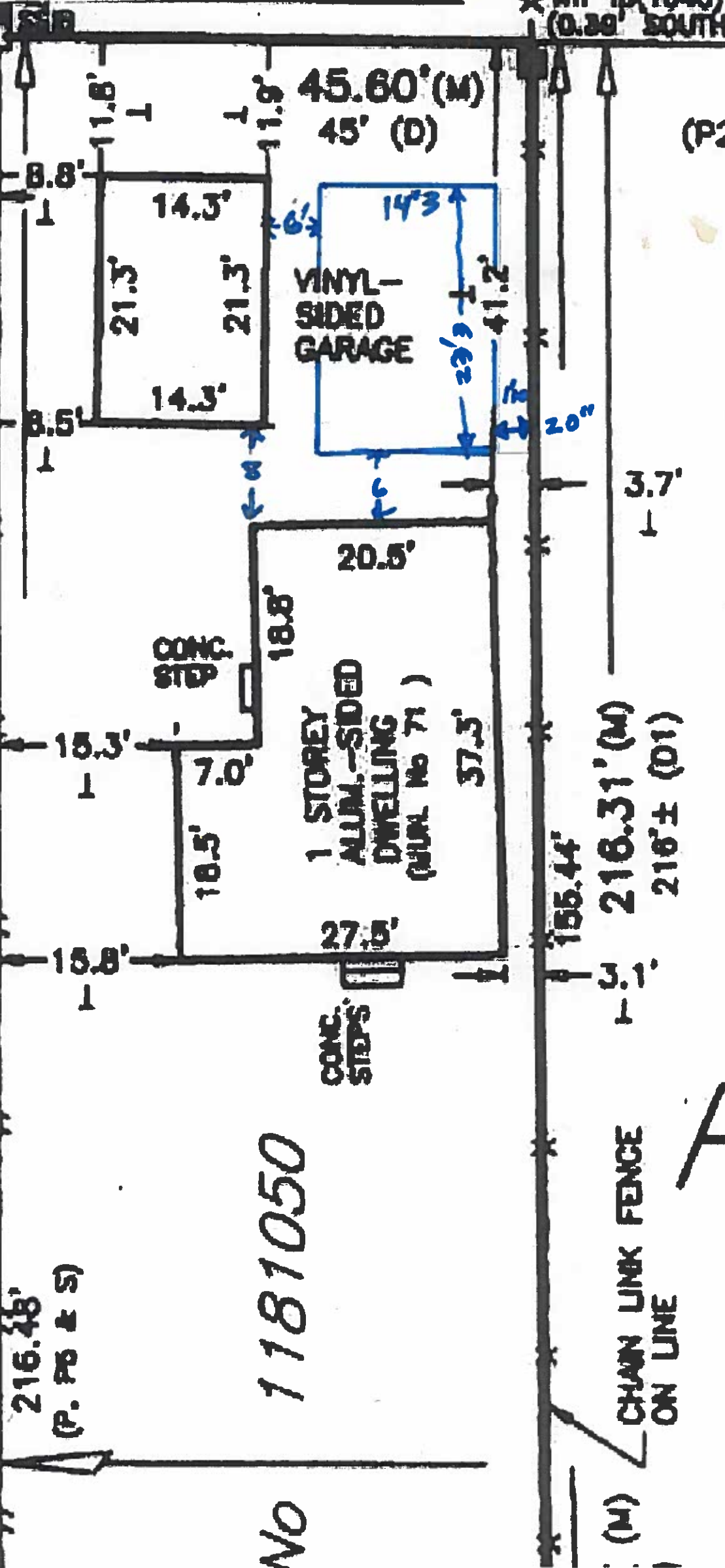
BOARD FENCE

216.48'

(P. PG & S)

1181050

No



(P2)

3.7'

155.44'  
216.31' (M)  
216'± (D1)

CHAIN LINK FENCE  
ON LINE

(M)



**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  $\pm 0.32$  hectare ( $\pm 0.8$  acre) parcel from the existing  $\pm 38.56$  hectare ( $\pm 96.4$  acre) lot. The retained parcel is proposed to have an area of  $\pm 38$  hectares ( $\pm 95$  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  
33 Talbot Street South, Essex, Ontario  
Tuesday March 20, 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.



**February 26, 2018**

Rita Jabbour

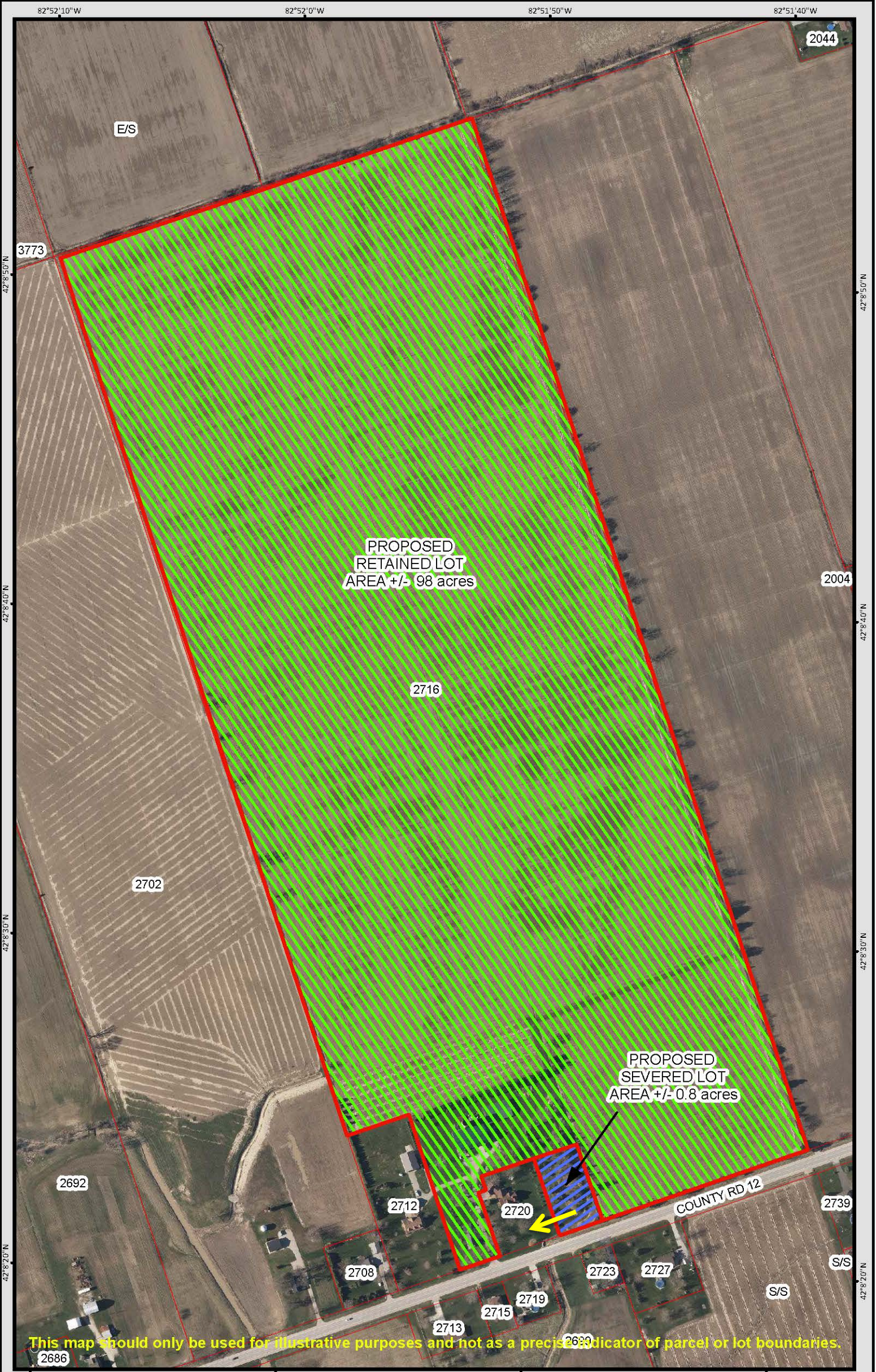
Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

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







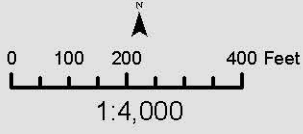
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**APPLICATION B-02-18 & A-03-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

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





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

2716

15

15

18

46M

82M

43  
83M

COUNTY RD 12

2712



**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  $\pm 38.56$  hectares ( $\pm 96.4$  acres) to  $\pm 38.24$  hectares ( $\pm 95.6$  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.

**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 March 20, 2018 at 4:00 p.m.

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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.

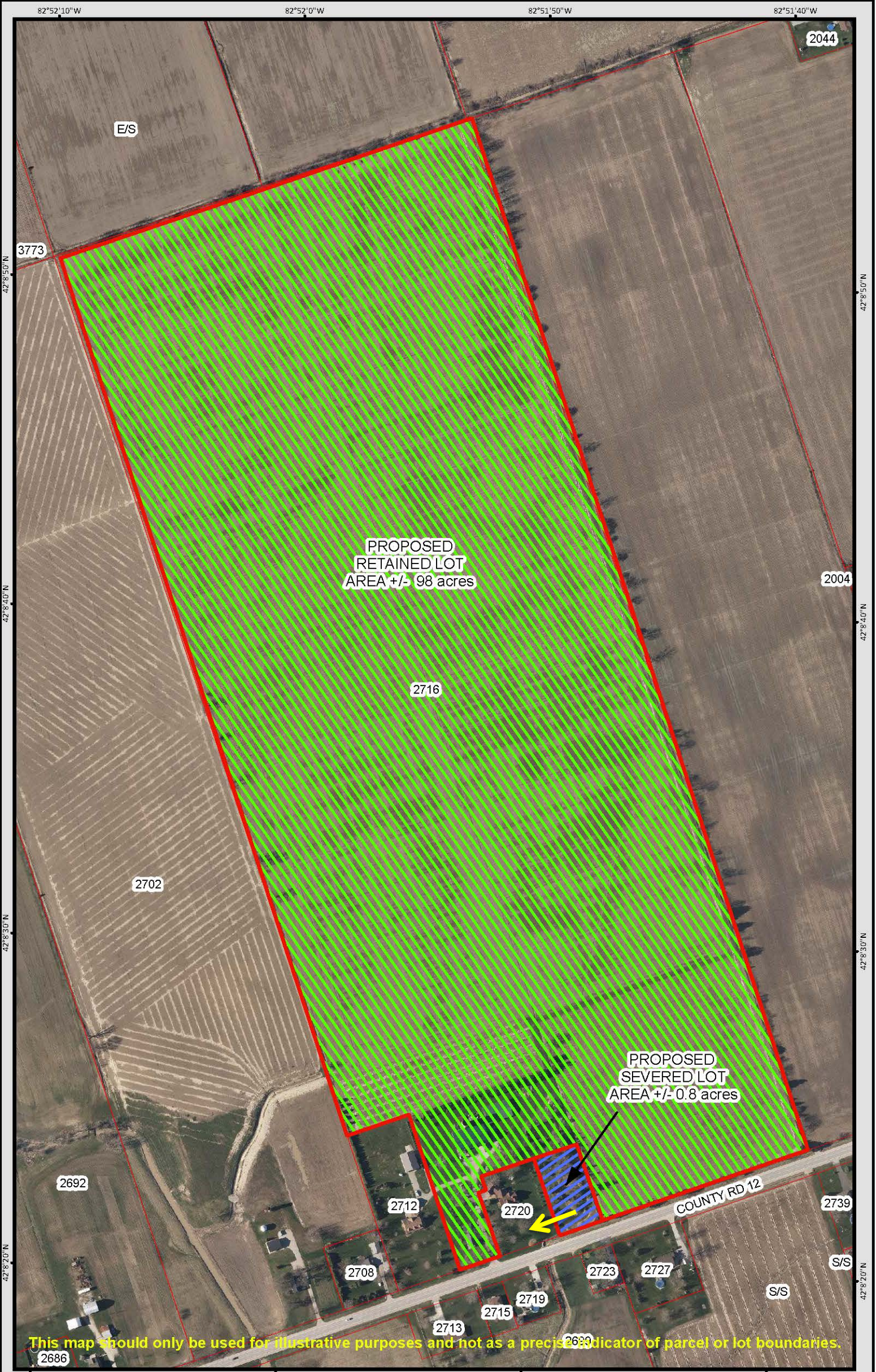
**February 26, 2018**



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)







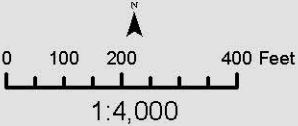
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.



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

-  Proposed Severed Lands
-  Proposed Retained Lands

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





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

2716

15

15

18

46M

82M

43  
83M

COUNTY RD 12

2712



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

**File Number:** B-03-18

**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  $\pm 1.36$  hectare ( $\pm 3.4$  acre) parcel from the existing  $\pm 38.56$  hectare ( $\pm 96.4$  acre) lot. The retained parcel is proposed to have an area of  $\pm 37.2$  hectares ( $\pm 93$  acres). The applicants are proposing this consent as a result of farm consolidation. An easement to provide access to the dwelling at 2720 County Road 12 by way of the existing driveway is also being requested.

**Note:** An application for minor variance has also been received for the subject lands (File Number A-04-18). 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 March 20, 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.



**February 26, 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)







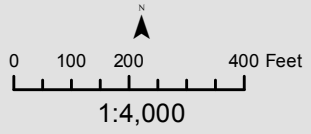
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.



APPLICATION B-03-18 & A-04-18

-  Proposed Severed Lands
-  Proposed Retained Lands

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





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

2712

15

15

18

2716

46M

82M

43  
83M

COUNTY RD 12



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

**File Number:** A-04-18

**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 and severed parcel will decrease in size from  $\pm 38.56$  hectares ( $\pm 96.4$  acres) to  $\pm 37.2$  hectares and  $\pm 1.36$  hectares ( $\pm 93$  acres and  $\pm 3.4$  acres), respectively. The total lot width for the severed parcel will be reduced to  $\pm 46$  metres ( $\pm 151.8$  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-03-18). 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 March 20, 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:**

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**Notice of Decision:**

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February 26, 2018



Rita Jabbour

Secretary-Treasurer/Assistant Planner  
Town of Essex Committee of Adjustment  
Telephone: 519-776-7336, extension 1112  
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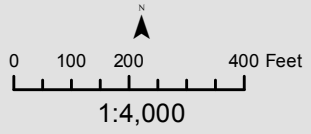
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**APPLICATION B-03-18 & A-04-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

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





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

2716

15

15

18

46M

82M

43  
83M

COUNTY RD 12

2712



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

**File Number:** B-04-18  
**Applicant(s):** Gagnon Validation Certificate  
**Location of Property:** 3449 N Malden Rd (Colchester North, Ward2)

**Purpose of Application:** An application for a Certificate of Validation under Section 57 of the Planning Act, R.S.O 1990, c.P. 13, has been received by the Town of Essex Committee of Adjustment for the property at 3449 North Malden Road in Colchester North, Ward 2.

It has come to light that there has been an error on title of this property as a Planning Act Consent was not registered when the lot was created in 1987. Thus, the applicants are requesting a Certificate of Validation to correct the error.

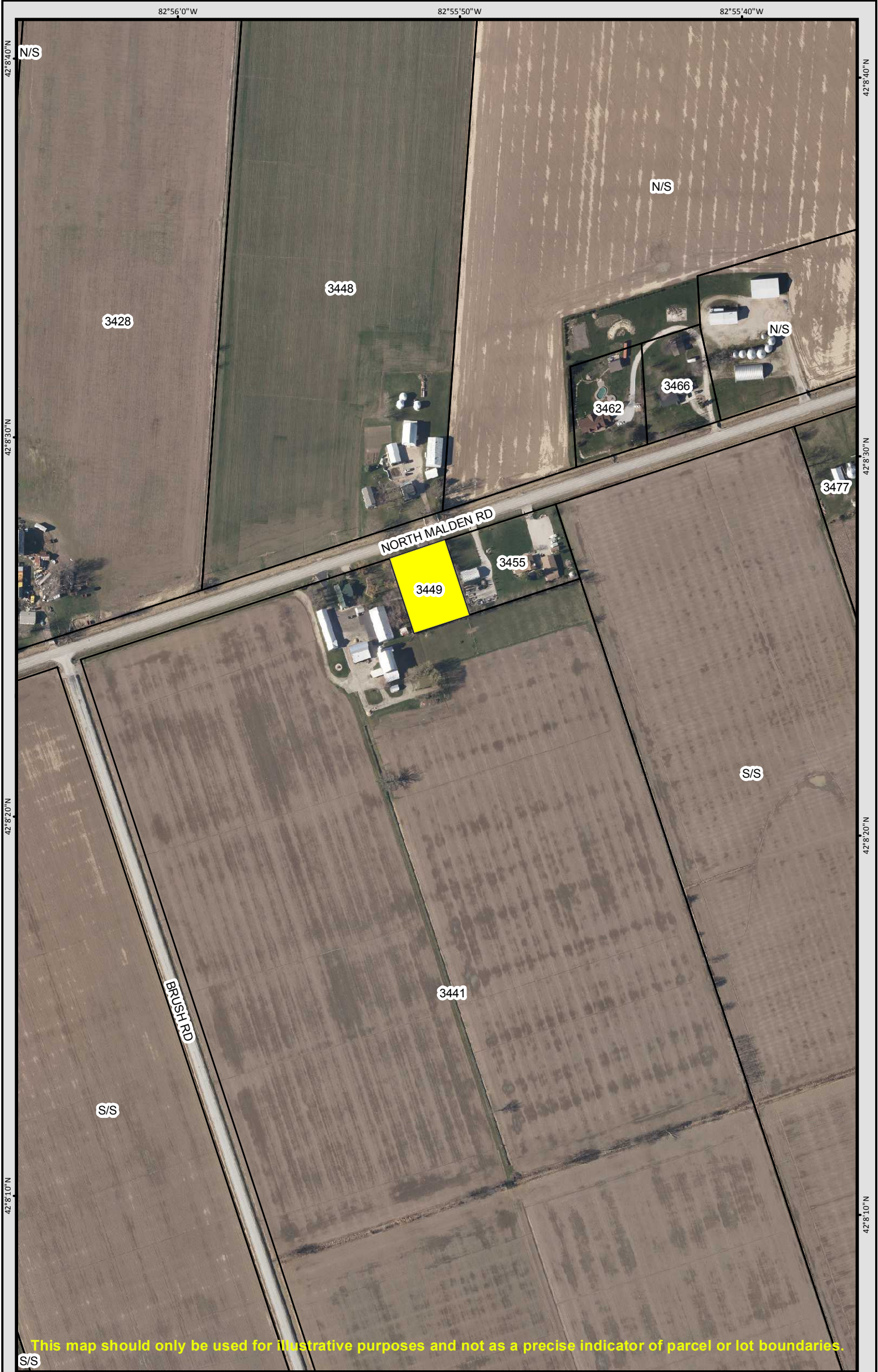
**February 26, 2018**

A handwritten signature in black ink, appearing to read "Rita Jabbour", 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](mailto:rjabbour@essex.ca)





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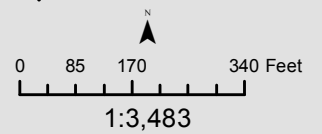


 Subject Property

**APPLICATION B-04-18**

Applicant Name: *Susie Gagnon*

Location: *3449 North Malden Rd.*





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

**File Number:** B-05-18

**Applicant(s):** Bruce and Theresa Coristine (Agent: Melanie Muir,  
Dillon Consulting Limited)

**Location of Property:** 3876 3<sup>rd</sup> Concession Road (Colchester South, Ward 3)

**Assessment Roll Number:** 375476000002000

**Purpose of Application:** A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 3876 3<sup>rd</sup> Concession Road, in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 3.9$  hectare ( $\pm 9.75$  acre) parcel from the existing  $\pm 13.48$  hectare ( $\pm 33.7$  acre) lot. The retained parcel is proposed to have an area of  $\pm 5.5$  hectares ( $\pm 13.75$  acres). The applicants are proposing this consent for the purpose of lot creation. The applicants are also requesting a conservation easement to maintain the existing area of natural heritage feature.

Note: An application for minor variance has also been received for the subject lands (File Number A-05-18). 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 March 20, 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.

**February 26, 2017**



Rita Jabbour

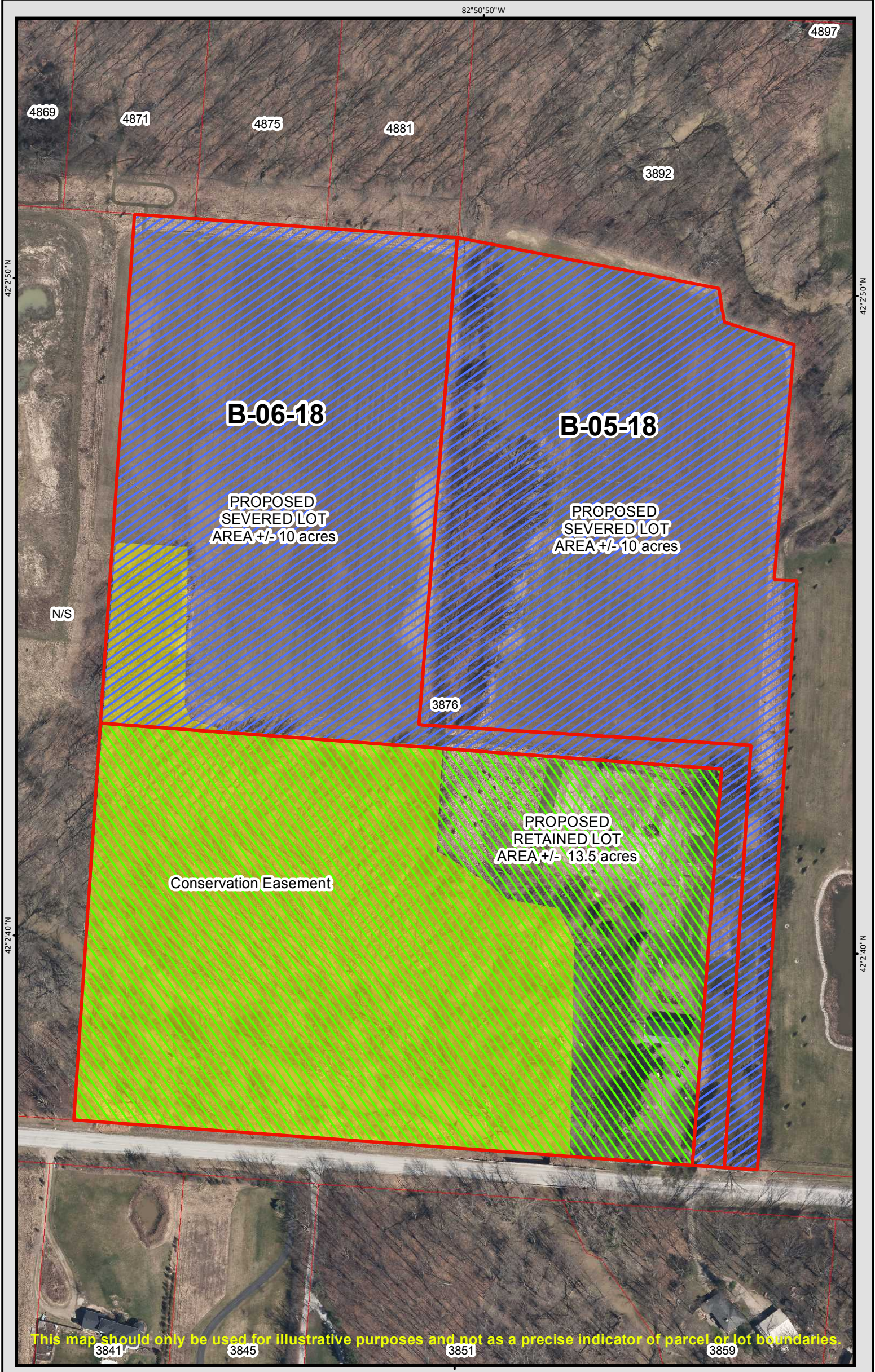
Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

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







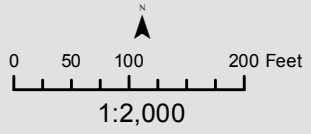
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**APPLICATION B-05-18, B-06-18 & A-05-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Bruce & Theresa Coristine (Melanie Muir)*  
Location: 3876 3rd Concession Rd.










**BRUCE AND THERESA CORISTINE**  
CONSENT AND MINOR VARIANCE APPLICATIONS

**3876 AND 3894 3<sup>rd</sup> CONCESSION ROAD**

**SEVERANCE PLAN**

-  LOT TO BE RETAINED
-  LOTS TO BE SEVERED
-  BUILDING ENVELOPE
-  DEMOLISHED BUILDINGS
-  EXISTING NATURAL HERITAGE AREA TO BE MAINTAINED

SOURCE: AERIAL PHOTOGRAPHY - COUNTY OF ESSEX (2016)

File Location:  
c:\projects\working directory\active\3d\mmd\42876\164673 - severance  
plan-option 4 - may 23, 2017.dwg  
January, 03, 2018 9:10 AM

MAPDRAWING INFORMATION

SCALE 1:2,500m



PROJECT: 16-4673  
STATUS: FINAL  
DATE: 04/07/17





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

**File Number:** A-05-18

**Applicant(s):** Bruce and Theresa Coristine (Agent: Melanie Muir, Dillon Consulting Limited)

**Location of Property:** 3876 3<sup>rd</sup> Concession Road (Colchester South, Ward 3)

**Assessment Roll Number:** 375476000002000

**Purpose of Application:** An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 3876 3<sup>rd</sup> Concession Road, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the lot area for the severed parcel will decrease in size from  $\pm 13.48$  hectares ( $\pm 33.7$  acres) to  $\pm 3.9$  hectares ( $\pm 9.75$  acres). The required minimum lot area for properties within the Residential District 1.2 (R1.2) under the Town of Essex Zoning By-Law 1037 is 4 hectares (10 acres). Thus, variances are being sought to accommodate the reduction in total lot area for the severed parcel.

**Note:** An application for consent to sever the subject lands has also been received (File Number B-05-18). 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:  
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33 Talbot Street South, Essex, Ontario  
Tuesday March 20, 2018 at 4:00 p.m.

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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.

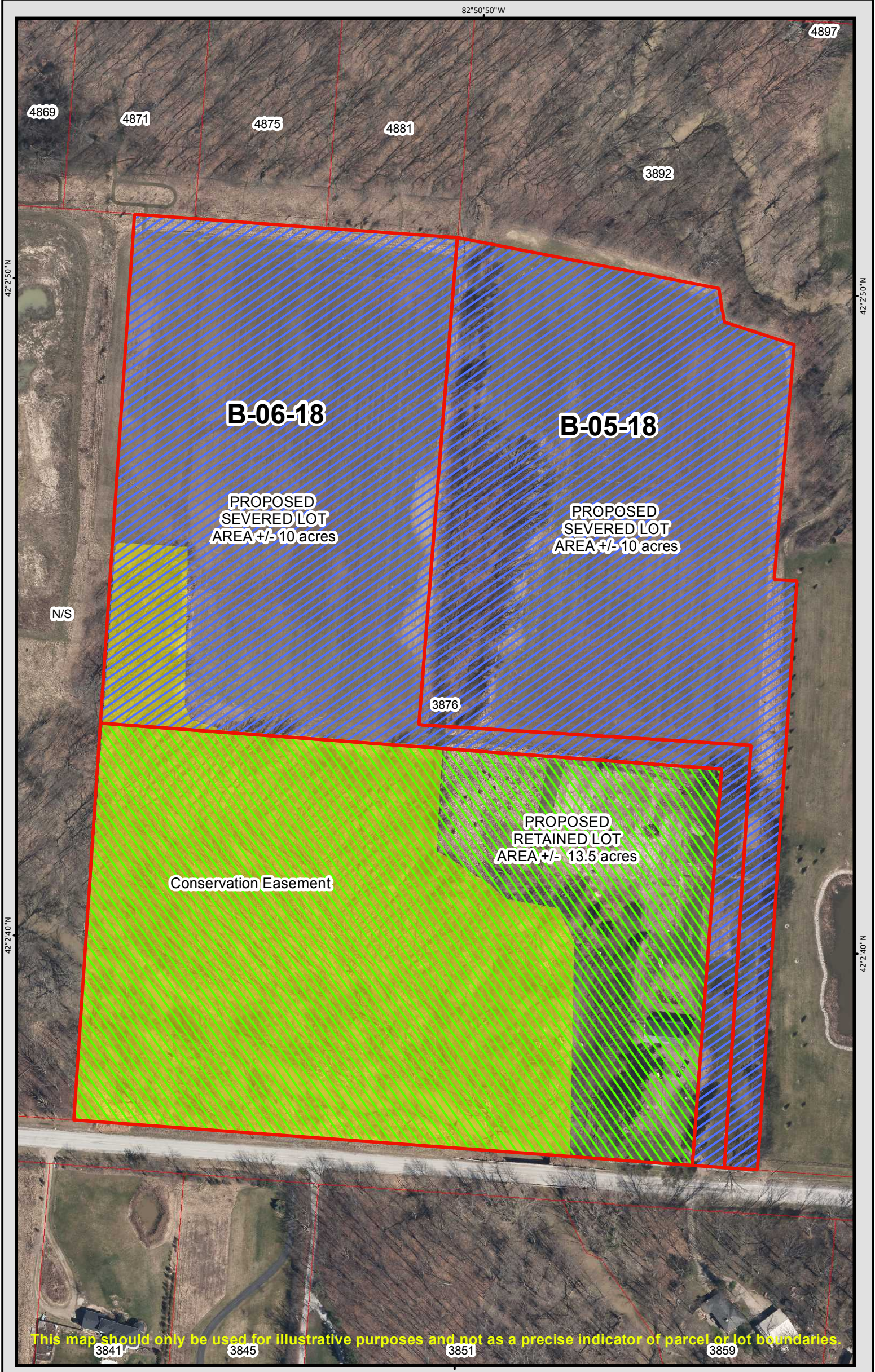
**February 26, 2018**





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)

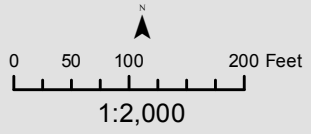




**APPLICATION B-05-18, B-06-18 & A-05-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Bruce & Theresa Coristine (Melanie Muir)*  
Location: 3876 3rd Concession Rd.







**BRUCE AND THERESA CORISTINE**  
CONSENT AND MINOR VARIANCE APPLICATIONS

**3876 AND 3894 3<sup>rd</sup> CONCESSION ROAD**  
**SEVERANCE PLAN**

- 
- LOT TO BE RETAINED

LOTS TO BE SEVERED

BUILDING ENVELOPE
- 
- DEMOLISHED BUILDINGS

EXISTING NATURAL HERITAGE AREA TO BE MAINTAINED

SOURCE: AERIAL PHOTOGRAPHY - COUNTY OF ESSEX (2016)

File Location:  
c:\projects\working directory\active\3d\mmap\4289761\4673 - severance  
plan-option 4 - may 23, 2017.dwg  
January, 03, 2018 9:10 AM

MAPDRAWING INFORMATION

SCALE 1:2,500m



PROJECT: 16-4673  
STATUS: FINAL  
DATE: 04/07/17





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

**File Number:** B-06-18  
**Applicant(s):** Bruce and Theresa Coristine (Agent: Melanie Muir,  
Dillon Consulting Limited)  
**Location of Property:** 3876 3<sup>rd</sup> Concession Road (Colchester South, Ward 3)  
**Assessment Roll Number:** 375476000002000

**Purpose of Application:** A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 3876 3<sup>rd</sup> Concession Road, in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a  $\pm 4$  hectare ( $\pm 10$  acre) parcel from the existing  $\pm 13.48$  hectare ( $\pm 33.7$  acre) lot. The retained parcel is proposed to have an area of  $\pm 5.5$  hectares ( $\pm 13.75$  acres). The applicants are proposing this consent for the purpose of lot creation. The applicants are also requesting a conservation easement to maintain the existing area of natural heritage feature.

**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 March 20, 2018 at 4:00 p.m.

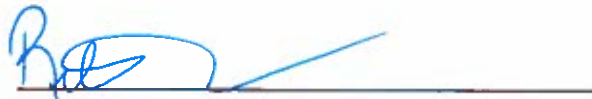
**Public Hearing:** You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you 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.

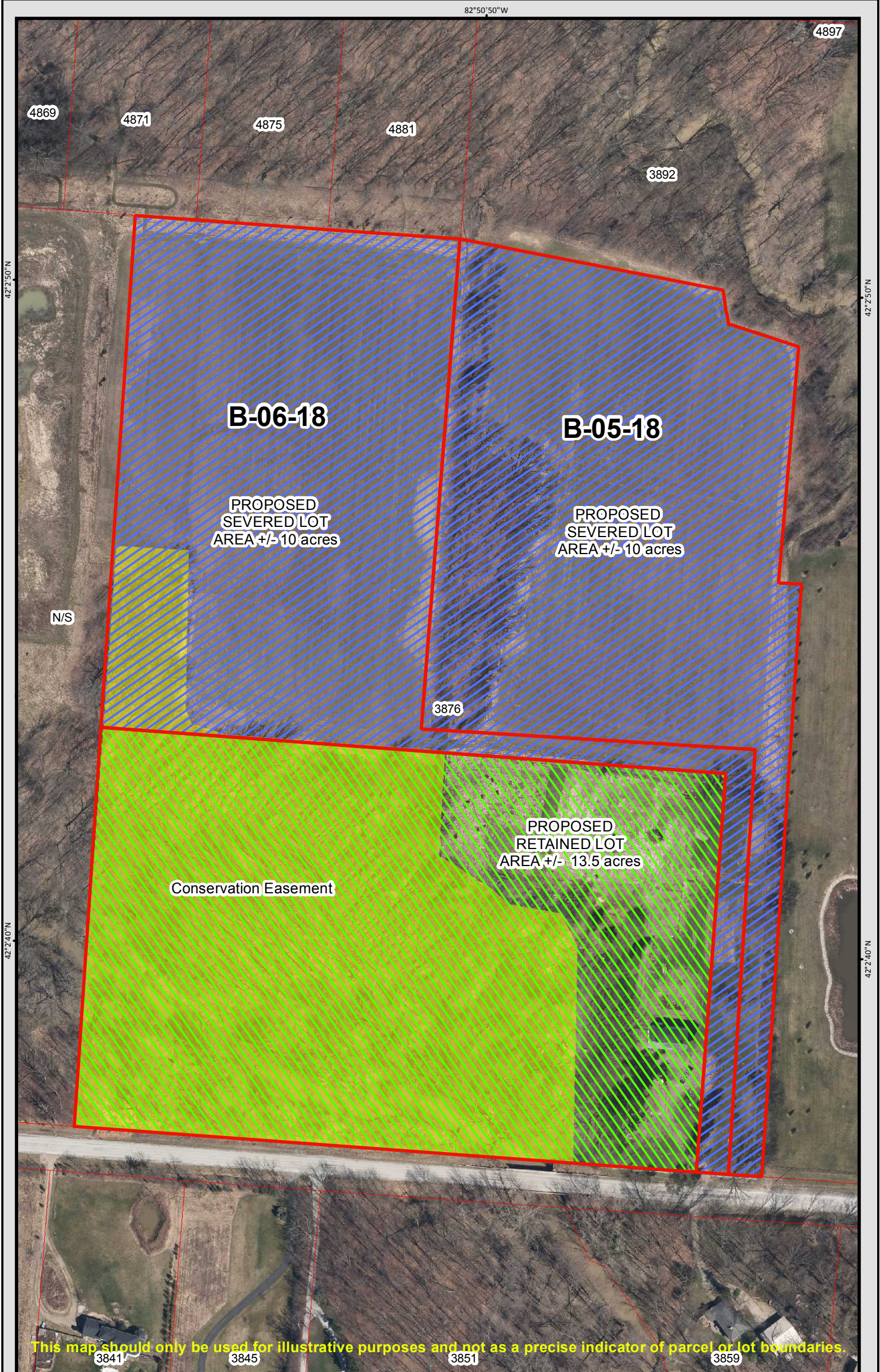
**Notice of Decision:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 33 Talbot Street South, Essex Ontario, N8M 1A8.





**February 26, 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)

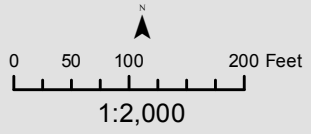




**APPLICATION B-05-18, B-06-18 & A-05-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Bruce & Theresa Coristine (Melanie Muir)*  
Location: 3876 3rd Concession Rd.








**BRUCE AND THERESA CORISTINE**  
CONSENT AND MINOR VARIANCE APPLICATIONS

**3876 AND 3894 3<sup>rd</sup> CONCESSION ROAD**

**SEVERANCE PLAN**

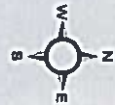
-  LOT TO BE RETAINED
-  LOTS TO BE SEVERED
-  BUILDING ENVELOPE
-  DEMOLISHED BUILDINGS
-  EXISTING NATURAL HERITAGE AREA TO BE MAINTAINED

SOURCE: AERIAL PHOTOGRAPHY - COUNTY OF ESSEX (2016)

File Location:  
c:\projects\working directory\active\3d\mmd\42876\164673 - severance  
plan-option 4 - may 23, 2017.dwg  
January, 03, 2018 9:10 AM

MAPDRAWING INFORMATION

SCALE 1:2,500m



PROJECT: 16-4673  
STATUS: FINAL  
DATE: 04/07/17





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

**File Number:** B-07-18 and B-08-18

**Applicant(s):** Michael and Amy Flanagan

**Location of Property:** 155 Given Road (Harrow Centre, Ward 4)

**Assessment Roll Number:** 375499000002300

**Purpose of Application:** Consent applications have been received by the Town of Essex Committee of Adjustment for the lands at 155 Given Road, in the Harrow Centre, Ward 4. The applicants are proposing to sever two  $\pm 2218.84$  square metre ( $\pm 23896$  square foot) parcels from the existing  $\pm 26081$  square metre ( $\pm 280733.55$  square foot) lot. The retained parcel is proposed to have an area of  $\pm 21483.5$  square metres ( $\pm 231246.5$  square feet). The applicants are proposing this consent for the purpose of residential lot creation.

**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 March 20, 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.

**February 26, 2017**



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Rita Jabbour

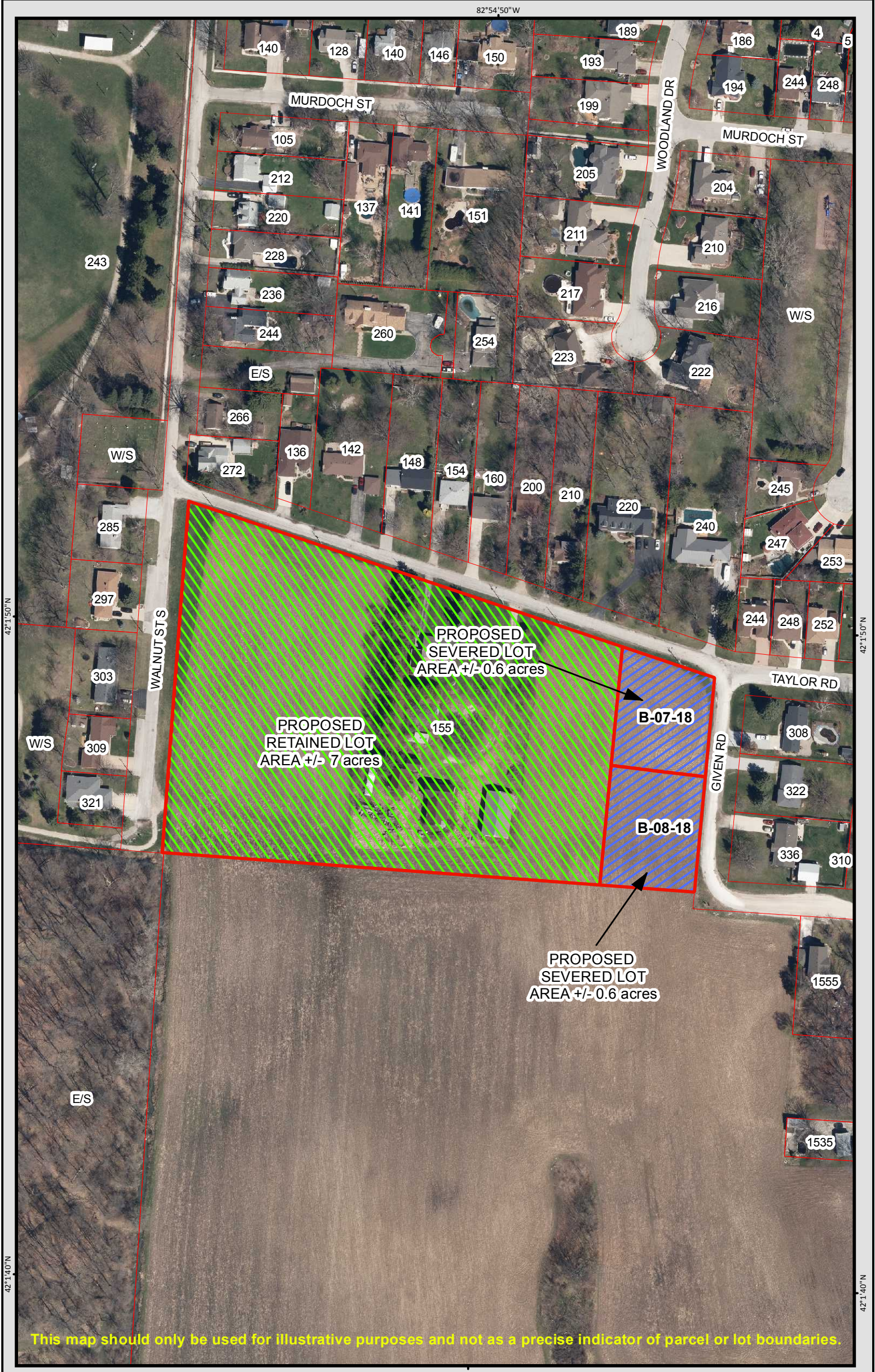
Secretary-Treasurer/Assistant Planner

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

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







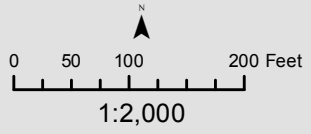
This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.



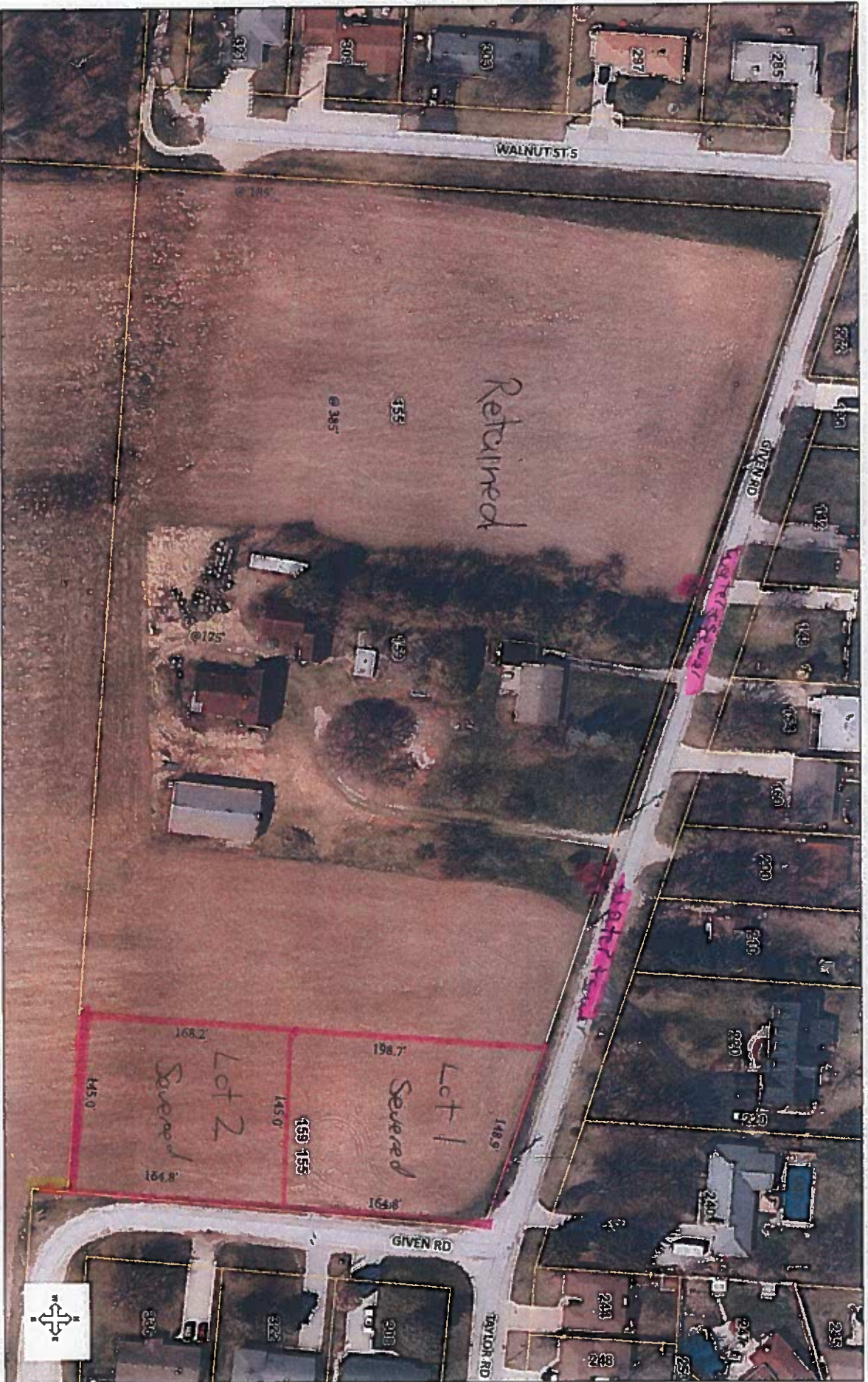
**APPLICATION B-07-18 & B-08-18**

-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: *Michael & Amy Flanagan*  
Location: *155 Given Rd*







- Legend**
- Landmarks
  - Windsor Airport
  - Streets (20,000 >) White
  - Streets (20,000 >) Black
  - Street
  - Assessment Parcels
  - Municipal Boundary
  - Call other values
  - Purple Island



THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Corporation of the County of Essex, 2017. Data herein is  
provided by the Corporation of the County of Essex on an "as is" basis.  
Assessment parcel provided by Terwest Enterprises Inc. Data layers that  
appear on this map may or may not be accurate, current, or otherwise reliable.

Notes  
Enter Map Description