



Committee of Adjustment Regular Meeting Agenda

Meeting Date: Tuesday, February 6th, 2017

Meeting Time: 4:00 p.m.

Location: Small Council Chambers, 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 December 19th, 2017.

3. Approval of the Agenda

4. The following four submissions were received:

B-01-18 – Miller Cattle and Grain LTD– 2917 County Road 20 East (Colchester South, Ward 3)

A consent application has been received by the Town of Essex Committee of Adjustment for the lands at 2917 County Road 20 East in the former Township of Colchester South, Ward 3. The applicants are proposing to sever a +0.47 hectare (± 1.18 acre) parcel from the existing +17.09 hectare (± 42.25 acre) lot. The retained parcel is proposed to have an area of +16.62 hectares (± 41.07 acres). The applicants are proposing this consent as a result of farm consolidation.

Note: An application for minor variance has also been received for the subject lands (File Number A-01-18). The public notice for the minor variance application has been included with this notice.

A-01-18 – Miller Cattle and Grain LTD– 2917 County Road 20 East (Colchester South, Ward 3)

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands at 2917 County Road 20 East, in the former Township of Colchester South, Ward 3. As a result of a proposed severance, the lot area for the retained and severed parcel will decrease in size from +17.09 hectares (± 42.25 acres) to +16.62 hectares and +0.47 hectares (± 41.07 acres and +1.18 acres), respectively. The total lot width for the severed parcel will be reduced to +50

metres (+165 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-01-18). The public notice for the consent application has been included with this notice.

5. New Business

6. Old Business

7. Next Meeting Date – March 20th, 2018