



**The Corporation of the Town of Essex**

**Special Council Meeting Minutes**

October 21, 2024, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Present: Mayor Sherry Bondy  
Deputy Mayor Rob Shepley  
Ward 1 Councillor Joe Garon  
Ward 1 Councillor Katie McGuire-Blais  
Ward 2 Councillor Kim Verbeek  
Ward 3 Councillor Jason Matyi  
Ward 4 Councillor Rodney Hammond

Absent: Ward 3 Councillor Brad Allard

Also Present: Doug Sweet, Chief Administrative Officer  
Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk  
Lori Chadwick, Director, Development Services  
Kevin Girard, Director, Infrastructure Services  
Kate Giurissevich, Director, Corporate Services  
Jake Morassut, Director, Community Services  
Rita Jabbour, Manager, Planning Services  
Ian Rawlings, Junior Planner, Planning Services

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at [clerks@essex.ca](mailto:clerks@essex.ca) or 519-776-7336 extension 1100 or 1101.

The purpose of this statutory meeting was to consider Zoning By-Law Amendment for the land identified as 80 Maidstone Avenue West, Essex Centre, Ward 1

**1. Call to Order**

Mayor Bondy called the meeting to order at 5:00 PM.

**2. Land Acknowledgement**

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

**3. Declarations of Conflict of Interest**

There were no declarations of conflict of interest noted at this time.

**4. Adoption of Published Agenda**

#### **4.1 Special Council Meeting Agenda for October 21, 2024**

##### **SP24-10-004**

Moved By Deputy Mayor Shepley

Seconded By Councillor McGuire-Blais

**That** the published agenda for the October 21, 2024 Special Council Meeting be adopted with the following amendment:

That Agenda Item 6.5 be added to allow for a delegation by Ron Sweetman.

**Carried**

#### **5. Reports from Administration**

##### **5.1 Planning-2024-31**

RE: Zoning By-Law Amendment (ZBA-07-24) for 80 Maidstone Avenue West, Essex Centre

Lori Chadwick, Director, Development Services, explained the proposed plan of subdivision in Essex Centre at 80 Maidstone Avenue West and noted that several years ago this property was zoned as an affordable rental housing project. She further explained that the developer is proposing amendments to the zoning regulations for the subdivision to facilitate a larger building envelope for more living space.

Ian Rawlings, Junior Planner, Planning Services, presented the application for 80 Maidstone Avenue West, and provided an overview of the proposed zoning by-law amendments which includes a building height of 10m for all lots, a rear yard of 6m for all lots, a 1.2m side yard width for both semi-detached dwellings and exterior townhome dwellings where there is no attached garage, relief from the front yard setbacks, an increase in lot coverage maximum, a decrease in lot area minimum for lot 9, and no front yard encroachments. He stated that the proposal satisfies the direction in the Provincial Policy Statement and is supported by the County of Essex's Official Plan and the Town of Essex's Official Plan.

Council requested that Administration note the resident's concerns and return with a revised third reading By-Law 2392 at the next Regular Council Meeting.

##### **SP24-10-005**

Moved By Deputy Mayor Shepley

Seconded By Councillor Hammond

**That** Planning Report-2024-31- entitled ZBA-07-24 (80 Maidstone Avenue West, Essex Centre) prepared by Ian Rawlings, Junior Planner, dated October 21, 2024 be received;

**That** By-Law Number 2392, being a by-law to amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, to reduce the required front, side, and rear yard depths for semi-detached dwelling units and town home dwelling units, to permit an increased lot coverage maximum for semi-detached dwelling units and town home dwelling units, to increase the building height for all unit types, and to permit a minimum lot area of 495.4 sqm for a semi-detached dwelling unit, be read a first, and a second time and be provisionally adopted on October 21, 2024; and

**That** Council direct Administration to meet with the developer to propose further mitigation measures to minimize impacts to abutting residents and bring forth a revised version of By-Law 2392 at the Regular Council Meeting of November 4, 2024.

**Carried**

## **6. Delegations**

### **SP24-10-006**

Moved By Councillor Verbeek

Seconded By Councillor Hammond

**That** the delegations listed in Agenda Item 6 regarding the proposed zoning by-law amendment at 80 Maidstone Avenue West be received.

**Carried**

#### **6.1 John Hunt**

John Hunt explained that he lives at 71 Bell Avenue behind the proposed subdivision and is in favour of residents owning their home however, he noted concerns with the height and the encroachment in the rear yard.

#### **6.2 Kathryn Hunt on behalf of Andrea Grimes**

Kathryn Hunt on behalf of Andrea Grimes and herself explained that she has concerns with the proposed two-story units as the homes on Bell Avenue are only one-story and noted that the decrease from 25 feet to 20 feet in the rear yard is a drastic difference.

#### **6.3 Wayne Mills**

Wayne Mills explained that he purchased his property in the year 2000 and prior to purchasing his home he was aware that this would be a residential subdivision one day. He explained that his primary concern is properties abutting his yard as he will have 8 new neighbours and if the required yard is amended to allow only 20 feet, balconies/decks can be built 8 feet into the required rear yard and balconies/decks could be within 12 feet of his lot line. He requested no decks/balconies be installed in the rear yard allowance.

#### **6.4 Kirk Vivier**

Kirk Vivier explained that several years ago Walter Branko purchased the property from his family and prior to purchasing their land, he proposed building 1,000 square foot affordable housing units for seniors. Mr. Vivier stated that he is not opposed to the subdivision if only single-story units are built abutting Bell Avenue.

#### **6.5 Ron Sweetman**

Ron Sweetman explained that he is one of the property owners that will be abutting the new subdivision and spoke of his concerns regarding the height of these units and the 20-foot rear setback.

## **7. Adjournment**

**SP24-10-007**

Moved By Councillor Garon

Seconded By Councillor Matyi

**That** the meeting be adjourned at 5:58 PM.

**Carried**

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Mayor

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Clerk