

Finance Committee

Original I was giving 1 acre of this property from my parents in 1998 plan no [REDACTED] which is the north lot water and a bridge was added . My dad passed in 1999 I purchased the house from my mom some yrs after that which I owned the remaining property part 1 plan [REDACTED], pin [REDACTED]. My job changed roughly around that time so I decide to sell the house with 1.48 acre and kept the remaining property. This would be the L shaped property left over. So once this happened which was approved by the board i have always had 2 taxes roll numbers [REDACTED] and [REDACTED]. At no point and time was I ever notified that these property have merged as one . I am told the laws have changed but i was never notified of any such change. My most recent

permission severance i was at meeting with the Jr planner [REDACTED], had directed me to what application to fill out . She assisted with application on filling it out and giving the proper information .All information was pulled up on the computer at the office. I meet with the committee feb14 2023.

It was approved by all council board members. I was told that the wrong application has been filled out and that it wasn't possible to sever being the laws have changed. . If the laws have change i believe I should have had some kind of notification being that I am the owner and tax payer on two tax id's. My intention was to square off the corner lot which i thought to be the left over L shape property and sell it to a family member and keep the remaining for retirement . Which I don't have long to go and build on. I

would like to move on with my plan if it is still possible to do with help of a lawyer .I also have \$3500 invested in the survey which I really didn't need to do . I m requesting a refund on my money invested in the approval. If it wasn't possible this should not had made it past the application or approval I feel I have been misssguided at my cost. Hopefully we can solve this issue moving forward. Maybe getting the proper application filled will solve this issue.

Thank you for your time .

Timothy Ennis





Provisional Decision of Approval Authority with Reasons
Re: Application for Consent

NOTE - The last day for appealing this decision is **Monday March 6, 2023**

Planning Act, R.S.O. 1990

Town of Essex Committee of Adjustment

File Number: B-01-23
Applicant(s): Timothy Ennis
Location of Property: V/L Northwest Corner of 4th Concession Road & Drummond Road (Colchester South, Ward 3)
Purpose of Application: To permit the severance of a +2.6-acre parcel for the purposes of lot addition. The severed lot will be added to the parcel to the North and known municipally as 0 Drummond Road.

I/We the undersigned, in making the decision upon this application for minor variance, in addition to other matters, have had regard to the matters that are to be had regard to under the Planning Act, R.S.O. 1990, Concur in the following decision and reasons for decision made on February 14, 2023.

Decision: GRANTED

Amendments: None

Conditions: (X) Yes
() No

You will be entitled to receive notice of any changes to the conditions of provisional approval sent if you have made a written request to be notified of such changes.

Reasons for Decision: The Application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents" and subsection 6.5 respecting "Consents in Areas Designated Agricultural".

As a result of public notice, written and oral submissions were received



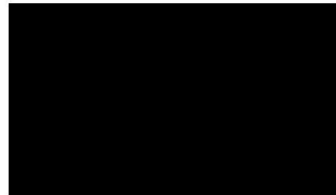
Signature
Phil Pocock



Signature
William Baker



Signature
Doreen Doreen Lester



Signature
Dan Sauve



Signature
Matthew Child

Certification

Planning Act, R.S.O. 1990

I, Corinne Chiasson, Secretary-Treasurer of the Town of Essex Committee of Adjustment, hereby certify that the above is a true copy of the Provisional Decision of the Committee with respect to the application recorded therein.



Dated February 14, 2023.

Corinne Chiasson
Secretary-Treasurer/ Assistant Planner



Town of Essex
 33 Talbot Street South
 Essex, Ontario N8M 1A8
 (519) 776-7336 Ext. 3050

FINAL TAX NOTICE

Final	2024
Mailing Date	July 9, 2024

Roll No.	Account No.	Bill No.
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Mortgage Company:	Mortgage No.
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Name and Address	Municipal Address/Legal Description
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ENNIS TIMOTHY

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$76,000.00	Res/Tx:Full - EpubSup	0.00857600	\$651.78	0.00540500	\$410.78	0.00153000 \$116.28
RTEP	\$76,000.00	Rural rates - Res	0.00029700	\$22.57			

Sub Totals >>> **Municipal Levy** \$674.35 **County Levy** \$410.78 **Education Levy** \$116.28

By Law #	Description	Amt	Exp Year	Due Date	Amount	Summary
				7/31/2024	\$313.36	Sub-Total - Tax Levy
				10/31/2024	\$312.00	Special Charges/Credits
						2024 Tax Cap Adjustment
						Final 2024 Levies
						Less Interim Tax Notice
						Past Due Taxes/Credit
	Total Special Charges	\$0.00				Total Amount Due
						\$625.36

Schedule 2

Explanation of Tax Changes 2023 to 2024

Final 2023 Levies	Final 2024 Levies	Total Year Over Year Change
\$1,152.08	\$1,201.41	\$49.33

Final 2023 Levies	\$1,152.08
2023 Annualized Taxes	\$1,152.08
2024 Local Municipal Levy Change	\$30.48
2024 County Levy Change	\$18.85
2024 Provincial Education Levy Change	
2024 Tax Change Due to Reassessment	
Final 2024 Levies	\$1,201.41

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2024 CVA Taxes			
2023 Annualized Taxes			
2024 Tax Cap Adjustment			
2024 Provincial Education Levy Change			
2024 Municipal Levy Change			
Final 2024 Taxes			

Town of Essex
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 Essex, Ontario N8M 1A8

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Payment may be made by mail or in person or at most financial institutions

Penalty at 1.25% is added on the 1st day of default and on the first day of each month thereafter.

An NSF charge of \$40.55 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:

Roll # [REDACTED]
Name ENNIS TIMOTHY

Address
 [REDACTED]

Due Date **Total Due**

October 31, 2024 **\$312.00**



Town of Essex
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 Essex, Ontario N8M 1A8
 (519) 776-7336 Ext. 3050

FINAL TAX NOTICE

Final	2024
Mailing Date	July 9, 2024

Roll No.	[REDACTED]	Account No.	[REDACTED]	Bill No.	[REDACTED]
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Mortgage Company:	[REDACTED]	Mortgage No.	[REDACTED]
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Name and Address	Municipal Address/Legal Description
ENNIS TIMOTHY [REDACTED]	[REDACTED]

Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$54,000.00	Res/Tx:Full - EPubSup	0.00857600	\$463.10	0.00540500	\$291.87	0.00153000	\$82.62
RTEP	\$54,000.00	Rural rates - Res	0.00029700	\$16.04				
Sub Totals >>>		Municipal Levy	\$479.14	County Levy	\$291.87	Education Levy	\$82.62	

By Law #	Description	Amt	Exp Year	Due Date	Amount	Summary
				7/31/2024	\$222.33	Sub-Total - Tax Levy
				10/31/2024	\$222.00	Special Charges/Credits
						2024 Tax Cap Adjustment
						Final 2024 Levies
						Less Interim Tax Notice
						Past Due Taxes/Credit
Total Special Charges		\$0.00				Total Amount Due
						\$444.33

Schedule 2

Explanation of Tax Changes 2023 to 2024

Final 2023 Levies Final 2024 Levies Total Year Over Year Change

\$818.59 \$853.63 \$35.04

Final 2023 Levies	\$818.59
2023 Annualized Taxes	\$818.59
2024 Local Municipal Levy Change	\$21.65
2024 County Levy Change	\$13.39
2024 Provincial Education Levy Change	
2024 Tax Change Due to Reassessment	
Final 2024 Levies	\$853.63

Schedule 3

Explanation of Property Tax Calculations

Commercial Industrial Multi-Res.

2024 CVA Taxes			
2023 Annualized Taxes			
2024 Tax Cap Adjustment			
2024 Provincial Education Levy Change			
2024 Municipal Levy Change			
Final 2024 Taxes			

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 Penalty at 1.25% is added on the 1st day of default and on the first day of each month thereafter

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU


Received from:	
Roll #	[REDACTED]
Name	ENNIS TIMOTHY
Address	[REDACTED]
Due Date	Total Due

GOLDEN & GOLDEN
BARRISTERS & SOLICITORS

JAMES J. GOLDEN, B.A. (retired)
PEGGY E. GOLDEN, B.A., LL.B.

13 KING STREET WEST
P.O. BOX 279
HARROW, ONTARIO N0R 1G0
PHONE: (519)-738-4111
FAX: (519)-738-3470




November 25, 1998


Mr. Timothy Ennis


Dear Mr. Ennis:

RE: Severance

Enclosed herewith please find the following:

1. Duplicate registered copy of Transfer/Deed of Land dated November 13th, 1998, registered November 18th, 1998 as Instrument No. 
2. Receipted surveyor's account;
3. Four copies of Reference Plan 
4. Two preliminary Reference Plans;
5. Title Deed No.  which should be returned to your parents;
6. Our account.

This letter serves to confirm that we have now completed the transaction whereby the lands and premises now designated as Part 1 on Reference Plan  were conveyed from Leonard and Naomi Lillian Ennis to you.

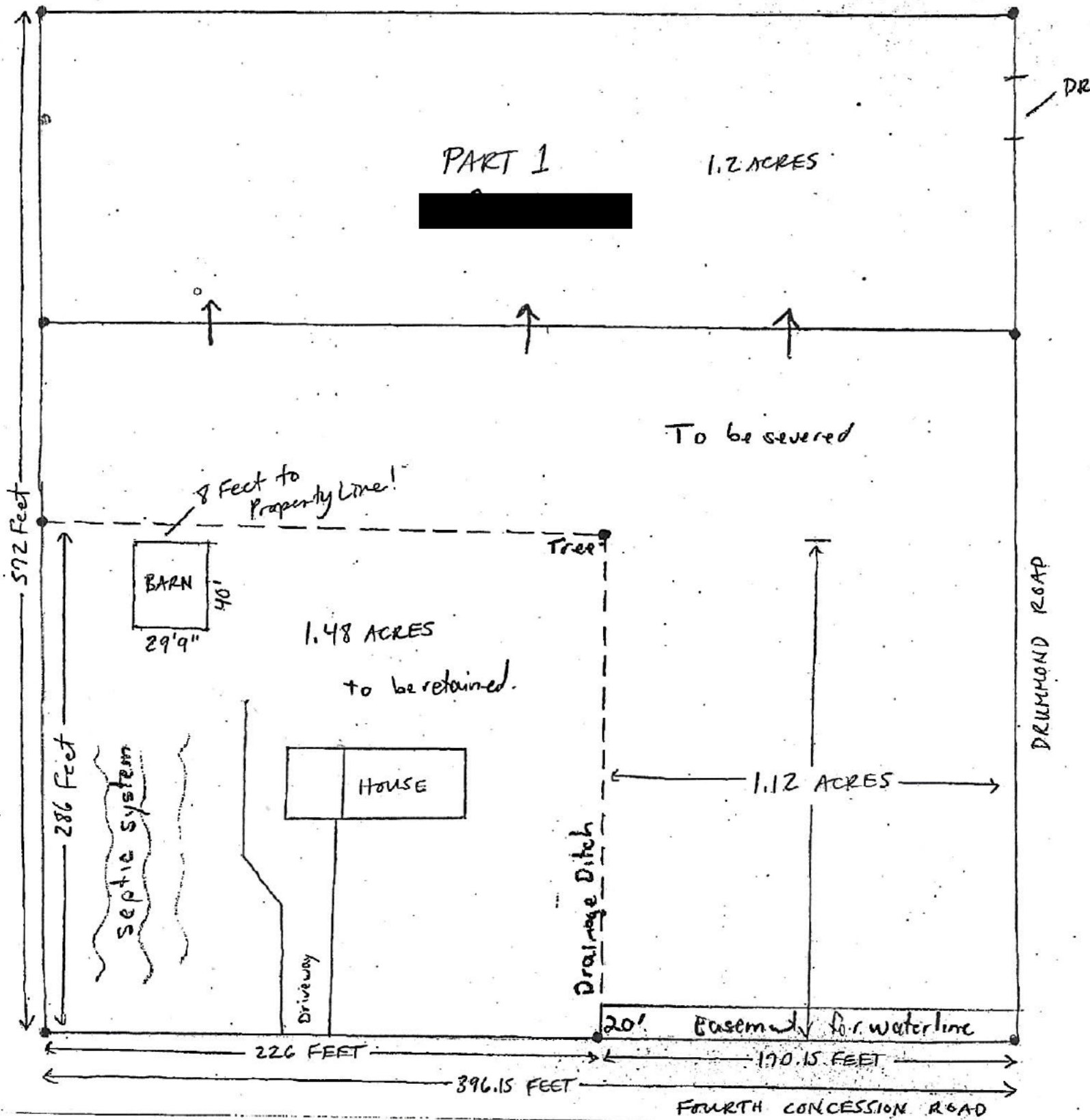
I trust you will find the enclosed account in order. In the event you have any questions regarding this matter or any other matter please do not hesitate to contact me.

Yours truly,

GOLDEN & GOLDEN


✓ Peggy E. Golden

PEG:th
Encls.





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

File Number: B-01-23

Applicant(s): Timothy Ennis

Location of Property: V/L Northwest corner of 4th Concession Road & Drummond Road (Colchester South, Ward 3)

Purpose of Application: A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 0 4th Concession Road and Drummond Road, in former Colchester South. The applicant is proposing to sever a \pm 2.6 acre parcel from the existing \pm 3.72 acre which is designated Rural Residential under the Official Plan. The property is Zoned A1.1 under the Zoning By-law. The retained lot will result in an area of \pm 1.12 acres. The applicant is proposing this consent for lot addition as the severed parcel will be joined with the property to the North known as 0 Drummond Road.

Note: An application for Minor Variance has also been received for the subject lands (File Number: A-01-23). The public notice for the 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 **Tuesday, February 14, 2023 at 5:00 p.m.** at the Essex Centre Sports Complex– 60 Fairview Ave W, Essex ON N8M 2E1

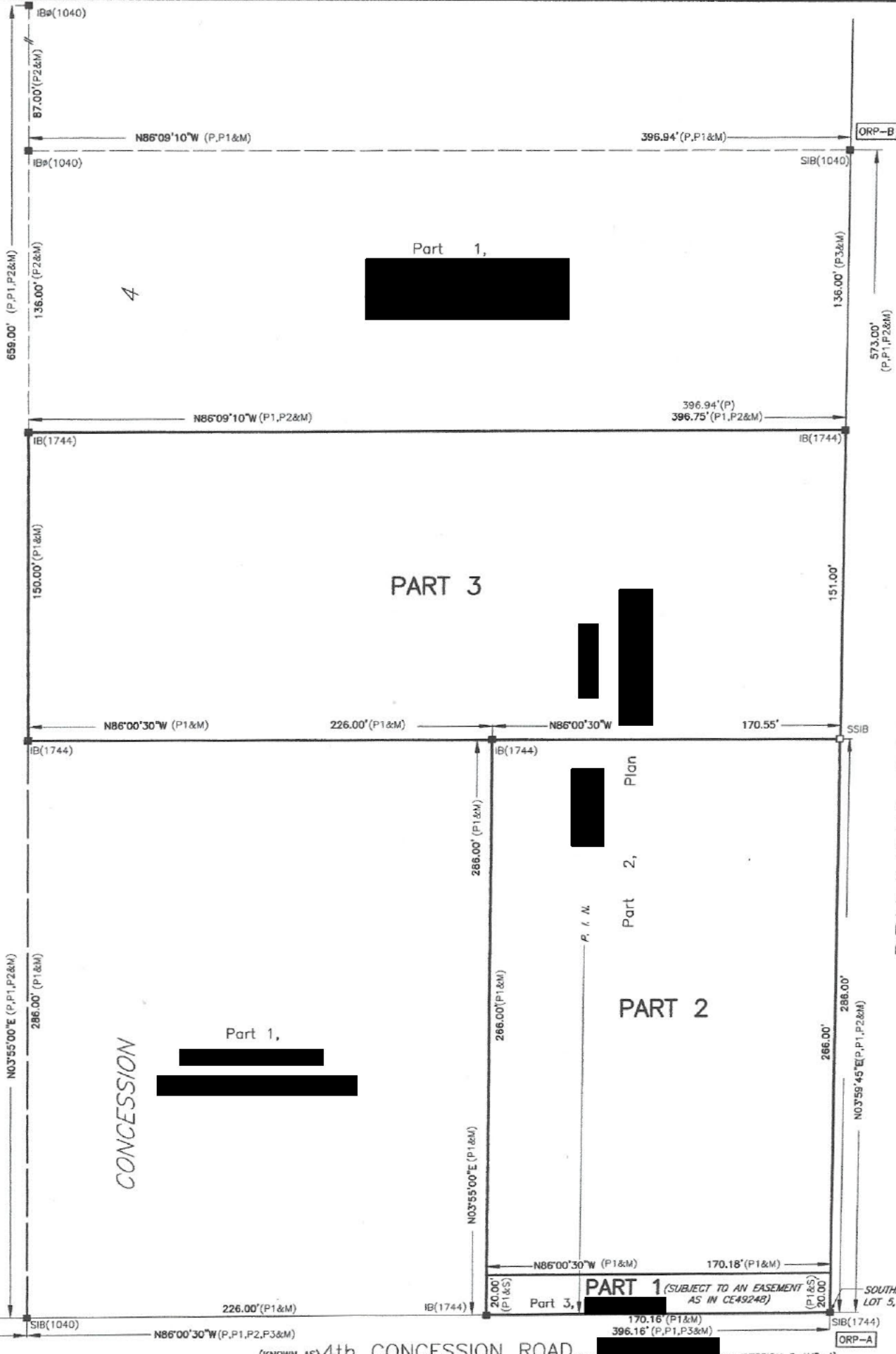


Notice of Public Hearing
Application for Minor Variance
Town of Essex Committee of Adjustment

File Number: A-01-23
Applicant(s): Timothy Ennis
Location of Property: Vacant Land, Northwest corner of 4th Concession Road at Drummond Road (Colchester South, Ward 3)

Purpose of Application: An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at the Northwest corner of 4th Concession Road and Drummond Road, in the former township of Colchester South. As result of a consent for lot addition, the lot area for the severed and retained parcel will be reduced from ± 3.72 acres to ± 2.6 acres and ± 1.12 acres, respectively. Although the subject lands are designated Rural Residential in the Official Plan, the lands are zoned Agricultural A1.1 in the Zoning Bylaw 1037. Therefore, relief is required from Section 13.1 ii) which states: the minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing. Relief is also required from Section 13.1 i) to recognize the resulting lot width of the retained parcel fronting on the 4th Concession Road. The Zoning Bylaw states: the lesser of 60m (200 ft) or as existing. The applicant is proposing the resulting retained lot will be 51.81 metres (170 feet) in width.

Note: An application for consent has also been received for the subject lands (File Number: B-01-23). The public notice for the consent application has been included with this notice.



Part 1, [REDACTED]

PART 3

Part 2, Plan [REDACTED]

PART 2

CONCESSION

Part 1, [REDACTED]

N03°55'00"E (P1&M)

PART 1 (SUBJECT TO AN EASEMENT AS IN CE49248)

SOUTHEAST CORNER OF LOT 5, CONCESSION 4

KNOWN AS DRUMMOND ROAD (ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)

(KNOWN AS) 4th CONCESSION ROAD (ROAD ALLOWANCE BETWEEN CONCESSION 3 AND 4)

ORP-B

ORP-A