



Provisional Decision of Approval Authority with Reasons

Re: Application for Consent

NOTE - The last day for appealing this decision is **Tuesday, June 10, 2025.**

Planning Act, R.S.O. 1990

Town of Essex Committee of Adjustment

File Number: 8-06-25

Owner: Robert & Stephen Mathies

Location of Property: 265 Maidstone Avenue East (Essex Centre, Ward 1)

Purpose of Application: To sever a $\pm 9,299.34$ sqm (2.3 acre) parcel from the existing $\pm 13,322.3$ sqm (3.29 acre) lot to be added to the vacant residential property to the south identified as 0 Maidstone Ave E. The retained lot is proposed to have an area of $\pm 2,111$ sqm (0.52 acres). The applicants are proposing this consent for the purposes of a lot addition.

I/We the undersigned, in making the decision upon this application for consent, 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 21st day of May, 2025

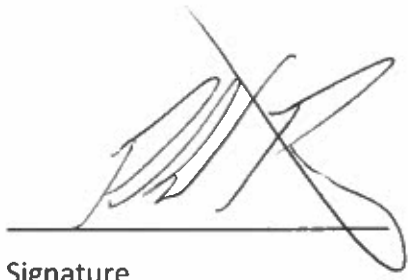
Decision: GRANTED

Amendments: None

Conditions: (X) Yes
() No

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

No written and oral submissions were received as a result of public notice.



Signature
Phil Pocock



Signature
William Baker



Signature
Dorene Lester



Signature
Dan Sauve

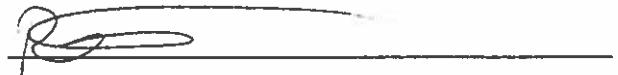


Signature
Matthew Child

Certification
Planning Act, R.S.O. 1990

I, Rita Jabbour, Deputy 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.

May 21, 2025



Rita Jabbour, RPP
Deputy Secretary-Treasurer/ Manager, Planning Services

Schedule A

B-06-25

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures, and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the severed parcel be consolidated with the lands known as 0 Maidstone Avenue East. In accordance with Subsection 3 of Section 50 of the Planning Act, the applicant shall submit to the Secretary-Treasurer satisfactory evidence that the transferee of the severed portion of the property and the owner of the abutting property are identical, together with an undertaking from the applicant's solicitor to consolidate the severed portion and the abutting into one parcel. Within thirty days of the issuance of the certificate of consent to sever, the applicant shall provide evidence to the Secretary-Treasurer that an application to consolidate parcels has been filed with the Land Registry Office;
6. That the existing accessory structures located in rear yard be brought into compliance with the Zoning By-law.
7. That the subject lands be re-zoned from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1).
8. That all of the above conditions be fulfilled on or before May 21st, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.



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

NOTE - The last day for appealing this decision is **Tuesday, June 10, 2025.**

Planning Act, R.S.O. 1990

Town of Essex Committee of Adjustment

File Number: B-07-25
Owner: Robert & Stephen Mathies
Location of Property: 265 Maidstone Avenue East (Essex Centre, Ward 1)
Purpose of Application: To sever a \pm 1,912 sqm (0.47 acre) parcel from the existing \pm 13,322.3 sqm (3.29 acre) lot. The retained lot is proposed to have an area of \pm 2,111 sqm (0.52 acres). The applicants are proposing this consent for the creation of one (1) new lot.

I/We the undersigned, in making the decision upon this application for consent, 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 21st day of May, 2025

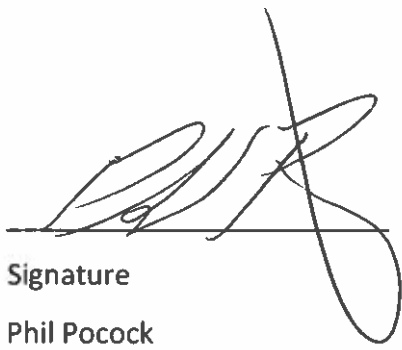
Decision: GRANTED

Amendments: None

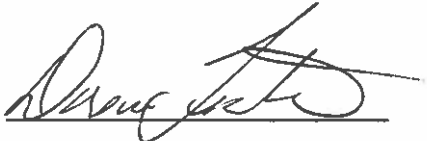
Conditions: (X) Yes
() No

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


No written and oral submissions were received as a result of public notice.


Signature
Phil Pocock

Signature
William Baker


Signature
Dorene Lester


Signature
Dan Sauve


Signature
Matthew Child

Certification
Planning Act, R.S.O. 1990

I, Rita Jabbour, Deputy 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.

May 21, 2025



Rita Jabbour, RPP
Deputy Secretary-Treasurer/ Manager, Planning Services

Schedule A

B-07-25

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures, and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the subject lands be re-zoned from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1).
6. That all of the above conditions be fulfilled on or before May 21st, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.