



The Corporation of the Town of Essex

Special Council Meeting Minutes

July 7, 2025, 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 Brad Allard
Ward 4 Councillor Rodney Hammond

Absent: Ward 3 Councillor Jason Matyi

Also Present: Kate Giurissevich, Chief Administrative Officer
Joseph Malandruccolo, Director, Legal and Legislative Services/Clerk
Lori Chadwick, Director, Development Services
Kevin Girard, Director, Infrastructure Services
Jake Morassut, Director, Community Services
Cassandra Roy, Legislative Clerk
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 or 519-776-7336 extension 1100 or 1101.

The purpose of this meeting was to consider a Zoning By-Law Amendment for 265 Maidstone Avenue East in Ward 1.

1. Call to Order

Mayor Bondy called the meeting to order at 5:03 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 July 7, 2025

SP25-07-004

Moved By Deputy Mayor Shepley

Seconded By Councillor McGuire-Blais

That the published agenda for the July 7, 2025 Special Council Meeting be adopted as presented.

Carried

5. Reports from Administration

5.1 Planning-2025-14

RE: ZBA-01-25 (265 Maidstone Avenue East, Essex Centre, Ward 1)

Ian Rawlings, Junior Planner, presented on the proposed Zoning By-Law Amendment for 265 Maidstone Avenue East, Essex Centre and explained that the current zoning is Development Reserve District 1.1. He noted that the purpose of this application is to amend the zoning to Residential District 1.1 for relief from Subsection 14.1. b) x. and Subsection 10.3 e) v. of the Zoning By-Law to permit an accessory structure (detached garage) that is 232 sqm in gross floor area, with a building height of 19 feet. He further explained the policy considerations from the Provincial Planning Statement (PPS) 2024, County of Essex Official Plan (2024), and the Town of Essex Official Plan (2009). He noted that this proposed zoning by-law amendment was circulated to all property owners within 120 metre radius along with the County of Essex and Essex Region Conservation Authority and there were no comments or objections. He stated that Administration is recommending that Council provisionally adopt By-Law 2457.

Council directed questions to Administration concerning the number of units that could be built if this property was zoned to Residential District 1.1.

Lori Chadwick, Director, Development Services, explained that if the zoning regulations were met 3 units per lot could be built similar to other Residential District 1.1 properties.

SP25-07-005

Moved By Deputy Mayor Shepley

Seconded By Councillor McGuire-Blais

That Planning Report-2025-14 entitled ZBA-01-25 (265 Maidstone Avenue East, Essex Centre) prepared by Ian Rawlings, Junior Planner, dated July 7, 2025 be received; and

That By-Law 2457, being a by-law to amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, to amend the zoning designation for the lands municipally known as 265 Maidstone Avenue East from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1) and to request relief from Subsection 14.1 b) x. and Subsection 10.3 e) v. of the Zoning By-Law, be read a first and a second time and provisionally adopted on July 7, 2025.

Carried

6. Public Presentations

7. Adjournment

R25-07-006

Moved By Councillor Hammond

Seconded By Councillor Matyi

That the meeting be adjourned at 5:30 PM.

Carried

Mayor

Clerk