



**The Corporation of the Town of Essex
Committee of Adjustment Meeting Minutes**

October 21, 2025, 5:00 pm
Location: Essex Municipal Building, 33 Talbot Street South

Present: Chair - Pocock, Phil
Vice Chair - Sauve, Danny
Member - Baker, William
Member - Lester, Dorene

Absent: Member - Child, Matthew

Also Present: Sherry Bondy, Mayor
Lori Chadwick, Director, Development Services
Rita Jabbour, Manager, Planning Services
Ian Rawlings, Junior Planner
Marsha Buchta, Recording Secretary

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.

1. Call to Order

The Chair called the meeting to order at 5:00 p.m.

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.

4. Adoption of Published Agenda

4.1 Committee of Adjustment Meeting Agenda for October 21, 2025

COA25-10-65

Moved By William Baker
Seconded By Dorene Lester

That the published agenda for the October 21, 2025 Committee of Adjustment Meeting be adopted as presented.

Carried

5. Adoption of Minutes

5.1 Committee of Adjustment Minutes for September 16, 2025

COA25-10-66

Moved By Dorene Lester

Seconded By William Baker

That the minutes of the Committee of Adjustment meeting held September 16, 2025 be adopted as circulated.

Carried

6. Reports from Administration/Applications

6.1 A-09-25 | 663 Ambassador Beach Road | James & Lisa Martin | Agent: Jennifer Fabbro, Committee of Adjustment-2025-14

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 663 Ambassador Beach Road, former Colchester South, Ward 3. The applicant is looking to construct a two (2) storey single unit dwelling to be located 4.2 metres (13.8 feet) from the rear lot line. The single unit dwelling will contain a porch along the western façade to be located 1.3 metres (4.4 feet) from the western interior lot line. Therefore, the applicant is requesting relief from the following sections of the Zoning By-law:

- Section 9.5 i) to permit a porch to encroach up to 1.6 m (5.5 ft) within a required side yard, whereas the Zoning By-law prescribes a setback equal to that of a dwelling. Therefore, the minimum side yard setback for a porch is 3 metres (10 feet).
- Section 14.1 b) vii. to permit a rear yard depth minimum of 4.2 m (13.75 ft), whereas the Zoning By-law prescribes a rear yard depth minimum of 7.5 metres (25 feet).

Mr. Ian Rawlings, Junior Planner, provided an overview of the application. He noted the property was located within the flood plain area and will require regulation by ERCA under the Conservation Authority Act. The existing dwelling is proposed to be demolished, prior to any future construction. Mr. Richard Martin was present as a Delegate for the application.

COA25-10-67

Moved By Dorene Lester

Seconded By Danny Sauve, Vice Chair

That minor variance application A-09-25 be approved to construct a two (2) storey single unit dwelling to be located 4.2 metres (13.8 feet) from the rear lot line, with a porch along the western façade to be located 1.3 metres (4.4 feet) from the western interior lot line, subject to the following conditions:

1. That the applicant obtain approval from the Essex Region Conservation Authority (ERCA) prior to issuance of a Building permit from the Town of Essex.
2. That the applicant obtains a Building Permit from the Town of Essex.

Reason for the Decision:

1. The general intent of the Town of Essex Official Plan is maintained;
2. The general intent of the Zoning Bylaw is maintained;
3. The variance(s) is minor;
4. The variance(s) is desirable for the appropriate use of the land;
5. The variance is compatible with the established character of the neighborhood, traffic and parking patterns;
6. The variance deals with circumstances particular to the site and development.

Carried

6.2 A-10-25 | 717 Cloverdale Beach Road | John Bailey & Therese Fancsy | Agent: Sarah Girard, Committee of Adjustment-2025-15

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 717 Cloverdale Beach Road, former Colchester South, Ward 3. The applicant is proposing to construct a two (2) storey accessory structure with a total building height of 6.7 m (25.5 ft) and a building footprint of 97.5 sqm (1,049.5 sqft), to be located 2.7 m (9 ft) from the front lot line. Therefore, the applicants are requesting relief from the following sections of the town of Essex Zoning By-law, By-law 1037:

- Section 10.3 c) to allow an accessory structure to be located within a required front yard, whereas an accessory structure is not permitted in a required front yard;
- Section 10.3 e) v) to permit a maximum building height of 7.8 m (25.5 ft), whereas the maximum building height of an accessory structure shall be 4 metres (13 ft);
- Section 10.11 a) i) to permit a setback of 2.7 m (9 ft) from a privately owned right-of-way, whereas the minimum setback from a privately owned right-of-way is 7.5 m (25 ft);
- Section 14.1 b) v. to permit an accessory structure that is two (2) storeys in height, whereas the maximum building height for an accessory structure is one (1) storey; and
- Section 14.1 b) x) to permit an accessory structure with a building footprint of 97.5 sqm (1,050 sqft), whereas the maximum size of an accessory structure is 70 sqm (750 sqft).

Mr. Ian Rawlings, Junior Planner, provided an overview of the application. The application falls within the area of Lake Erie and is subject to ERCA regulation under the Conservation Authorities Act. Sarah Girard, Agent, provided a synopsis by way of a presentation, noting a planning memo recommending support, as well as several similar applications approved within the area. The existing accessory structure is slated to be demolished prior to any new construction. Mr. John Bailey was also as a Delegate to the application.

COA25-10-68

Moved By William Baker

Seconded By Danny Sauve, Vice Chair

That minor variance application A-10-25 be approved to construct a two (2) storey accessory structure with a total building height of 6.7 m (25.5 ft) and a building footprint of 97.5 sqm (1,049.5 sqft), to be located 2.7 m (9 ft) from the front lot line, subject to the following conditions:

- 1. That the applicant obtain approval from the Essex Region Conservation Authority (ERCA) prior to issuance of a Building permit from the Town of Essex.
- 2. That the applicant obtain a Building Permit.

Reason for the Decision:

- 1. The general intent of the Town of Essex Official Plan is maintained;
- 2. The general intent of the Zoning Bylaw is maintained;
- 3. The variance(s) is minor;
- 4. The variance(s) is desirable for the appropriate use of the land;
- 5. The variance is compatible with the established character of the neighborhood, traffic and parking patterns;
- 6. The variance deals with circumstances particular to the site and development.

Carried

6.3 B-21-25 | 26 Sinasac Street East | Fatima Zahra Hammou | Agent: Amanda Camlis, Committee of Adjustment-2025-16

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 26 Sinasac Street West, Harrow, Ward 4. The applicants are proposing to sever a ± 189.4 sqm (2,039 sqft) parcel, identified as Part 1 on the draft plan of survey, from the existing ± 929.3 sqm (10,003 sqft) residential lot to be added to the adjacent property identified as 0 Sinasac Street West and identified as lot 7 on the draft plan of survey. The retained lot is proposed to have an area of ± 739.9 sqm (7,964 sqft) and includes Lot 8 and Part 2 on the draft plan of survey. The applicant is proposing this consent for the purposes of a lot addition.

Ian Rawlings, Junior Planner, presented the application to the Committee, noting a hydro pole and overhead lines that are located on the lands, which will be required to be relocated if the severance is granted. Mr. James Hiebert, on behalf of Pearsall Marshall LLP, was present as a Delegate to the application.

COA25-10-69

Moved By Danny Sauve, Vice Chair
Seconded By William Baker

That Consent application B-21-25 be approved to sever a 189.4 sqm (2,039 sqft) parcel, identified as Part 1 on the draft plan of survey, from the existing 929.3 sqm (10,003 sqft) residential lot, to be added to the adjacent property identified as 0 Sinasac Street West, identified as lot 7 on the draft plan of survey, subject to the following condition(s):

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 Sinasac St E. 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 hydro pole located on the severed lands be relocated and/or removed, to the satisfaction of the Town and E.L.K, prior to the issuance of the consent certificate.
7. That all of the above conditions be fulfilled on or before October 21, 2027, as per Section 53(41) of the Planning Act, R.S.O. 1990.

Reason for the Decision:

The application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.4 B-22-25 | 0 County Road 50 West | Jon & Ann Taylor | Agent: Colchester Heights Development Inc. c/o M.Tabib, Committee of Adjustment-2025-17

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 0 County Road 50 West, former Colchester South, Ward 3. The applicants are proposing to sever a \pm 1.69 ha (4.18 acre) parcel, comprising of Parts 2, 3, 4 and 5 on Plan 12R-20377, and Parts 1 on Plan 12R-30065, from the existing \pm 6.82 ha (16.85 acres) lot to be added to the adjacent property to the west identified as 0 County Road West. The retained lot is proposed to have an area of \pm 5.14 ha (12.7 acres). The applicant is proposing this consent for the purposes of a lot addition.

Mr. Rawlings presented the application, noting that the Planning Division recommends deferral due to:

- Lack of proper notice to all affected property owners.
- Public comments requesting clarification on easement language regarding right-of-way access for Lakecrest Beach and Lakecrest Court.
- Need to identify benefiting parties and ensure agreements for access and maintenance are registered on title.

Agent M. Tabib clarified:

- The application concerns ownership change only, not development.
- Existing easements will remain in effect.
- Maintenance responsibilities will continue with the Lakecrest Beach Association.
- Requested clarification on Condition 4 (drainage apportionments) and Condition 6 (easement agreements).

Administration clarified:

- Condition 4: Drainage apportionments reassess municipal drain usage based on changes from the consent application.
- Condition 6: Requires an easement providing right-of-way to severed lands, identifying benefiting parties, registered on title, and presented to the Town's satisfaction.
- Administration emphasized:
 - Benefiting parties were not properly notified.
 - Current easement language is inadequate and unclear regarding access and maintenance.

Mary-Ann Keefner (Solicitor for Applicant)

- Condition 5 language on consolidation timing has been clarified and agreed upon.
- Imposing amendment of an existing easement is unreasonable and costly.
- Suggested benefiting property owners should bear costs for any new easement transfer and maintenance agreements.
- Title insurance and prior legal checks ensured access when properties were purchased.
- Future development would result in the Town assuming the road; if consent is denied, no changes occur.

Public Delegations:

Jon Taylor (Current Owner): Stated right-of-way has existed via verbal agreement for 100 years; provided document outlining Lakecrest Beach Association's maintenance role and agreement in effect.

Donna Monk (469 Lakecrest Court): Unaware of maintenance obligations; raised safety concerns due to unclear agreements.

Mike Kelley (Lakecrest Beach Owner): Expressed concern over poor road condition and halted maintenance efforts.

Ann Taylor (Current Owner): Explained Association collects \$400/year for maintenance, snow removal, and repairs.

Kathryn Hengl (487 Lakecrest Beach Road): Requested clarification on sale area; highlighted informality of Association and lack of clear easement terms.

COA25-10-70

Moved By Dorene Lester

Seconded By William Baker

That Consent application B-22-25 to sever a \pm 1.69 ha (4.18 acre) parcel, comprising of Parts 2, 3, 4 and 5 on Plan 12R-20377, and Parts 1 on Plan 12R-30065, from the existing \pm 6.82 ha (16.85 acres) lot, and to be added to the adjacent property to the west identified as 0 County Road West, be deferred to permit the owners who have not been notified, the opportunity to be notified of the application so they may provide comments to the municipality and to allow all parties to have more information and clarification regarding the Easement.

Reason for the Decision:

Proper notice was not provided and more information is required to ensure the application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.5 B-23-25 | 145 Nottingham Drive | Katherine Marentette | Agent: Norbert Bolger, Committee of Adjustment-2025-18

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 145 Nottingham Drive, former Colchester South, Ward 3. The applicants are proposing to sever a \pm 171.7 sqm (1,848 sqft) parcel from the existing \pm 735.8 sqm (7,920 sqft) residential lot to be added to the adjacent property identified as 149 Nottingham Drive. The retained residential lot is proposed to have an area of \pm 564.1 sqm (6,072 sqft). The applicant is proposing this consent for the purposes of a lot addition.

Mr. Rawlings presented the Application to the Committee. Norbert Bolger was present via Zoom as a Delegate.

COA25-10-71

Moved By Danny Sauve, Vice Chair

Seconded By Dorene Lester

That Consent application B-23-25 be approved to sever a \pm 171.7 sqm (1,848 sqft) parcel from the existing \pm 735.8 sqm (7,920 sqft) lot, to be added to the adjacent property identified as 149 Nottingham Drive, subject to the following condition(s):

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 149 Nottingham Drive. 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 applicant confirms the location of onsite services, and, if located on the severed lands, services be abandoned and relocated, or an easement be granted with respect to the applicable onsite services;
7. That all of the above conditions be fulfilled on or before October 21, 2027, as per Section 53(41) of the Planning Act, R.S.O. 1990.

Reason for the Decision:

The application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.6 B-24-25 | 207 Laird Avenue | Barry Wilson & Mike Beetham, Committee of Adjustment-2025-19

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 207 Laird Avenue, Essex Centre, Ward 1. The applicants are proposing to sever the property in half to facilitate the construction of a Semi-Detached Dwelling on each lot. The severed lot- lots A and B on the attached site plan- will have an area of \pm 956 square metre (10,300 square feet) and will contain one (1) semi-detached dwelling. The retained lot- lots C and D on the attached plan- is proposed to have an area of \pm 956 square metres (10,300 square feet) and will contain one (1) semi-detached dwelling. The applicant is proposing this consent for the creation of one (1) residential lot.

Mr. Ian Rawlings presented all 3 applications for 207 Laird together. Delegations are noted below with concerns specified:

Delegates:

David & Jaye Lacerte (212 Centre St.): Concerned about inadequate drainage and infrastructure causing structural damage to their home, worsened by an industrial barn permitted at 211 Laird. Requested deferral of the application, a no-impact letter, privacy measures, and a drainage impact study.

Andrew Gelinias (206 Laird): Questioned design compatibility with neighborhood character; noted tree removal affecting privacy.

Danielle Gagnier (195 Laird): Raised issues about insufficient storm sewers, parking impacts, and increased traffic compromising safety; urged alignment with Town's strategic infrastructure plan.

Mike Bilton (202 Centre St.): Supported previous concerns; emphasized need for improved water runoff management.

David Lacerte (Follow-up): Asked about lot coverage and grading changes due to basement excavation.

Don Batten (216 Centre St.): Objected to proposed structures' compatibility and cited recurring flooding in the area.

Administration clarified the following:

Ms. Chadwick: Explained land use is permitted by right; deferral based on density is unreasonable. Building Department ensures compliance with sewer, water, and stormwater requirements, including drainage and grading plans.

Ms. Jabbour: Stated proposed dwelling meets residential requirements and height compatibility.

Mr. Rawlings: Clarified parking standards are met (one space per unit and ADU). Maximum lot coverage is 40%; proposed development covers 29%. Stormwater runoff handled at building permit stage.

Vice-Chair Sauve: Questioned use of drainage engineering plans; expressed concern about drainage adequacy based on public comments received.

Ms. Chadwick advised the Chief Building Officer is the sole authority and may request lot grading sheets if deemed necessary; all concerns will be forwarded to Building Department. The Town has an obligation under the building code to ensure that the stormwater run-off is maintained.

COA25-10-72

Moved By William Baker

Seconded By Dorene Lester

That Consent application B-24-25 be approved to sever the property in half to facilitate the construction of a Semi-Detached Dwelling on each lot, where the severed lot will have an area of \pm 956 square metre (10,300 square feet) and the retained lot will have an area of \pm 956 square metres (10,300 square feet), subject to the following condition(s):

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. The applicant and applicant's solicitor shall provide and undertake to provide a copy of the deed cover page, as registered with the instrument number being shown thereon, to the Secretary-Treasurer within thirty days of the issuance of the consent certificate.
6. That the existing dwelling located on the subject lands be demolished prior to the issuance of the certificate
7. That all of the above conditions be fulfilled on or before October 21, 2027, as per Section 53(41) of the Planning Act, R.S.O. 1990.

Reason for the Decision:

The application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.7 B-25-25 | 207 Laird Avenue | Barry Wilson & Mike Beetham, Committee of Adjustment-2025-20

The applicants are proposing to construct one (1) Semi-Detached Dwelling (a building separated vertically into 2 dwelling units by a common interior wall. Each dwelling has a separate entrance at street level). Each Semi-Detached Dwelling Unit will contain one (1) Additional Dwelling Unit (ADU) for a total of four (4) dwelling units within the building. The applicants require a consent (severance) to divide the Semi-Detached Dwelling along the common interior wall to create two (2) separate parcels. The Severed parcel- lot B on the attached site plan- will be ± 478 square metres (5,150 square feet) in total lot area and the Retained parcel- lot A on the attached site plan- will be ± 478 square metres (5,150 square feet) in total lot area. Each parcel will contain a Semi-Detached Dwelling Unit, one (1) ADU and the required on-site parking spaces for each dwelling unit (2 parking spaces).

COA25-10-73

Moved By Dorene Lester

Seconded By William Baker

That Consent application B-25-25 be approved to sever a ± 478 square metres (5,150 square feet) parcel for the purpose of constructing a Semi-Detached Dwelling being a building separated vertically into two dwelling units by a common interior wall, it is recommended that its approval be subject to the following condition(s):

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 a building permit for a footing and foundation wall to finish grade be issued;
6. The applicant and applicant's solicitor shall provide and undertake to provide a copy of the deed cover page, as registered with the instrument number being shown thereon, to the Secretary-Treasurer within thirty days of the issuance of the consent certificate.
7. That the Consent Certificate for B-24-25 be issued, registered, and proof of registration be provided to the Town of Essex.
8. That all of the above conditions be fulfilled on or before October 21, 2027, as per Section 53(41) of the Planning Act, R.S.O. 1990.

Reason for the Decision:

The application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.8 B-26-25 | 207 Laird Avenue | Barry Wilson & Mike Beetham, Committee of Adjustment-2025-21

The applicants are proposing to construct one (1) Semi-Detached Dwelling (a building separated vertically into 2 dwelling units by a common interior wall. Each dwelling has a separate entrance at street level). Each Semi-Detached Dwelling Unit will contain one (1) Additional Dwelling Unit (ADU) for a total of four (4) dwelling units within the building. The applicants require a consent (severance) to divide the Semi-Detached Dwelling along the common interior wall to create two (2) separate parcels. The Severed parcel- lot D on the attached

site plan- will be ± 478 square metres (5,150 square feet) in total lot area and the Retained parcel- lot C on the attached site plan- will be ± 478 square metres (5,150 square feet) in total lot area. Each parcel will contain a Semi-Detached Dwelling Unit, one (1) ADU and the required on-site parking spaces for each dwelling unit (2 parking spaces).

COA25-10-74

Moved By William Baker

Seconded By Dorene Lester

That Consent application B-25-25 be approved to sever a ± 478 square metres (5,150 square feet) parcel for the purpose of constructing a Semi-Detached Dwelling being a building separated vertically into two dwelling units by a common interior wall, it is recommended that its approval be subject to the following condition(s):

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 a building permit for a footing and foundation wall to finish grade be issued;
6. The applicant and applicant's solicitor shall provide and undertake to provide a copy of the deed cover page, as registered with the instrument number being shown thereon, to the Secretary-Treasurer within thirty days of the issuance of the consent certificate.
7. That the Consent Certificate for B-24-25 be issued, registered, and proof of registration be provided to the Town of Essex.
8. That all of the above conditions be fulfilled on or before October 21, 2027, as per Section 53(41) of the Planning Act, R.S.O. 1990

Reason for the Decision:

The application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

Carried

6.9 Planning Presentation Committee of Adjustment Regular Meeting October 21, 2025

COA25-10-75

Moved By Dorene Lester

Seconded By Danny Sauve, Vice Chair

That the presentation entitled Committee of Adjustment, Regular Meeting, October 21, 2025, be received.

Carried

6.10 Planning Reports - Committee of Adjustment October 21, 2025

COA25-10-76

Moved By William Baker

Seconded By Dorene Lester

That the Planning Reports for Applications A-09-25, A-10-25, B-21-25, B-22-25, B-23-25, B-24-25, B-25-25 and B-26-25 be received.

Carried

7. Adjournment

COA25-10-77

Moved By Dorene Lester

Seconded By Danny Sauve, Vice Chair

That the meeting be adjourned at 7:45 p.m.

Carried

8. Future Meetings

Tuesday, November 18, 2025, at 5:00 p.m. in Council Chambers, 33 Talbot Street, South, Essex ON.

Chair

Recording Secretary