



The Corporation of the Town of Essex

Appeals Meeting Minutes

December 2, 2025, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Present: Eric Florjancic, Chair
Jessica Paglia, Member
Christopher Ortner, Member

Absent: Christopher Cowell, Member
Christopher Waters, Member

Also Present: Shelley Brown, Deputy Clerk, Legal and Legislative Services
Cassandra Lauzon, Legislative Clerk
Cory Simard, Manager, Legal, Licensing and Enforcement
Cole Kristalovich, Building Inspector
Kevin Carter, Manager, Building Services/Chief Building Official

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

Eric Florjancic, Chair, called the meeting to order at approximately 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 Appeals Committee Meeting Agenda for December 2, 2025

AP25-12-001

Moved By Christopher Ortner, Member
Seconded By Jessica Paglia, Member

That the published agenda for the December 2, 2025 Appeals Committee be adopted as presented.

Carried

5. Adoption of Minutes

5.1 Appeals Committee Minutes for August 12, 2025

AP25-12-002

Moved By Jessica Paglia, Member

Seconded By Christopher Ortner, Member

That the minutes of the Appeals Committee meeting held August 12, 2025 be adopted as circulated.

Carried

6. Hearing of Exemption Request

6.1 4040 Hickory Acres Drive - Erica and Jean Pierre Bacon

RE: Exemption Request - Fence Height

Erica and Jean Pierre Bacon requested that the Appeals Committee grant an exception to the fence by-law to allow for an 8-foot privacy fence on their property located at 4040 Hickory Acres Drive due to the grade of their property. They requested that the fence start 40 feet from the road opposed to the average set back line of 60-70 feet from the road to allow for privacy and security.

Cole Kristalovich, Building Inspector, provided details regarding the criteria for approving or denying a fence permit under By-Law 384.

After reviewing the information presented, the Appeals Committee deferred the matter to the next Appeals Committee Meeting to obtain further information.

AP25-12-003

Moved By Jessica Paglia, Member

Seconded By Christopher Ortner, Member

That the exemption request by Erica and Jean Pierre Bacon to construct an 8-foot privacy fence on the side yard of 4040 Hickory Acres Drive, be deferred until the next Appeals Committee Meeting.

Carried

7. Adjournment

R25-12-004

Moved By Jessica Paglia, Member

Seconded By Christopher Ortner, Member

That the meeting be adjourned at 5:58 PM.

Carried

Chair

Recording Secretary