



The Corporation of the Town of Essex

Special Council Meeting Minutes

July 21, 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 3 Councillor Brad Allard
Ward 3 Councillor Jason Matyi
Ward 4 Councillor Rodney Hammond

Absent: Ward 2 Councillor Kim Verbeek

Also Present: Kate Giurissevich, Chief Administrative Officer
Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk
Lori Chadwick, Director, Development Services
Jake Morassut, Director, Community Services
Cassandra Roy, Legislative Clerk
Kate Rowe, Director, Corporate Services
David McBeth, Manager, Capital Works & Asset Management
Kevin Carter, Manager, Building Services/Chief Building Official
Lauryn Smith

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 statutory meeting was to consider the Zoning By-Law Amendment for the land identified as 6655 6th Concession.

1. Call to Order

Mayor Bondy called the meeting to order at 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 Special Council Meeting Agenda for July 21, 2025

SP25-07-006

Moved By Deputy Mayor Shepley

Seconded By Councillor Garon

That the published agenda for the July 21, 2025 Special Council Meeting be adopted as presented.

Carried

5. Reports from Administration

5.1 Planning-2025-16

RE: Site Specific Zoning By-Law Amendment for 6655 6th Concession Road (Ward 3)

Rita Jabbour, Manager, Planning Services presented on the proposed Zoning By-Law Amendment for 6655 6th Concession Road (Ward 3).

Jackie Lassaline, Colin Novak and Brian Chillman presented on behalf of Hearn Industrial noting that the On-Farm Diversified Unit conforms with policies and by-laws and can be considered a sound use of land.

Cory St-Onge, Valerie Samson, Mike Yaworsky, Jane Obeid, Robin Totten, Jeff Totten, Patricia McGorman, Ed Guroski, John Demarco, Mike Ridley, and Nette Ridley advised of their objection to the amendment to By-Law 2464.

Council deferred the following motion to a future Special Council Meeting dated August 12, 2025:

That Planning Report-2025-16 entitled Site Specific Zoning By-Law Amendment for 6655 6th Concession Road prepared by Rita Jabbour, RPP, Manager, Planning Services dated July 21, 2025 be received; and

That By-Law Number 2464, being a By-Law to Amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, for a temporary period of six (6) months to allow for the use of part of the lands located at 6655 6th Concession Road, as a seasonal event venue be read a first and second time and provisionally adopted on July 21, 2025.

6. Public Presentations

SP25-07-007

Moved By Councillor Allard

Seconded By Councillor Matyi

That Council Extend the meeting to 7:30 PM

Carried

SP25-07-008

Moved By Councillor McGuire-Blais

Seconded By Councillor Garon

That Council further extend the meeting

	Support	Opposed	Conflict
Mayor Bondy		X	
Deputy Mayor Shepley	X		
Councillor Garon	X		
Councillor McGuire-Blais	X		
Councillor Allard		X	
Councillor Matyi		X	
Councillor Hammond		X	
Results	3	4	0

Defeated (3 to 4)

SP25-07-009

Moved By Mayor Bondy

Seconded By Deputy Mayor Shepley

That Council postpone the meeting and invite everyone back for a future Council Meeting.

	Support	Opposed	Conflict
Mayor Bondy	X		
Deputy Mayor Shepley	X		
Councillor Garon	X		
Councillor McGuire-Blais	X		
Councillor Allard	X		
Councillor Matyi	X		
Councillor Hammond	X		
Results	7	0	0

Carried (7 to 0)

6.1 Representatives for 6655 6th Concession Road

Steven Hearn, Owner, Hearn Industrial

Ben Gaines, Manager, Hearn Industrial

Jackie Lassaline, Lassaline Planning Consultants

Brian Chillman, Legal Counsel, McTague Law Firm LLP

6.2 Corey St-Onge and Valerie Samson

6.3 Mike Yaworsky and Jane Obeid

6.4 Robin and Jeff Totten

6.5 Patricia McGorman

6.6 Ed Guroski

6.7 John Demarco

6.8 Mike and Nettie Ridley

7. Correspondence

7.1 Rachel Mills

7.2 Melanie Totten

7.3 Chris Ortner

7.4 Giovanni Abati

8. Adjournment

SP25-07-010

Moved By Councillor Matyi

Seconded By Councillor Garon

That the meeting be adjourned at 7:25 PM.

Carried

Mayor

Clerk