



The Corporation of the Town of Essex

Special Council Meeting Minutes

August 12, 2025, 5:30 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 3 Councillor Jason Matyi
Ward 4 Councillor Rodney Hammond

Also Present: Kate Giurissevich, Chief Administrative Officer
Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk
Lori Chadwick, Director, Development Services
Rita Jabbour, Manager, Planning Services
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.

The purpose of this meeting was to resume the meeting held July 21, 2025 to consider a Zoning By-Law Amendment for the land identified as 6655 6th Concession.

1. Call to Order

Mayor Bondy called the meeting to order at 5:34 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 August 12, 2025

SP25-08-001

Moved By Deputy Mayor Shepley
Seconded By Councillor Verbeek

That the published agenda for the August 12, 2025 Special Council Meeting be adopted as amended.

Carried

5. Reports from Administration - Continuation of the Special Council Meeting of July 21, 2025

RE: Consider a Temporary Zoning By-Law Amendment for the land identified as 6655 6th Concession

Kate Giurissevich, Director, Corporate Services/Treasurer advised this was a continuation from July 21, 2025 for considering an application for By-Law Amendment for land identified as 6655 6th Concession. Lori Chadwick, Director, Development Services provided a recap from July 21, 2025. The applicant is seeking permission from Council to deviate from the By-Law regulation pertaining to gross floor area of an accessory building used for an On-Farm Diversified Use. Rita Jabbour, Manager, Planning Services presented the findings of the planning report, proposed By-Law and summary of the public's comments on this matter.

At 7:04 PM Mayor Bondy handed the gavel to Deputy Mayor Shepley. Gavel was returned at 7:06 PM.

SP25-08-002

Moved By Councillor McGuire-Blais
Seconded By Deputy Mayor Shepley

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 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 time and a second time and provisionally adopted on August 12, 2025.

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

Defeated (4 to 4)

SP25-08-003

Moved By Councillor McGuire-Blais
Seconded By Deputy Mayor Shepley

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 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 time and provisionally adopted on August 12, 2025.

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

Defeated (4 to 4)

SP25-08-004

Moved By Councillor Garon
Seconded By Deputy Mayor Shepley

That Council go into closed session as allowed to do so pursuant to Section 239(2) (f) of the Municipal Act, 2001, S.O. 2001, c.25 to receive legal advice at 7:25 PM

Council came back into open at 8:10 PM

Carried

SP25-08-005

Moved By Councillor Hammond
Seconded By Deputy Mayor Shepley

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.

Carried

5.1 Updates after July 21, 2025 Special Council Meeting

5.2 By-Law 2464

SP25-08-006

Moved By Councillor Hammond

Seconded By Deputy Mayor Shepley

That By-Law 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 tabled.

Carried

6. Correspondence received after July 21, 2025

SP25-08-007

Moved By Councillor Hammond

Seconded By Deputy Mayor Shepley

That the correspondence listed in Agenda Item 6 be received.

Carried

6.1 Audrey Van Daele (Elegant Touch)

6.2 Chippewas of Kettle and Stony Point First Nation

6.3 Christine McSweeney

6.4 Colchester Matters

6.5 Colin Totten

6.6 Corey St. Onge

6.7 Darlene Snyder

6.8 Jeff Totton

6.9 John DeMarco

6.10 Nettie Ridley

7. Adjournment

SP25-08-008

Moved By Deputy Mayor Shepley

Seconded By Councillor Hammond

That the meeting be adjourned at 8:15 PM.

Carried

Mayor

Clerk