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**Date:** December 12, 2019

**To:** Mayor and Council

**Author:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

**RE:** POC/01/19 – Application for Exemption from Plan of Condominium by  
2524634 Ontario Ltd.  
86 Wigle Ave.  
Part of Block A, Plan 432, Parts 6 & 7, RP 12R 25287

**Report No.:** PS 2019-062

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## **AIM**

To provide the Mayor and Council with information on a requested removal of the condition related to the exemption from plan of condominium resolution approved by Council.

## **BACKGROUND**

At the November 12, 2019 meeting of Council a resolution was passed in support of the County of Essex granting an exemption from the plan of condominium process. The resolution reads as follows:

“That Council receives the Report of R. Brown, Manager of Planning Services, dated November 1, 2019 for Information purposes on the request for Exemption from Plan of Condominium;

and that Council supports, by Resolution, an exemption from Plan of Condominium by the County of Essex for the existing building located at 86 Wigle Ave., Part of Block A, Plan 432, Parts 6 & 7, RP 12R 25287, subject to the following condition: that the Applicant provide an outline to the Director of Financial Services detailing the provisions being made to ensure that the payment of taxes is kept up-to-date until all units have been provided with Individual assessment roll numbers.”

## **DISCUSSION**

When the resolution was forwarded to the County they indicated that they could not issue an exemption certificate to the applicant with the requested condition included. As such staff have asked the applicant's solicitor to provide an acknowledgment of the requested requirement to satisfy the Town and allow for removal of the condition for the County to then issue the exemption certificate.

## **LINK TO STRATEGIC PLAN**

There is no link to the strategic plan

## **FINANCIAL CONSIDERATIONS**

There are no financial implications of removing the condition of approval.

## **CONSULTATIONS**

Director of Finance and CAO

## **RECOMMENDATION**

It is recommended that:

Council receive this report for information purposes regarding the requested removal of the sole condition for exemption from Plan of Condominium at 86 Wigle Drive, and

Council support, by Resolution, an exemption from Plan of Condominium by the County of Essex for the existing building located at 86 Wigle Ave., Part of Block A, Plan 432, Parts 6 & 7, RP 12R 25287, without conditions.

*Robert Brown*

Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

*Peggy Van Mierlo-West*

Peggy Van Mierlo-West, C.E.T.  
Chief Administrative Officer