



Special Council Meeting Agenda

December 6, 2021, 4:30 pm

Location: <https://www.youtube.com/user/EssexOntario>

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.

This meeting will be hosted and chaired from the Essex Municipal Building. Due to the ongoing COVID-19 pandemic this meeting is not currently open to the public for in person attendance. This meeting can be viewed by the public electronically via livestream on YouTube at www.youtube.com/EssexOntario

The statutory public meeting is being held for the purpose of two Site-Specific Zoning By-Law Amendments: 27 Maple and 2151 Roseborough

Pages

1. Call to Order

2. Declarations of Conflict of Interest

3. Adoption of Published Agenda

3.1. Special Council Meeting Agenda for December 6, 2021

Moved by _____

Seconded by _____

That the published agenda for the December 6, 2021 Special Council Meeting be adopted as presented / amended.

4. Site Specific Zoning Amendment for 27 Maple Avenue

4.1. Corrine Chiasson, Assistant Planner, Planning Services

1

Moved by _____

Seconded by _____

That the presentation entitled Site-Specific Zoning Amendment for 27 Maple Avenue be received.

4.2. Correspondence

Moved by _____

Seconded by _____

That all of the correspondence listed in Agenda Item 4.2 be received.

4.2.1. Petition for 27 Maple Avenue

18

4.2.2. Alisha and Dave Lieb, 50 Maple Avenue

20

RE: Opposition to the Site-Specific Zoning Amendment at 27 Maple Avenue

4.2.3. Eric and Kayla Sinasac, 22 Wellington Street

22

RE: Opposition to the Site-Specific Zoning Amendment at 27 Maple Avenue

4.2.4.	Ray Fischer, 56 Maple Avenue	24
	RE: Opposition to the Site-Specific Zoning Amendment at 27 Maple Avenue	
4.2.5.	Helen Jenner, 38 Wellington Street	26
	RE: Opposition to the Site-Specific Zoning Amendment at 27 Maple Avenue	
4.2.6.	Moira Hossack, 21 Maple Avenue	28
	RE: Opposition to the Site-Specific Zoning Amendment at 27 Maple Avenue	

4.3. Delegations

Moved by _____
Seconded by _____
That the delegations listed in Agenda Item 4.3 be received.

4.3.1.	Moira Hossack, 21 Maple Avenue	29
4.3.2.	Carol Schwarzpech, 41 Maple Avenue	34
4.3.3.	Dennis and Lee Ann Swarts, 50 Wellington Street	39
4.3.4.	Greg Pigeon, 64 Maple Avenue	44

5. Site Specific Zoning Amendment for 2151 Roseborough

5.1. Corrine Chiasson, Assistant Planner, Planning Services 49

Moved by _____
Seconded by _____
That the presentation entitled Site-Specific Zoning Amendment for 2151 Roseborough be received.

5.2. Correspondence

Moved by _____
Seconded by _____
That the correspondence list in Agenda Item 5.2 be received.

5.2.1.	Steve Fournier, 2145 Roseborough	64
	RE: Support of the Site-Specific Zoning Amendment at 2151 Roseborough	

6. Adjournment

Moved by _____
Seconded by _____
That the meeting be adjourned at _____.



Public Meeting

Site – Specific Zoning Amendments

- 27 Maple Ave
- Roseborough

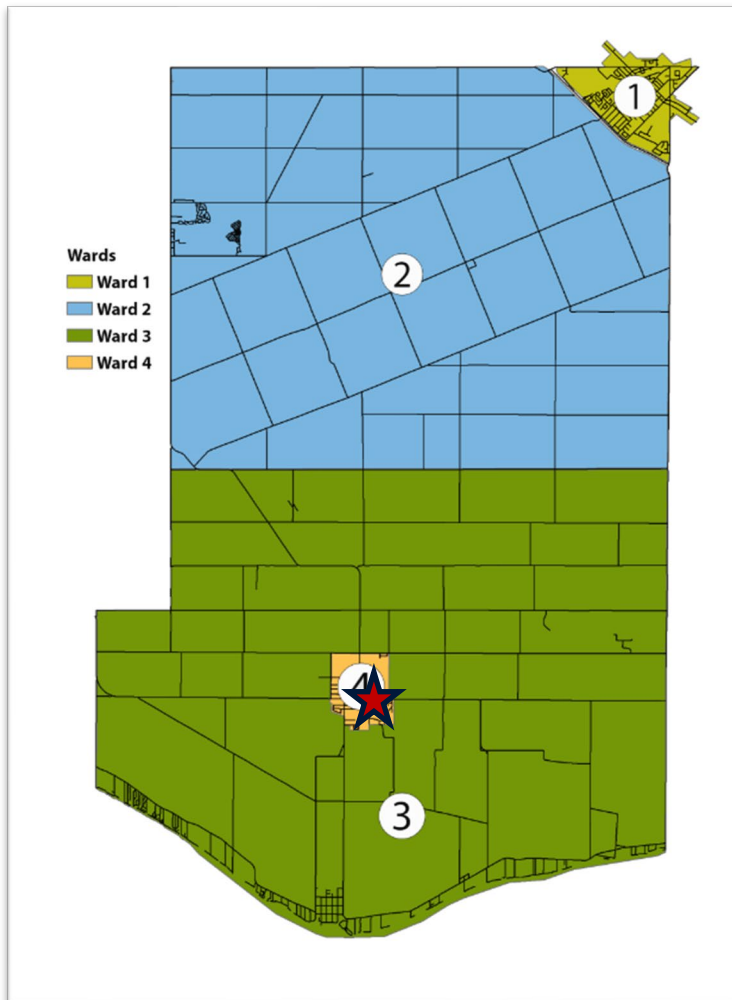
December 6, 2021

Purpose of Meeting:

At this statutory public meeting, Council hears representations from the public regarding the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

ZBA-09-21: Location



Applicant: 2636380 Ontario Inc (Agent: Andrew Talbot)

Location:
27 Maple Ave: 8708.6 square feet of residential lands located on the South side of Maple Ave, Harrow

Official Plan Designation:
Residential – Harrow Settlement Area

Existing zoning: Residential District 1.1, low density housing on urban lots. One (1) single detached dwelling is permitted as a main use

 Subject lands

ZBA-09-21: Development Profile

- Vacant land on the South Side of Maple Ave
- Accessed by a Road owned and assumed by the Town of Essex
- Serviced by a municipally owned water supply and sanitary sewer
- Neighbourhood contains municipal sidewalks and allows on-street parking on Maple Ave
- Not located within the regulated area of the Essex Region Conservation Authority (ERCA)



ZBA-09-21: Neighbourhood Profile

North of Subject Lands:

- Lands designated **Residential 1.1 single use, and also Commercial District 2.2** which permits general commercial (downtown Harrow district)

East, West and South of Subject Lands:

- Lands designated **Residential District 1.1** which permits single detached dwellings only
- Harrow High School lands are zoned Institutional, and the Harrow Fairgrounds are zoned Green District.



ZBA-09-21: Neighbourhood Profile



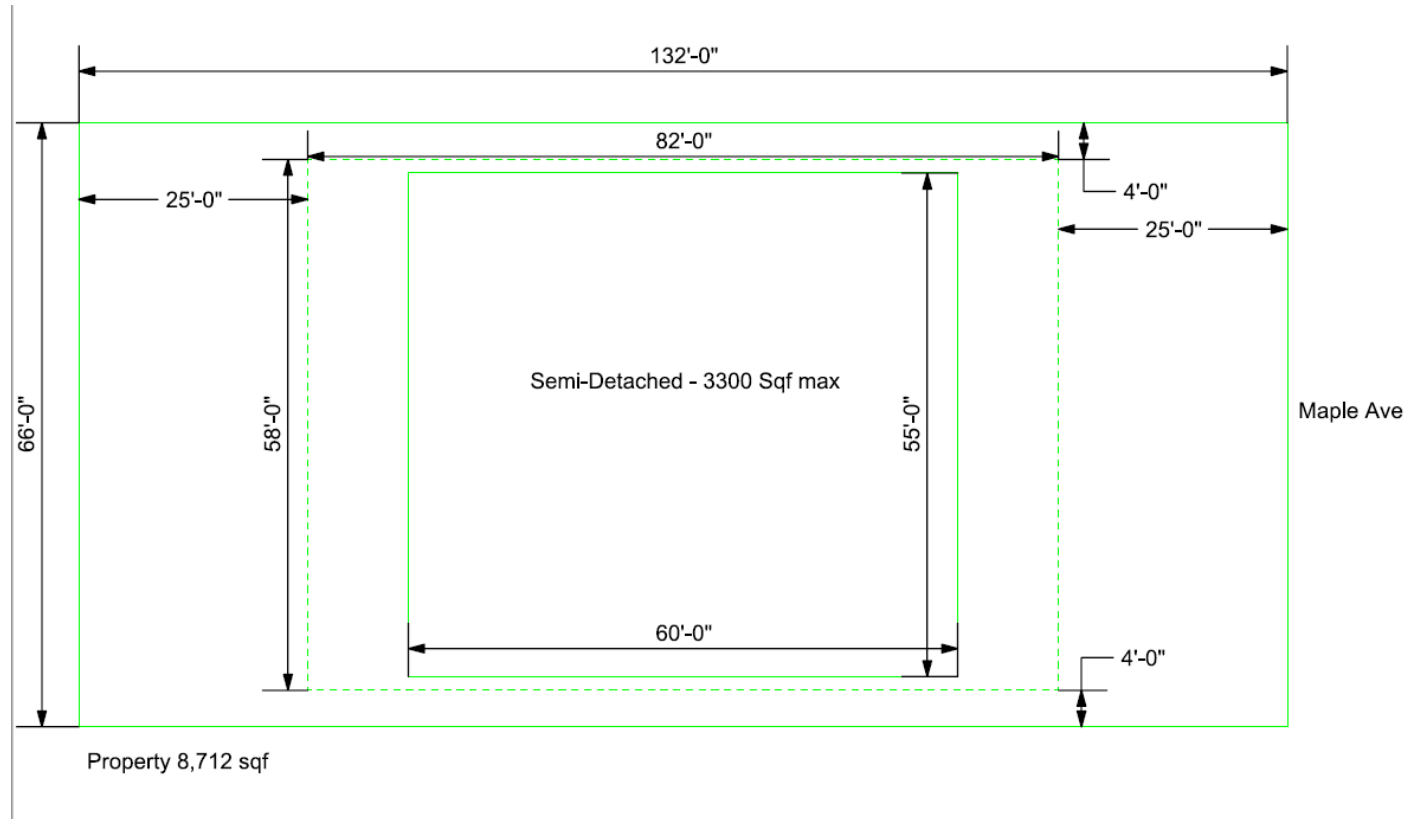
ZBA-09-21

Proposed Zoning Change

To permit one (1) *semi-detached dwelling*

A *Semi-Detached Dwelling* is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall.

ZBA-09-21: Site Plan



ZBA-09-21: Elevations



ZBA-09-21

A *Second Dwelling Unit* is also permitted within a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site.

The proposal as presented does not include a second dwelling unit in each semi unit for a total density of two (2) units.

Council may choose to limit density of the site to two (2) dwelling units (no second dwelling units permitted).

ZBA-09-21: Policy Assessment

Provincial Policy Statement (PPS) 2020

Promotes residential development that is appropriate, affordable, and a mix of residential types focused in settlement areas;
Supports intensification to achieve cost-effective development patterns, and efficient use of land, infrastructure, and public service facilities;
Provides for an appropriate range and mix of housing options and densities to meet current and future residents needs;

Town of Essex Official Plan

Promotes development that compliments the unique cultural features and established community character;
Supports development in Harrow through appropriate infill and redevelopment where permitted uses include a) semi-detached dwellings provided that building footprints, setbacks, building heights are generally consistent with the existing neighbourhood character.

County of Essex Official Plan

Specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.

ZBA-09-21:

ZBL Amendment Procedures

Due regard will be given to the following considerations by Council and the proponent:

- Desirability of or need for the proposed use
- Extent to which the surrounding area is developed & nature of development
- Physical suitability of the land for such proposed use
- Ensures accessibility and no impact to safe vehicular & pedestrian traffic
- Adequacy of municipal services (water, sanitary, and drainage)
- Compatibility of proposed use and adjoining areas
- Compliance with the general development policies, and specific relevant land use policies of the Official Plan and Zoning By-law

ZBA-09-21: Building Matrix

Zoning Provisions	By-law Regulation	Proposed
Permitted Main Use (R1.1)	Single Detached Dwelling	Semi-Detached
Lot Width for Semi-detached (R2.1)	18 metres (60 ft)	20.11 metres (66 ft)
Lot Area for Semi-detached (R2.1)	590 m ² (6350 sq ft)	809.37 square metres (8712 sq ft)
Lot Coverage (R1.1)– Maximum	40%	37.8% (3300 sq ft)
Building Height (R1.1)– Maximum	10 metres (32 ft)	5.54 m (18.2 feet)
Front Yard Depth (R1.1) – Minimum	7.5 metres (25 ft)	+7.5 m (25 ft)
Rear Yard Depth (R1.1) – Minimum	7.5 metres (25 ft)	+7.5 m (25 ft)
Side Yard Depth (R1.1) – Minimum	1.2 metres (4 ft)	+1.2 m (4 ft)

ZBA-09-21: Agency Comments

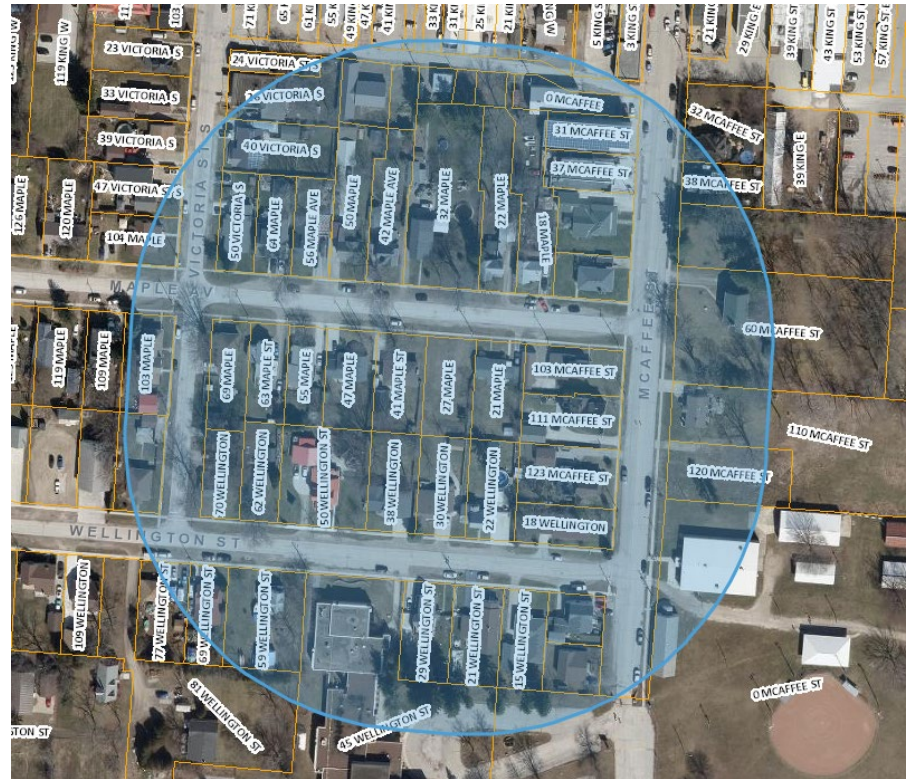
Department/Agency	Comment
Essex Fire	No objection
Infrastructure Services	No objection. Each unit must have separate services. Water metre is required for each unit.
Development Services	Each unit will be subject to (75% waived) Development Charges in 2022.
Essex Region Conservation Authority (ERCA)	No objections.

ZBA-09-21

PUBLIC COMMENTS:

120 metre circulation radius

- Four (4) Public comments received as of Friday December 3, 2021



ZBA-09-21

Next Steps:

1. A Bylaw to amend the zoning for 27 Maple will be prepared for Council's decision at the December 20, 2021 Regular Council Meeting.
2. At the December 20, 2021 Council Meeting, Council may:
 - **Approve** the application where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - **Deny** the application where notice of denial will be sent to the applicant and all persons requesting to be notified of the decision and a 20 day appeal period takes effect.
 - **Defer** the decision to a later date if further information is required.

Thank you!

Questions

November 30, 2021

Town of Essex

Attn: Corinne Chiasson BA CPT

Assistant Planner, Planning Services

Re: Public Meeting to Consider Amendments to the Town of Essex Zoning By-Law 1037 by Applicant 2636380 Ontario INC / Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I submit this letter in writing due to not being available to attend the December 6, 2021 meeting in person/zoom to oppose the above mentioned amendment.

This is a mature well establish single family residential neighbourhood and I do not want the character to change to a highly dense residential mixed use creating the additional burden for parking, noise and traffic.

The proposed drawing of the semi-detach dwelling would make any person of ordinary care and judgement come to the conclusion that this does not fit in the neighbourhood. The neighbourhood is zoned for single family dwelling and it should stay that way.

There's no argument for a housing shortage in the Town of Essex as there are three (3) subdivisions presently being developed (north and south).

Is there a need for affordable housing? – Yes, however I am not aware of this semi-detached dwelling as being a geared to income rental.

I have expressed my views and I hope Council seriously takes them into consideration.

I believe that the proposed drawings for the semi-detached dwelling belongs in a new or newer subdivision development that had specifically planned to build single family dwellings and semi/multi detached dwellings to compliment each other's architecture and/or design.

NAME

ADDRESS



63 Maple St Harrow
64 Maple Street (Ave) Harrow
32 Maple
41 Maple

November 30, 2021

Town of Essex

Attn: Corinne Chiasson BA CPT

Assistant Planner, Planning Services

Re: Public Meeting to Consider Amendments to the Town of Essex Zoning By-Law 1037 by Applicant 2636380 Ontario INC / Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I submit this letter in writing due to not being available to attend the December 6, 2021 meeting in person/zoom to oppose the above mentioned amendment.

This is a mature well establish single family residential neighbourhood and I do not want the character to change to a highly dense residential mixed use creating the additional burden for parking, noise and traffic.

The proposed drawing of the semi-detach dwelling would make any person of ordinary care and judgement come to the conclusion that this does not fit in the neighbourhood. The neighbourhood is zoned for single family dwelling and it should stay that way.

There's no argument for a housing shortage in the Town of Essex as there are three (3) subdivisions presently being developed (north and south).

Is there a need for affordable housing? – Yes, however I am not aware of this semi-detached dwelling as being a geared to income rental.

I have expressed my views and I hope Council seriously takes them into consideration.

I believe that the proposed drawings for the semi-detached dwelling belongs in a new or newer subdivision development that had specifically planned to build single family dwellings and semi/multi detached dwellings to compliment each other's architecture and/or design.

Further – if Council's decision does not fall in my favour then the following restrictions should be applied to the building of the semi-detached dwelling.

1. That the applicants build is **restricted** to one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. NOTE- If this amendment to the Town of Essex Zoning By-Law 1037 pertaining to this address 27 Maple Avenue is successful, I refer Council to review the section that is stated in the Public Meeting document under

"Proposal"

"The subject property is presently zoned Residential District 1.1 (R1.1). As a result, the applicant is only permitted to construct one (1) single detached dwelling.

The applicants have applied for site specific zoning amendment to allow for the following use:

- *One (1) semi-detached dwelling*

A "semi-attached dwelling", is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. A Second Dwelling Unit (SDU) is also permitted with a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site. The proposal as presented only identifies one (1) semi-detached dwelling for a total density of two (2) dwelling units."

My interpretation of the definition is that, if Council approves this amendment, the applicant could design a build that would allow a four (4) family dwellings and council would have no authority to prevent the build.

My question to Council, "is there a safeguard in place to prevent the applicants from building a four (4) family dwelling?"

2. One (1) onsite parking space is provided for each dwelling unit

ALISHA & DAVE LIEB
50 Maple Ave HARROW



From: [REDACTED]
To: [Chiasson, Corinne](#)
Subject: Opposition Letter Semi Detached Dwelling 27 Maple
Date: Tuesday, November 30, 2021 7:52:03 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

November 30, 2021

Town of Essex
Attn: Corinne Chiasson BA CPT
Assistant Planner, Planning Services

Re: Public Meeting to Consider Amendments to the Town of Essex Zoning By-Law 1037 by Applicant 2636380 Ontario INC / Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I submit this letter in writing due to not being available to attend the December 6, 2021 meeting in person/zoom to oppose the above mentioned amendment.

This is a mature well establish single family residential neighbourhood and I do not want the character to change to a highly dense residential mixed use creating the additional burden for parking, noise and traffic.

The proposed drawing of the semi-detach dwelling would make any person of ordinary care and judgement come to the conclusion that this does not fit in the neighbourhood. The neighbourhood is zoned for single family dwelling and it should stay that way.

There's no argument for a housing shortage in the Town of Essex as there are three (3) subdivisions presently being developed (north and south).

Is there a need for affordable housing? – Yes, however I am not aware of this semi-detached dwelling as being a geared to income rental.

I have expressed my views and I hope Council seriously takes them into consideration.

I believe that the proposed drawings for the semi-detached dwelling belongs in a new or newer subdivision development that had specifically planned to build single family dwellings and semi/multi detached dwellings to compliment each other's architecture and/or design.

Further – if Council's decision does not fall in my favour then the following restrictions should be applied to the building of the semi-detached dwelling.

1. That the applicants build is restricted to one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. NOTE- If this amendment to the Town of Essex Zoning By-Law 1037 pertaining to this address 27 Maple Avenue is successful, I refer Council to review the section that is stated in the Public Meeting document under "Proposal"

"The subject property is presently zoned Residential District 1.1 (R1.1). As a result, the applicant is only permitted to construct one (1) single detached dwelling.

The applicants have applied for site specific zoning amendment to allow for the following use:

- One (1) semi-detached dwelling

A "semi-attached dwelling", is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. A Second Dwelling Unit (SDU) is also permitted with a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site. The proposal as presented only identifies one (1) semi-detached dwelling for a total density of two (2) dwelling units."

My interpretation of the definition is that, if Council approves this amendment, the applicant could design a build that would allow a four (4) family dwellings and council would have no authority to prevent the build.

My question to Council, "is there a safeguard in place to prevent the applicants from building a four (4) family dwelling?"

2. One (1) onsite parking space is provided for each dwelling unit

Eric & Kayla Sinasac



Sent from my Bell Samsung device over Canada's largest network.

November 30, 2021

Town of Essex

Attn: Corinne Chiasson BA CPT

Assistant Planner, Planning Services

Re: Public Meeting to Consider Amendments to the Town of Essex Zoning By-Law 1037 by Applicant 2636380 Ontario INC / Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I submit this letter in writing due to not being available to attend the December 6, 2021 meeting in person/zoom to oppose the above mentioned amendment.

This is a mature well establish single family residential neighbourhood and I do not want the character to change to a highly dense residential mixed use creating the additional burden for parking, noise and traffic.

The proposed drawing of the semi-detach dwelling would make any person of ordinary care and judgement come to the conclusion that this does not fit in the neighbourhood. The neighbourhood is zoned for single family dwelling and it should stay that way.

There's no argument for a housing shortage in the Town of Essex as there are three (3) subdivisions presently being developed (north and south).

Is there a need for affordable housing? – Yes, however I am not aware of this semi-detached dwelling as being a geared to income rental.

I have expressed my views and I hope Council seriously takes them into consideration.

I believe that the proposed drawings for the semi-detached dwelling belongs in a new or newer subdivision development that had specifically planned to build single family dwellings and semi/multi detached dwellings to compliment each other's architecture and/or design.

Further – if Council’s decision does not fall in my favour then the following restrictions should be applied to the building of the semi-detached dwelling.

1. That the applicants build is **restricted** to one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. NOTE- If this amendment to the Town of Essex Zoning By-Law 1037 pertaining to this address 27 Maple Avenue is successful, I refer Council to review the section that is stated in the Public Meeting document under

“Proposal”

“The subject property is presently zoned Residential District 1.1 (R1.1). As a result, the applicant is only permitted to construct one (1) single detached dwelling.

The applicants have applied for site specific zoning amendment to allow for the following use:

- *One (1) semi-detached dwelling*

A “semi-attached dwelling”, is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. A Second Dwelling Unit (SDU) is also permitted with a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site. The proposal as presented only identifies one (1) semi-detached dwelling for a total density of two (2) dwelling units.”

My interpretation of the definition is that, if Council approves this amendment, the applicant could design a build that would allow a four (4) family dwellings and council would have no authority to prevent the build.

My question to Council, “is there a safeguard in place to prevent the applicants from building a four (4) family dwelling?”

2. One (1) onsite parking space is provided for each dwelling unit



Ray Fischer



December 1, 2021

Town of Essex

Attn: Corinne Chiasson BA CPT

Assistant Planner, Planning Services

Re: Public Meeting to Consider Amendments to the Town of Essex Zoning By-Law 1037 by Applicant 2636380 Ontario INC / Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I submit this letter in writing due to not being available to attend the December 6, 2021 meeting in person/zoom to oppose the above mentioned amendment.

This is a mature well establish single family residential neighbourhood and I do not want the character to change to a highly dense residential mixed use creating the additional burden for parking, noise and traffic.

The proposed drawing of the semi-detach dwelling would make any person of ordinary care and judgement come to the conclusion that this does not fit in the neighbourhood. The neighbourhood is zoned for single family dwelling and it should stay that way.

There's no argument for a housing shortage in the Town of Essex as there are three (3) subdivisions presently being developed (north and south).

Is there a need for affordable housing? – Yes, however I am not aware of this semi-detached dwelling as being a geared to income rental.

I have expressed my views and I hope Council seriously takes them into consideration.

I believe that the proposed drawings for the semi-detached dwelling belongs in a new or newer subdivision development that had specifically planned to build single family dwellings and semi/multi detached dwellings to compliment each other's architecture and/or design.

Further – if Council's decision does not fall in my favour then the following restrictions should be applied to the building of the semi-detached dwelling.

1. That the applicants build is **restricted** to one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. NOTE- If this amendment to the Town of Essex Zoning By-Law 1037 pertaining to this address 27 Maple Avenue is successful, I refer Council to review the section that is stated in the Public Meeting document under

"Proposal"

"The subject property is presently zoned Residential District 1.1 (R1.1). As a result, the applicant is only permitted to construct one (1) single detached dwelling.

The applicants have applied for site specific zoning amendment to allow for the following use:

- *One (1) semi-detached dwelling*

A "semi-attached dwelling", is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall. A Second Dwelling Unit (SDU) is also permitted with a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site. The proposal as presented only identifies one (1) semi-detached dwelling for a total density of two (2) dwelling units."

My interpretation of the definition is that, if Council approves this amendment, the applicant could design a build that would allow a four (4) family dwellings and council would have no authority to prevent the build.

My question to Council, "is there a safeguard in place to prevent the applicants from building a four (4) family dwelling?"

2. One (1) onsite parking space is provided for each dwelling unit

Sincerely,

Helen Jenner

38 Wellington St
Box 309
Essex, (Harrow), ON
N0R 1G0



From: [REDACTED]
To: [Chiasson, Corinne](#)
Subject: re: Dec 6 Council meeting for Bylaw Zoning amendment request for 27 Maple Ave, Harrow
Date: Wednesday, December 1, 2021 6:13:58 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Town of Essex

Att: Corinne Chiasson, BA, CPT
Assistant Planner, Planning Services

Re: Public Meeting to consider amendment to the Town of Essex Zoning Bylaw 1037 by Applicant 2636380 Ontario Inc/Lands identified municipally as 27 Maple Avenue, Harrow Centre, Ward 4

I am writing to state that **I oppose the above mentioned request to a semi-detached dwelling** to go onto this lot. I live beside this location at 21 Maple Ave and I don't feel that a building like this would suit the neighbourhood. This is one of the older sections of town and these are all older homes made up of single family houses that has proven to be a safe, quiet block and I ask that it say that way. I am not sure the street would appreciate increased parking and noise that would come along with a double unit building.

Andrew Talbot has been a wonderful property owner and has taken great care to his lot. I am hopeful he would build a single dwelling home instead that would fit more with the rest of the homes on Maple Ave.

I do realize there is a lack of affordable housing in our town but I don't believe this two unit dwelling is considered to be a geared-to-income building. I feel a dwelling like this would be better suited more for a newer developing area such as any of the current subdivisions being built around Harrow/Colchester.

I ask that Council consider my request as a long time resident on this street.

Corinne, if you could please acknowledge receipt of my email.

Thank you in advance.

Moira Hossack
21 Maple Ave. Harrow, ON

Delegation Request Form

This form must be completed and submitted to the Clerk of the Town of Essex by all persons wishing to address Council at a scheduled meeting of Council. Delegation requests must be submitted by 2:00 p.m. on the Tuesday prior to the scheduled meeting.

Any person who wishes to appear before Council as a Delegation on a matter that relates specifically to a matter contained in the Regular Council Meeting Agenda shall submit a Delegation Request Form no later than 4:30 PM on the Friday immediately preceding the date of the Regular Council Meeting. The Clerk shall have the sole authority to determine if the subject matter does in fact relate specifically to a matter contained in the Regular Council Meeting Agenda for purposes of allowing or denying the Delegation and the Clerk will introduce such Delegation Request Form(s) at the time of adopting the Published Agenda.

Presentations to Council are limited to 5 minutes per person to a maximum of 10 minutes for a group of two persons or more.

Personal information that you provide on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of responding to your request. Please note that this form, if approved, will appear in the published Council Agenda and may be included in the Council Meeting minutes, both of which become part of the public record and are posted on our municipal website.

Name *

Moira Hossack

Date of Request *

12/6/2021



Are you representing a group? *

☐ Yes

☒ No

Name of Group (if applicable)

Provide details on the issue(s) you wish to present to Council and any actions you will be asking Council to take. *

I am the homeowner at 21 Maple in Harrow next to lot that is requesting rezoning. I wish to attend this virtual meeting and be able to ask questions when it come to the agenda item to discuss the request re: proposal to amend a residential district 1.1 (R.1) per the letter I received. The letter I received stated I needed to complete this delegation request form in order to attend virtual meeting so that is why I am sending this in. thank you in advance.

Have you consulted with Town staff on this issue? *

☐ Yes

☒ No

If you've consulted with Town staff, please provide the names of staff members you've talked to and the details of those discussions.

If this is a property matter, are you an owner?

☒ Yes

☐ No

☐ Not applicable

Have you appeared before Council in the past regarding this issue? *

☐ Yes

☒ No

If you've appeared before Council in the past on this issue, please tell us the year in which you appeared.

Will you have written or printed materials to distribute? If so, please submit 12 copies of printed materials to the Clerk before the meeting. *

☐ Yes

☒ No

Will you be delivering an electronic presentation that requires access to a computer and software? If so, please submit your presentation on CD, DVD or flash drive by noon on the Friday before the Council meeting. *

☐ Yes

☒ No

Please describe any special needs you may have for your presentation.

none required.

Your Address or Group Contact Address (full mailing address including postal code) *

Moira Hossack
[REDACTED]
[REDACTED]

Your Phone Numbers

Home

Use format 519-
776-7336

Work

Use format 519-
776-7336

Cell

[REDACTED]

Email Address

[REDACTED]

Name and address of all representatives attending, including their positions *

attending as homeowner of lot next to 27 Maple

Moira Hossack

[REDACTED]

[REDACTED]

Thank you!

Thank you for completing the Delegation Request Form.

The Clerk's Office will contact you in the near future to review your request.

Robert Auger, LL.B.

Manager of Legislative Services and Clerk

Town of Essex

33 Talbot Street South, Essex, Ontario N8M 1A8

519-776-7336, extension 1132

Delegation Request Form

This form must be completed and submitted to the Clerk of the Town of Essex by all persons wishing to address Council at a scheduled meeting of Council. Delegation requests must be submitted by 2:00 p.m. on the Tuesday prior to the scheduled meeting.

Any person who wishes to appear before Council as a Delegation on a matter that relates specifically to a matter contained in the Regular Council Meeting Agenda shall submit a Delegation Request Form no later than 4:30 PM on the Friday immediately preceding the date of the Regular Council Meeting. The Clerk shall have the sole authority to determine if the subject matter does in fact relate specifically to a matter contained in the Regular Council Meeting Agenda for purposes of allowing or denying the Delegation and the Clerk will introduce such Delegation Request Form(s) at the time of adopting the Published Agenda.

Presentations to Council are limited to 5 minutes per person to a maximum of 10 minutes for a group of two persons or more.

Personal information that you provide on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of responding to your request. Please note that this form, if approved, will appear in the published Council Agenda and may be included in the Council Meeting minutes, both of which become part of the public record and are posted on our municipal website.

Name *

Carol Schwarzpech

Date of Request *

12/1/2021

Are you representing a group? *

☐ Yes

☒ No

Name of Group (if applicable)

Carol Schwarzpech

Provide details on the issue(s) you wish to present to Council and any actions you will be asking Council to take. *

I would like to be a part of the council meeting Dec 6th as I am next door to the lot that is up for amendment and want to be included in the virtual meeting. Thank you

Have you consulted with Town staff on this issue? *

☐ Yes

☒ No

If you've consulted with Town staff, please provide the names of staff members you've talked to and the details of those discussions.

If this is a property matter, are you an owner?

☒ Yes

☐ No

☐ Not applicable

Have you appeared before Council in the past regarding this issue? *

☐ Yes

☒ No

If you've appeared before Council in the past on this issue, please tell us the year in which you appeared.

Will you have written or printed materials to distribute? If so, please submit 12 copies of printed materials to the Clerk before the meeting. *

☐ Yes

☒ No

Will you be delivering an electronic presentation that requires access to a computer and software? If so, please submit your presentation on CD, DVD or flash drive by noon on the Friday before the Council meeting. *

☐ Yes

☒ No

Please describe any special needs you may have for your presentation.

Your Address or Group Contact Address (full mailing address including postal code) *

Your Phone Numbers

Home

[REDACTED]

Work

Use format 519-
776-7336

Cell

Use format 519-
776-7336

Email Address

[REDACTED]

Name and address of all representatives attending, including their positions *

Carol Schwarzpech
[REDACTED]
[REDACTED]

neighbouring lot

Thank you!

Thank you for completing the Delegation Request Form.

The Clerk's Office will contact you in the near future to review your request.

Robert Auger, LL.B.

Manager of Legislative Services and Clerk

Town of Essex

33 Talbot Street South, Essex, Ontario N8M 1A8

519-776-7336, extension 1132

Delegation Request Form

This form must be completed and submitted to the Clerk of the Town of Essex by all persons wishing to address Council at a scheduled meeting of Council. Delegation requests must be submitted by 2:00 p.m. on the Tuesday prior to the scheduled meeting.

Any person who wishes to appear before Council as a Delegation on a matter that relates specifically to a matter contained in the Regular Council Meeting Agenda shall submit a Delegation Request Form no later than 4:30 PM on the Friday immediately preceding the date of the Regular Council Meeting. The Clerk shall have the sole authority to determine if the subject matter does in fact relate specifically to a matter contained in the Regular Council Meeting Agenda for purposes of allowing or denying the Delegation and the Clerk will introduce such Delegation Request Form(s) at the time of adopting the Published Agenda.

Presentations to Council are limited to 5 minutes per person to a maximum of 10 minutes for a group of two persons or more.

Personal information that you provide on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of responding to your request. Please note that this form, if approved, will appear in the published Council Agenda and may be included in the Council Meeting minutes, both of which become part of the public record and are posted on our municipal website.

Name *

Dennis & Lee Ann Swarts

Date of Request *

12/6/2021



Are you representing a group? *

☐ Yes

☒ No

Name of Group (if applicable)

Dennis & Lee Ann Swarts

Provide details on the issue(s) you wish to present to Council and any actions you will be asking Council to take. *

Special Council Meeting considering the amendment to the General Zoning By-Law 1037 under the provisions of the Planning Act, R.S.O. 1990
Lands identified municipally as 27 Maple Ave. Harrow Centre, Ward 4

Have you consulted with Town staff on this issue? *

☐ Yes

☒ No

If you've consulted with Town staff, please provide the names of staff members you've talked to and the details of those discussions.

If this is a property matter, are you an owner?

☐ Yes

☐ No

☒ Not applicable

Have you appeared before Council in the past regarding this issue? *

☐ Yes

☒ No

If you've appeared before Council in the past on this issue, please tell us the year in which you appeared.

Will you have written or printed materials to distribute? If so, please submit 12 copies of printed materials to the Clerk before the meeting. *

☐ Yes

☒ No

Will you be delivering an electronic presentation that requires access to a computer and software? If so, please submit your presentation on CD, DVD or flash drive by noon on the Friday before the Council meeting. *

☐ Yes

☒ No

Please describe any special needs you may have for your presentation.

Your Address or Group Contact Address (full mailing address including postal code) *

Your Phone Numbers

Home

Work

Use format 519-
776-7336

Cell

Use format 519-
776-7336

Email Address

Name and address of all representatives attending, including their positions *

Dennis & Lee Ann Swarts

Thank you!

Thank you for completing the Delegation Request Form.

The Clerk's Office will contact you in the near future to review your request.

Robert Auger, LL.B.

Manager of Legislative Services and Clerk

Town of Essex

33 Talbot Street South, Essex, Ontario N8M 1A8

519-776-7336, extension 1132

Delegation Request Form

This form must be completed and submitted to the Clerk of the Town of Essex by all persons wishing to address Council at a scheduled meeting of Council. Delegation requests must be submitted by 2:00 p.m. on the Tuesday prior to the scheduled meeting.

Any person who wishes to appear before Council as a Delegation on a matter that relates specifically to a matter contained in the Regular Council Meeting Agenda shall submit a Delegation Request Form no later than 4:30 PM on the Friday immediately preceding the date of the Regular Council Meeting. The Clerk shall have the sole authority to determine if the subject matter does in fact relate specifically to a matter contained in the Regular Council Meeting Agenda for purposes of allowing or denying the Delegation and the Clerk will introduce such Delegation Request Form(s) at the time of adopting the Published Agenda.

Presentations to Council are limited to 5 minutes per person to a maximum of 10 minutes for a group of two persons or more.

Personal information that you provide on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of responding to your request. Please note that this form, if approved, will appear in the published Council Agenda and may be included in the Council Meeting minutes, both of which become part of the public record and are posted on our municipal website.

Name *

Greg Pigeon

Date of Request *

12/6/2021 

Are you representing a group? *

☐ Yes

☒ No

Name of Group (if applicable)

Greg Pigeon

Provide details on the issue(s) you wish to present to Council and any actions you will be asking Council to take. *

Opposing Amendments to the Town of Essex Zoning By-law 1037 to the property on 27 Maple Avenue, Harrow Centre, Ward 4

Have you consulted with Town staff on this issue? *

☒ Yes

☐ No

If you've consulted with Town staff, please provide the names of staff members you've talked to and the details of those discussions.

Corinne Chiasson - Assistant Planner
Details on by-law amendment 1037 as mentioned above and how to speak with council on this matter.

If this is a property matter, are you an owner?

☐ Yes

☒ No

☐ Not applicable

Have you appeared before Council in the past regarding this issue? *

☐ Yes

☒ No

If you've appeared before Council in the past on this issue, please tell us the year in which you appeared.

Will you have written or printed materials to distribute? If so, please submit 12 copies of printed materials to the Clerk before the meeting. *

☒ Yes

☐ No

Will you be delivering an electronic presentation that requires access to a computer and software? If so, please submit your presentation on CD, DVD or flash drive by noon on the Friday before the Council meeting. *

☐ Yes

☒ No

Please describe any special needs you may have for your presentation.

Your Address or Group Contact Address (full mailing address including postal code) *

Your Phone Numbers

Home

Use format 519-
776-7336

Work

Use format 519-
776-7336

Cell

[REDACTED]

Email Address

gpigeon@mnsi.net

Name and address of all representatives attending, including their positions *

Greg Pigeon

[REDACTED]

[REDACTED]

Thank you!

Thank you for completing the Delegation Request Form.

The Clerk's Office will contact you in the near future to review your request.

Robert Auger, LL.B.

Manager of Legislative Services and Clerk

Town of Essex

33 Talbot Street South, Essex, Ontario N8M 1A8

519-776-7336, extension 1132



Public Meeting

Site – Specific Zoning Amendments

- 27 Maple Ave
- Roseborough

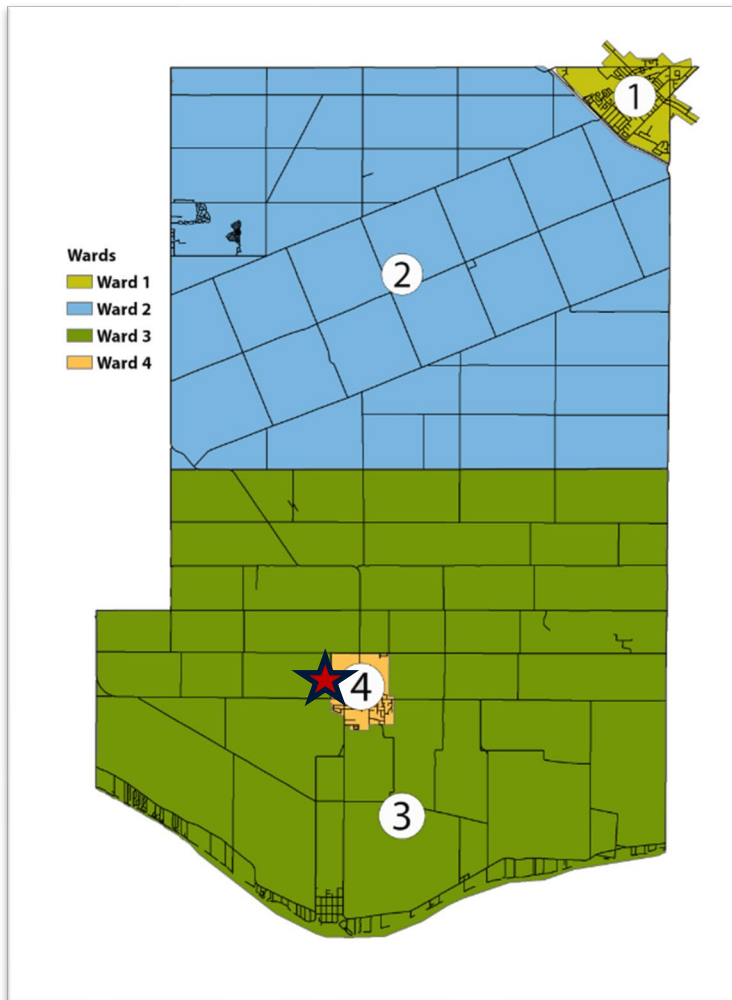
December 6, 2021

Purpose of Meeting:

At this statutory public meeting, Council hears representations from the public regarding the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

ZBA-10-21: Location



Applicant: Ontario 1808234 Inc. (Agent: Tony Boudreau)

Location:

2151 Roseborough: 15781 sq metres (3.89 acres) of industrial lands located on the west side of Roseborough Road.

Official Plan Designation:

Industrial –Harrow Centre

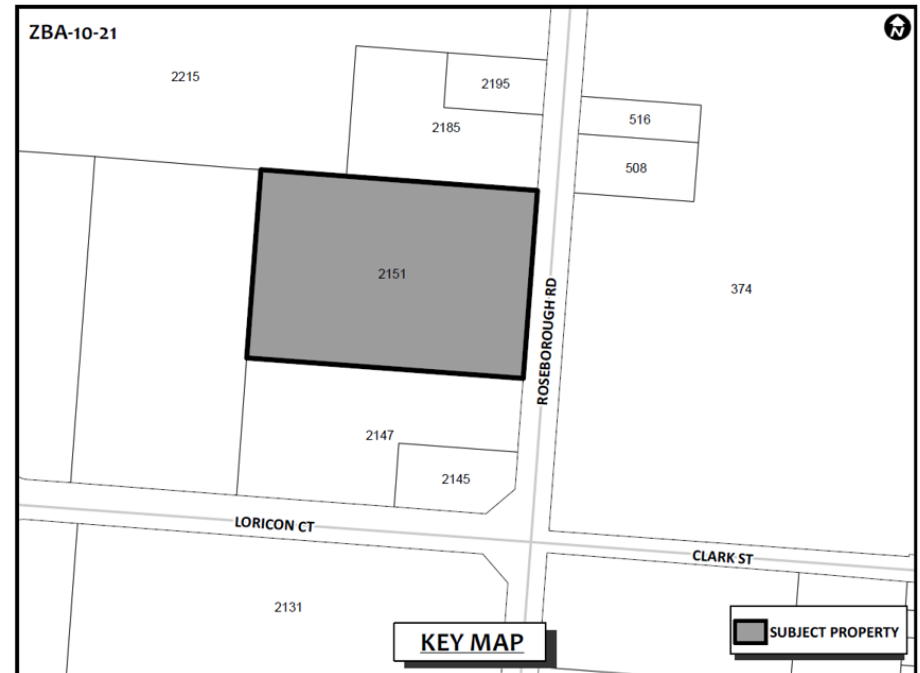
Existing zoning: Manufacturing District (M2.1) General Industrial Uses.

Subject to Site Specific Zoning Exceptions for a drive-through restaurant/food outlet but exclusively on a corner lot. (Section 28.1.33)

★ Subject lands

ZBA-10-21: Development Profile

- Vacant land on the West Side of Roseborough Road
- Accessed by a Road owned and assumed by the Town of Essex
- Serviced by a municipally owned water supply and sanitary sewer
- Not located within the regulated area of the Essex Region Conservation Authority (ERCA)



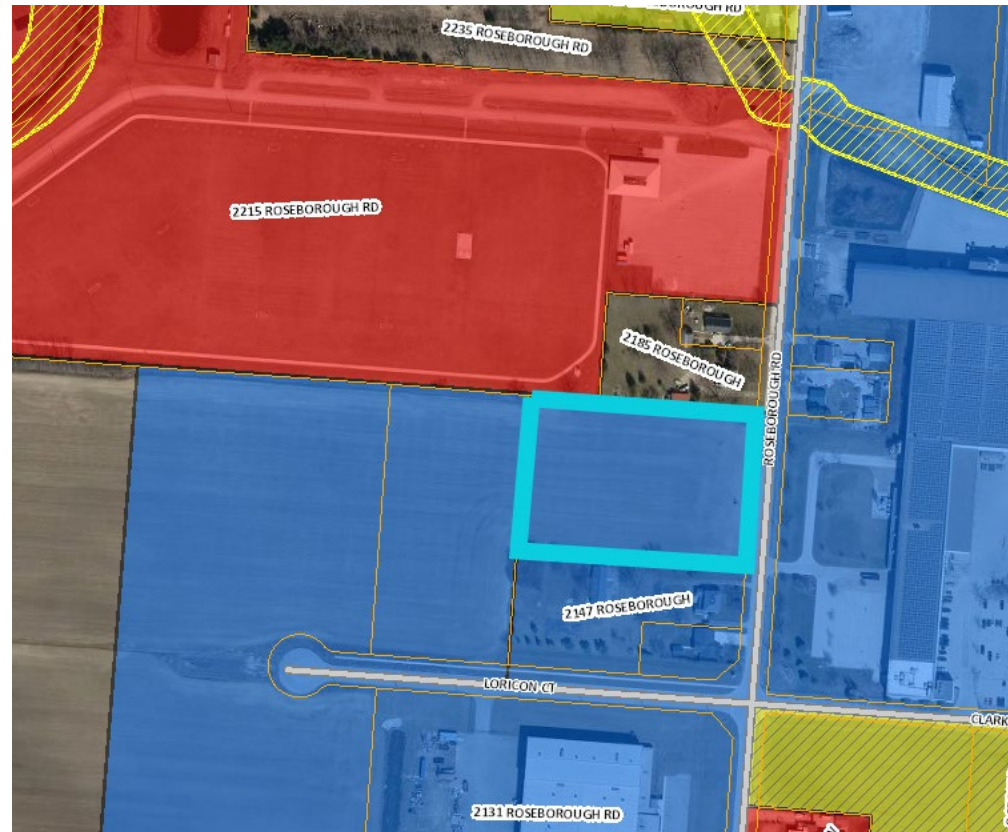
ZBA-10-21: Neighbourhood Profile

North of Subject Lands:

- Two (2) residential lots
- Town owned lands for soccer park and sewage lagoons

West, South and East of Subject Lands:

- Two (2) residential lots
- Lands designated **Manufacturing 2.1** which permits general industrial uses (Atlas Tube, Sellicks, Loricon Industrial Park)



ZBA-10-21: Neighbourhood Profile



ZBA-10-21

Proposed Zoning Change

- One (1) sit down *restaurant*

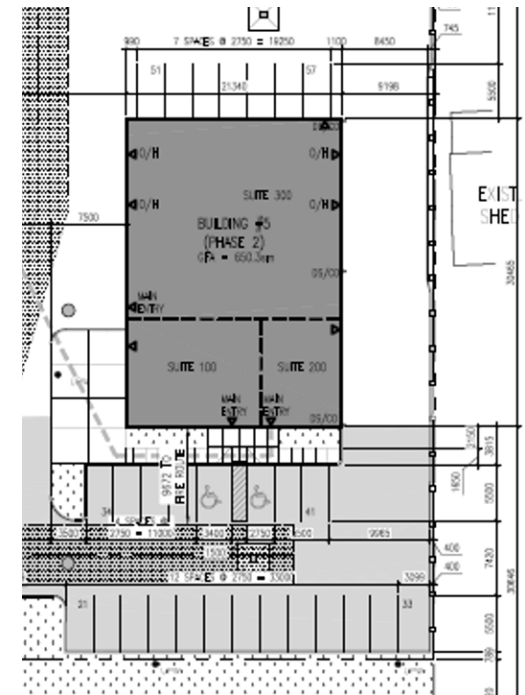
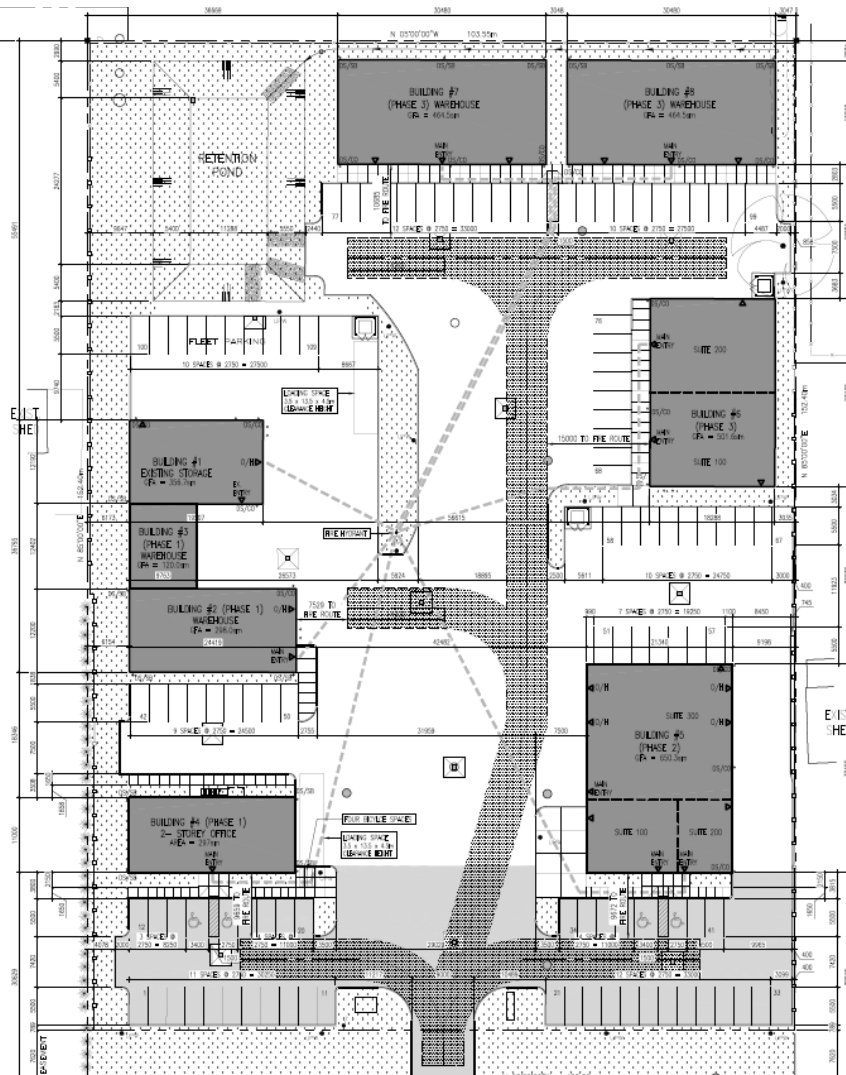
A *restaurant* is defined as a building or part thereof used primarily for the preparation and serving of food and beverages to patrons for immediate consumption therein or within a physically defined open air sit down eating area located on the same lot therewith.

Currently, the supplementary zoning for this property only permits a restaurant that is exclusively on a corner lot. The subject site is not considered a corner lot.

The proposed sit-down restaurant would be an added site-specific additional use that is comparable with the currently permitted take-out restaurant use on the neighbouring corner lot. All other uses listed under the M2.1 Zone will still be permitted.

The applicant intends this restaurant to serve the patrons and employees of the future business/industrial park.

ZBA-10-21: Site Plan



ZBA-10-21: Policy Assessment

Provincial Policy Statement (PPS) 2020

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

County of Essex Official Plan

Supports and promotes public and private development and re-investment in the Primary Settlement Areas. Promotes opportunities for job creation by attracting and maintaining industries and businesses closer to where residents live, work, and recreate.

ZBA-10-21: Policy Assessment

Town of Essex Official Plan

- Permits a range of manufacturing, fabrication, assembly and processing of goods and materials;
- Also permits the establishment of commercial uses that are supportive of, incidental to, or normally associated with industrial uses
- Other commercial uses may be permitted by amendment to the Zoning By-law, if the Town is satisfied that:
 - i) the commercial use has similar requirements or characteristics to the industries permitted in the area, in terms of its land requirements or potential for creating adverse effect;
 - ii) the site for the proposed commercial use is such that its development will not negatively impact on the activities of the existing Industrial use(s) in terms of their operations and expansion opportunities

ZBA-10-21

ZBL Amendment Procedures

Due regard will be given to the following considerations by Council and the proponent:

- Desirability of or need for the proposed use
- Extent to which the surrounding area is developed & nature of development
- Physical suitability of the land for such proposed use
- Ensures accessibility and no impact to safe vehicular & pedestrian traffic
- Adequacy of municipal services (water, sanitary, and drainage)
- Compatibility of proposed use and adjoining areas
- Compliance with the general development policies, and specific relevant land use policies of the Official Plan and Zoning By-law

ZBA-10-21: Matrix

Zoning Provisions	By-law Regulation	Proposed
Permitted Main Use (M2.1)	Drive-thru food outlet or restaurant exclusive to a corner lot, take out food outlet	Sit down restaurant, on an interior lot
Lot Width for M2.1	18 metres (60 ft)	152.4 metres (500 ft)
Lot Area–Minimum	1000 sq metres (10770 sq feet)	1.57 Ha (3.89 acres)
Landscape Area -minimum	15% of the lot area	Subject to SPC
Front Yard Depth (M2.1) – Minimum	7.5 metres (25 ft)	Subject to SPC
Rear Yard Depth (M2.1) – Minimum	7.5 metres (25 ft)	Subject to SPC
Side Yard Depth (M2.1) – Minimum	3 metres (10 ft)	Subject to SPC

ZBA-10-21

PUBLIC COMMENTS

120 metre circulation radius

- One (1) letter of support received from the public November 15, 2021, from Steve & Deb Fournier.



ZBA-10-21

Next Steps:

1. A Bylaw to amend the zoning for 2151 Roseborough Road will be prepared for Council's decision at the December 20, 2021 Regular Council Meeting.
2. At the December 20, 2021 Council Meeting, Council may:
 - **Approve** the application where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - **Deny** the application where notice of denial will be sent to the applicant and all persons requesting to be notified of the decision and a 20 day appeal period takes effect.
 - **Defer** the decision to a later date if further information is required.



Thank you!

Questions

From: [Chadwick, Lori](#)
To: [Chiasson, Corinne](#); [Jabbour, Rita](#)
Subject: FW: Bylaw amendment meeting, Dec. 6 2021
Date: Monday, November 15, 2021 7:28:46 PM

From: Sweet, Doug <dsweet@essex.ca>
Sent: Monday, November 15, 2021 7:28 PM
To: Chadwick, Lori <lchadwick@essex.ca>
Subject: FW: Bylaw amendment meeting, Dec. 6 2021

fyi

From: Steve Fournier [REDACTED]
Sent: Monday, November 15, 2021 6:01 PM
To: CouncilMembers <CouncilMembers@essex.ca>
Subject: Bylaw amendment meeting, Dec. 6 2021

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Councilors

My wife and I own the property at 2145 Roseborough Rd.

The zoning requirement that a restaurant only be built on a corner lot is directly related to us since we own the only corner available in this parcel. We have no intention of selling our very purpose built home, and would welcome a restaurant close by.

We fully support the amendment to allow this restaurant to proceed on a non corner lot, and look forward to being patrons.

Thank You

Steve & Deb Fournier
[REDACTED]

NOTICE OF CONFIDENTIALITY This communication, including any attachments, is intended only for the use of the addressee(s) to this email and is confidential. If you are not an intended recipient or acting on behalf of an intended recipient, any review, disclosure, conversion to hard copy, dissemination, reproduction or other use of any part of this communication is strictly prohibited. If you receive this communication in error or without authorization, please notify the originator immediately and remove it from your system.

NOTICE OF CONFIDENTIALITY This communication, including any attachments, is intended only for the use of the addressee(s) to this email and is confidential. If you are not an

intended recipient or acting on behalf of an intended recipient, any review, disclosure, conversion to hard copy, dissemination, reproduction or other use of any part of this communication is strictly prohibited. If you receive this communication in error or without authorization, please notify the originator immediately and remove it from your system.