

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:*

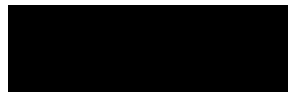
- *One (1) semi-detached dwelling*

*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

