



# Public Meeting

Site – Specific Zoning Amendments

- 27 Maple Ave
- Roseborough

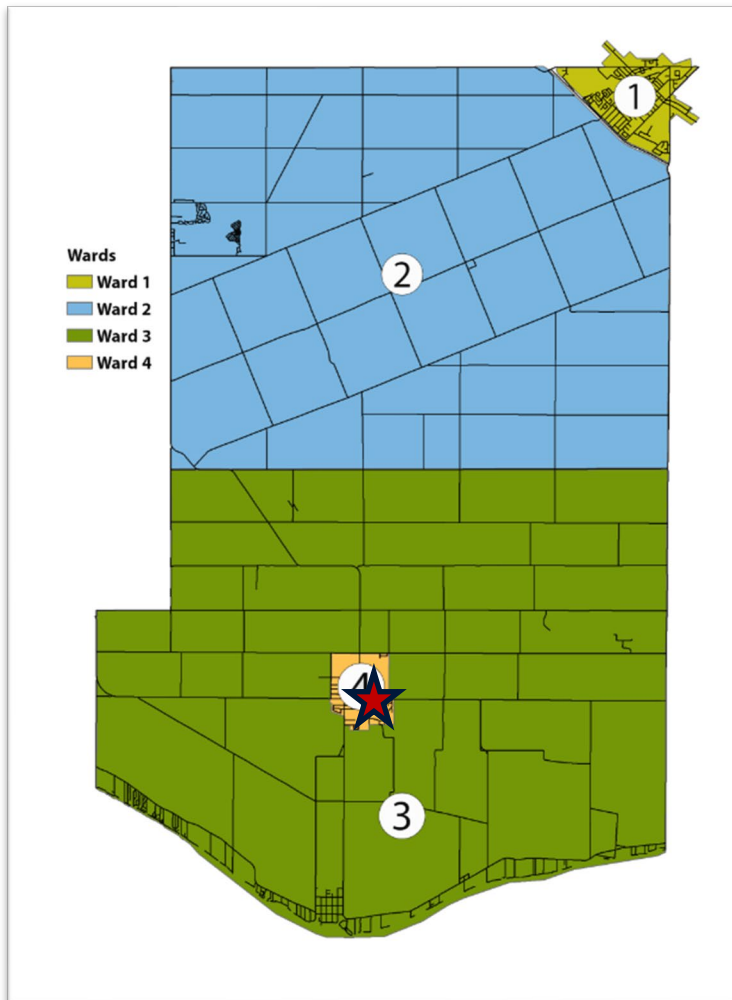
December 6, 2021

# 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



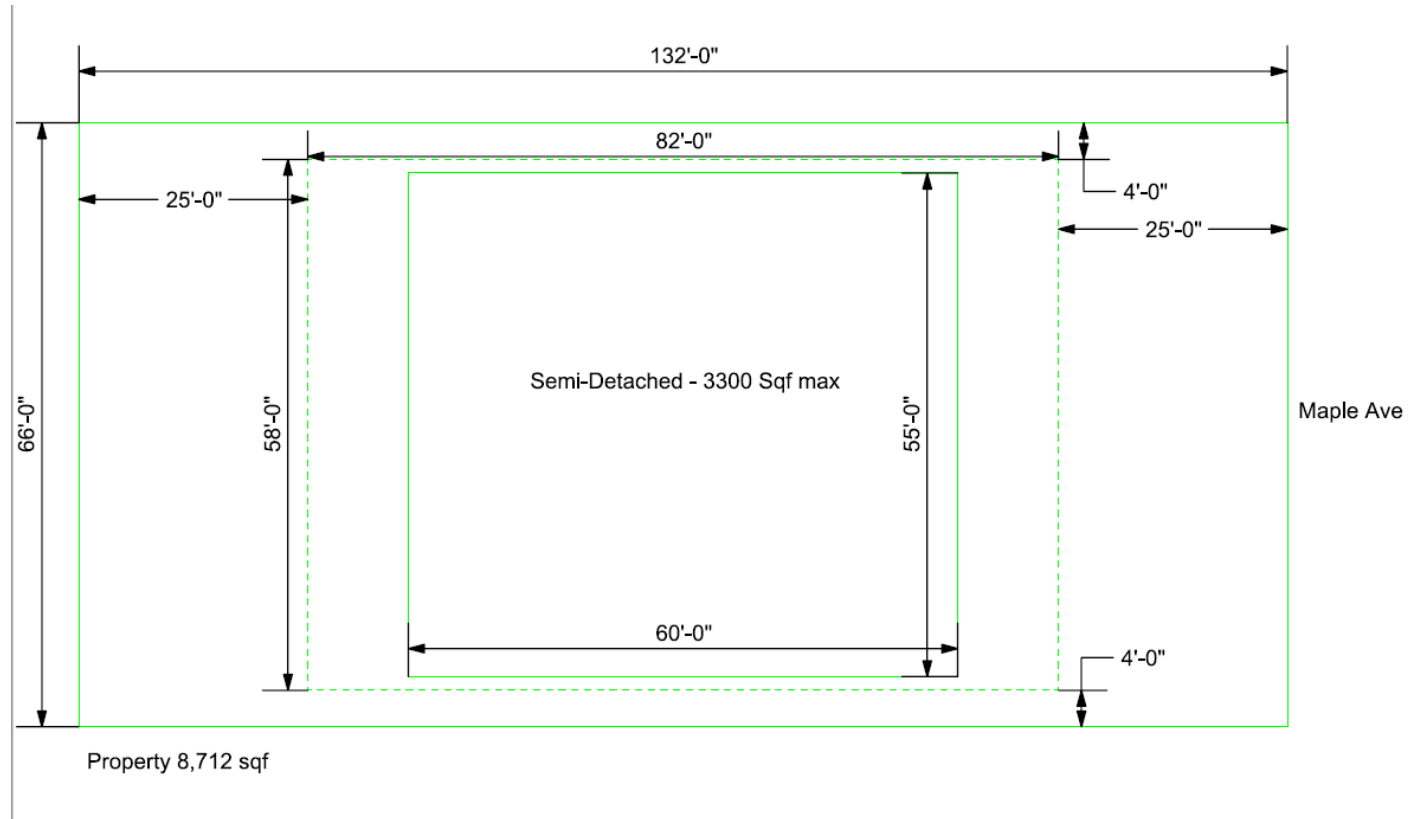
# ZBA-09-21

## **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 <sup>2</sup> (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

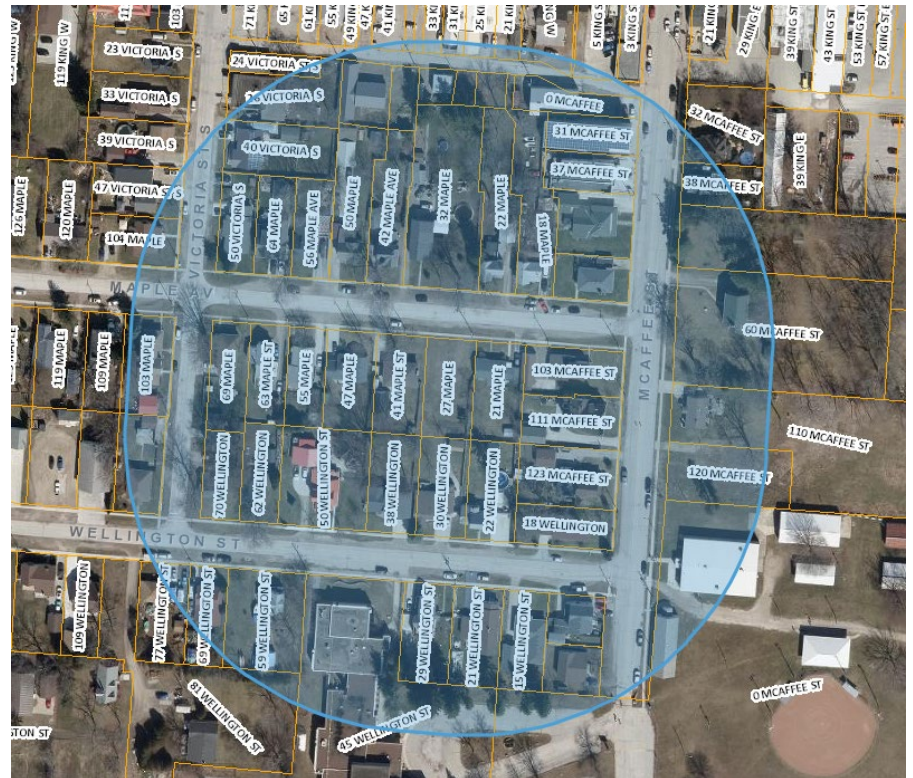
Department/Agency	Comment
Essex Fire	No objection
Infrastructure Services	No objection. Each unit must have separate services. Water metre is required for each unit.
Development Services	Each unit will be subject to (75% waived) Development Charges in 2022.
Essex Region Conservation Authority (ERCA)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