Public Meeting

Site – Specific Zoning Amendments

- 27 Maple Ave
- Roseborough

December 6, 2021

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Where you belong

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.

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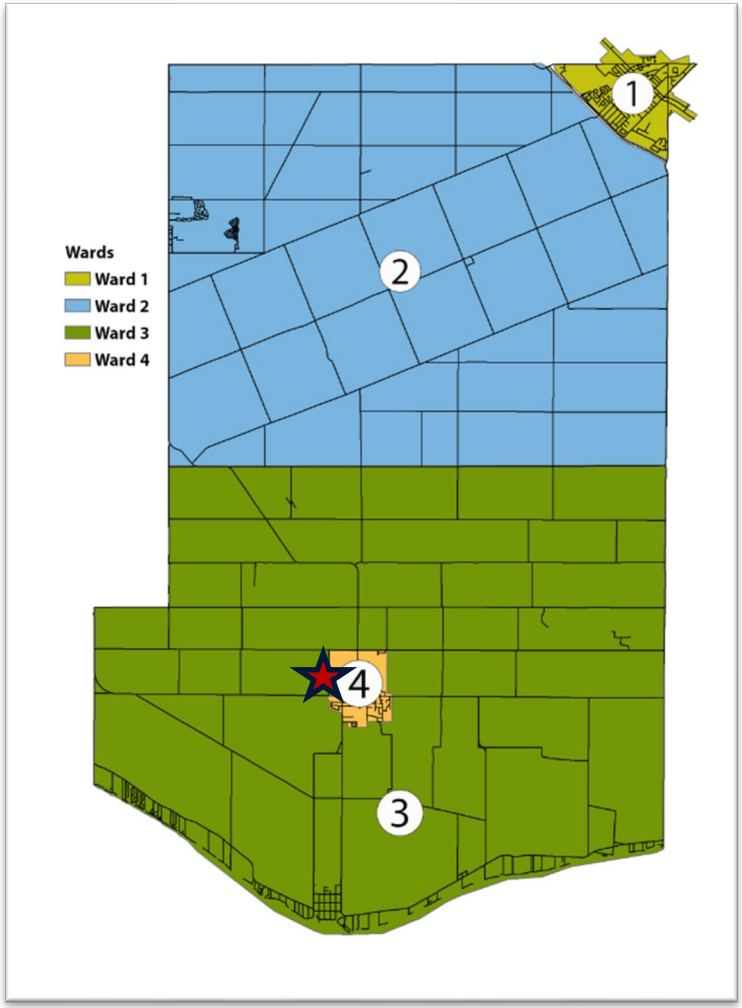
ZBA-10-21: Location



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.

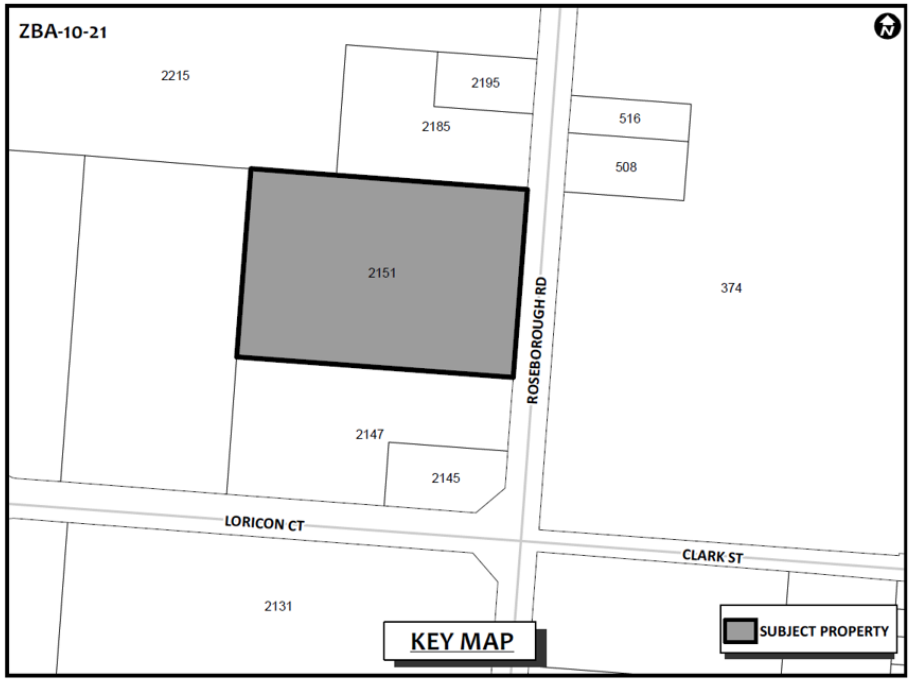
Official Plan Designation:
Industrial –Harrow Centre

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)



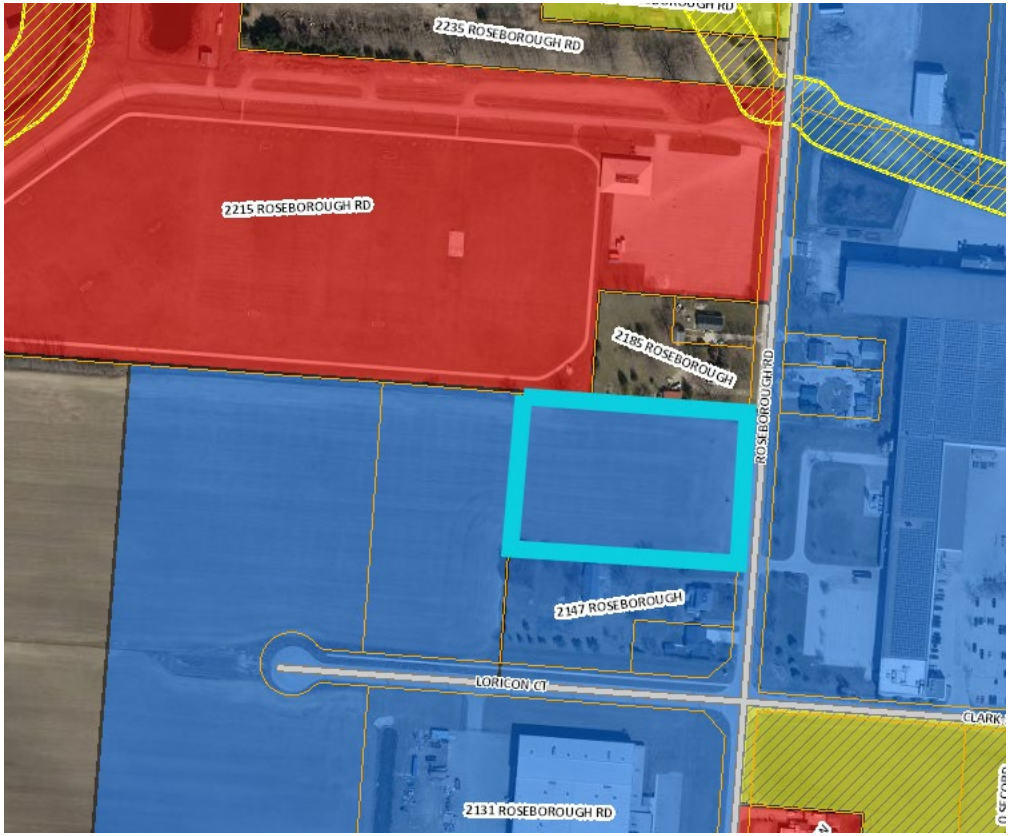
ZBA-10-21: Neighbourhood Profile

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

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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.

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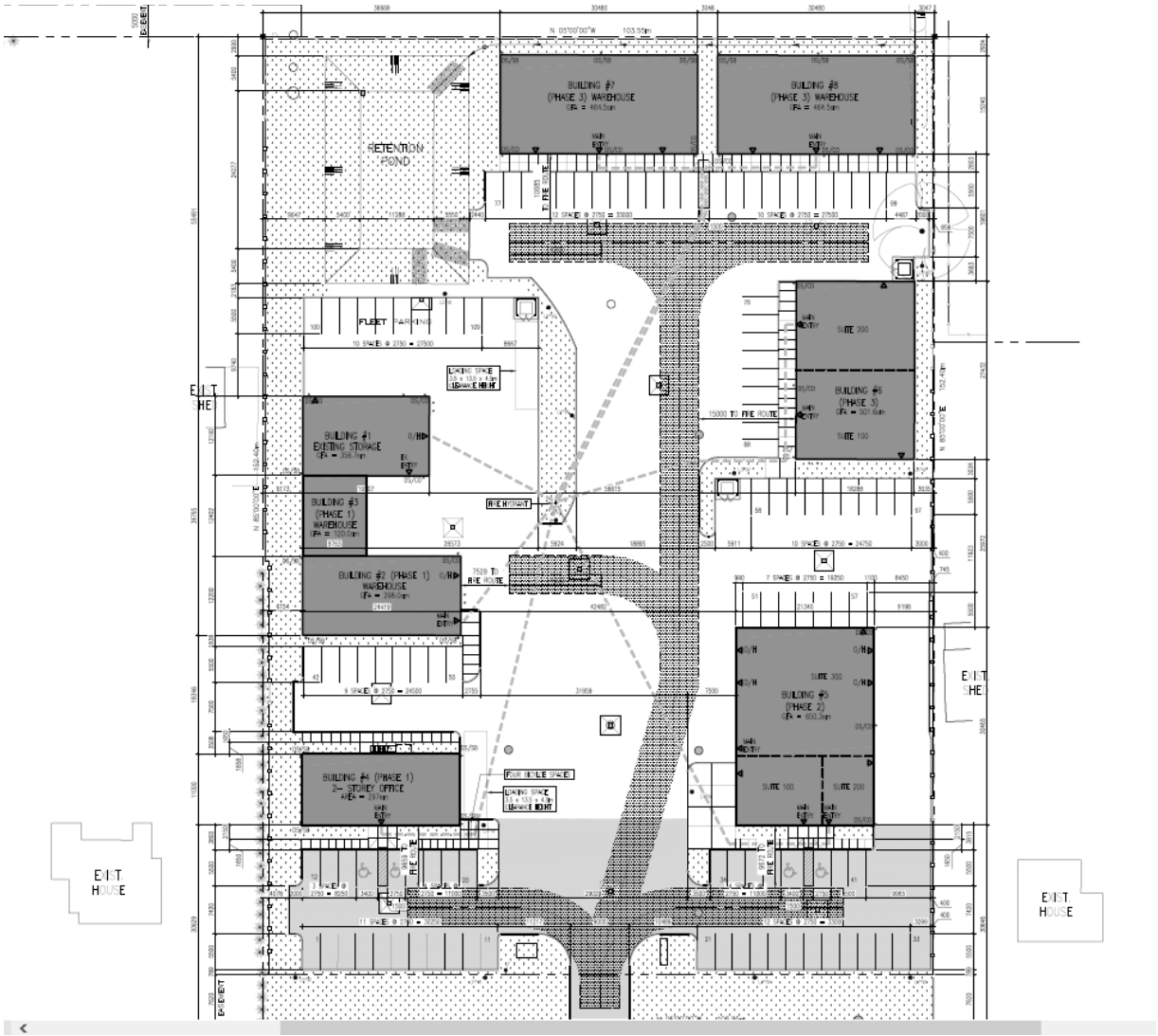
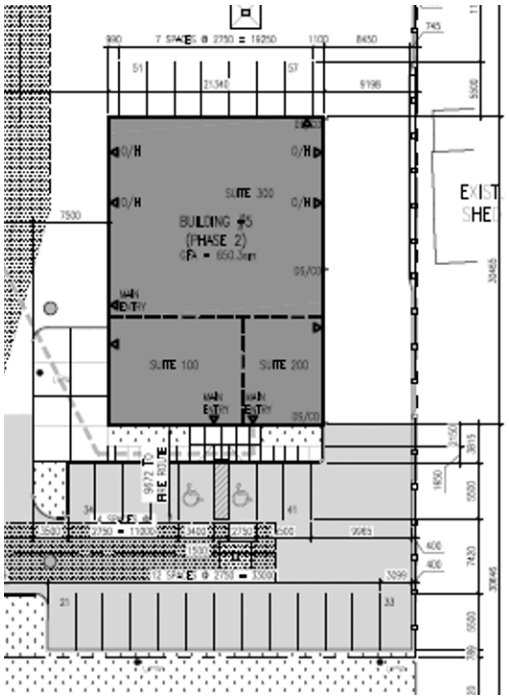
ZBA-10-21: Site Plan





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.

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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

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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

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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

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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.

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Thank you!

Questions