



Public Meeting

**Regarding a Site Specific Zoning Amendment
at 101 Poplar Bluff Drive**

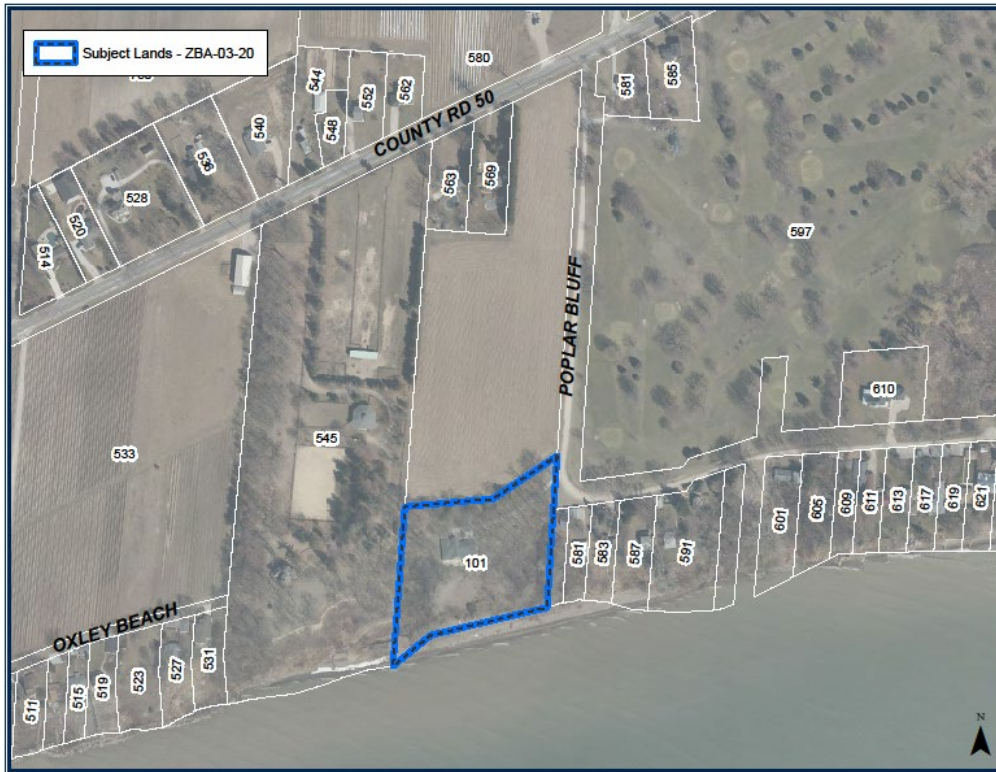
September 8, 2020



Purpose of Meeting:

At this statutory public meeting, Council hears representations from the public in regard to the merits and concerns related to the application for site specific zoning amendment. Council does not make a decision at this time.

Subject Lands

**Location:**

1.32 hectares (3.3 acres) of residential lands at the southwest corner of Poplar Bluff Drive

Official Plan Designation:

Lakeshore Residential

Existing zoning: Residential District

1.1, low density housing on urban lots

Development Profile

Subject property contains:

- One (1) single detached dwelling (3400 square feet)
- One (1) accessory building (120 square feet)



Neighbourhood Profile

Neighbouring Zoning:

- Residential District (East)
- Oxley Golf Course (East)
- Agricultural District (North and West)





Proposed Zoning Change

To permit a 104 square metre (1120 square foot) *accessory building* with a second storey to accommodate a *second dwelling unit*.



Definitions

An *accessory building* is defined as a completely detached building, such as a garage, used for an *accessory use*. An accessory use is defined as a use which is customarily incidental, subordinate and exclusively devoted to the main use and is carried on with such main use on the same lot.

A *dwelling unit* is defined as room or suite of rooms used by or designed to be used by one (1) or more individuals as an independent and separate housekeeping unit. A second dwelling unit is a second *dwelling unit* constructed within an existing single, semi or townhome dwelling unit.



Current Regulations

For an *accessory building* within the R1.1 zoning district:

- 1) Total Gross Floor Area (GFA) maximum is 70 square metres (750 square feet)
- 2) Building height is limited to one (1) storey (4 metres)

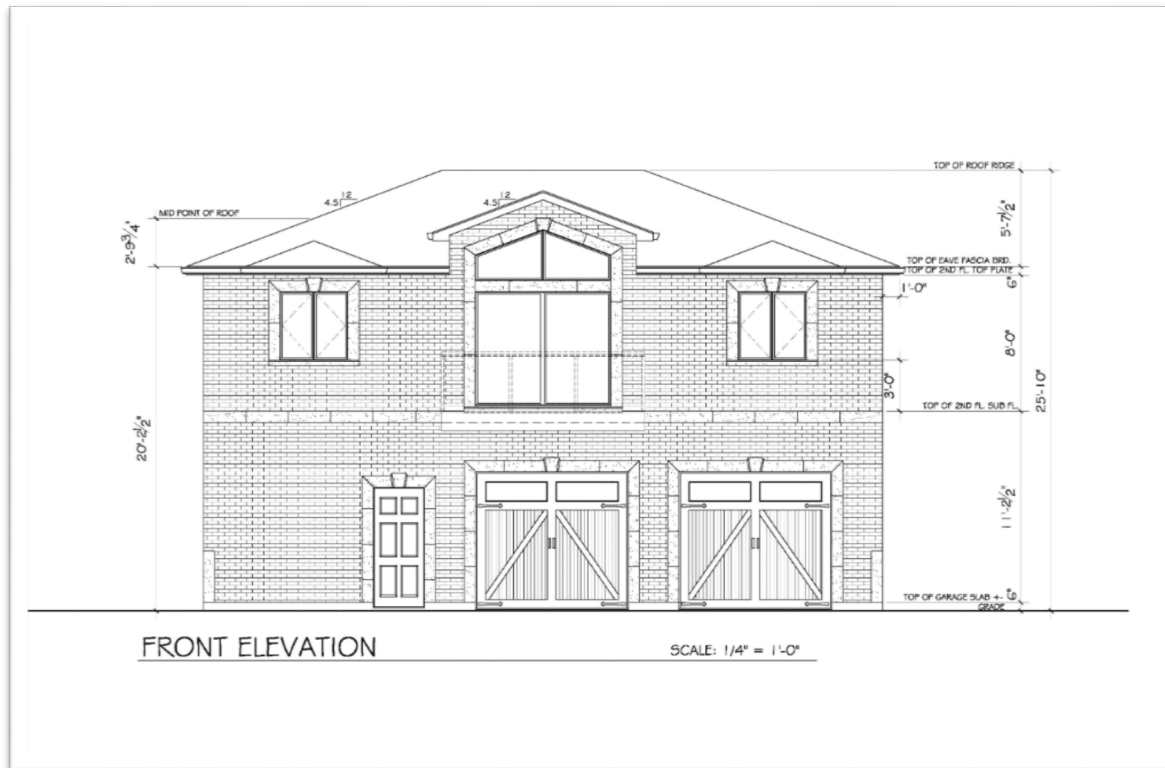
For a *second dwelling unit* within the R1.1 zoning district:

- 1) Only permitted *within* an existing single detached dwelling

Site Plan



Proposed Structure





Policy Considerations

Planning Act

Official Plans must contain policies authorizing the use of additional residential units by authorizing use of two residential units in a building or structure ancillary to a detached house (s. 16.3)

Town of Essex Official Plan

A second dwelling unit may be accommodated in a building accessory to the main dwelling subject to the availability of a municipal sanitary sewer connection for the second dwelling unit and compliance with the applicable provisions of the Official Plan and Zoning Bylaw, Bylaw 1350 (p. 66)

Provincial Policy Statement (PPS) 2020

Where municipal sewage services are not available, individual on-site sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (subsection 11.6.6.4)

Other Considerations

No combination of accessory buildings shall exceed 92 square metres (1000 square feet)



Existing 120 square foot accessory building



Agency Comments

No Objections from Internal Departments

One (1) comment from Essex Region Conservation Authority (ERCA):

- No EIA would be required to accompany the re-zoning application
- Continues to reflect the need to have engineering assessments completed to support the proposed development application
- Recommends that with additional information and potential engineering costs that this location can be supported through an ERCA permit.

- Notice given to all property owners within 120 metres of subject site
- No public comments as of Wednesday September 2, 2020

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- No public comments as of Wednesday September 2, 2020





Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the September 21, 2020 Regular Council Meeting.
2. At the September 21, 2020 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.



Proposed Bylaw Passage

51. For the lands municipally known as 101 Poplar Bluff Drive, the following provisions shall apply:

- i. Additional permitted use: One (1) accessory building with a gross floor area of 104 square metres (1120 square feet) and second storey, subject to the regulations of subsection 14.1, R1.1 district
- ii. And, a second dwelling unit shall be permitted within the accessory building
- iii. And, the combination of all accessory buildings on the lot shall be 115 square metres (1240 square feet)

ZDM 17