

Rawlings, Ian

From: Bakalic, Maja
Sent: Monday, November 13, 2023 11:52 AM
To: Rawlings, Ian; Diemer, Mike; Brockman, Jacey
Cc: Jabbour, Rita; Pillon, Jason
Subject: RE: 206 Chester Rd - Zoning Amendment
Attachments: STRU_Requirements.pdf

Hi Ian,

Thank you for your below email I have attached the STRU requirements for the applicants ease of reference.

For my purposes I would require but am not limited to:

1. Proof of Ownership of the property;
2. Proof of valid Insurance which includes limited liability of no less than two million dollars per occurrence for property damage and bodily injury;
3. 24/7 Contact to attend the STRU at all times;
4. The Floor plan depicts 4 bedrooms, I would need assurance that 3 parking spaces are available (ex. Do guests have access to the garage for parking?). Presently there are only 2 parking spaces depicted.

Please note that despite the above they would still need to complete a STRU application for an STRU License in order to ensure they are informed and are in compliance with all requirements.

Thank you,



Maja Bakalic

Assistant Manager, Legal & Licensing | Legal & Legislative Services

P: 519.776.7336 ext. 1127 | F: 519.776.8811

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33 Talbot Street S. Essex, ON N8M 1A8



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Rawlings, Ian

From: Diemer, Mike
Sent: Monday, November 13, 2023 1:54 PM
To: Bakalic, Maja; Rawlings, Ian; Brockman, Jacey
Cc: Jabbour, Rita; Pillon, Jason
Subject: RE: 206 Chester Rd - Zoning Amendment

Hello Ian,

There are currently no active Property Standards issues with this address.

Thank you



Mike Diemer
By-Law/Property Standards Officer | Building & By-Law
P: 519.776.7336 ext. 1409 | F: 519.776.7171
E: mdiemer@essex.ca | www.essex.ca
2610 County Road 12, Essex, ON N8M 2X6



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Rawlings, Ian

From: Pillon, Jason
Sent: Monday, November 13, 2023 2:01 PM
To: Diemer, Mike; Bakalic, Maja; Rawlings, Ian; Brockman, Jacey
Cc: Jabbour, Rita
Subject: RE: 206 Chester Rd - Zoning Amendment

Hi Ian,

As part of the STRU application for an STRU License a fire inspection will be required.

Thanks



Jason Pillon
Acting Fire Chief | Essex Fire & Rescue Services
P: 519.776.7336 ext. 1202 | F: 519.776.8344
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360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

March 20, 2024

Mr. Ian Rawlings

Development Services

Town of Essex 2610 County Road 12 Essex, Ontario N8M 2X6

Dear Mr. Ian Rawlings:

RE: Zoning By-Law Amendment ZBA-02-24 206 CHESTER RD

ARN 375465000019100; PIN: 751890145

Applicant: Mary & Claude Begin

The Town of Essex has received Application for Zoning By-Law Amendment ZBA-02-24 for the above noted subject property, which proposes a site-specific zoning amendment for the subject property to permit the use of the existing single detached dwelling as a new Short Term Rental Unit (STRU). The following is provided as a result of our review of Zoning By-Law Amendment ZBA-02-24.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

FINAL RECOMMENDATION

Our office has **no objection** to ZBA-02-24. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good

Watershed Planner /ag