



Public Meeting

Site-Specific Zoning Amendment

206 Chester Road

Applicant: Mary & Claude Begin (c/o Nathalie Begin)

April 15, 2024



Purpose of Meeting

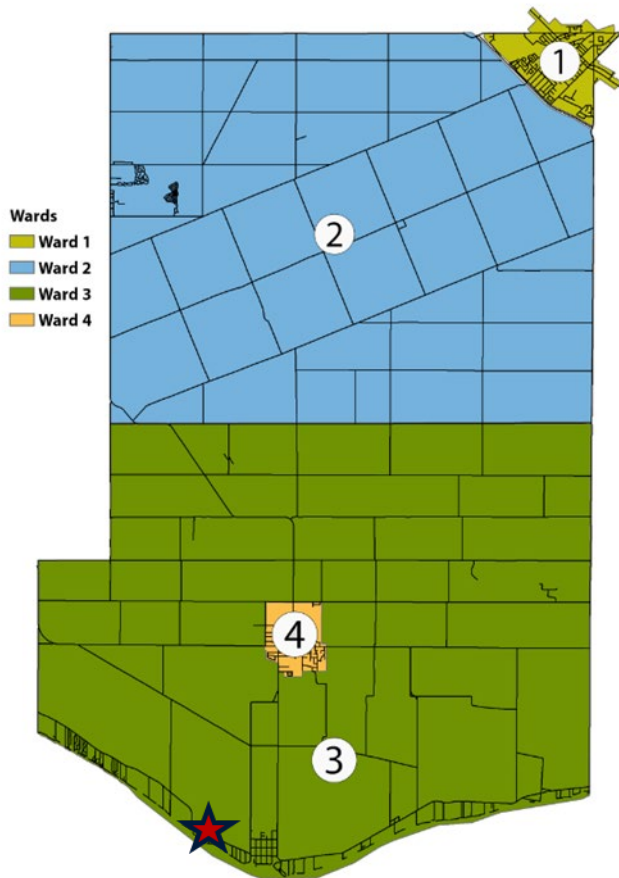
At this statutory Public Meeting, Council hears representations from the Public regarding the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

Subject Lands

ZBA-02-24

ZBA-02-24: Subject Lands

**Location:**

1,585.56 square metres (17,066.81 square feet) corner lot located on the northwestern corner of the intersection between Chester Road and Westchester Road.

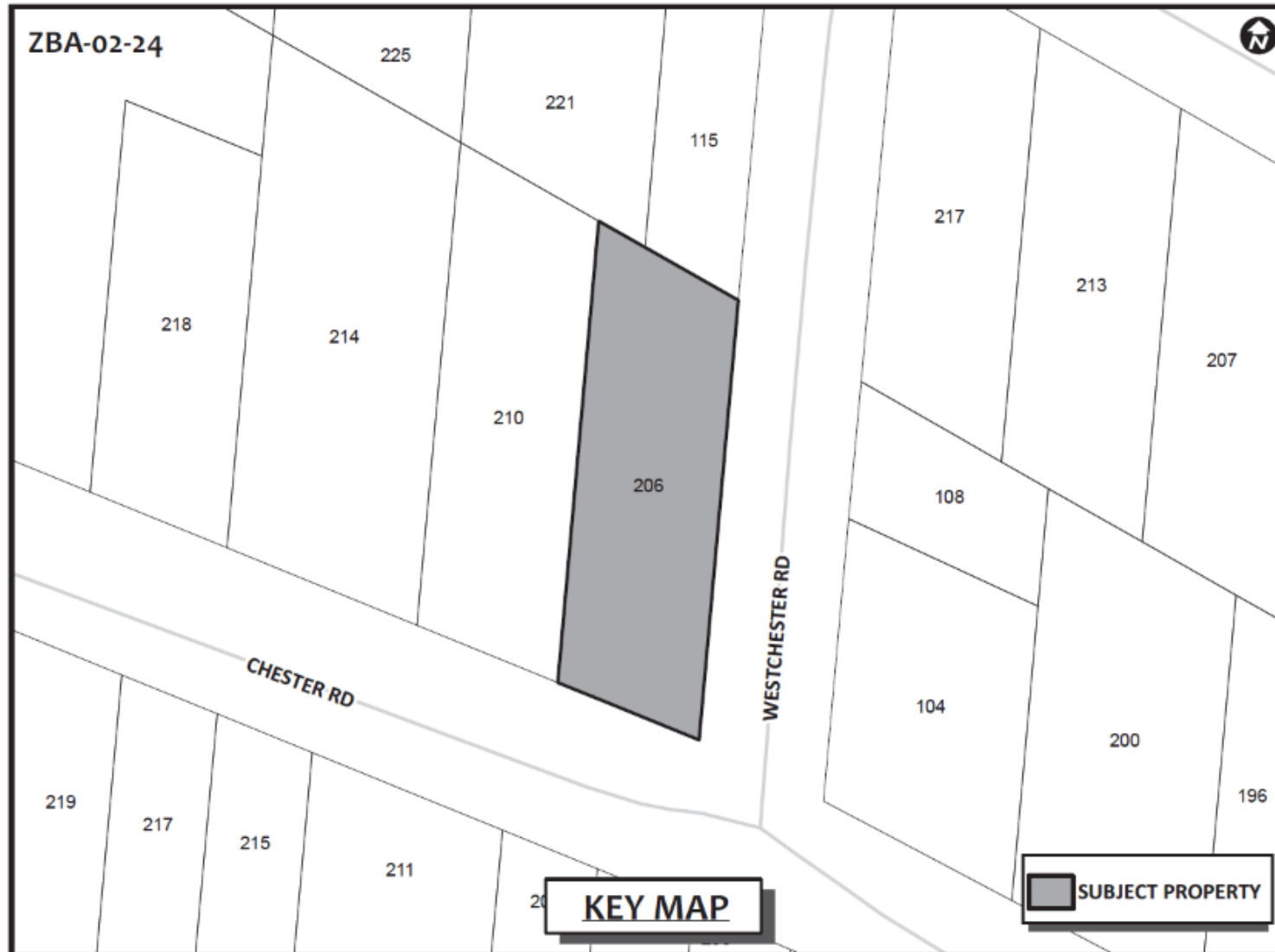
Official Plan Designation:

Lakeshore Residential

Existing zoning: Residential District 1.1 (R1.1)

★ Subject lands

ZBA-02-24: Subject Lands



ZBA-02-24: Subject Lands



Zoning Information: Residential 1.1



ZBA-02-24: Subject Lands



Front Yard



Front of the house



Driveway and additional parking



Driveway

ZBA-02-24: Subject Lands



Enclosed rear yard space



Rear Yard Space



Locked Storage Shed

Proposed Zoning Change

ZBA-02-24

ZBA-02-24: Proposed Zoning Change

To permit:

- the use of the existing Single Detached Dwelling as a new Short Term Rental Unit (STRU) through a site-specific zoning amendment.

ZBA-02-24: Proposed Zoning Change

Current Zoning Regulations:

- a) One short term rental unit shall be a permitted use when located in one of the following:
 - i. in a Residential District - exclusively in an existing dwelling where a short term rental unit was both established prior to and in operation on May 9, 2022;

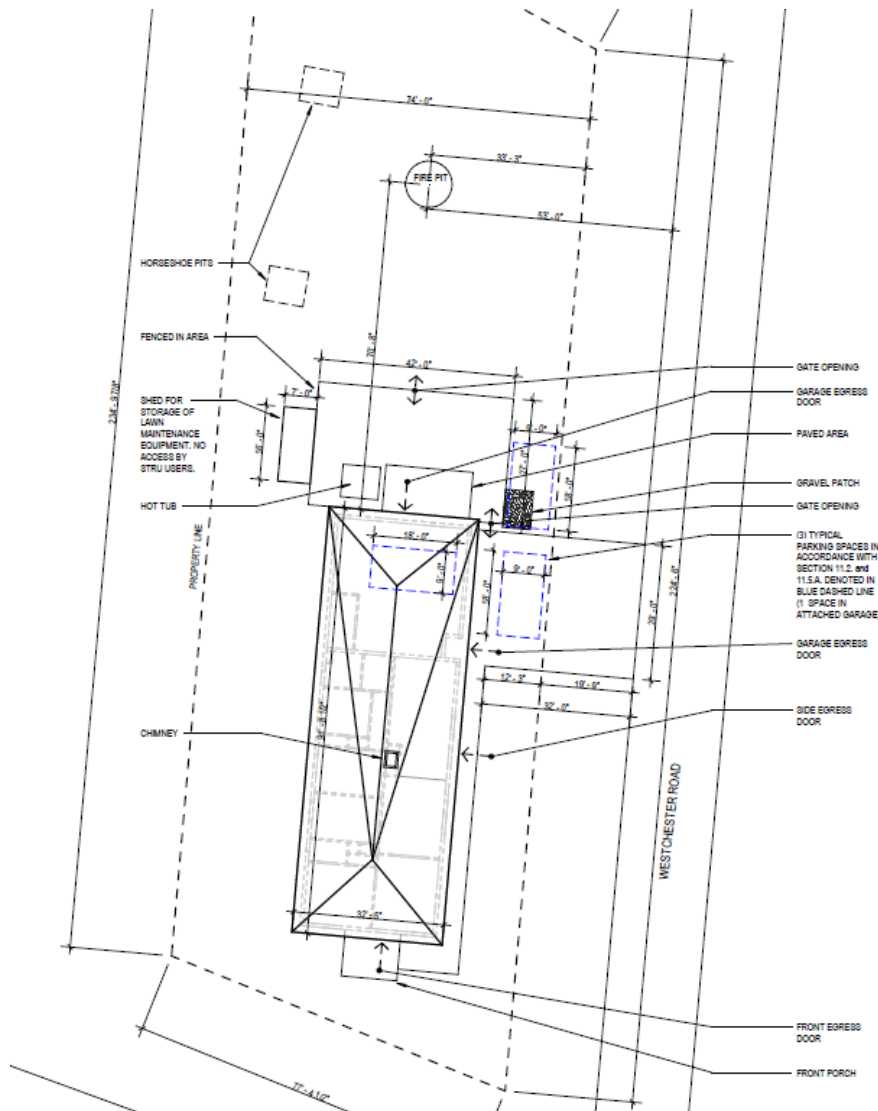
ZBA-02-24: Proposed Zoning Change

Definitions:

A Single Detached Dwelling means one (1) dwelling, other than a mobile home, having one (1) dwelling unit. A single-detached dwelling is either site built, being a dwelling constructed on site, or modular, comprised of modular sections constructed and assembled in accordance with the Ontario Building Code regarding such dwellings.

A Short Term Rental Unit means a dwelling or dwelling unit used, with or without onsite supervision, for rental accommodation of a person or persons for a period of twenty-eight (28) consecutive days or less, within the calendar year, but may be rented for a longer period. A short term rental unit does not include a bed and breakfast dwelling, a lodging house, a residential care facility or group home or a dwelling unit in a hotel or motel.

ZBA-02-24: Proposed Zoning Change



SHORT TERM RENTAL UNIT

TOTAL BEDS: 4

TOTAL OCCUPANT CAPACITY: 8

PARKING CALCULATION

PER TOWN OF ESSEX COMPREHENSIVE ZONING
BY-LAW 1037, SECTION 11.5A

REQUIREMENTS INCLUDE:

- MINIMUM (1) ON-SITE PARKING
- 1 FOR EACH TWO BEDS

CALCULATION:

1 PARKING SPOT MINIMUM

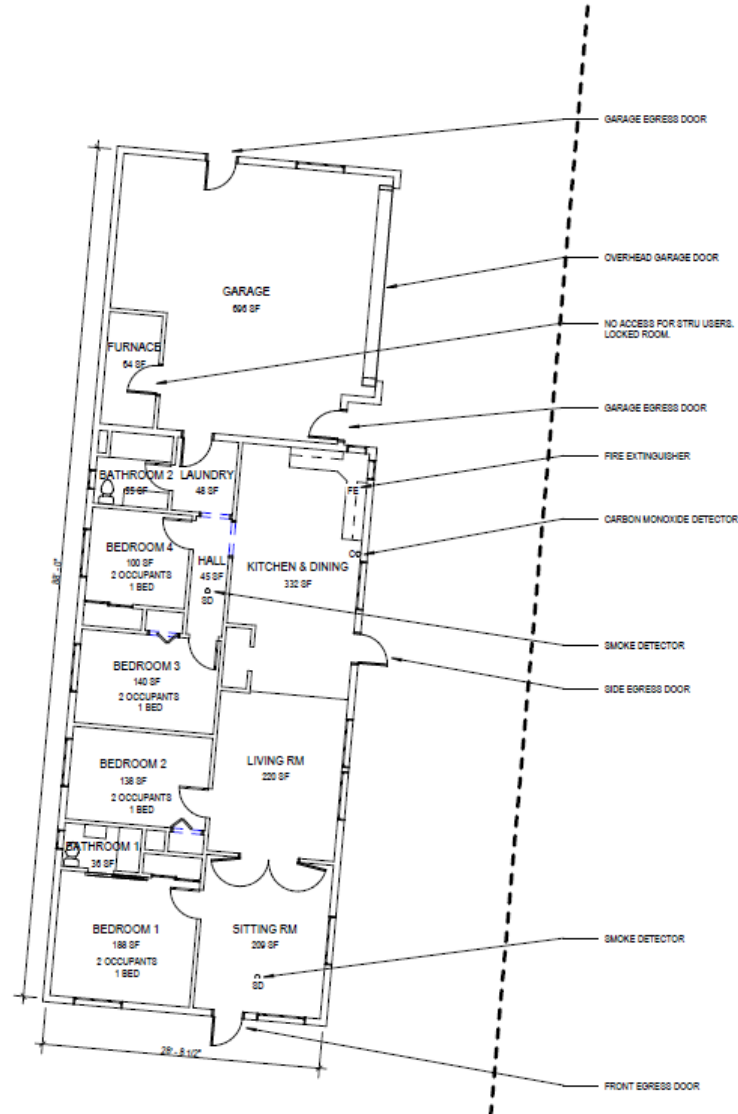
+ 2 ADDITIONAL PARKING SPACES (4 BEDS)

TOTAL REQUIRED TYPICAL PARKING SPACES = 3

TOTAL REQUIRED ACCESSIBLE PARKING SPACES = 0

TOTAL PROVIDED TYPICAL PARKING SPACES = 3

ZBA-02-24: Proposed Zoning Change



Policy Considerations

ZBA-02-24

ZBA-02-24: Policy Considerations

Provincial Policy Statement (PPS) 2020

- Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons); (1.1.1 b)
 - Provides flexible accommodation options for tourists, visitors, and temporary residents
- Planning Authorities shall permit and facilitate all housing options required to meet the social, health, **economic** and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and **employment opportunities** (1.4.3 b)
 - Short Term Rental Units support economic needs and employment opportunities through serving the tourism and traveling workforce

ZBA-02-24: Policy Considerations

Provincial Policy Statement (PPS) 2020

- Long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; (1.7.1 b)
 - Must demonstrate that the need for a Short Term Rental Unit is in response to market needs. Further determined when analyzing the Town of Essex Official plan policies.
- Long-term economic prosperity should be supported by providing opportunities for sustainable tourism development; (1.7.1 h)
 - Short Term Rental Units support tourism development, need and desirability for the location is not demonstrated

ZBA-02-24 – Official Plan Policies

Lakeshore Residential Designation Goals

- to recognize residential development and other non-residential uses that are in place along the lakeshore and to permit new residential development on full municipal services; (5.9 a)
 - The proposed use utilizes an existing dwelling;
 - The subject property utilizes full municipal servicing.
 - Considered a form of Residential Use

Colchester Secondary Plan

- The Town supports the provision of overnight accommodations to promote the Town's tourism and economic development objectives. Accommodations may include bed and breakfast establishments, small inns, hotels and motels. (4.2 Accommodations)
 - Directs Tourism to the Colchester Hamlet and Main Street Area

ZBA-02-24 – Official Plan Policies

Amendment Procedures – Section 9.14

- The desirability of or *need* for the proposed use; (9.14 a)
 - AIR DNA details a market score of 16 for the Town of Essex
 - AIR DNA details an occupancy rate of 46% within the Town of Essex;
 - The Official Plan directs tourism and respective accommodations within the Colchester Hamlet.
- The extent to which the surrounding area is developed and the nature of development; (9.14 b)
 - There is one (1) licensed Short Term Rental Unit within 100 meters;
 - There are ten (10) licensed Short Term Rental Unit within 1 Kilometer.
- The compatibility of the proposed use with uses in adjoining areas; (9.14 e)
 - Proposed use is considered a residential use that provides tourism accommodations

Agency and Public Comments

ZBA-02-24

ZBA-02-24: Agency and Public Comments

Department/Agency	Comments
Infrastructure Services	No Comments
Legal and Legislated Services	Applicant will require a license if approved
Essex Region Conservation Authority	No Objections

ZBA-02-24: Public Comments



- Circulated all property owners within 120 metre radius

ZBA-02-24: Public Comments

6 pieces of public correspondence were provided in opposition of the proposed Zoning Amendment. Main Concerns Include

- Parking and traffic Concerns
- Disruptions to the neighborhood

One petition signed by 30 individuals in opposition of the of the proposed Zoning Amendment.

ZBA-02-24: Public Comments

Zoning By-law 2025:

Being a By-law to License and Regulate Short-Term Rental Units

- Proof of Ownership
- Site plan and floor plan
- Proof of Insurance
- Confirmation that the premises complies with the Fire Protection and Prevention Act
- Confirmation that the premise complies with the Zoning By-law
- Provide a 24/7 contact for the STRU

Next Steps

ZBA-02-24

ZBA-02-24: Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the May 6th, 2024 Regular Council Meeting.
2. At the next Regular Council Meeting, Council may:
 - Approve the proposed Bylaw 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 proposed Bylaw 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.
3. Defer the decision to a later date if further information is required.



Thank You for Listening!