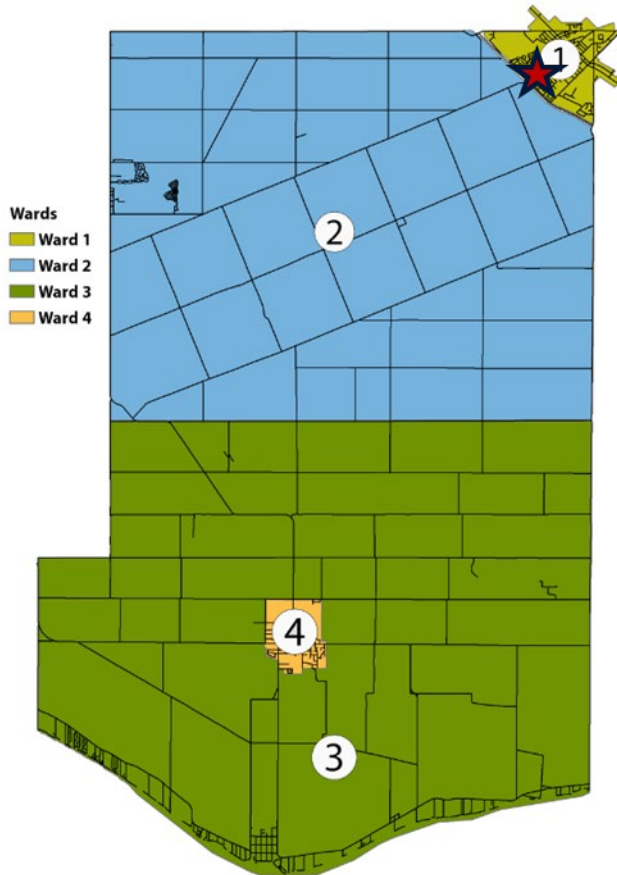


ZBA-05-24: Subject Lands



Location:

103 Centre Street

Official Plan Designation:

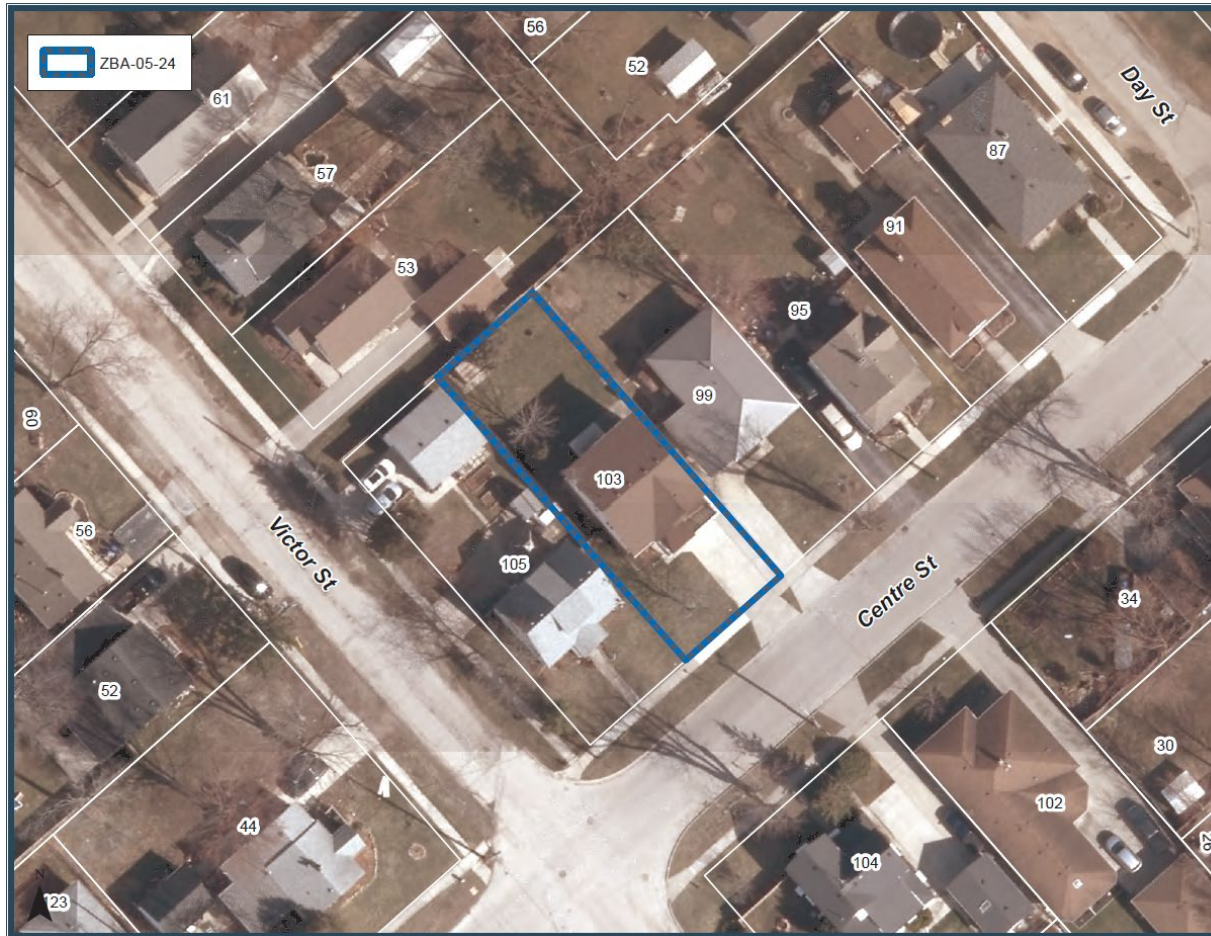
Residential

Existing zoning:

Residential District 1.1 (R1.1)

★ Subject lands

ZBA-05-24: Subject Lands



Property Dimensions :

- 530.95 square meters in total lot area
- 13.41 metres of frontage along 103 Centre Street

Existing Buildings and Structures:

- One (1) single unit dwelling
- One (1) accessory structure

Access:

- One (1) existing driveway to 103 Centre Street

Road Classification:

- 103 Centre Street is owned and assumed by the Town of Essex

ZBA-05-24: Subject Lands



ZBA-03-24: Subject Lands

103 Centre Street: Front and side yards



Southern interior side yard



Front yard & Northern interior side yard

ZBA-05-24: Subject Lands

103 Centre Street: Rear yard



ZBA-05-24: Subject Lands

103 Centre Street: Surrounding road and sidewalk



Proposed Zoning Change

ZBA-05-24



ZBA-05-24: Proposed Zoning Change

To permit:

- an existing Single Unit Dwelling to be used as a Medical Office to provide an educational and therapeutic space for children with autism, and associated office space for staff.
- an exemption from the required amount of parking spaces for a medical office.

ZBA-05-24: Proposed Zoning Change

Current Zoning Regulations:

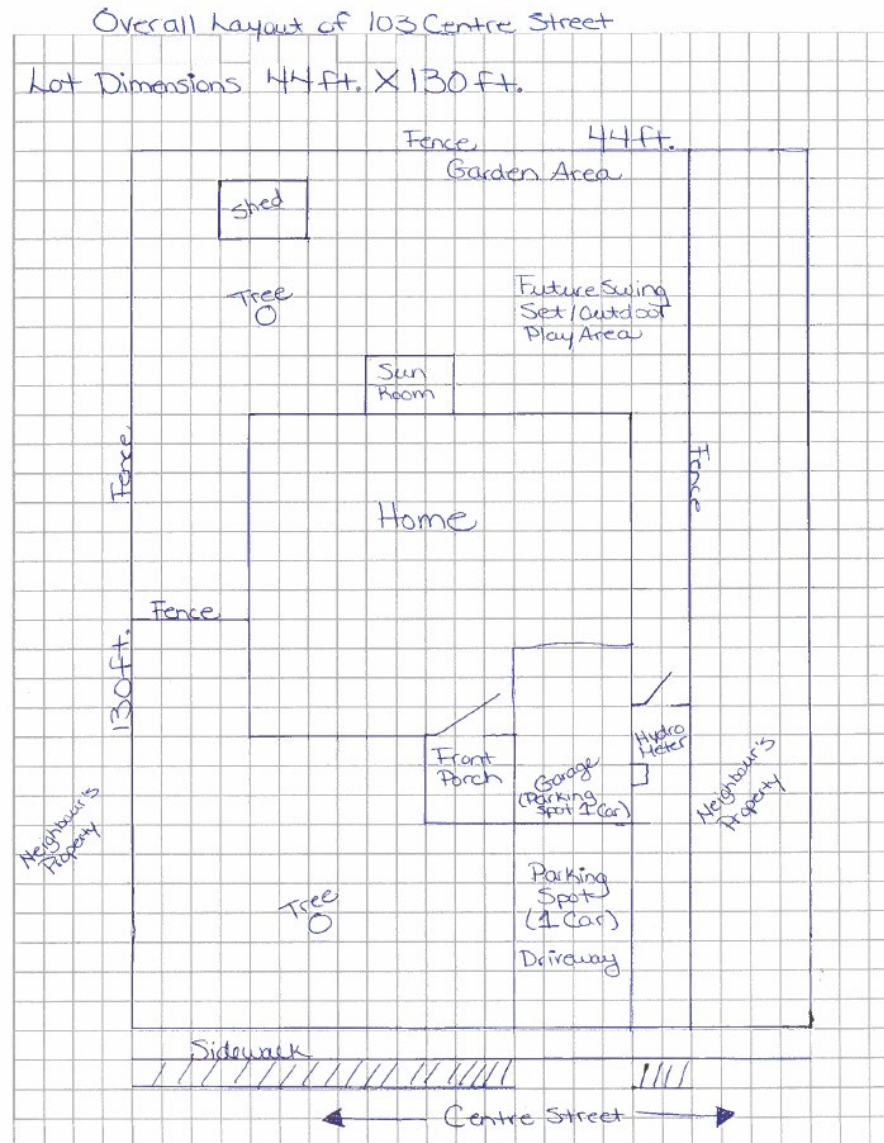
- A *medical office* is not a permitted use within the R1.1 zoning district. (14.1 a) i.)
- The R1.1 zoning district permits a *single unit dwelling* and *accessory uses*. (14.1 a) i.)
- A medical office requires one (1) parking space per 7.5 meters of gross floor area.

ZBA-05-24: Proposed Zoning Change

Definitions:

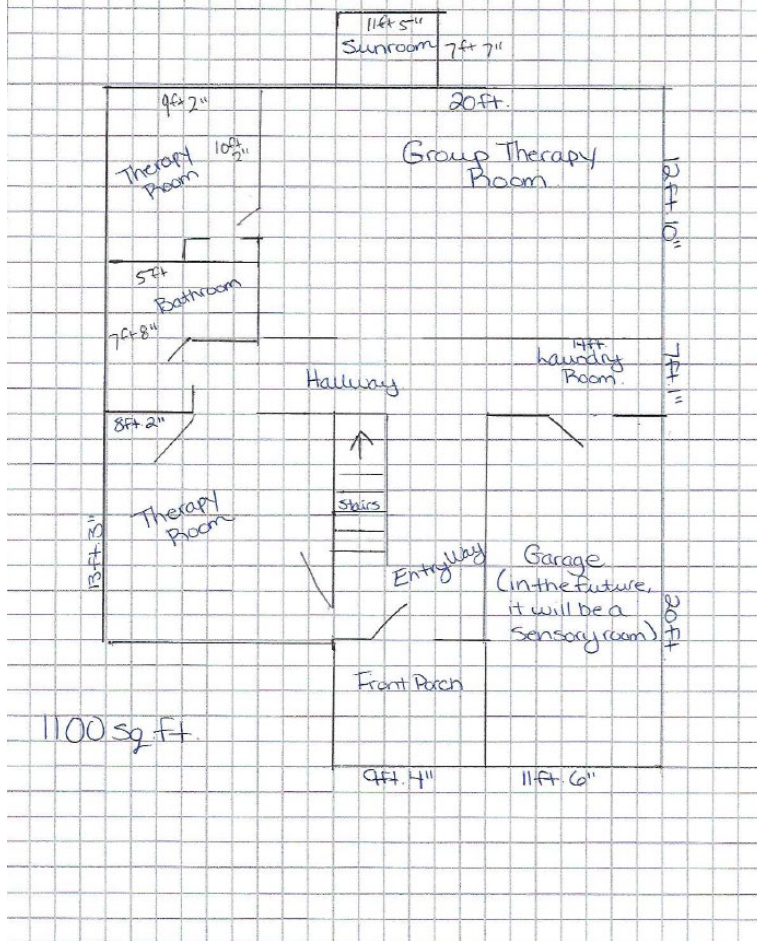
A "Medical Office" means the office of any one (1) or more of the following persons: chiroprapist, acupuncturist; alternative medicine practitioner; chiropractor; dentist; denturist; dietician; nurse; nutritionist; occupational therapist; optometrist; osteopath; physician; physiotherapist; podiatrist; psychiatrist; surgeon; any other licensed professional person offering treatment services for the physical, mental or emotional health of people.

ZBA-05-24: Proposed Zoning Change

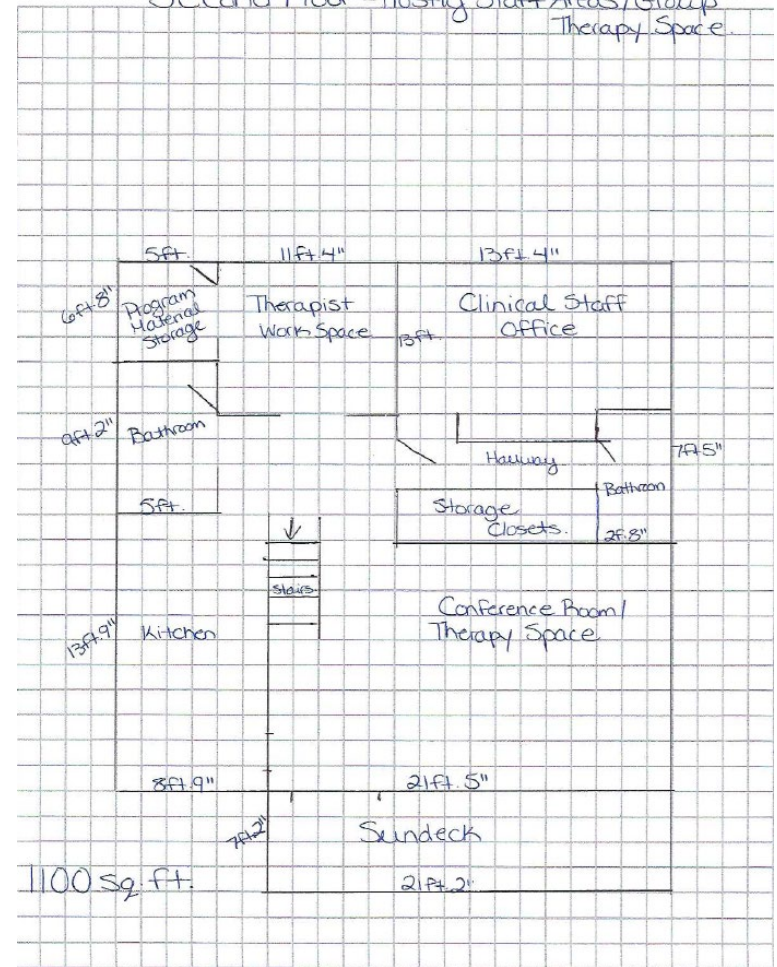


ZBA-05-24: Proposed Zoning Change

First Floor - Primary Therapy Space.



Second Floor - Mostly Staff Areas/Group Therapy Space.



Policy Considerations

ZBA-05-24

ZBA-05-24: Policy Considerations

Provincial Policy Statement (PPS) 2020

- communities are sustained by improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society
- providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs

ZBA-05-24: Policy Considerations

County of Essex Official Plan

- Promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds

ZBA-05-24: Policy Considerations

Town of Essex Official Plan Policy:

Section 5.7 i) details permitted uses for lands designated “Residential” which includes neighbourhood commercial uses subject to a site-specific Zoning By-law amendment if the following provisions are maintained:

- i. the proposed use(s) is deemed to be compatible in its scale, form and height with the surrounding land uses;
 - Utilizes the existing single unit dwelling
- ii. there is a demonstrated need for the proposed uses(s) for the existing neighbourhood;
 - Need is demonstrated within the business plan provided by the residents

ZBA-05-24: Policy Considerations

Town of Essex Official Plan Policy:

- iii. the building and parking areas have adequate setbacks or other buffering from existing residential uses and adequate onsite parking;
 - Exemption from parking is requested, only two onsite spaces are available. Entire rear yard is fenced in. No further buffering required.
- iv. adequate municipal services and facilities are available
 - No change in municipal services required. Road is owned and assumed by the Town.
- v. the uses or combination of uses serve the walk in public and no drive through facilities are provided;
 - No drive-through facilities proposed, site is accessible at the street level and a sidewalk fronts the entire property.

ZBA-05-24: Policy Considerations

Zoning By-law 1037:

Section 11.5 of Bylaw 1037 requires one (1) parking space for every 7.5 meters of gross floor area.

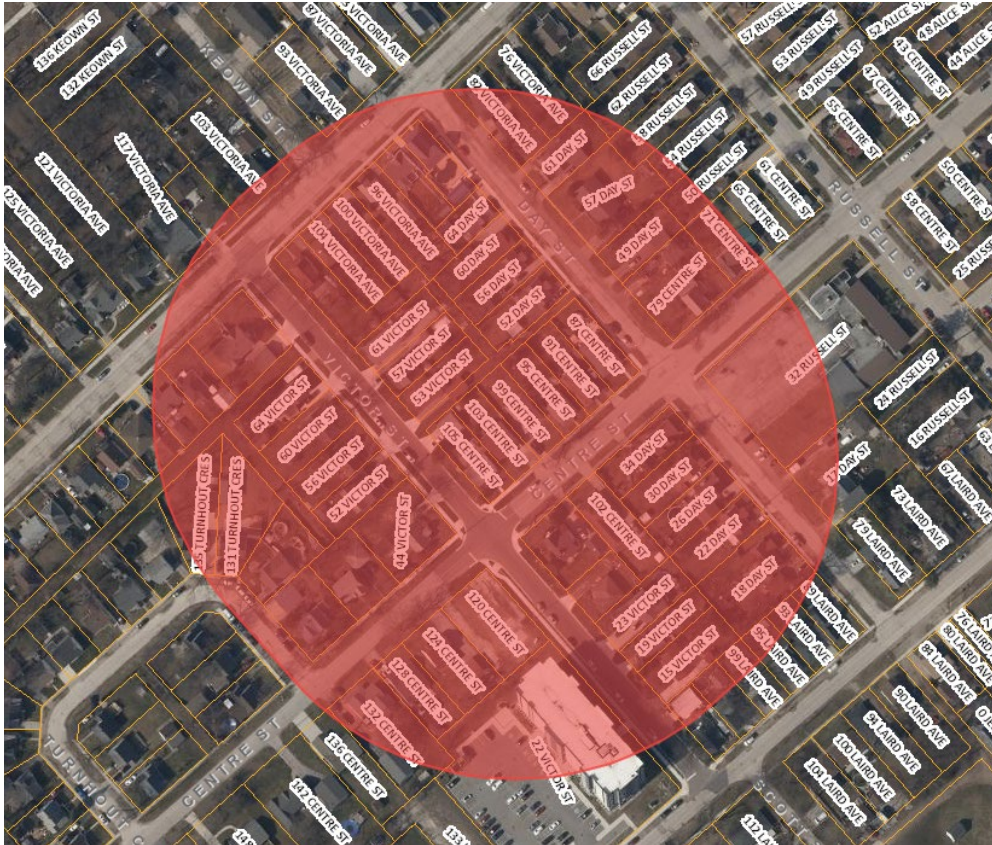
For Consideration:

- Intent of development standard is to ensure adequate parking for all types of medical offices.
- 25 parking spaces would be required.
- Limited opportunity to provide onsite parking.
- Subject property has two (2) onsite parking spaces, one (1) in the attached garage, one (1) in the front yard.
- On street parking is available along Centre Street.

Agency and Public Comments

ZBA-05-24

ZBA-05-24: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments from Public as of September 18, 2024

ZBA-05-24: Agency and Public Comments

Infrastructure Services

No objections

Building Services

No objections

Essex Region Conservation Authority (ERCA)

No objections

Next Steps

ZBA-05-24

ZBA-05-24: Next Steps

1. A report to Council and proposed Bylaw has been prepared for Council's decision at the September 23rd Special Council Meeting.
2. At the Special 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.
 - Defer the decision to a later date if further information is required.

Staff Recommendation: Approval





Thank You for Listening!