

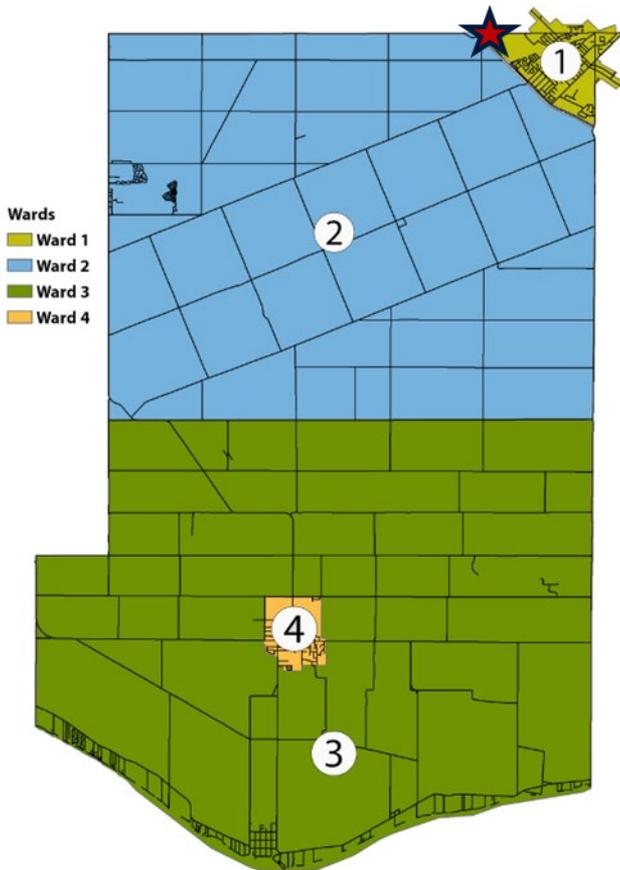


Public Meeting: Proposed Zoning By-law Amendment for 0 Maidstone Ave

Essex Centre, Ward 1

December 16, 2024

ZBA-10-24: Subject Lands



Location:

0 Maidstone Avenue West

Official Plan Designation:

Highway Corridor Commercial Area 1

Existing zoning:

Commercial District 1.1 (C1.1)

 Subject lands

ZBA-10-24: Subject Lands



Property Dimensions :

- 5,925 sqm (1.46 acres)

ZBA-10-24: Subject Lands

Commercial District 1.1 (C1.1)

Neighbourhood Commercial Uses	
a) Permitted Uses	
i. Main use	Bed and Breakfast Dwelling Business Office Commercial School Day Nursery Financial Office Light Repair Shop Medical Office Personal Service Shop Professional Studio Retail Store, exclusive of a retail store for the sale of motor vehicles or heavy machinery Restaurant Take-out Food Outlet
ii. Accessory use	Any use accessory to the main use, not including an outdoor storage yard
b) Regulations	
i. Building Height – Maximum	10m (32f) for a main building 1 storey for an accessory building
ii. Gross Floor Area – Maximum	250m ² (2700f ²) for each business, financial or medical office, light repair shop, personal service shop, professional studio, retail store, restaurant or takeout food outlet

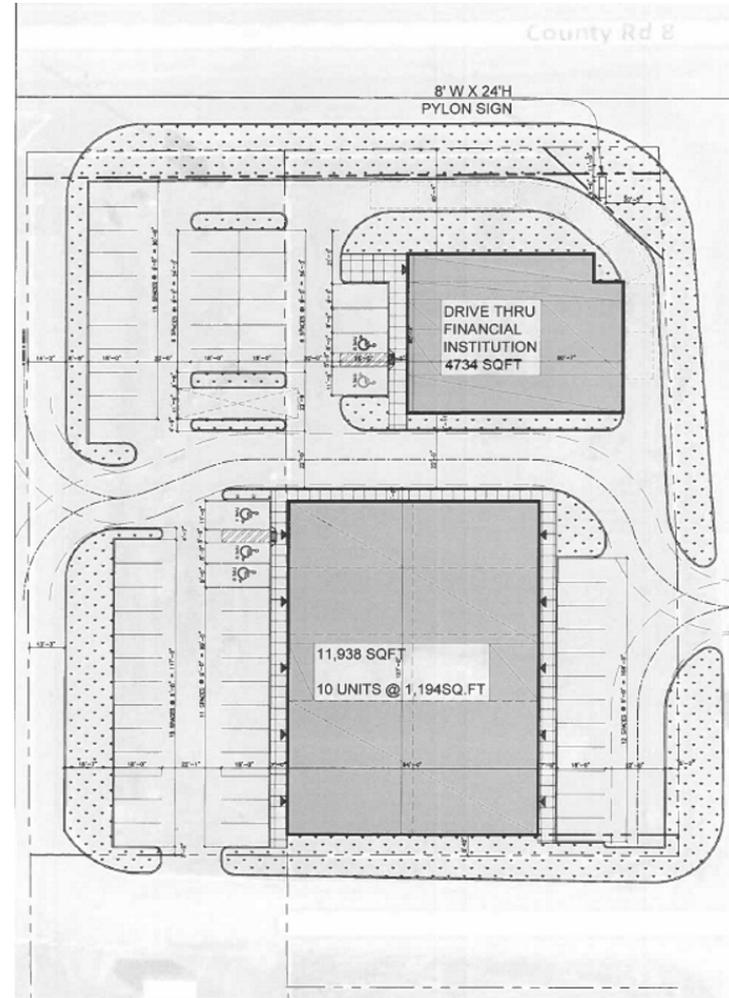
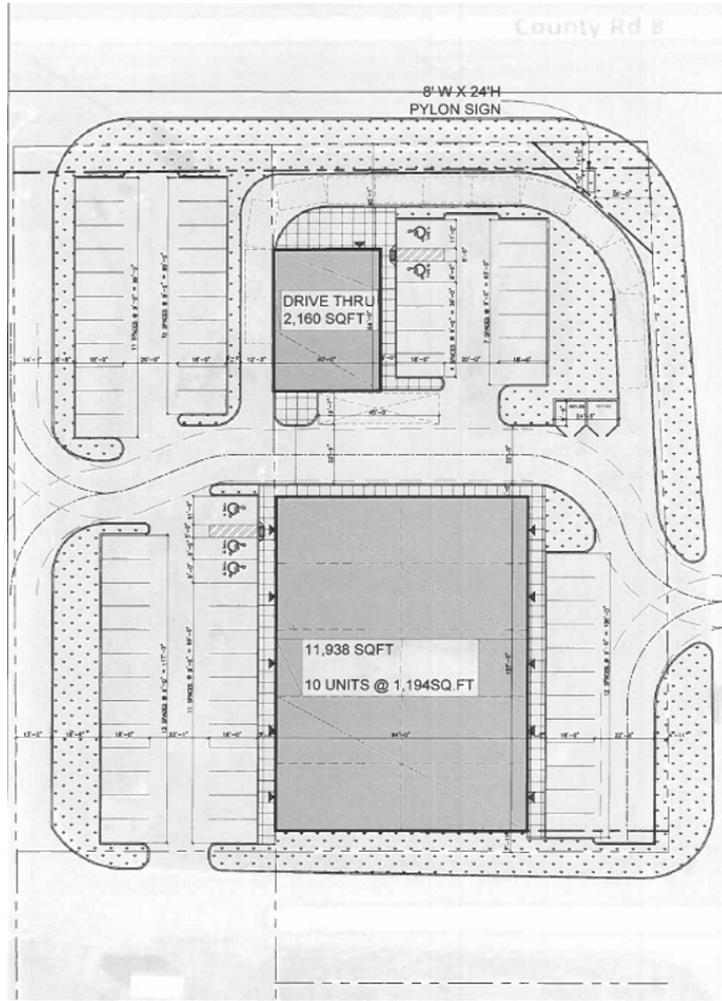
Proposed Zoning Change

ZBA-10-24

ZBA-10-24: Proposed Zoning Change

- A Bakeshop, defined as a retail store for the sale of bakery products;
- A Drive-through Restaurant, defined as a restaurant having a drive-through food outlet;
- A Drive-through Food Outlet, defined as a retail store for the sale of prepared foods to persons remaining in a motor vehicle;
- A Health Studio, defined as a building used for athletic or physical fitness instruction, exercise, or athletic training;
- A Micro-brewery, defined as a facility not exceeding 300 square metres used for the manufacture and retail sale of beer or wine, produced for consumption off-site expect when in combination with a restaurant or entertainment lounge;
- A Veterinary Office, defined as the office of a veterinarian and may include the indoor temporary accommodation of animals for observation but does not include any outdoor facilities for accommodation or provisions for boarding;
- A Wholesale Store, defined as a building for the sale of goods exclusively for resale, manufacture or construction but does not include the processing, manufacturing or assembling of those goods; and
- Relief from Subsection 18.1 b) ii) of the Zoning By-law which limits the Maximum Gross Floor Area of a business, financial or medical office, light repair shop, personal service shop, professional studio, retail store, restaurant and takeout food outlet to 250 sqm (2,700 sqft).

ZBA-10-24: Proposed Zoning Change



Policy Considerations

ZBA-10-24

ZBA-10-24: Policy Considerations

Provincial Planning Statement (PPS) 2024

Section 2.8.1.1 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;
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

ZBA-10-24: Policy Considerations

County of Essex Official Plan (2024)

4.C.1.1 b) Population Related Employment that are businesses and services to fulfill the needs of citizens of the County of Essex.

4.C.1.2 Local Municipalities will plan for the full range of employment uses in their Official Plans and Zoning By-Laws.

ZBA-10-24: Policy Considerations

Town of Essex Official Plan (2009)

Section 5.14 permitted uses within the Highway Corridor Commercial Area :

- i) small scale retail, office, day care and personal service uses and such other uses intended to serve the daily needs of the surrounding residential neighbourhood.

ZBA-10-24: Policy Considerations

Town of Essex Official Plan (2009)

Section 5.14 of the Official Plan contains respective goals

- a) to capitalize on the inherent strengths of this area to attract regional consumers;
- b) to strengthen and enhance the Town's existing economic base by supporting automobile oriented commercial development;
- c) to recognize that commercial areas are dynamic in nature, and must be able to evolve, adapt and redevelop as market conditions, consumer needs and preferences and retail trends change over time, and to provide a corresponding policy environment that will permit these changes to occur in a manner which is beneficial to the Town of Essex ratepayers;
- d) to facilitate retail and wholesale commercial uses, which require large sites for their operations, and other compatible uses primarily serving the motoring public;

ZBA-10-24: Policy Considerations

Town of Essex Zoning By-law

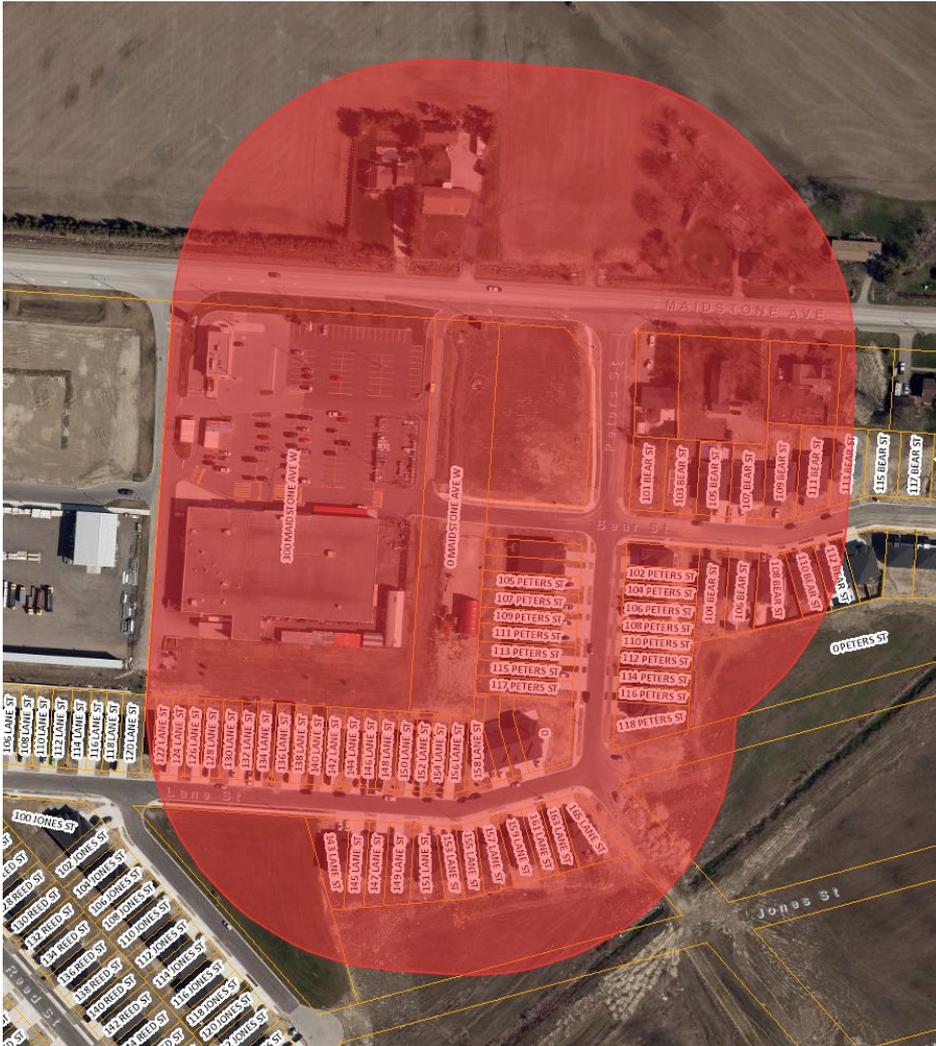
Subject property is designated Commercial District 1.1 (C1.1)

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Agency and Public Comments

ZBA-10-24

ZBA-10-24: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments Received 12/09/24

ZBA-10-24: Agency and Public Comments

Infrastructure Services

No objections

Building Services

No objections

County of Essex

Comments received - No objections

Essex Region Conservation Authority

Comments Received - No objections

Chippewa of the Thames First Nation

Comments Received - No objections



Next Steps

ZBA-10-24

ZBA-10-24: Next Steps

1. A report to Council and proposed By-law has been prepared for Council
2. At the Special Council Meeting, Council may:
 - Approve the proposed By-law 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 By-law 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



Questions/Comments

Thank You for Listening!