

The Corporation of the Town of Essex

By-Law Number 1884

Being a By-Law to Amend By-Law Number 1037

The Comprehensive Zoning By-Law for the Town of Essex

Whereas By-law Number 1037 is the Town's Comprehensive Zoning By-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Essex;

And whereas the Council of the Corporation of the Town of Essex deems it expedient and in the best interests of proper planning to amend By-law Number 1037

Now therefore the Corporation of the Town of Essex enacts and amends By-law Number 1037 as follows:

1. For the lands comprising Lots 2 to 61, both inclusive, Registered Plan 12M-600, west of Hanlan Street South, north of Fairview Avenue, the zoning is hereby changed from Holding Residential 1.1 (HR1.1) to Residential 1.1 (R1.1) and Zoning District Map 3, of the said By-law Number 1037, is hereby amended accordingly.
2. This By-law shall come into force and take effect on the date of its passing thereof by Council.

Read a first, second and third time and final passed on February 3, 2020.

Mayor

Clerk

Notice of Passing of a Zoning By-law Amendment

By the Corporation of the Town of Essex

Take notice that the Council of the Town of Essex has passed By-law Number 1884 on the 3rd day of February, 2020, under Section 34 of the Planning Act, which authorizes the Town to amend its general zoning by-law, By-law 1037, when deemed appropriate by Council, when an Official Plan is in effect for the municipality.

By-law 1884 applies to the lands comprising Lots 2 to 61, both inclusive, Registered Plan 12M-600, west of Hanlan Street South, north of Fairview Avenue. The property is designated "Residential" in the Town of Essex Official Plan and zoned HR1.1, a residential zoning category permitting single detached dwellings and uses accessory thereto upon the removal of the holding 'H' designation. By-law 1884 changes the zoning to R1.1 by removing the holding 'H' designation.

And take notice that only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal of the decision unless, before the by-law was passed, that person or public body made oral submissions at a public meeting or written submissions to the Council, or in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body.

An appeal to the Local Planning Appeal Tribunal in respect of the by-law may be completed by filing with the Clerk of the Town of Essex not later than February 24, 2020, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection accompanied by the required fee of \$300 (subject to change) by certified cheque or money order made payable to the Minister of Finance. The appeal must state specific reasons why the

by-law fails to meet the policies of the Town of Essex Official Plan, the Provincial Policy Statement and or such other policies of the Province of Ontario.

Dated at the Town of Essex February 5, 2020.

Robert Auger, Clerk

Town of Essex

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Explanatory Note

By-law 1884 applies to lands comprising the jacana subdivision located on the west side of Hanlan Street South, north of Fairview Avenue. The subject lands are zoned HR1.1, with the H being a hold on the issuance of building permits pending its removal. This amending by-law removes the holding designation such that the zoning of the property becomes R1.1, as the conditions required for the removal of the Hold have been met.

Key Map showing the location of the lands to be rezoned:

