

Brown, Shelley

From: Jabbour, Rita
Sent: Tuesday, December 8, 2020 9:42 AM
To: Carter, Kevin
Cc: Girard, Kevin; Graf, Andy
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Hi all.

In response to Kevin C's comments below, the units will house less than 30 persons each (16 total in each). The distance between the bunkhouses appear to be less than 10 metres. I will advise the applicant of that requirement.

Thank you,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



From: Carter, Kevin
Sent: Tuesday, December 1, 2020 4:03 PM
To: Jabbour, Rita <rjabbour@essex.ca>
Cc: Girard, Kevin <kgirard@essex.ca>; Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Good afternoon Rita,

Comments from Kevin G.

- The units will need to be supplied with water from the existing plumbing on site. No additional water meter(s) will be provided. **(NOTED)**
- Will the units require fire protection? **(N/A) if under 30 person's** If so, plumbing should be approved by Infrastructure Services.

Comments from Kevin C.

- The two future bunkhouses (Lodging House) will require Part 3 OBC design by an Ontario Architect or Engineer.
- 10 m spatial separation between bunkhouses & 31m from all hazardous farm building operations.
- NOTE: -Part 8 OBC septic system design calculation factor = 250 litre/day/employee for a maximum of 10,000 liter's/day.
- Development charges waived?

**Thanks
Kevin**

Kevin Carter, C.E.T. , C.B.C.O.
Manager Building Services | Chief Building Official
Town of Essex



2610 County Rd 12, Essex, Ontario N8M 2X6
Phone: 519-776-6476 ext 1402 | Fax: 519-776-7171
Email: kcarter@essex.ca

From: Jabbour, Rita
Sent: Monday, November 30, 2020 11:22 AM
To: Carter, Kevin <KCarter@essex.ca>
Cc: Girard, Kevin <kgirard@essex.ca>; Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Hi Kevin.

Can you please comment on Kevin G's question below concerning fire protection.

To assist, I have attached the site plan and floor plan for the bunkhouses. Each dwelling appears to be 28 feet wide and there appears to be 24 feet between the two dwellings.

Thank you,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



From: Girard, Kevin
Sent: Friday, November 27, 2020 4:16 PM
To: Jabbour, Rita <rjabbour@essex.ca>
Cc: Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Good Afternoon Rita

Comments

- The units will need to be supplied with water from the existing plumbing on site. No additional water meter(s) will be provided.
- Will the units require fire protection? If so, plumbing should be approved by Infrastructure Services.

Thanks
Kevin

From: Jabbour, Rita

Sent: Thursday, November 26, 2020 2:51 PM

To: 'CountyofEssex-Brennan' <mbrennan@countyofessex.on.ca>; 'Planning' <planning@ERCA.org>; HyDro One - Johnston (steve.johnston@hydroone.com) <steve.johnston@hydroone.com>; ELK <nmacaulay@elkenenergy.com>; UnionGas <wceccacci@uniongas.com>; business.customer.centre@hydroone.com; 'Rebecca Belanger' <RBelanger@countyofessex.ca>; executivevp.lawanddevelopment@opg.com; eileen_belanger@wecdsb.on.ca; melissa.leboeuf@publicboard.ca; RodgLynn@cscprovidence.ca; Auger, Robert <rauger@essex.ca>; Nepszy, Chris <cnepszy@essex.ca>; Carter, Kevin <KCarter@essex.ca>; Sweet, Doug <dsweet@essex.ca>; Morrison, Jeffrey <jmorrison@essex.ca>; Girard, Kevin <kgirard@essex.ca>; Chadwick, Lori <lchadwick@essex.ca>; Silveira, Nelson <nsilveira@essex.ca>; Arnel, Rick <rarnel@essex.ca>; Stephens, Tracy <tstephens@essex.ca>

Cc: Chiasson, Corinne <cchiasson@essex.ca>; Aubin, Sarah <saubin@essex.ca>

Subject: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Importance: High

Hello.

Please see the attached notice for a site specific Zoning Bylaw Amendment for the property located at 1110 Ridge Road in the Town of Essex (Colchester South, Ward 3).

Please review the attached notice and accompanying site plans at your earliest convenience and provide comments on or before **Monday December 7, 2020**. If you have 'no objections', please let us know this as well.

If you have any questions or require additional information, please don't hesitate to contact the undersigned.

We look forward to receiving your comments.

Best,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

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33 Talbot Street South, Essex, ON, N8M 1A8
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