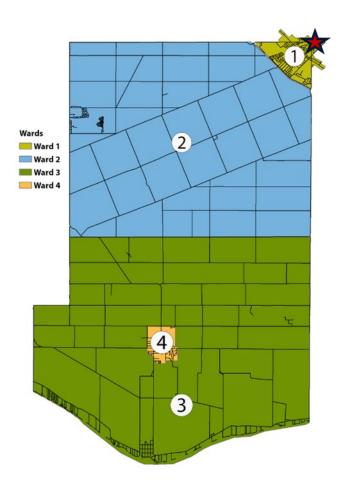
Public Meeting: Proposed Zoning By-law Amendment for 265 Maidstone Avenue E

Essex Centre, Ward 1

July 7th, 2025



ZBA-01-25: Subject Lands



Location: 265 Maidstone Avenue East

Official Plan Designation: Residential

Existing zoning: Development Reserve District1.1 (DR1.1)





ZBA-01-25: Subject Lands



Property Dimensions : 13,322.3 sqm (3.29 acre)



ZBA-01-25: Subject Lands



Property Dimensions : 13,322.3 sqm (3.29 acre)



Proposed Zoning Change ZBA-01-25



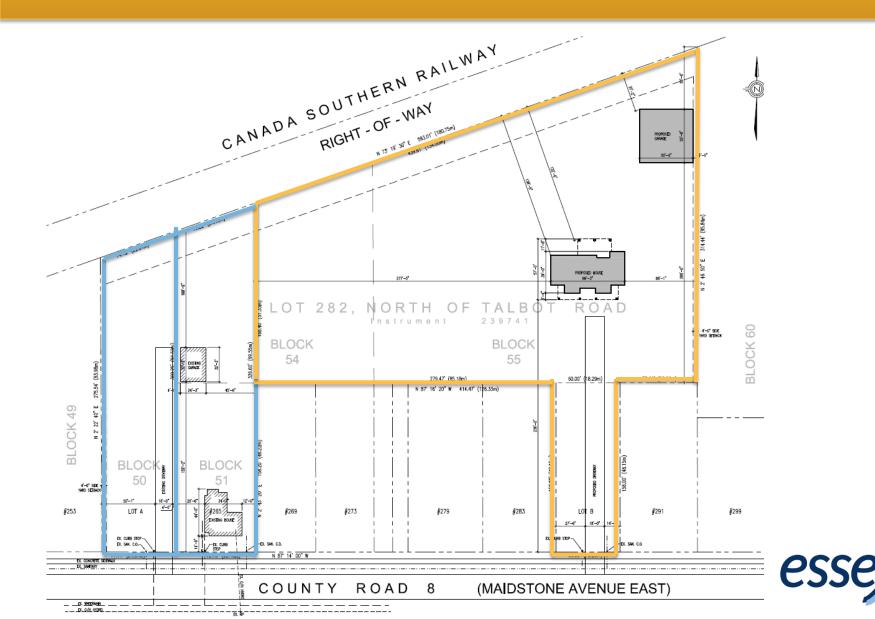
ZBA-01-25: Proposed Zoning Change

- Amend the zoning designation of the lands to Residential District 1.1 (R1.1)
- Requesting relief from Subsection 14.1. b) x. and Subsection 10.3 e) v. of the Zoning By-law to permit an accessory structure (detached garage) that is 232 sqm (2,500 sqft) in Gross Floor Area, with a building height of (19 ft).





ZBA-01-25: Proposed Zoning Change



Policy Considerations ZBA-01-25



ZBA-01-25: Policy Considerations

Provincial Planning Statement (PPS) 2024

Section 2.2.1 planning authorities *shall provide for an appropriate <u>range and</u> <u>mix of housing options and densities</u> to meet projected needs of current and <i>future residents of the regional market area by*.

b) permitting and facilitating: 2. <u>all types of residential intensification</u>, including the development and introduction of new housing options within previously developed areas, and <u>redevelopment, which results in a net</u> <u>increase in residential units</u> in accordance with policy 2.3.1.3;

Section 2.3.1.3. of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.



ZBA-01-25: Policy Considerations

County of Essex Official Plan (2024)

4.A.2.5. All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local municipal Official Plan that are in effect at the time of approval of this Plan.

4.A.2.12. Development in Primary Settlement Areas will integrate land use planning, fiscal planning, and infrastructure planning to responsibly manage forecasted growth and to support:

a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs.

b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods.



ZBA-10-24: Policy Considerations

Town of Essex Official Plan (2009)

Section 5.7 details that areas designated residential are either currently developed for residential uses or have been determined to be appropriate for future residential development.

e) Low density residential zoning categories are described as: i) single unit dwellings, two unit dwellings, and secondary dwelling units generally to a maximum density of 20 units per gross hectare and townhomes generally to a density of 30 dwelling units per gross hectare.



ZBA-01-25: Policy Considerations

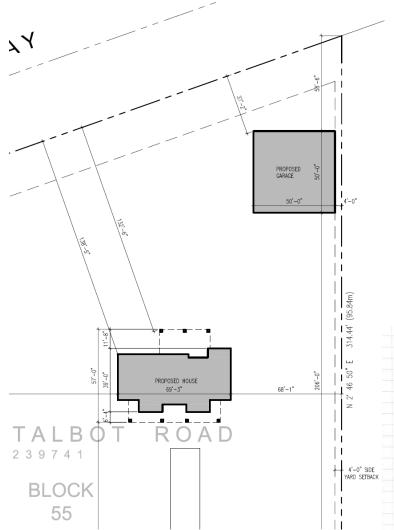
Town of Essex Zoning By-law

Subject property is designated Development Reserve District 1.1 (DR1.1)

Development Reserve Area		
a) Permitted Uses		
i. Main Uses	Lawfully existing Agricultural Operation Lawfully existing Dwelling	
ii. Accessory Uses	Any use accessory to the main use	
b) Regulations		
i. Minimum lot area and lot width shall be as lawfully existing.		
 Maximum building height, maximum lot coverage and minimum front yard depth, side yard width and rear yard depth shall conform to the regulations of subsection 14.3, R1.3 District, of this by-law applicable thereto. 		
c) Supplementary Regulations: See Sections		
7: Definitions		10: Supplementary Building Regulations
8: Supplementary Use	-	11: Parking Space Regulations
9: Supplementary Lot	Regulations	Parking Area Regulations.

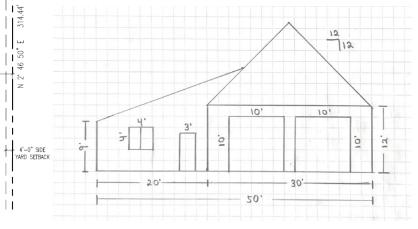


ZBA-10-24: Policy Considerations



Town of Essex Zoning By-law Relief from Subsection 14.1. b) x. and Subsection 10.3 e) v. of the Zoning By-law to permit an accessory structure that is 232 sqm in Gross Floor Area, with a building height of 5.8 m.

Whereas the Zoning By-law prescribes a *maximum size of 70 sqm (750 sqft)* and a *maximum building height of 4 m (13 ft)* for an accessory structure in a R1.1 Zoning District.

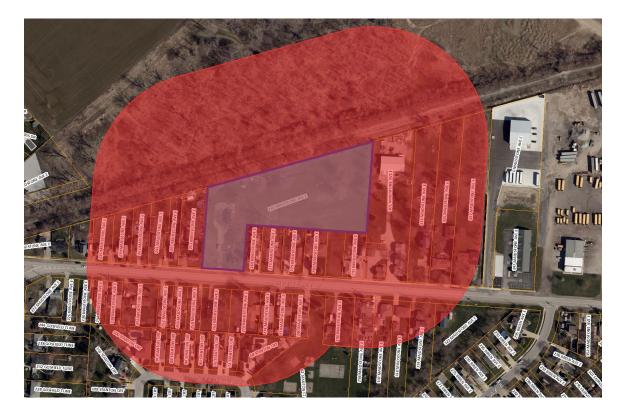




Agency and Public Comments ZBA-01-25

essex

ZBA-01-25: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments Received 06/26/25



ZBA-01-25: Agency and Public Comments

Infrastructure Services

No objections

Building Services

Circulated/no comments

County of Essex

Circulated/no comments

Essex Region Conservation Authority

No objections



Next Steps

ZBA-01-25



ZBA-01-25: Next Steps

1. A report to Council and proposed By-law has been prepared for Council

- 2. At the Special Council Meeting, Council may:
 - Adopt By-law 2457 for three readings.
 - Provisionally adopt By-law 2457 for two readings where the third and final reading is read at the July 21 Council meeting.
 - Defer the By-law in its entirety until the July 21 meeting if more information is required or significant concerns are raised.
 - Deny By-law 2457 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.

Staff Recommendation: Provisionally adopt the By-law for two (2) readings with a final reading at the July 21 Council meeting



Questions/Comments

Thank You for Listening!

