



2025-06-20

File Number: 1409-25

Ian Rawlings, Town of Essex
Development Services, 2610 County Road 12
Essex, ON
N8M 2X6

RE: Rezoning
265 MAIDSTONE AVE E
Municipal File Number: ZBA-01-25

The Town of Essex has received Application for Zoning By-law Amendment ZBA-01-25 for the above noted subject property, which is zoned Development Reserve District 1.1 (DR1.1) under the Town of Essex Comprehensive Zoning By-Law, By-Law 1037 and is located within the Primary Settlement Area of Essex Centre.

The Subject Lands were recently granted severance approval resulting in the creation of three (3) lots (File No. B-06-25 & B-07-25). The applicant is seeking to amend the zoning designation of the lands to Residential District 1.1 (R1.1) to permit the construction of one (1) Single Unit Dwelling and accessory uses (i.e. detached garages, sheds) on the lots. In addition, the applicant is 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). 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.

ERCA AS A LANDOWNER

For the owner's information we note that this property is adjacent to the ERCA owned Chrysler Canada Greenway. For inquiries regarding the Greenway, or prior to any construction and/or site alteration activities adjacent to the Greenway (including proposals for access corridors), please contact Conservation Services.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. **O. REG 686/21**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the Conservation Authorities Act.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Ontario Regulation 41/24 under the Conservation Authorities Act). As a result, an approval is not required from ERCA for issues related to Section 28 of the Conservation Authorities Act.

FINAL RECOMMENDATION



Our office has no objection to ZBA-01-25.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner