



2025-11-13

File Number: 2656-25

Rita Jabbour, Town of Essex  
Development Services, 2610 County Road 12  
Essex, ON  
N8M 2X6

RE: Comprehensive Zoning By-law Updates  
Entire Town of Essex, Town of Essex  
Municipal File Number: ZBA-03-25

The Town of Essex is proposing Zoning By-law Amendment ZBA-02-25 for the entire Town of Essex. The purpose of this statutory public meeting is to obtain and hear public comments on general amendments to the Town of Essex Comprehensive Zoning By-law, By-law 1037. The following are the main changes proposed to By-law 1037:

- To amend Section 7, Definitions, to better define the permitted facilities within a “Hotel” and “Motel”; to modernize the definition of a “Gas Bar” to permit the sale of alternate types of motor vehicle fuels.
- To replace reference to “Day Nursery” with “Day Care Centre”.
- To amend Section 8.15, Additional Dwelling Units (ADUs), to clarify the status of a main dwelling in an agricultural area for the purpose of constructing an ADU; to amend subsection 8.15 iv) to permit a maximum lot coverage of 45% and to recognize an existing lot area as the minimum lot area where an ADU is located or proposed on a parcel of residential land; and, remove subsection 8.15 c) ii).
- Amendments to Section 9.3, Special Lot and Yard Provisions, to remove subsection 9.3 b).
- Amendments to Section 10.2, Front Yard Averaging for Dwellings, to rename this section to “Front Yard Averaging for Dwellings and Accessory Buildings”, and to amend subsection 10.2 a) i) and 10.2 a) ii) to require a minimum setback of 6m where a building wall has a vehicle entrance facing an exterior lot line.
- To amend Section 10.3, Accessory Buildings, to remove reference to through lots.
- To amend Section 11, Parking Space Regulations, to establish minimum parking regulations for residential uses in Combined Use Buildings (mixed use commercial/residential) that are like those for Multi-Unit Residential Buildings; to exempt new commercial buildings within a “Parking Exception Area” from minimum parking space regulations; and, to remove subsection 11.2 c).
- Amendments to Section 14.1, Residential District 1.1, to remove permissions for a Semi-Detached Dwelling as a permitted use for residential lands along the south side of County Road 50 East and West, outside of the settlement area of Colchester.
- To amend Residential District 1.2, Pleasant Valley, to permit a roadside stand as an accessory use to an agricultural operation.
- To amend Residential Districts R1.1, R2.1 and R2.2 to permit an interior side yard width of 1.2m where there is no attached garage or carport (the current setback is 3m on one side and 1.2m on the other).

## **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.

The Town of Essex has many drains and watercourses falling with ERCA's Regulation under the Conservation Authorities Act (Ontario Regulation No. 41/24). If any new construction is proposed within ERCA regulated areas, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act. Additionally, development with the potential to negatively impact the downstream receiving watercourses may be subject to ERCA review.

## **FINAL RECOMMENDATION**

Our office has no objection to ZBA-03-2025.

Sincerely,

*Alicia Good*

Alicia Good  
Watershed Planner  
/a.l.g