



## Report to Council

Department: Development Services  
Division: Planning  
Date: March 2, 2026  
Prepared by: Ian Rawlings, Junior Planner  
Report Number: Planning-2026-01  
Subject: ZBA(H)-01-26 – Removal of Holding Provision for 0 Draper Street  
Number of Pages: 5 plus attachments

### **Recommendation(s)**

**That** Planning Report Planning-2026-01 entitled ZBA(H)-01-26 – Removal of Holding Provision for 0 Draper Street prepared by Ian Rawlings, Junior Planner, dated March 2, 2026, be received, and

**That** By-law Number 2510, being a By-law to remove the holding provision for 0 Draper Street be adopted.

### **Purpose**

The adoption of By-law Number 2510 is required to authorize the removal of the Holding (H) Provision to permit the construction of one (1) Single Unit Dwelling at 0 Draper Street, legally described as FIRSTLY: PART LOT 14 EAST SIDE JACKSON STREET PLAN 18 COLCHESTER, PART 1 12R27517 & PART 1 12R27779, SECONDLY:

PART LOT 14 EAST SIDE JACKSON STREET PL 18 COLCHESTER, AS IN R1551267;  
TOWN OF ESSEX.

### Background and Discussion

An application for the removal of a Holding (H) Provision has been received at the Town of Essex for the vacant residential lands located at the southeast corner of Draper Street and Jackson Street within the hamlet of Colchester (Ward 3). The Subject Lands are municipally known as “0 Draper Street” and are further identified in the figure below:



The parcel is comprised of two (2) parcels which have since merged under common ownership to form one (1) parcel.

The property is designated 'Hamlet Residential' on schedule A of the Colchester Hamlet Guideline Plan and is zoned 'Residential District 1.1' (R1.1) on Map 19 of the Town of Essex Comprehensive Zoning By-law 1037. The property is also subject to a Holding (H) Provision.

Where the prefix 'H' precedes any zoning district symbol, no use, building or other structure shall be permitted. The applicant proposes to remove the "H" from the entirety of the lands to permit the construction of one (1) Single Unit Dwelling and future accessory uses.

In accordance with Section 8.13 b) of Zoning By-law 1037, the "H" prefix may be removed by Council when the following preconditions been satisfied:

- i. the property is on a registered plan of subdivision or condominium, subject to a part lot control exemption by-law or subject to an approved consent to sever by the Committee of Adjustment;*
- ii. where required by the Official Plan, full compliance with or an executed agreement to comply with an approved remediation/mitigation plan is in effect;*
- iii. full municipal services (a paved road, a municipal sanitary sewer and an approved storm water outlet) are available or an executed agreement to provide full municipal services satisfactory to the Town and/or approval authority having jurisdiction is in effect;*

- iv. *where applicable, a site plan control agreement and/or such other mandated agreement is in effect.*

The lands are on a Registered Plan being R1551267. The Town of Essex Official Plan and the County of Essex Official Plan does not require that the lands comply with a remediation or mitigation plan. The lands have access to full municipal services along Draper Street which includes potable water, sanitary and storm water services. Lastly, single unit dwellings are exempt from site plan control under Section 9.13.2 b) of the Town of Essex Official Plan. No further agreements as mandated within the Town of Essex or County of Essex Official Plan are required. Therefore, the preconditions for the removal of the 'H' prefix have been met.

Notice of the Removal of the Holding Provision has been provided in accordance with the *Planning Act* and *O. Reg. 545/06, s. 8(1)*. Notice was published in a public newspaper of general circulation (the Harrow News and Essex Free Press) and was posted to the Town of Essex Website. All notices were published/posted a minimum of 20 days before the date of the Regular Council Meeting at which this item will be heard (March 2, 2026). No comments have been received from members of the public as of the writing of this report on February 20, 2026.

## **Financial Impact**

Removal of the Hold will facilitate the development of the lands for one (1) single unit dwelling and any uses accessory thereto. Development Charges and Parkland are applicable at the time of Building permit Issuance.

## **Consultations**

Lori Chadwick, Director, Development Services

Rita Jabbour, Manager, Planning Services

## **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

**Report Approval Details**

Document Title:	ZBA(H)-01-26 - Removal of Holding Provision for 0 Draper Street - Planning-2026-01.docx
Attachments:	- By-law 2510.pdf - ZBA(H)-01-26 - Site Plan.pdf
Final Approval Date:	Feb 25, 2026

This report and all of its attachments were approved and signed as outlined below:

**Rita Jabbour, Manager, Planning Services - Feb 24, 2026 - 1:32 PM**



**Lori Chadwick, Director, Development Services - Feb 24, 2026 - 2:42 PM**



**Kate Giurissevich, Chief Administrative Officer - Feb 25, 2026 - 10:11 AM**