



Public Meeting to Consider Amendments to the Town of Essex Zoning By-law 1037

ZBA-03-21

Applicant: Salvatore Mazzella (Agent: Matt Baird, Baird AE)

Lands: Vacant lands on the North side of South Talbot Road and East of King's Highway 3, identified as Part 1 and 2 on 12R-28489 in the Essex Centre.

Meeting Information

The Council for the Town of Essex will hold a virtual public meeting on **Monday March 29, 2021 starting at 5:00pm** to consider an amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990.

You are invited to attend this electronic meeting and to express any interest you may have in the requested amendments. This matter is also scheduled for formal decision at the Regular Council Meeting on **Monday April 6, 2021** commencing at **6:00pm**.

Proposal

The applicants have submitted an application for site specific zoning bylaw amendment to allow for the following:

- The development of an automobile sales lot for the sale and display of Recreational Vehicles (RV)

The subject lands are zoned Manufacturing District 1.3 (M1.3) for Light Industrial and Business Park purposes under the Town of Essex Comprehensive Zoning Bylaw, Bylaw 1037. The development will also include a self-storage facility but the facility is **not** subject to a zoning amendment as the facility is a permitted use in the M1.3 zoning district under Bylaw 1037.

A motor vehicle dealership is a permitted use under the Town of Essex Official Plan for lands designated "Industrial". **A Site Plan has been attached for reference.** The development will also be subject to Site Plan Control approval.

Public Comment and Rights to Appeal

Any person may attend the virtual public meeting and/or make written or verbal comments in support of or in opposition to the proposed amendments. **Any person who wishes to attend this meeting electronically and/or speak at this meeting as a delegate will need to register as an electronic delegation by providing their contact information to the Planning Division via email to essexplanning@essex.ca or by phone at 519.776.7336 extension 1128 no later than the deadline of 24 hours prior to the date and time of the scheduled meeting. Attendees/delegates will be contacted directly with registration details prior to the meeting.**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council for the Town of Essex before the proposed Zoning By-law amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Town of Essex to the Local Planning Appeals Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council for the Town of Essex before the proposed Zoning By-law amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

Publication of Personal Information

Personal information contained in any correspondence or oral presentation that you provide will become part of the public record and will be available on the Town website. Personal information is collected and disclosed pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Comment Submissions and More Information

More information relating to the proposed amendment is available for review at Essex Town Hall (33 Talbot Street South, Essex Centre, N8M 1A8) during regular office hours (8:30am to 4:30pm). It is recommended that an

appointment be scheduled for this purpose. To schedule an appointment, please contact the Planning Division at 519-776-7336 ext. 1128.

Written submissions must be directed to the Town of Essex Planning Division, 33 Talbot Street South, Essex, Ontario, N8M 1A8.

Public notice placed by:

Rita Jabbour, RPP, BA, MSc

Manager, Planning Services

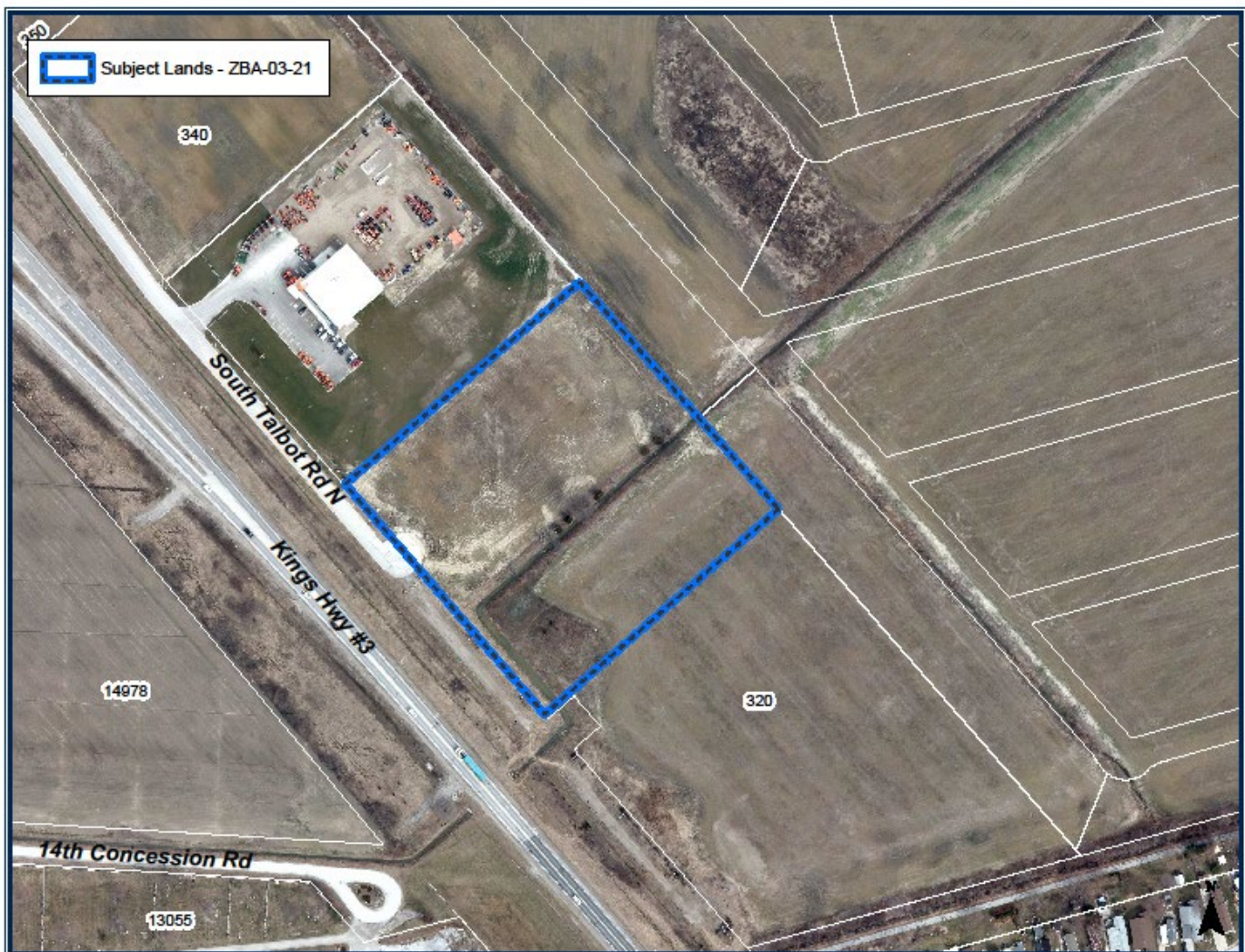
Tel: 519-776-7336 extension 1112

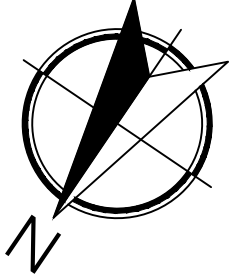
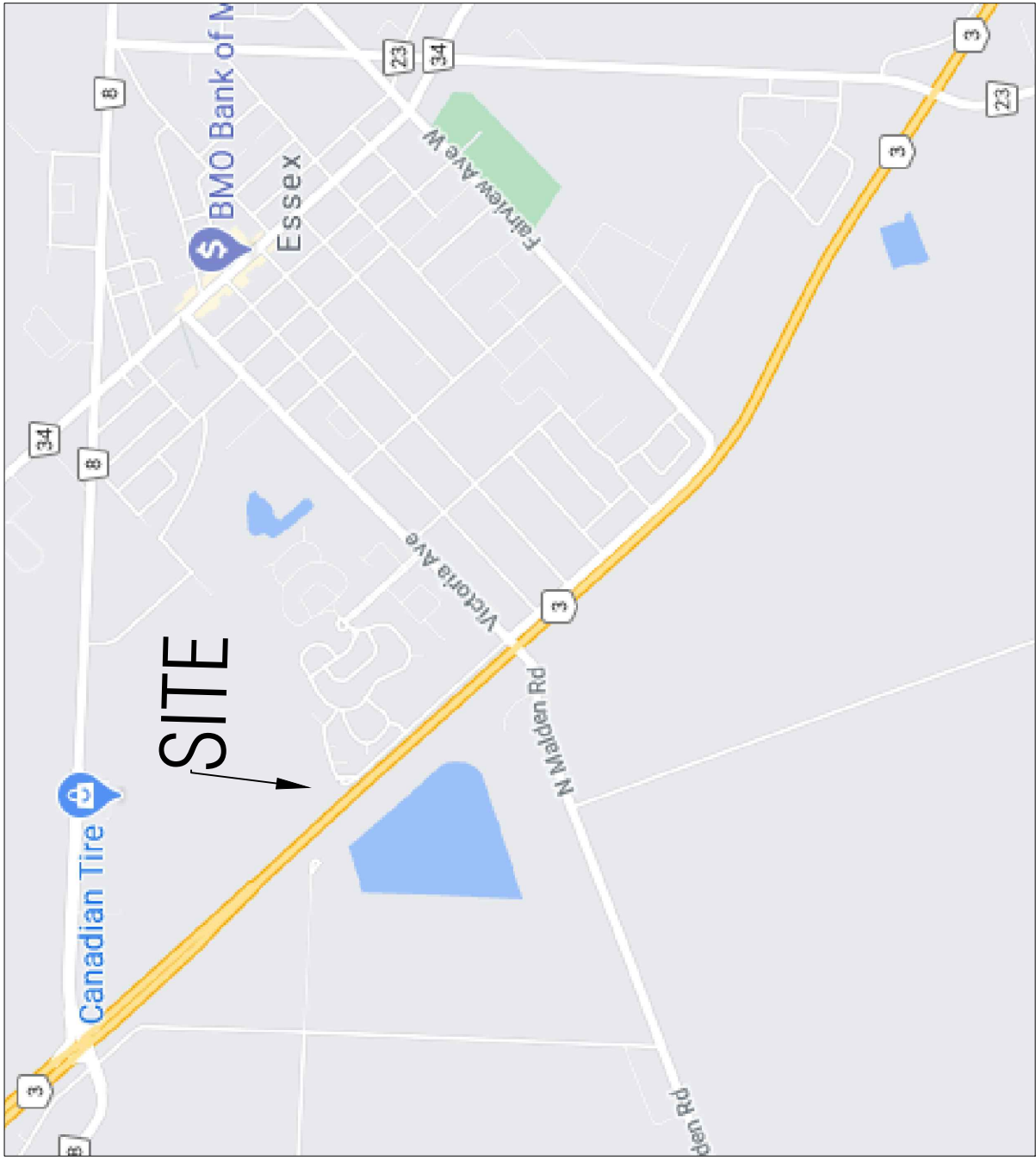
Fax: 519-776-8811

Email: rjabbour@essex.ca

February 25, 2021

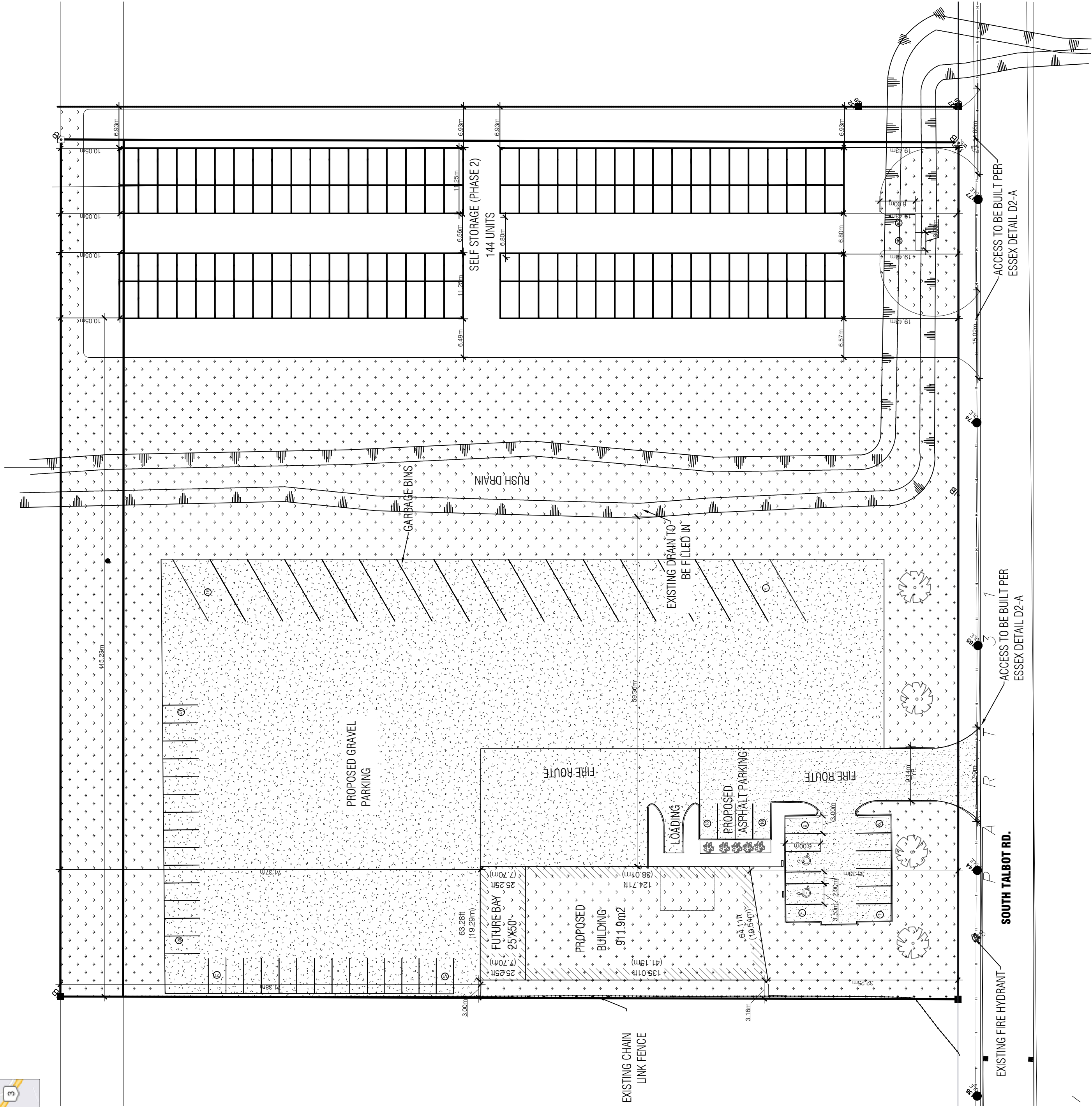
Subject Property:





SITE DATA :

SITE ZONING:	M1-3	DESCRIPTION:	REQUIRED:	PROVIDED:
LOT WIDTH	24m		145.5m	
FRONT YARD DEPTH	7.5m		19.4m	
SIDE YARD WIDTH	3m FROM INTERIOR LOT LINE		6.9m	
BUILDING HEIGHT MAXIMUM	12m		8m	
LANDSCAPED AREA	15% OF LOT AREA		40%	
PARKING REQUIREMENTS:	1 FOR EACH 22.5M2 GFA			
PARKING:	41 SPACES		41 SPACES PROV.	
BARRIER FREE PARKING:	2 SPACES REQ.		2 SPACES PROV.	
LOADING SPACES	1		1	
LOT / BUILDING INFO:				
TOTAL LOT AREA:	22,167.9 m ²			
TOTAL BUILDING AREA:	911.9 m ²			
NO. OF STOREYS:	2			
BUILDING USE & OCCUPANCY: DEALERSHIP, F2				



- NOTES:
- ALL LIGHTING TO BE SHROUDED AND DARK SKY COMPLIANT
 - FIRE ROUTE SIGNAGE TO BE COORDINATED WITH FIRE DEPARTMENT UPON COMPLETION OF CONSTRUCTION

LEGEND:

CONCRETE	[Pattern]
LANDSCAPE (GRASS)	[Pattern]
HORNBEAM TREE	[Symbol]
KARL FOERSTER REED GRASS	[Symbol]
FENCE	[Symbol]
GRAVEL	[Pattern]
ASPHALT	[Pattern]