



Public Meeting

**Regarding a Site Specific Zoning Amendment
for the Vacant Lands on the North Side of South Talbot Road**

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

March 29, 2021

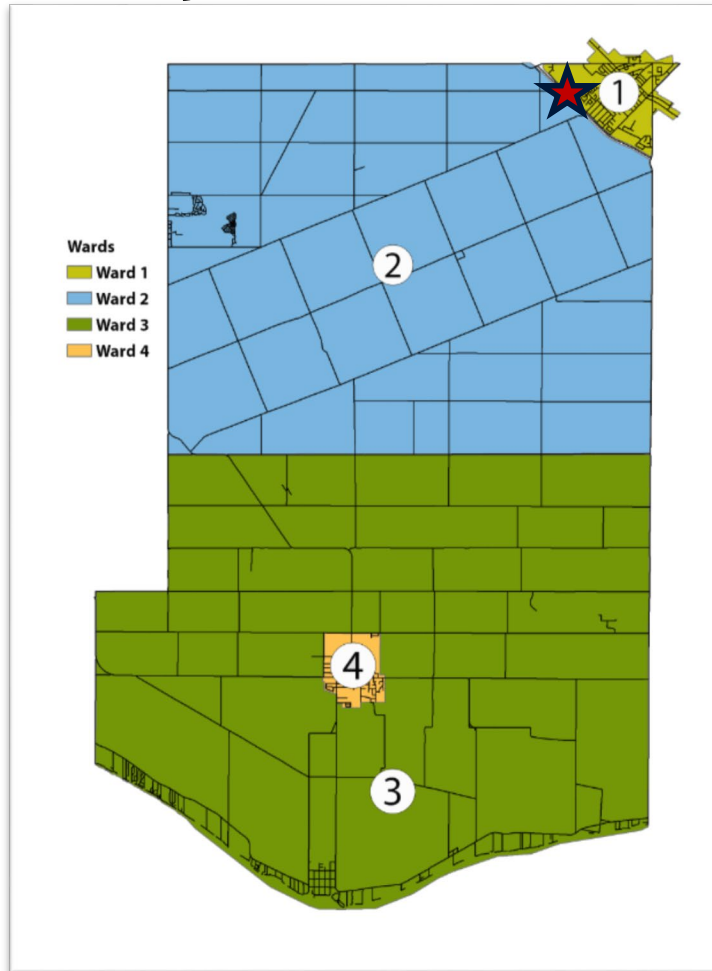


Purpose of Meeting:

At this statutory public meeting, Council hears representations from the public in regard to the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

Subject Lands



Location:

2 hectares (5 acres) of industrial land on the North side of South Talbot Road and East of King's Highway #3

Official Plan Designation:

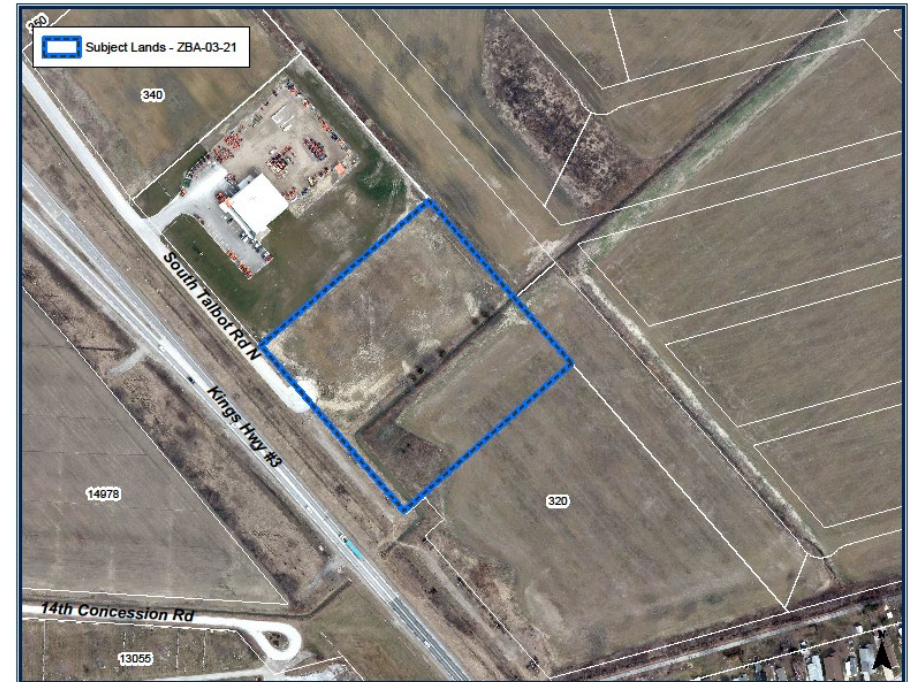
Industrial

Existing zoning: Manufacturing District 1.3, Light Industrial and Business Park

★ Subject lands

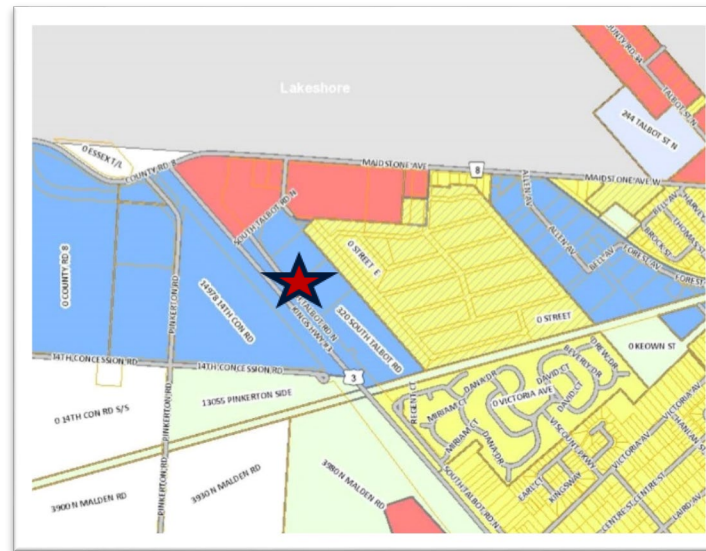
Development Profile

- Vacant land Located within the Essex Centre Settlement Area
- Accessed off South Talbot Road
- Currently includes a portion of the Rush Drain



Neighbourhood Profile

- **North:** Future residential Lands (Essex Town Centre)
- **East and West:** Industrial lands with Highway 3 Frontage and Highway Commercial Lands with County Road 8 Frontage
- **South:** Industrial Land



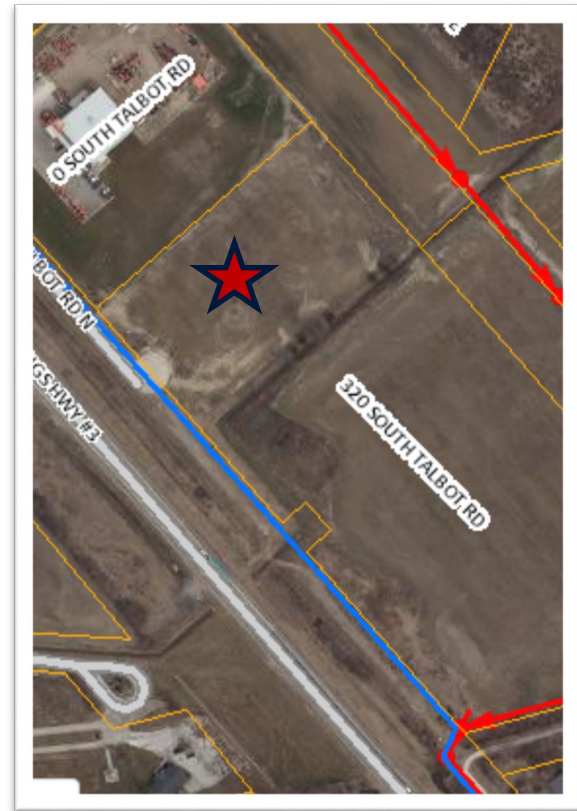
★ Subject lands



Infrastructure

Existing Infrastructure:

- Municipal Road (MTO reconstruction work underway)
- Municipally owned and operated water supply along South Talbot Road, as depicted in blue
- Municipally owned and operated sanitary sewers accessed through easement at rear of site, as depicted in red



★ Subject Lands



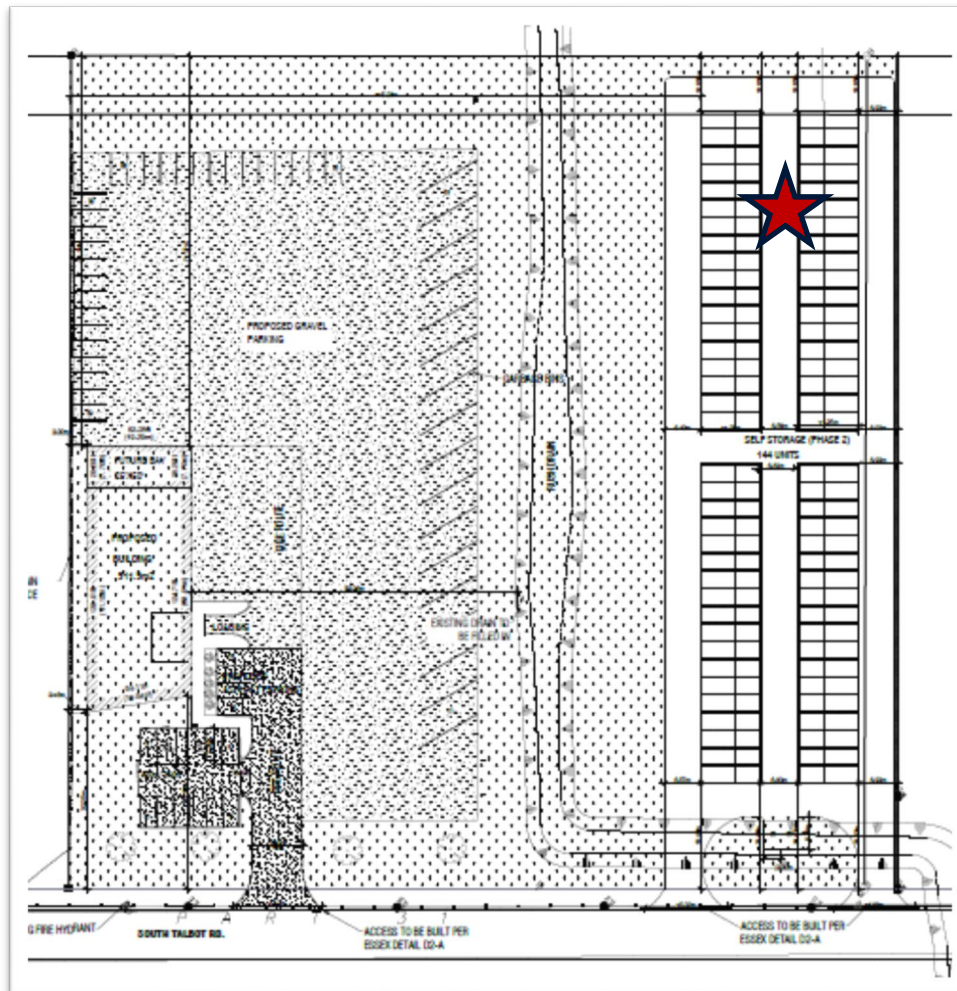
Proposed Zoning Change

A Motor Vehicle Dealership is not permitted in the M1.3 zoning category under Zoning Bylaw 1037, therefore the reason for the zoning change is to permit:

- The development of a motor vehicle dealership for the sale and display of Recreational Vehicles (RV); and
- The development of one (1) building for a sales office, parts store, and repair garage (service building)

The applicants are the proprietors of Sturgeon Woods RV Sales and Campground in Leamington.

Site Plan



- ★ Proposed self storage facility not subject to zoning amendment because it is a permitted use under the M1.3 zoning district



Policy Framework

Town of Essex Official Plan

A motor vehicle dealership is a permitted use under the Town of Essex Official Plan for lands designated “Industrial”.

Provincial Policy Statement (PPS) 2020

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Agency Comments

Department/Agency	Comments
Essex Fire and Rescue Services	No objections
Ministry of Transportation (MTO)	<ul style="list-style-type: none">• No objections• Site access off of South Talbot Road• Building and land use permit required• Will require a site plan, grading plan, drainage plan, servicing plan and stormwater management plan• All plans to be reviewed during site plan
Essex Region Conservation Authority (ERCA)	No objections, further stormwater comments provided at the time of Site Plan Control

Public Comments

- 120 metre circulation radius
- No public comments received as of Friday March 26, 2021





Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the April 6, 2021 Regular Council Meeting.
2. At the April 6, 2021 Council Meeting, Council may:
 - Approve the application where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - Deny the application 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.
 - Defer the decision to a later date if further information is required.
3. Applicant proceeds to Site Plan Control Approval.



Proposed Bylaw Passage

For the lands comprising Part of Lot 284 and 285 Concession South Talbot Road, more particularly described as part1 and 2 on 12R28489: a motor vehicle dealership is a permitted use.



Thank You!

Questions?