



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

ZBA-01-21

Applicant: The Kiwanis Club of Windsor (Agent: Edwin C. Hooker –Wolf Hooker Professional Corporation)

Lands: Vacant lands comprising lots 40 to 52, located on the South Side of County Road 50 East, West of Breezeway Drive, Colchester South

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 subject lands are zoned Residential District 1.1 (R1.1) for low density housing on urban lots under the Town of Essex Comprehensive Zoning Bylaw, Bylaw 1037. The lands are also subject to site specific zoning conditions limiting the minimum lot area to 4000 square metres (Section 28.1.30).

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

- A reduction in the minimum lot area from 4000 square metres to 1850 square metres to permit residential infilling for four (4) residential lots

A Site Plan has been attached for reference. The minimum lot area for R1.1 lands not serviced by a sanitary sewer under Bylaw 1037 is 1850 square metres. East of the Colchester Hamlet, residential development is restricted to minor infilling that meets the applicable provisions of the Ministry of Environment and/ or the Ontario Building Code for the provision of septic systems within the currently established and zoned residential areas, in accordance with the Town of Essex Official Plan.

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:





Legend

- Windsor Airport
- Greenway Trail
- Chrysler Canada Greenway
- Cypress Springs Greenway
- Rivers (1918 Centennial Mile)
- Streets (20,000 >) White
- Streets (20,000 >) Black
- Street
- Property Parcels
- Municipal Boundary
- Police Island
- Landmarks



Notes
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