

Public Meeting

**Regarding a Site Specific Zoning Amendment
at 0 County Road 50 East**

Applicant: Kiwanis Camp of Windsor

March 29, 2021

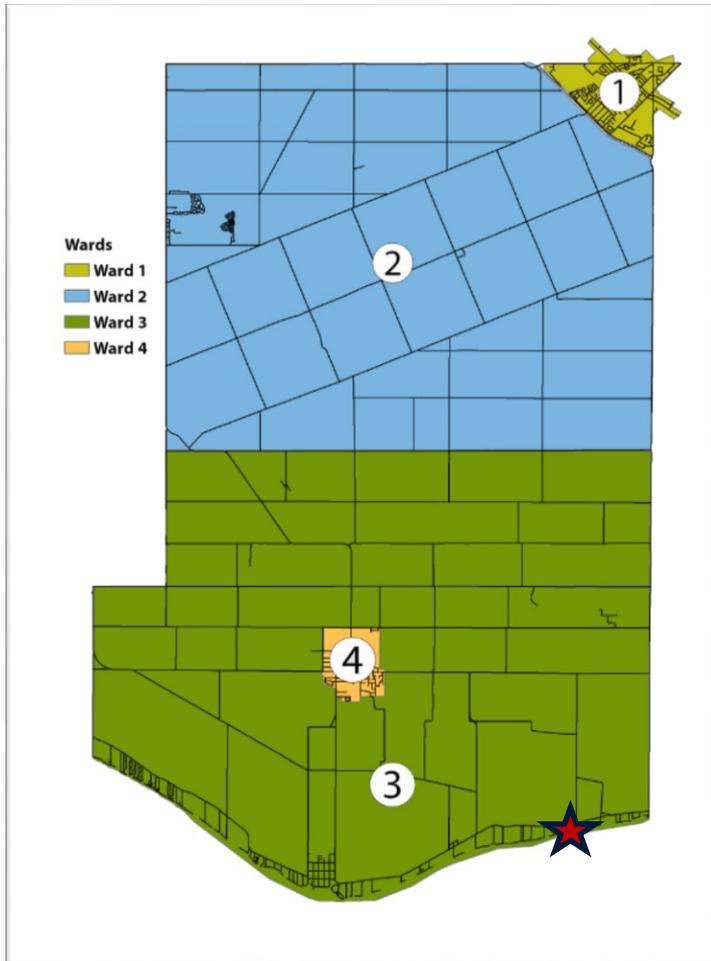


Purpose of Meeting:

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

Council does not make a decision at this time.

Subject Lands



Location:

0.8 hectares (2 acres) of residential lands on the South side of County Road 50 East

Official Plan Designation:
Lakeshore Residential

Existing zoning: Residential District 1.1, low density housing on urban lots

★ Subject lands

Development Profile

- Vacant land on the West side of Breezeway
- Accessory to Kiwanis Camp
- **Within 120 metres** of Natural Heritage Feature



Neighbourhood Profile

- South of County Road 50
 - Residential District 1.1
 - Just East of Kiwanis Camp, Erie Shore Campground
 - **Not** within 120 metres of Provincially significant wetland/Area of Natural Environment
- North of County Road 50
 - General agricultural District



- ★ Subject lands
- ★ Wetland/Area of Natural Environment

Infrastructure

Existing Infrastructure:

- Municipal Road (gravel, Owned by the Town but not assumed)
- Municipally owned and operated water supply depicted in blue
- Provisions for private on-site septic system system required



 Subject Lands

Proposed Zoning Change

To permit a reduction in the minimum lot area from 4000 square metres to 1850 square metres to permit residential infilling for four (4) residential lots (Lots 40-52 on RP 1390)



Reason for Zoning Change

2014:

- Zoning Bylaw Amendment approved to change zoning designation for subject property and Kiwanis Camp property from Green District to Residential District (Bylaw 1313).

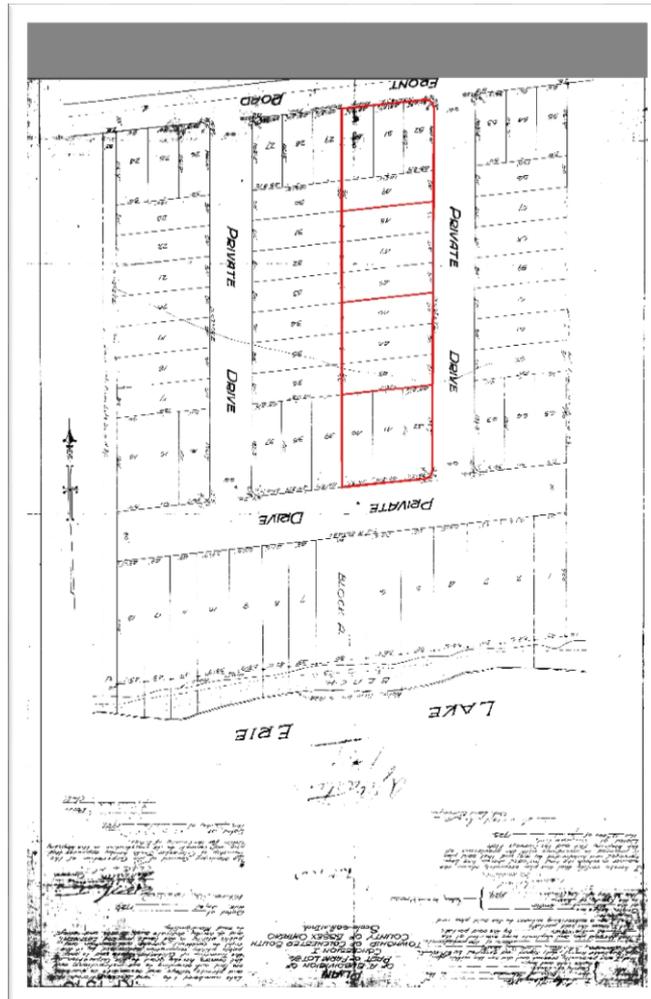
- Three (3) building lots were proposed at the time (one on each parcel A, B and C).

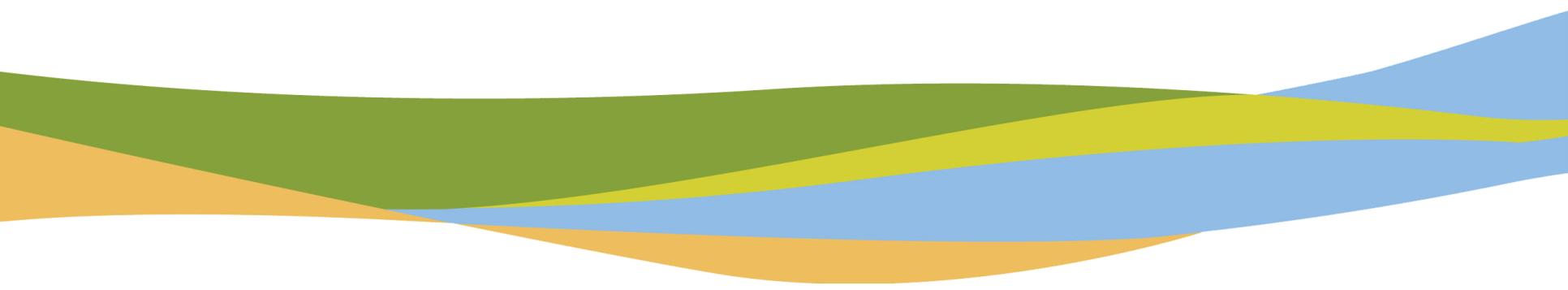
- A supplementary regulation was added restricting each building lot to a minimum lot area of 4000 square meters (approximately 43,000 square feet) in order to satisfy Council's direction for no more than six (6) building lots to qualify as "minor infilling".



Registered Plan 1390

- Registered in 1929
- 13 lots on Subject lands





Definitions

Lot Area means the total land area, as measured along a horizontal plane, within the lot lines of a lot, but does not include any part of a lot permanently covered with water.

Current Regulations

- 1850 square metre minimum lot area for lots not serviced by a sanitary sewer in R1.1 district

Subsection 14.1 Residential District 1.1 (R1.1)
Low density housing on urban lots

a) Permitted Uses			
i. Main use	One Single Detached Dwelling or One Bed and Breakfast Dwelling	Lawfully Existing Duplex Dwelling	Lawfully Existing Semi-Detached Dwelling
ii. Accessory use	Any use accessory to the Main Use		
b) Regulations			
i. Lot Width – Minimum	15m (50f)	18m (60f)	21m (70f)
ii. Lot Area – Minimum	460m ² (5000f ²) for a lot serviced by a sanitary sewer 1850m² (20,000f²) for a lot not serviced by a sanitary sewer	555m ² (6000f ²)	650m ² (7000f ²)
iii. Lot Coverage – Maximum	40% of lot area	40% of lot area	40% of lot area
iv. Building Height – Maximum	10m (32f) for a main building 1 storey for an accessory building	10m for a main building 1 storey for an accessory building	10m for a main building 1 storey for an accessory building
v. Front Yard Depth – Minimum	7.5m (25f)	7.5m	7.5m
vi. Rear Yard Depth – Minimum	7.5m	7.5m	7.5m



Policy Framework

Provincial Policy Statement (PPS) 2020

Residential development that is locally appropriate is permitted on *rural lands*. Development must be appropriate to the infrastructure which is available and avoid the need for the uneconomical/ unjustified expansion of infrastructure

Town of Essex Official Plan

Restricted to “minor infilling” within currently established and zoned residential areas where the development meets the applicable provisions for septic systems

One (1) Single detached dwelling permitted in the Lakeshore Residential Designation

Agency Comments

Department/Agency	Comments
Essex Fire and Rescue	No objections
County of Essex	Compliance with County Road setback required for any structure/building (85 of CTY RD 50 ROW) Permits required Access must be off of Breezeway Drive
Essex Region Authority (ERCA)	Owner required to obtain permit prior to construction/site alteration activity No EIA required No objection

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.



Proposed Bylaw Passage

That Bylaw 1313 be amended to remove the minimum lot area regulation for lots 1390.

Proposed Revision:

Section 28.1.30. For the lands comprising Lots 14 to 20, 27 to 39 ~~and 40 to 52~~, all inclusive, on Plan 1390, located on the south side of County Road 50, west of minimum lot area shall be 4000 square meters and the provisions of paragraph not apply.



Thank You!

Questions?