



Public Meeting

**Regarding a Site Specific Zoning Amendment
for the Vacant Lands located at 96 County Road 50 West**

**Applicant: D.C McCloskey Engineering Limited for
The Grove Motor Inn**

June 7, 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 a

Site-specific Zoning Amendment.

To encourage public input into the planning process, Council will also hear representation from the public concerning the proposed development's

Site Plan and Design.

Council does not make a decision at this time.



The Hamlet of Colchester Centre

- The Town's *secondary settlement area* along the lakeshore
- Functions as a service centre for the surrounding lakeshore residential district and agricultural areas
- The **Colchester Secondary Plan** establishes a cohesive vision and planning framework for the area to ensure balanced and sustainable future growth

The Hamlet of Colchester Centre



Subject Lands



Location:

+3749 square metres (40,360 square feet) on the eastern corner of County Road 50 and Dunn Road in the Colchester Centre (Ward 3)

Colchester Secondary Plan

Designation:

Main Street Area

Existing zoning: Residential District 3.1 (R3.1), High Density Residential

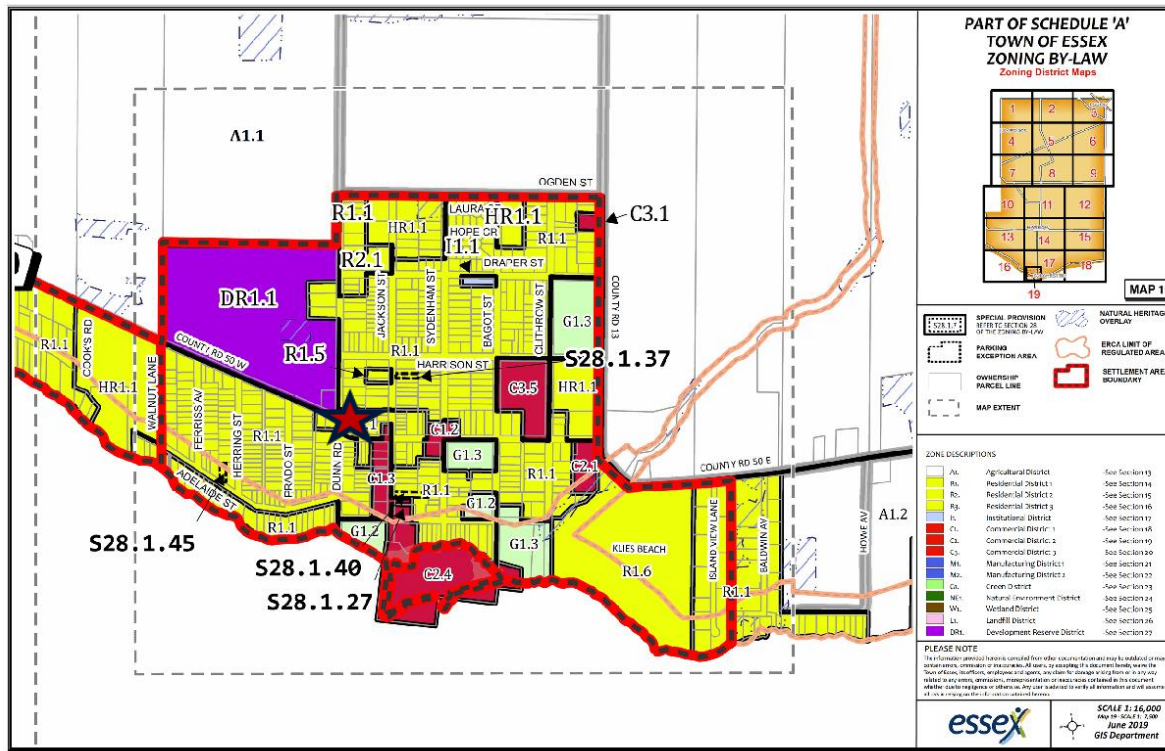
 Subject lands

Property Profile

- Vacant municipal-owned land currently used for overflow parking
- Access to municipal water, sanitary and stormwater sewers along County Road 50 and Dunn Road
- Indicated as a “Proposed Gateway” under the Colchester Secondary Plan
- Adjacent to Multi-use trails and the County-wide Active Transportation System (CWATS)

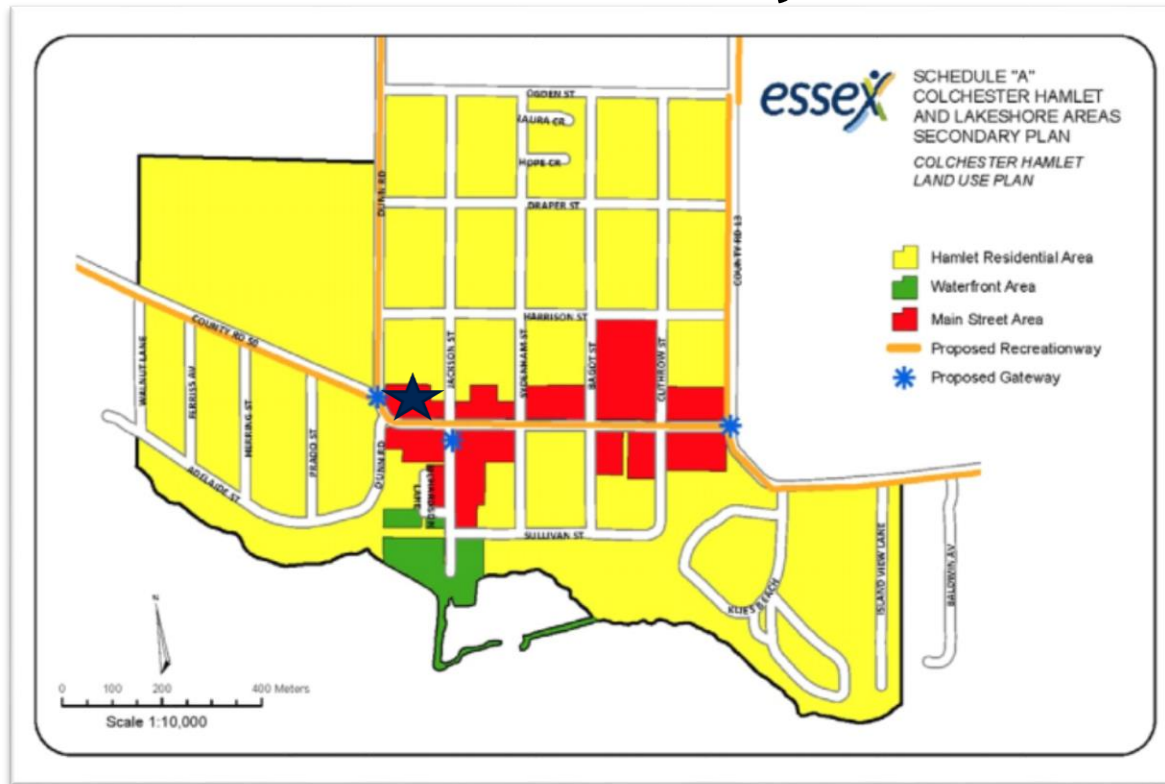


Neighbourhood Profile (Zoning)



★ Subject lands

Colchester Secondary Plan



★ Subject lands



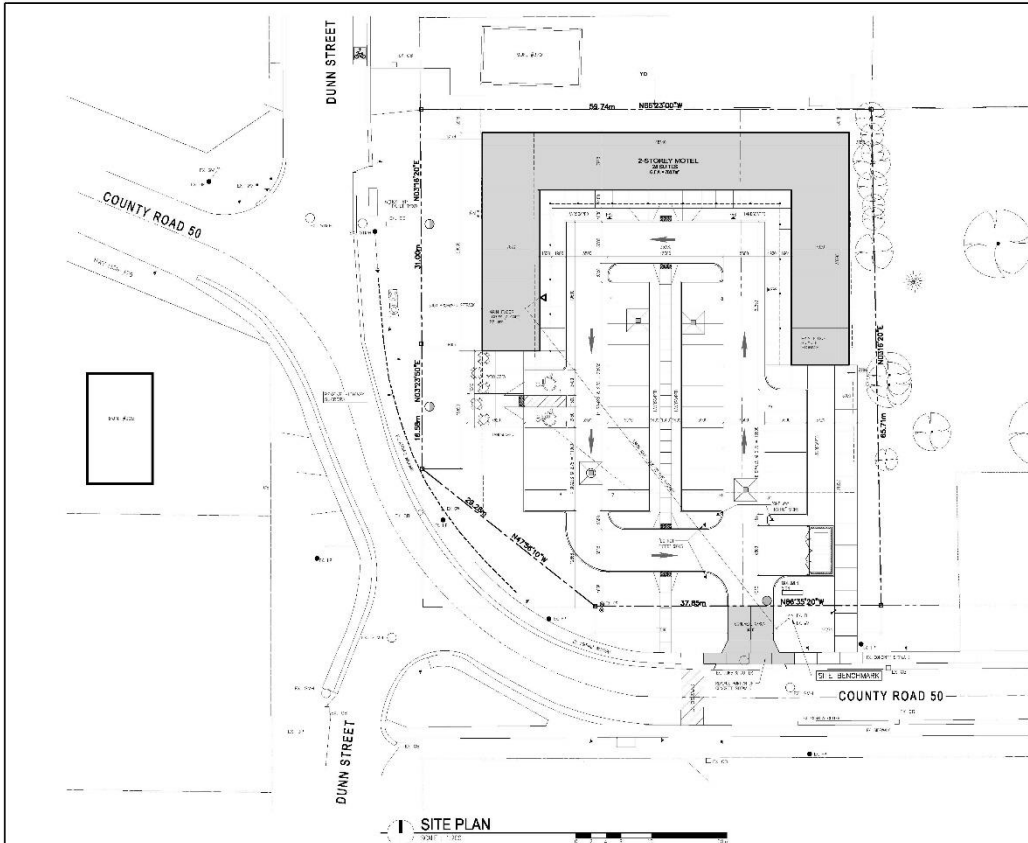
Colchester Secondary Plan – Main Street Area

The Main Street Area is the central commercial core that will provide opportunities for commercial and entertainment uses, which cater to residents and tourists alike, and ancillary residential uses.



Proposed Zoning Change

- To permit a two-storey Motel development with twenty-eight (28) guestrooms
- The zoning will remain R3.1 with the Motel as an additional permitted land use
- A “Motel” is defined as a building or part thereof, used primarily for the sleeping accommodation of the travelling public.
- The Motel will also include on-site parking for patrons, a café, and indoor bicycle storage facilities.
- The operators are the proprietors of The Grove Hotel in Kingsville



PAGE 08 OF 09
DATE 02/09/2010
REGISTERED PLAN No. 15
H. M.
TUNK OF BUCK
COUNTY, MISSISSIPPI

SITE STATISTICS:

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
ITEM 1	UNIT	1	100.00	100.00
ITEM 2	UNIT	2	50.00	100.00
ITEM 3	UNIT	3	33.33	100.00
ITEM 4	UNIT	4	25.00	100.00
ITEM 5	UNIT	5	20.00	100.00
ITEM 6	UNIT	6	16.67	100.00
ITEM 7	UNIT	7	14.29	100.00
ITEM 8	UNIT	8	12.50	100.00
ITEM 9	UNIT	9	11.11	100.00
ITEM 10	UNIT	10	10.00	100.00

STOCK	
NEW STOCK	= 170.6 μ^2
NEW BUILDING	= 18.7 μ^2
RENTS (10 YEARS)	= 16.9 μ^2
DEPRECIATION	= 12.1 (100%)
DEPRECIATION	= 12.1 μ^2 (100%)
INVESTMENT	= 83.9
RETURN ON INVESTMENT	100%


● 20 世纪 90 年代以来，随着信息技术的飞速发展，企业的经营环境发生了深刻的变化。企业的经营环境日益复杂，企业的经营风险日益增加。企业的经营环境日益复杂，企业的经营风险日益增加。

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 ISBN 0-07-000000-0



FIRE ROUTE

ROUTE

FIRE ROUTE SIGN

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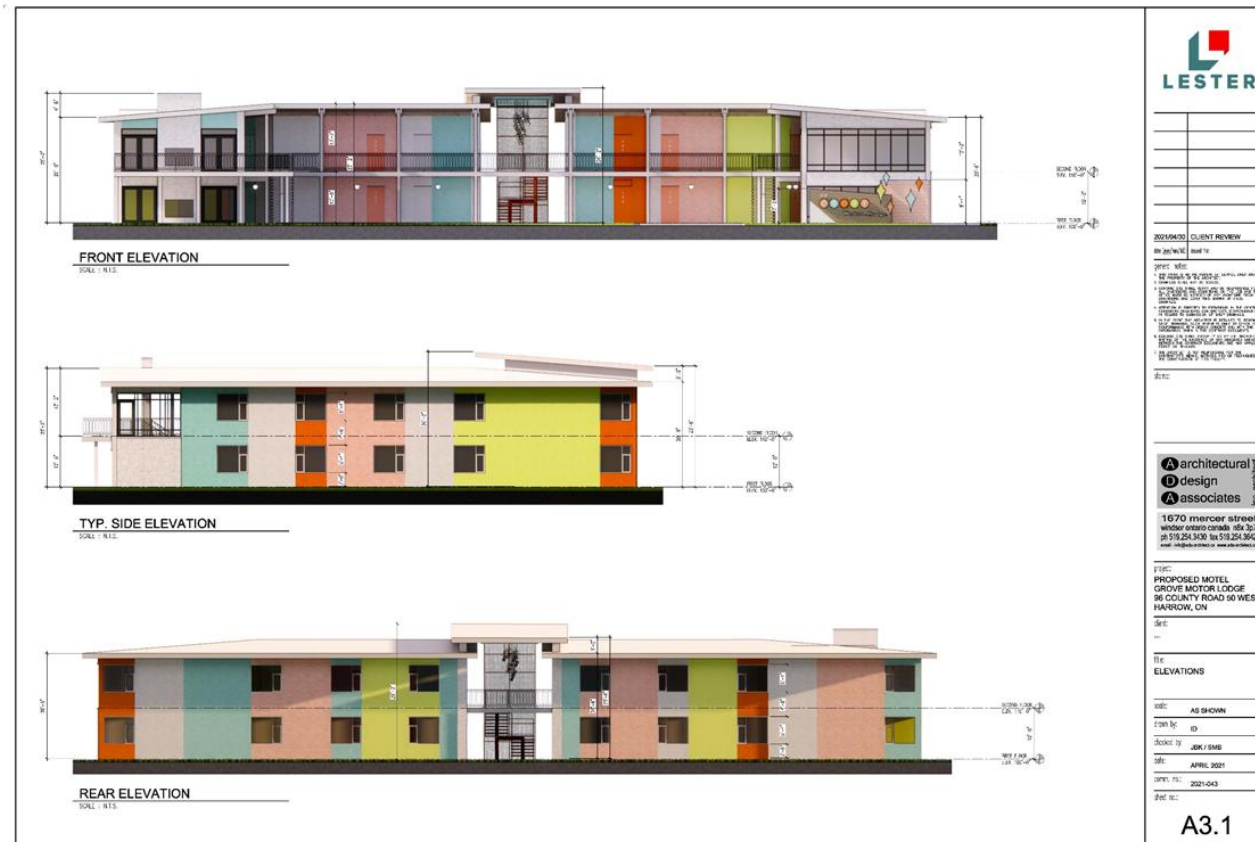


Proposed Zoning Regulation

The proposed Site-Specific Zoning Amendment will include the following regulations:

- A minimum front yard depth of 15 metres (50 feet)
- A minimum rear yard depth of 3 metres (10 feet)
- A minimum exterior side yard width of 8 metres (26 feet)
- A minimum interior side yard width of 3 metres (10 feet)
- A maximum building height of 10 metres (32 feet)

Proposed Motel (Building Elevations)



South Facing



The Grove Motor Lodge

96 County Road 50 West,
Harrow, ON

A architectural | 1670 Mercer St.
D design | Windsor | Ontario
A associates | N8X 3P7
Tel 519-254-3430
Fax 519-254-3642
www.ada-architect.ca



West Facing



The Grove Motor Lodge

96 County Road 50 West,
Harrow, ON

A architectural
D design
A associates
inc. architect

1670 Mercer St.
Windsor | Ontario
N8X 3P7
Tel 519-254-3430
Fax 519-254-3642
www.ada-architect.ca

essex

East Facing



The Grove Motor Lodge

96 County Road 50 West,
Harrow, ON

A architectural
D design
A associates
(inc. and s28651)

1670 Mercer St.
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Tel 519-254-3430
Fax 519-254-3642
www.ada-architect.ca

essex



Policy Framework

Provincial Policy Statement (PPS)

Settlement areas shall be the focus of growth and development.

Land use patterns within settlement areas shall be based on densities and **a mix of land uses** which:

1. Efficiently use land and resources;
2. Are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available; and,
3. Support active transportation.



Policy Framework

County of Essex Official Plan

Colchester Centre considered a “Secondary Settlement Area” on Schedule A-2

All types of land uses are **permitted** within the Secondary Settlement Area, provided:

- i) Cost effective development patterns which reduce servicing costs are encouraged;
- ii) Environmental, heritage preservation or public health and safety concerns are avoided; and,
- iii) No negative impact on the traffic movement or overall function of a County Road

It is the policy of the County to ensure long term economic prosperity in settlement areas by encouraging local Official Plans to maintain the well being of downtowns and main streets.



Policy Framework

Colchester Secondary Plan – Main Street Area

Roofed accommodation uses including **motels**, hotels and small inns in accordance with the policies of section 4.1 –Tourism and Recreation **are permitted uses**.

Section 4.1 of Colchester Secondary Plan

The Town supports the provision of overnight accommodations to promote the Town's **economic development objectives**

Large-scaled roofed accommodations, including hotels and motels, will be directed to the **Main Street Area** where services, facilities and infrastructure exist to accommodate the use.

Public Comments

- 120 metre circulation radius
- Two (2) public comments received as of Thursday June 3





Public Concerns

Main Concerns
Traffic Increases and Concerns
Lack of public parking
Loss of Green Space
Loss of Residential Opportunity
Strain on Municipal Infrastructure
Loss of Lake Views
Noise Generation
Architectural Style



Site Plan –Colchester Secondary Plan

- The development is subject to Site Plan Control Approval to ensure a high aesthetic standard of building exteriors and site design; public safety; and, municipal policy on servicing, landscaping, parking are adhered to.
- Policies of Colchester Secondary Plan and specific Community Design Guidelines will provide framework to assist in the review of site plan applications within the Main Street Area.
- Public input is encouraged for significant new developments in Main Street Area.

Submitted Studies

Type of Study	Purpose of Study	Status of Review/Approval
Photometric Plan	Demonstrates the location, height and type of lighting fixtures on the site and proposed buildings.	Currently being reviewed by Department of Infrastructure Services
Landscaping Plan	Identifies planting material, species and site location. Also indicates trees to be removed	Reviewed and Approved
Stormwater Management Plan	Identifies required measures to control stormwater runoff associated with development	Currently being reviewed by the Town's Engineering Consultant
Functional Servicing Report	Determines impact on municipal services (water and sanitary)	Currently being reviewed by the Town's Engineering Consultant
Traffic Memorandum	Identifies road network improvements and designs required to provide a balanced transportation system and accommodate traffic needs of the development	Memo reviewed by County of Essex and Town of Essex. Recommendations of the County being reviewed by the Town.



Public Concern: Traffic Increases and Concerns

Results of Traffic Memorandum

- Traffic Memorandum reviewed by County of Essex and Town of Essex
- Motel development will marginally increase vehicle trips to Colchester without impact on safe operation of the roadway or CWATS
- County and Town agree with the findings of the Statement
- Highway guardrail must stay
- Permits from County required for any works in Right of Way, signs, entrances and structures

Public Concern: Loss of Public Parking

Colchester Municipal Parking Lot Table

Lot Name	Lot Location	Lot Restrictions
Colchester Community Centre Lot	North of Colchester Community Centre and south of Sullivan Street between Jackson and Sydenham Streets.	
Sullivan Street Lot	North of Sullivan Street between Jackson and Sydenham Streets.	Boat trailers only between 6:00am and 1:00pm.
Colchester Park Lot- South	South of Colchester Park, north of Colchester Beach, west of Jackson Street.	
Colchester Park Lot- East	East of Colchester Park and West of Jackson Street.	Angle parking only.
County Road 50 Lot- East	North of County Road 50 between Jackson Street and Dunn Road.	
Colchester Schoolhouse Lot	West off Bagot Street between Sullivan Street and County Road 50.	
Colchester Harbour Lower Level Lot	Lower level of Colchester Harbour at the south end of Jackson Street.	Permit only.

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Public Concern: Loss of Residential Opportunity

- Settlement Areas identified in the Town of Essex Official Plan have sufficient lands to accommodate the projected population for the life of the Official Plan (2029)
- The Subject Site is not included in this calculation since it is not designated “Residential” in the Colchester Secondary Plan
- Zoning amendment is supplementary; residential allowances will not be removed
- Specific to Colchester, Infill Residential opportunities and Larger-scale Greenfield Development opportunities remain abundant



Public Concern: Strain on Municipal Infrastructure

- Conclusions and recommendations of the Functional Servicing Study and Stormwater Management Plan are currently being reviewed by the Town's peer reviewer, Stantec Consulting.
- Site Plan Control Approval will not be granted until the Town deems the Study and Plan satisfactory.



Public Concern: Lake Views & Noise Generation

- The Town should maintain municipal-owned land and public right way where they abut the lakeshore to protect important views and accommodate potential opportunities for lakeshore access, where appropriate
- The subject property does not abut the lakefront and the view is therefore not protected.
- Property is recognized as a gateway.
- Building setback 6 metres to create an enhanced public space
- Proprietors providing a mural at gateway to mark entry to Colchester and the Main Street Area

Public Concern: Architectural Style



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Main Street Design Guidelines

Building Orientation:

- New development should generally be oriented to public streets to clearly identify the public realm, create a continuous streetscape and create attractive barrier free pedestrian oriented environments. Principal entrances should face the street.

Building Height:

- Should not exceed a maximum height of 2-3 stories;



Main Street Design Guidelines

Building Forms:

- a) Complement adjacent development in terms of scale, massing, heights and cohesive and complimentary architectural styles;
- b) Architectural styles within the main street area should reflect old English Tudor themes, in keeping with the historical character of the Hamlet;
- c) Main building entrances should be readily identifiable;
- d) Awnings, patios, porches and similar structures are encouraged in order to provide pedestrian comfort and accommodation as an extension of the public realm;
- e) Buildings should have distinctive, low profile roofs with features such as gables and dormers and use materials characteristic of the area, including clapboard siding, stone and old brick, wood and wooden windows;
- f) Ground floor commercial retail building facades should provide large storefront window displays;
- g) Buildings situated at prominent view termini should provide enhanced architectural and aesthetic details

Main Street Design Guidelines



Existing Main Street



Existing Main Street





Agency Comments

Department/Agency	Comments
Essex Region Conservation Authority	<ul style="list-style-type: none">• No objections• Consideration of Source Water Protection Plan• Recommends the submission of a stormwater management plan



Town of Essex Comments

Department/Agency	Comments
Fire and Rescue Services	<ul style="list-style-type: none">• No objections
Infrastructure Services	<ul style="list-style-type: none">• No objections with Traffic Memo• Currently reviewing recommendations with County of Essex
Enbridge Gas	<ul style="list-style-type: none">• No objections
Accessibility Committee	<ul style="list-style-type: none">• No objections subject to no reduction in barrier free parking spaces and a the access door to lobby is handicap accessible



Next Steps

1. A report to Council and proposed Zoning By-law Amendment will be prepared for Council's decision at the June 21, 2021 Regular Council Meeting.
2. At the June 21, 2021 Council Meeting, Council may:
 - Approve the application for the zoning by-law amendment 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. If Zoning By-law Amendment is approved and the appeal period successfully lapses, Administration will present Council with a recommendation for Site Plan Control Approval following a satisfactory review of the submitted studies.



Thank You!

Questions?