



## Public Meeting to Consider Amendments to the Town of Essex Official Plan and to Zoning By-Law 1037 Regarding Second Dwelling Units

**ZBA-04-21**

**Applicant:** Town of Essex

### Meeting Information

The Council for the Town of Essex will hold a **Public Meeting on Tuesday, April 6, 2021 starting at 4:30pm.** You are invited to attend this 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 19<sup>th</sup>, 2021** commencing at **6:00pm.**

### Proposal

The purpose of this statutory meeting is to consider amendments to the Official Plan and to Zoning By-law 1037 with regard to the adoption of expanded provisions for second dwelling units, in accordance with Provincial mandates set out under the More Homes, More Choice Act (2019). A *second dwelling unit* is a dwelling unit accessory to a main dwelling.

### Current Regulations:

Currently a second dwelling unit is permitted in a single detached dwelling or in a semi-detached or townhome dwelling unit. Currently within the Agricultural Zoning districts, a second dwelling unit is neither permitted within a dwelling nor a detached structure.

### Proposed Changes:

- Official Plan to be amended to include policies permitting a second dwelling unit in a detached structure accessory to the main dwelling on lands designated "Agricultural", and,
- The Town's Zoning Bylaw be revised to permit a second dwelling unit within the main dwelling in Agricultural Districts 1.1 and 1.2, and that,
- The Town's Zoning Bylaw be revised to permit a second dwelling unit in a detached building accessory to the main dwelling in select Residential zoning districts including Agricultural districts 1.1 and 1.2.

A second dwelling unit would be subject to restrictions in Gross Floor Area (GFA) and building height, in addition to the current regulations governing a second dwelling unit. No description or key map has been provided as these are general amendments to the Town of Essex Official Plan and Zoning Bylaw 1037

You are invited to attend the **Virtual Public Meeting on Tuesday, April 6, 2021** to express any interest you may have. 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 your contact information (name, address, email and phone number) to the Planning division via email to [essexplanning@essex.ca](mailto: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.

Additional information relating to the proposed amendment and Bylaw is available for review at the Town Hall at 33 Talbot Street South, Essex, during regular office hours or at the following webpage: [www.essex.ca/SDUs](http://www.essex.ca/SDUs) Residents are also invited to provide their comments on the proposed amendment and Bylaw through completion of a survey found at the following link:

It is recommended that an appointment be scheduled for this purpose of attending Town Hall. Please contact the Planning Division at 519-776-7336, extension 1128, to schedule an appointment.

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

### Public Comment and Rights to Appeal

For more information about this matter, including information about appeal rights, please contact the undersigned.

If you wish to be notified of the decision of Council regarding the proposed amendments and Bylaw, you must make a written request to the undersigned.

Personal Information: The 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.

Dated: at the Town of Essex this 26 day of February 2021.

### Public notice placed by:

Rita Jabbour, RPP, BA, Msc

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