



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

ZBA-02-21

Applicant: Lorne Mc Kim (Agent: Jennifer Mc Kim)

Lands: 3900 North Malden Road, Colchester North, Ward 2

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

- The use of the existing single-detached dwelling to accommodate the housing of farm help

The subject property is zoned Agricultural District 1.1 (A1.1). In accordance with the Town of Essex Official Plan, only one (1) dwelling unit will be permitted per lot in the agricultural district. One (1) or more ancillary dwellings on an operating farm for the purposes of housing farm help may be permitted by site-specific zoning by-law amendment and Site Plan Control approval, where:

- the farm operation is of such a size and nature that this assistance is required and residential accommodation needs to be located on or close by the farm, and
- the ancillary dwellings are located on the lot and accessed in such a way to prevent the creation of a severable residential lot in the future.

A site plan has been attached for reference. Under the Town's Zoning Bylaw, Bylaw 1037, an *ancillary use* is defined as use which complements or otherwise provides a service to the main uses of the zoning district in which it is located. A *dwelling* is defined as a building or structure that is occupied, in whole or in part, for the purpose of human habitation.

A new single detached dwelling is proposed to serve as the primary residence for the farm operators/property owners. The ancillary dwelling will utilize the existing access area that will serve the proposed dwelling. In accordance with the Provincial Policy Statement (PPS), the severance of a dwelling ancillary to a farming operation is not permitted.

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:

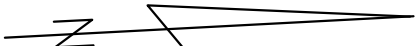


Lot 15

Town of Essex
(Formerly in the Twp. of Colchester North)

Concession 13

Lot 16
(119.25 Acres)



3030'±

(not to scale)

(not to scale)

2000'±

1938'±

(not to scale)

N02°31'00"E

227.34'

Part 1 , Plan 12R-3586

N02°31'00"E

227.34'

N69°09'30"E

208.71'

(not to scale)

N69°09'30"E

208.71'

(not to scale)

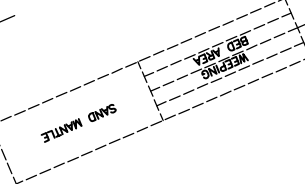
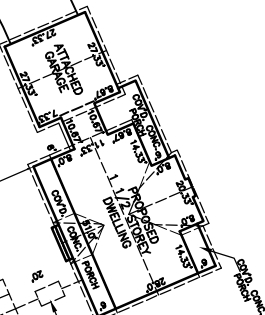
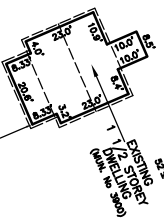
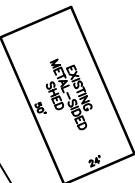
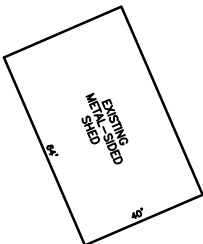
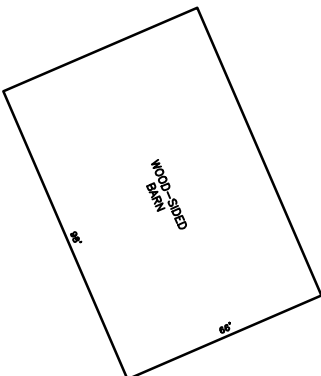
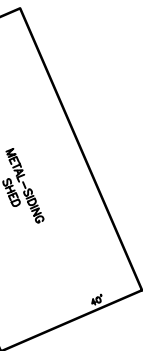
ROAD ALLOWANCE BET'N . LOTS 16 AND 17

ROAD

NORTH
MALDEN

1900'±

EXISTING DRIVEWAY



N02°31'00"E

227.34'

N02°31'00"E

227.34'

N69°09'30"E

208.71'

N69°09'30"E

208.71'

(not to scale)

SITE PLAN

SCALE 1"= 60'