

# **Public Meeting**

**Regarding a Site Specific Zoning Amendment  
for the Vacant Lands on the North Side of South Talbot Road**

**Applicant: Salvatore Mazella (Agent: Matt Baird, Baird AE)**

March 29, 2021



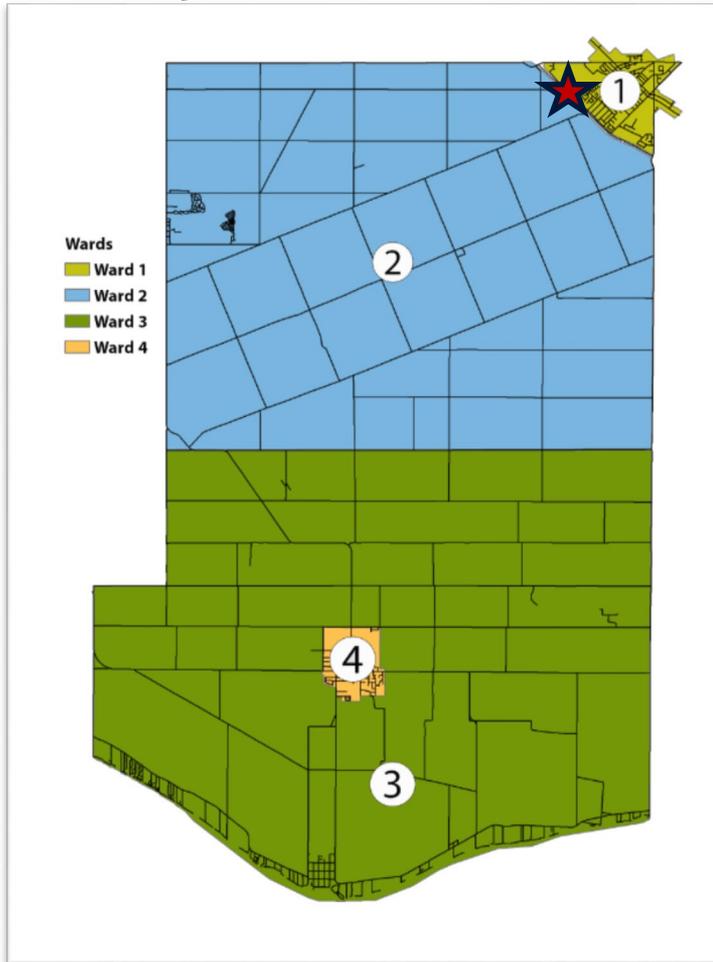


## **Purpose of Meeting:**

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

**Council does not make a decision at this time.**

# Subject Lands



## Location:

2 hectares (5 acres) of industrial land on the North side of South Talbot Road and East of King's Highway #3

## Official Plan Designation:

Industrial

**Existing zoning:** Manufacturing District 1.3, Light Industrial and Business Park

 Subject lands

# Development Profile

- Vacant land Located within the Essex Centre Settlement Area
- Accessed off South Talbot Road
- Currently includes a portion of the Rush Drain



# Neighbourhood Profile

- **North:** Future residential Lands (Essex Town Centre)
- **East and West:** Industrial lands with Highway 3 Frontage and Highway Commercial Lands with County Road 8 Frontage
- **South:** Industrial Land



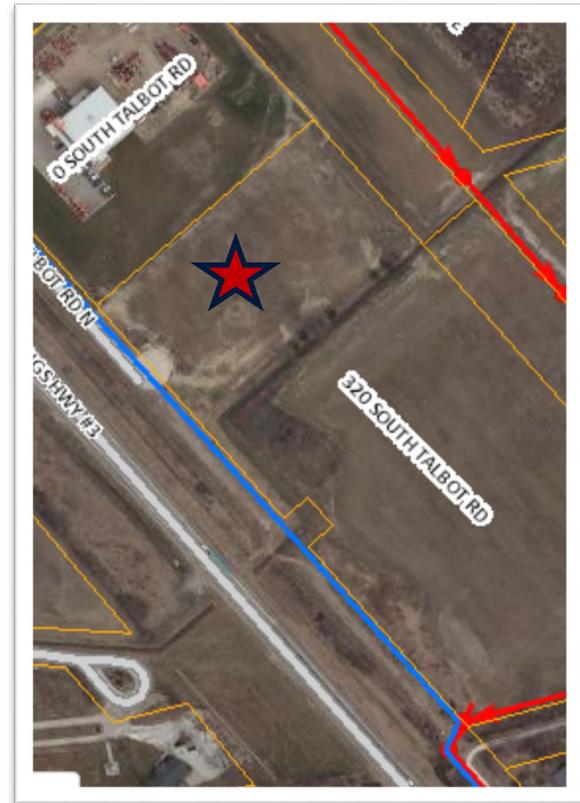
★ Subject lands



# Infrastructure

## Existing Infrastructure:

- Municipal Road (MTO reconstruction work underway)
- Municipally owned and operated water supply along South Talbot Road, as depicted in blue
- Municipally owned and operated sanitary sewers accessed through easement at rear of site, as depicted in red



 Subject Lands



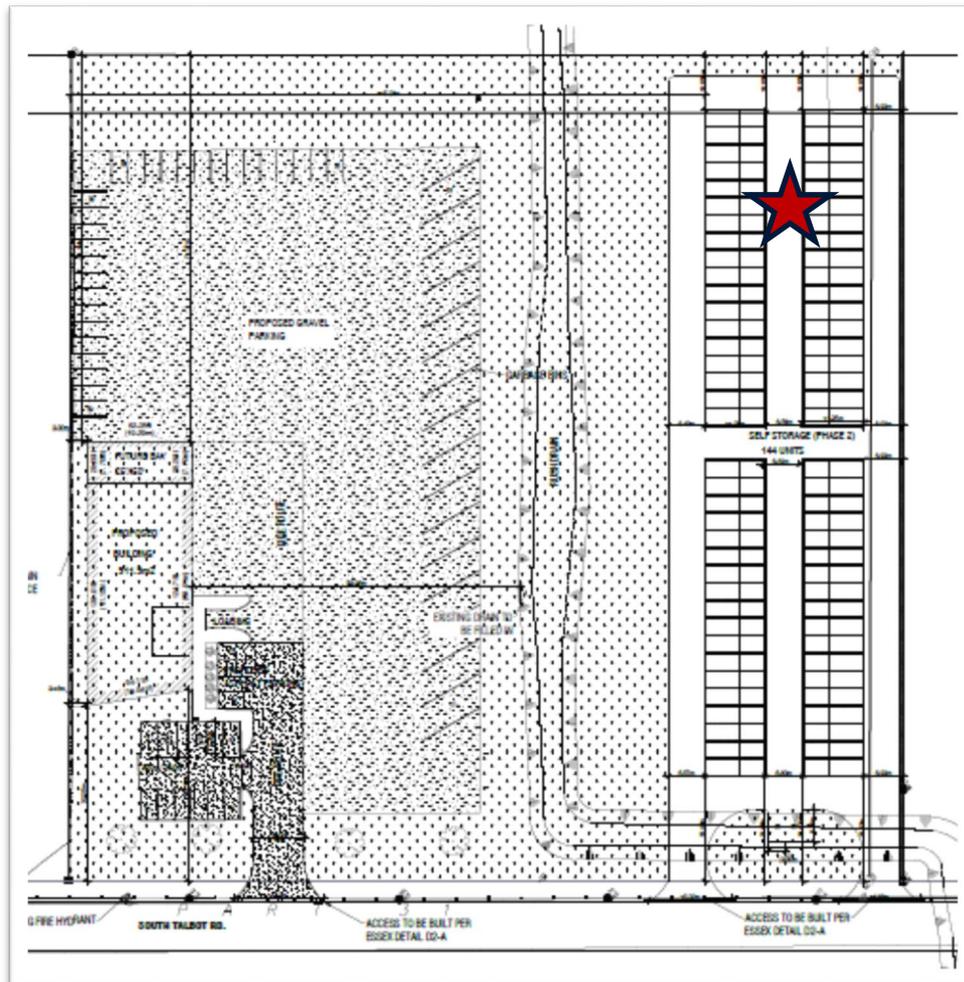
# Proposed Zoning Change

A Motor Vehicle Dealership is not permitted in the M1.3 zoning category under Zoning Bylaw 1037, therefore the reason for the zoning change is to permit:

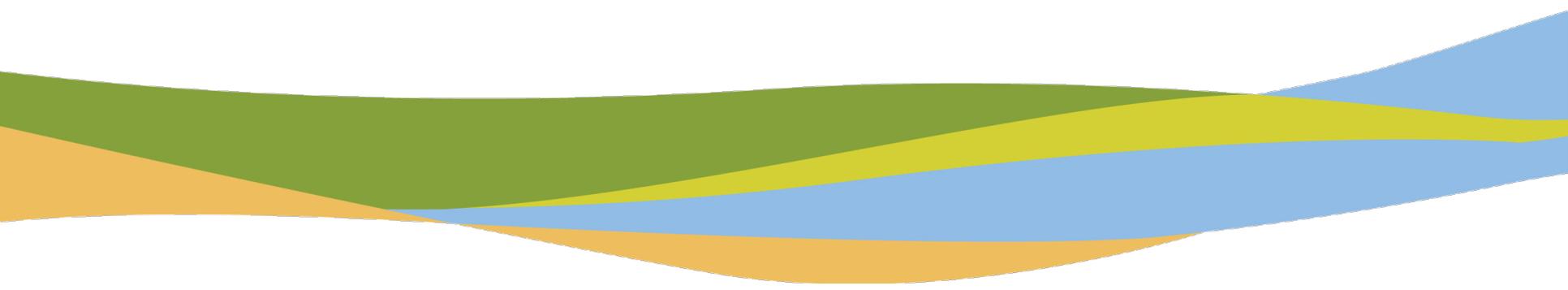
- The development of a motor vehicle dealership for the sale and display of Recreational Vehicles (RV); and
- The development of one (1) building for a sales office, parts store, and repair garage (service building)

The applicants are the proprietors of Sturgeon Woods RV Sales and Campground in Leamington.

# Site Plan



- ★ Proposed self storage facility not subject to zoning amendment because it is a permitted use under the M1.3 zoning district



# Policy Framework

## Town of Essex Official Plan

**A** motor vehicle dealership is a permitted use under the Town of Essex Official Plan for lands designated “Industrial”.

## Provincial Policy Statement (PPS) 2020

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

# Agency Comments

Department/Agency	Comments
Essex Fire and Rescue Services	No objections
Ministry of Transportation (MTO)	<ul style="list-style-type: none"><li>• No objections</li><li>• Site access off of South Talbot Road</li><li>• Building and land use permit required</li><li>• Will require a site plan, grading plan, drainage plan, servicing plan and stormwater management plan</li><li>• All plans to be reviewed during site plan</li></ul>
Essex Region Conservation Authority (ERCA)	No objections, further stormwater comments provided at the time of Site Plan Control

# Public Comments

- 120 metre circulation radius
- No public comments received as of Friday March 26, 2021



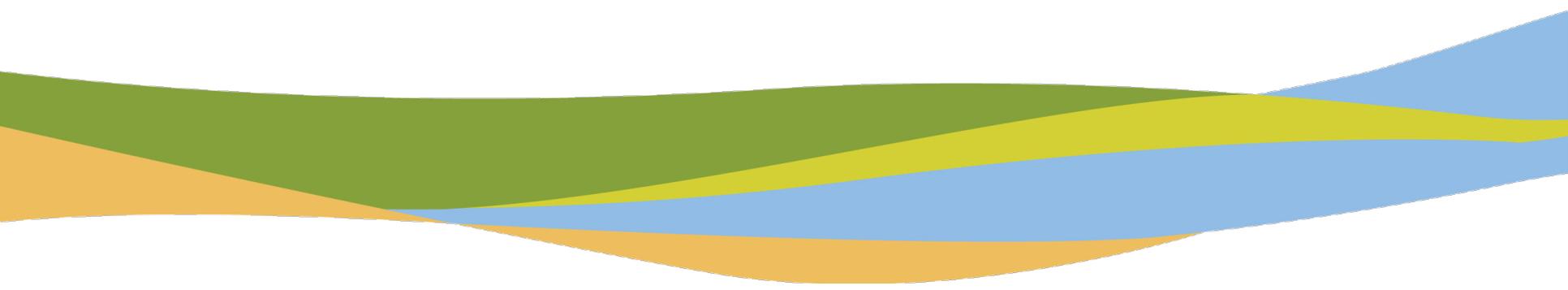
# Next Steps

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.
3. Applicant proceeds to Site Plan Control Approval.



# Proposed Bylaw Passage

**For the lands comprising Part of Lot 284 and 285 Concession South Talbot Road, more particularly described as part1 and 2 on 12R28489: a motor vehicle dealership is a permitted use.**



**Thank You!**

**Questions?**