Public Meeting

Site – Specific Zoning Amendments

- 27 Maple Ave
- Roseborough

December 6, 2021

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Where you belong

Purpose of Meeting:

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

Council does not make a decision at this time.

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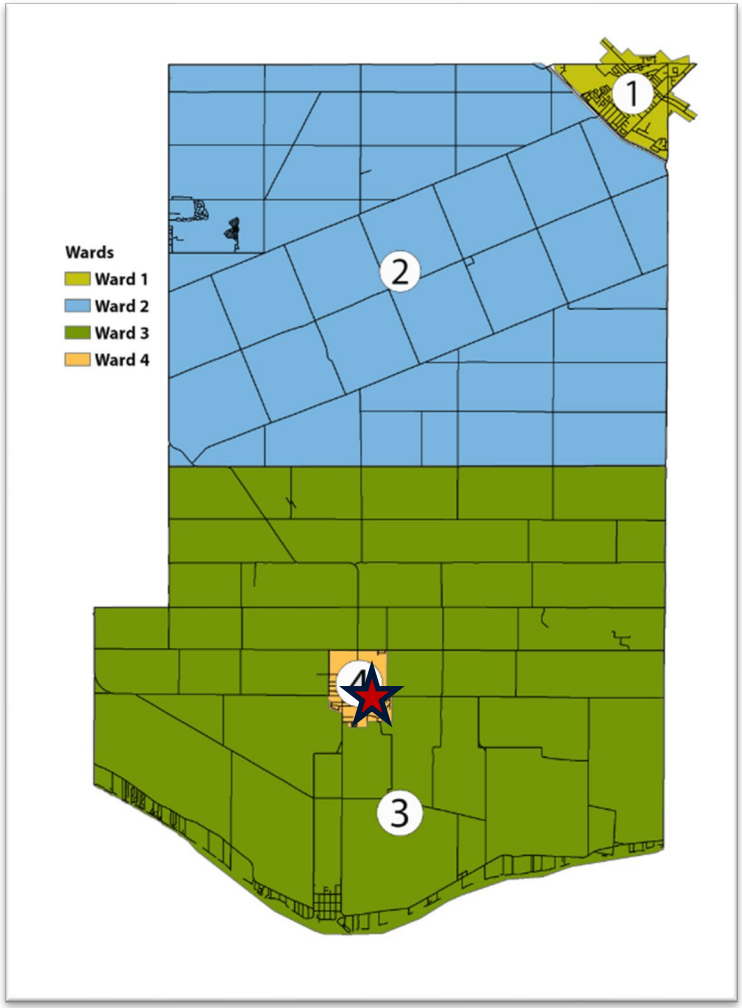
ZBA-09-21: Location



Applicant: 2636380 Ontario Inc (Agent: Andrew Talbot)

Location:
27 Maple Ave: 8708.6 square feet of residential lands located on the South side of Maple Ave, Harrow

Official Plan Designation:
Residential – Harrow Settlement Area

Existing zoning: Residential District 1.1, low density housing on urban lots. One (1) single detached dwelling is permitted as a main use

★ Subject lands

ZBA-09-21: Development Profile

- Vacant land on the South Side of Maple Ave
- Accessed by a Road owned and assumed by the Town of Essex
- Serviced by a municipally owned water supply and sanitary sewer
- Neighbourhood contains municipal sidewalks and allows on-street parking on Maple Ave
- Not located within the regulated area of the Essex Region Conservation Authority (ERCA)

ZBA-09-21: Neighbourhood Profile

North of Subject Lands:

- Lands designated **Residential 1.1 single use, and also Commercial District 2.2** which permits general commercial (downtown Harrow district)

East, West and South of Subject Lands:

- Lands designated **Residential District 1.1** which permits single detached dwellings only
- Harrow High School lands are zoned Institutional, and the Harrow Fairgrounds are zoned Green District.

ZBA-09-21: Neighbourhood Profile

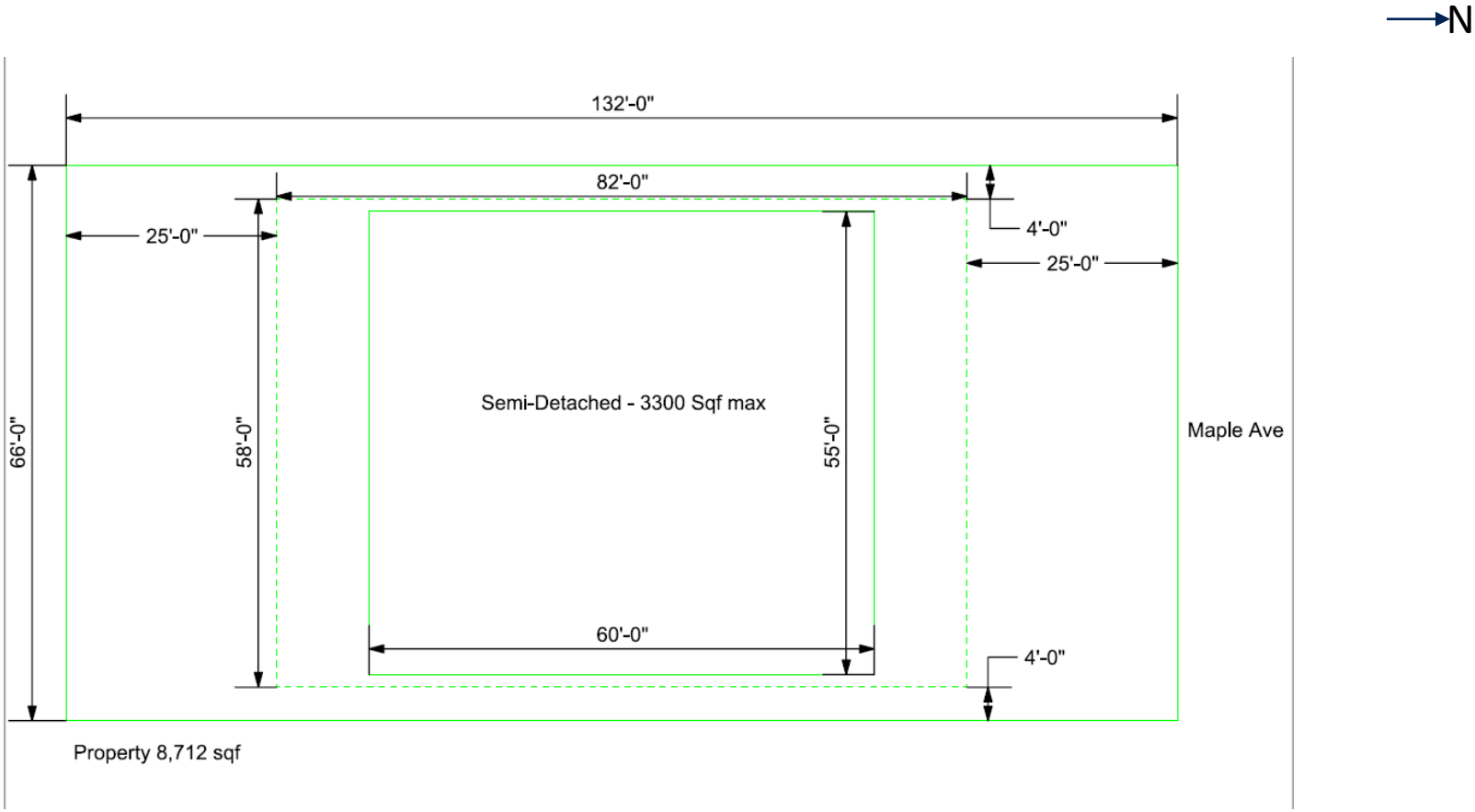
ZBA-09-21

Proposed Zoning Change

To permit one (1) *semi-detached dwelling*

A *Semi-Detached Dwelling* is defined as one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall.

ZBA-09-21: Site Plan



ZBA-09-21: Elevations

ZBA-09-21

A *Second Dwelling Unit* is also permitted within a semi-detached dwelling unit or in an accessory or ancillary building for a total density of four (4) dwelling units on the subject site.

The proposal as presented does not include a second dwelling unit in each semi unit for a total density of two (2) units.

Council may choose to limit density of the site to two (2) dwelling units (no second dwelling units permitted).

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ZBA-09-21: Policy Assessment

Provincial Policy Statement (PPS) 2020

Promotes residential development that is appropriate, affordable, and a mix of residential types focused in settlement areas;
Supports intensification to achieve cost-effective development patterns, and efficient use of land, infrastructure, and public service facilities;
Provides for an appropriate range and mix of housing options and densities to meet current and future residents needs;

Town of Essex Official Plan

Promotes development that compliments the unique cultural features and established community character;
Supports development in Harrow through appropriate infill and redevelopment where permitted uses include a) semi-detached dwellings provided that building footprints, setbacks, building heights are generally consistent with the existing neighbourhood character.

County of Essex Official Plan

Specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.

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ZBA-09-21:

ZBL Amendment Procedures

Due regard will be given to the following considerations by Council and the proponent:

- Desirability of or need for the proposed use
- Extent to which the surrounding area is developed & nature of development
- Physical suitability of the land for such proposed use
- Ensures accessibility and no impact to safe vehicular & pedestrian traffic
- Adequacy of municipal services (water, sanitary, and drainage)
- Compatibility of proposed use and adjoining areas
- Compliance with the general development policies, and specific relevant land use policies of the Official Plan and Zoning By-law

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ZBA-09-21: Building Matrix

Zoning Provisions	By-law Regulation	Proposed
Permitted Main Use (R1.1)	Single Detached Dwelling	Semi-Detached
Lot Width for Semi-detached (R2.1)	18 metres (60 ft)	20.11 metres (66 ft)
Lot Area for Semi-detached (R2.1)	590 m2 (6350 sq ft)	809.37 square metres (8712 sq ft)
Lot Coverage (R1.1)– Maximum	40%	37.8% (3300 sq ft)
Building Height (R1.1)– Maximum	10 metres (32 ft)	5.54 m (18.2 feet)
Front Yard Depth (R1.1) – Minimum	7.5 metres (25 ft)	+7.5 m (25 ft)
Rear Yard Depth (R1.1) – Minimum	7.5 metres (25 ft)	+7.5 m (25 ft)
Side Yard Depth (R1.1) – Minimum	1.2 metres (4 ft)	+1.2 m (4 ft)

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ZBA-09-21: Agency Comments

Department/Agency	Comment
Essex Fire	No objection
Infrastructure Services	No objection. Each unit must have separate services. Water metre is required for each unit.
Development Services	Each unit will be subject to (75% waived) Development Charges in 2022.
Essex Region Conservation Authority (ERCA)	No objections.

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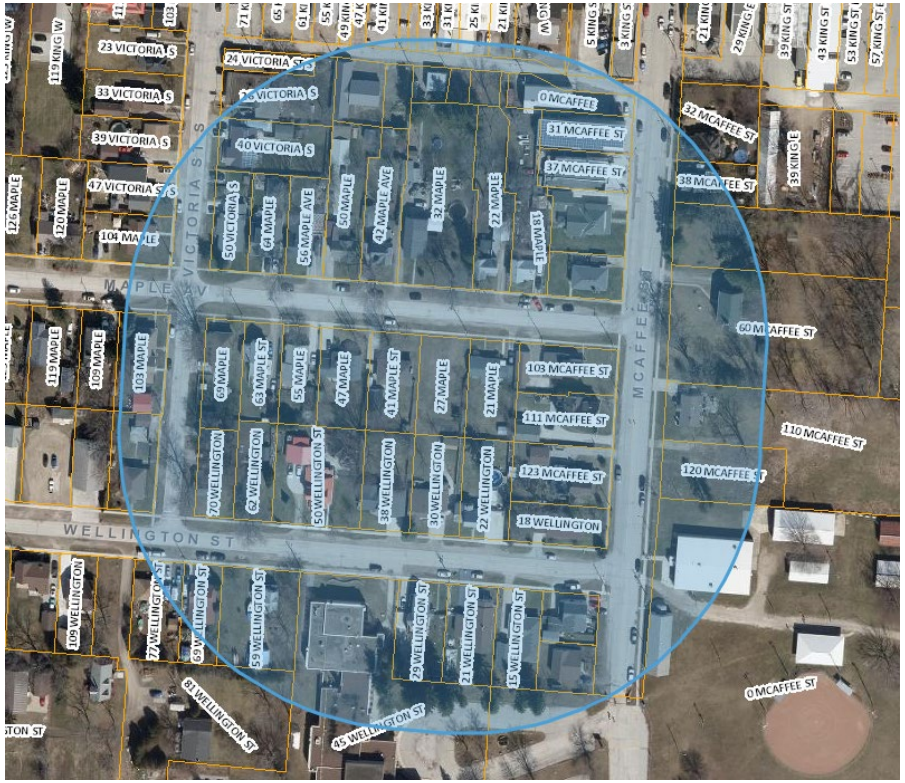
ZBA-09-21

PUBLIC COMMENTS:

120 metre circulation radius

- Four (4) Public comments received as of Friday December 3, 2021



ZBA-09-21

Next Steps:

1. A Bylaw to amend the zoning for 27 Maple will be prepared for Council's decision at the December 20, 2021 Regular Council Meeting.

2. At the December 20, 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.

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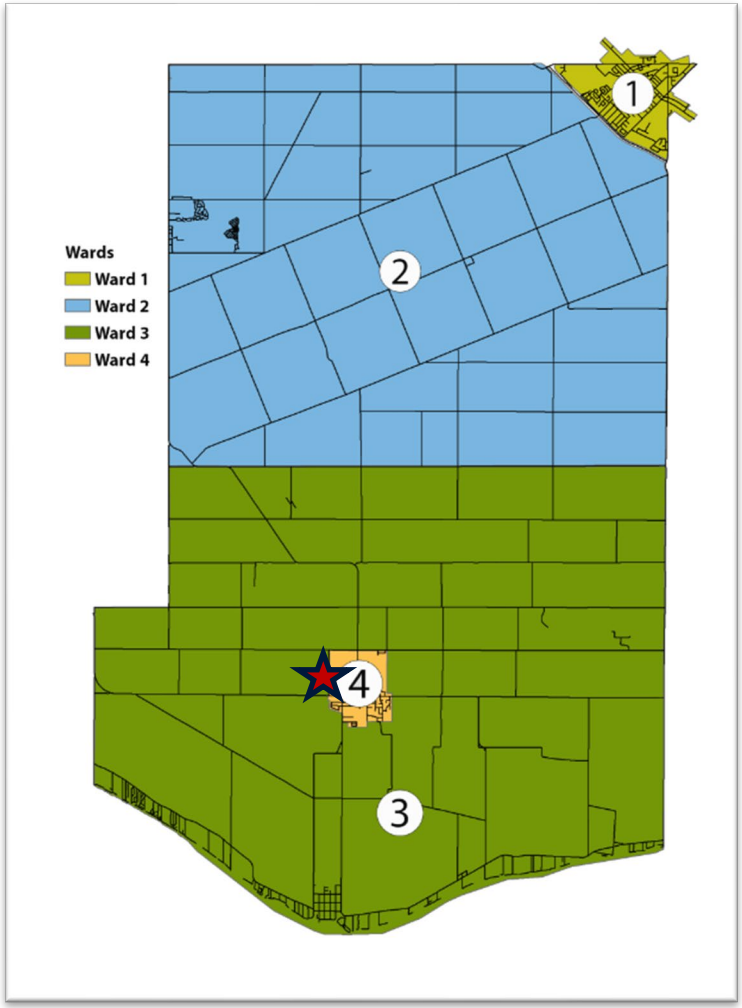
Thank you!

Questions

ZBA-10-21: Location



Applicant: Ontario 1808234 Inc. (Agent: Tony Boudreau)

Location:
2151 Roseborough: 15781 sq metres (3.89 acres) of industrial lands located on the west side of Roseborough Road.

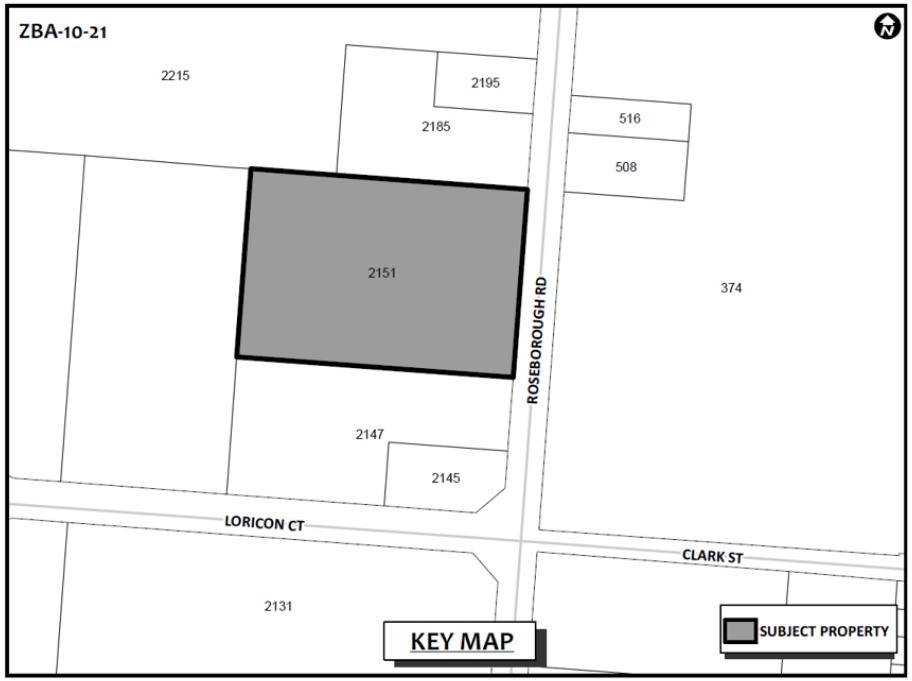
Official Plan Designation:
Industrial –Harrow Centre

Existing zoning: Manufacturing District (M2.1) General Industrial Uses.
Subject to Site Specific Zoning Exceptions for a drive-through restaurant/food outlet but exclusively on a corner lot. (Section 28.1.33)

★ Subject lands

ZBA-10-21: Development Profile

- Vacant land on the West Side of Roseborough Road
- Accessed by a Road owned and assumed by the Town of Essex
- Serviced by a municipally owned water supply and sanitary sewer
- Not located within the regulated area of the Essex Region Conservation Authority (ERCA)



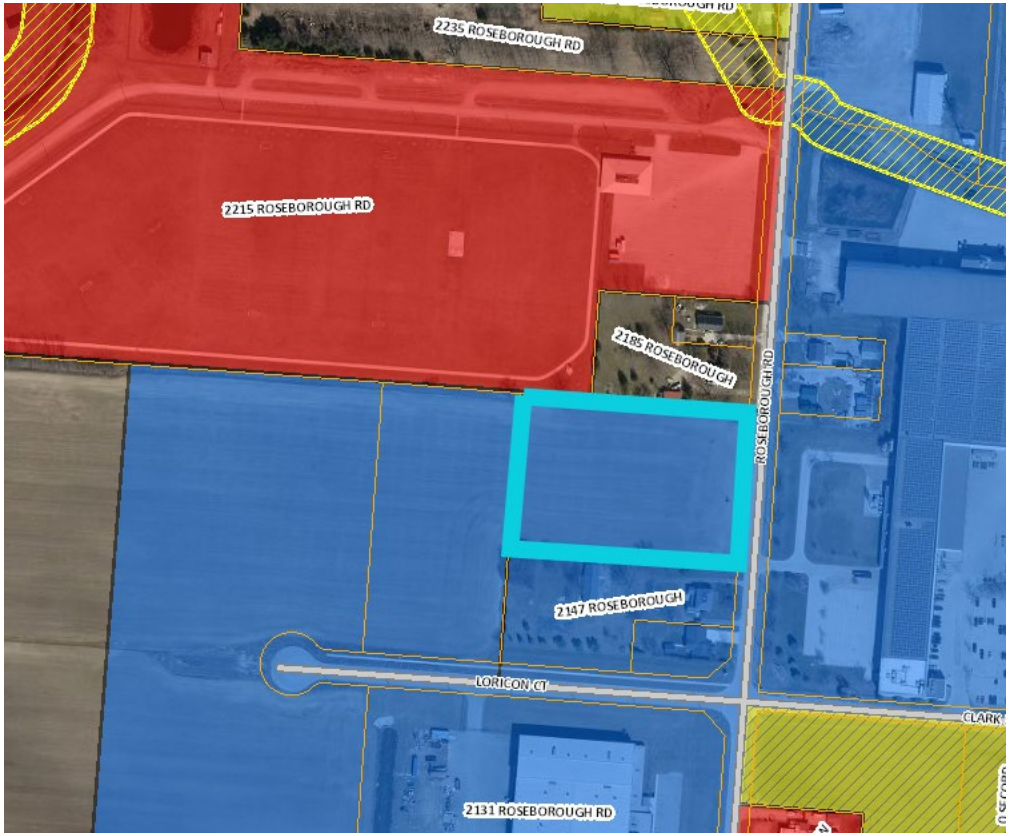
ZBA-10-21: Neighbourhood Profile

North of Subject Lands:

- Two (2) residential lots
- Town owned lands for soccer park and sewage lagoons

West, South and East of Subject Lands:

- Two (2) residential lots
- Lands designated **Manufacturing 2.1** which permits general industrial uses (Atlas Tube, Sellicks, Loricon Industrial Park)



ZBA-10-21: Neighbourhood Profile

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ZBA-10-21

Proposed Zoning Change

- One (1) sit down *restaurant*

A *restaurant* is defined as a building or part thereof used primarily for the preparation and serving of food and beverages to patrons for immediate consumption therein or within a physically defined open air sit down eating area located on the same lot therewith.

Currently, the supplementary zoning for this property only permits a restaurant that is exclusively on a corner lot. The subject site is not considered a corner lot.

The proposed sit-down restaurant would be an added site-specific additional use that is comparable with the currently permitted take-out restaurant use on the neighbouring corner lot. All other uses listed under the M2.1 Zone will still be permitted.

The applicant intends this restaurant to serve the patrons and employees of the future business/industrial park.

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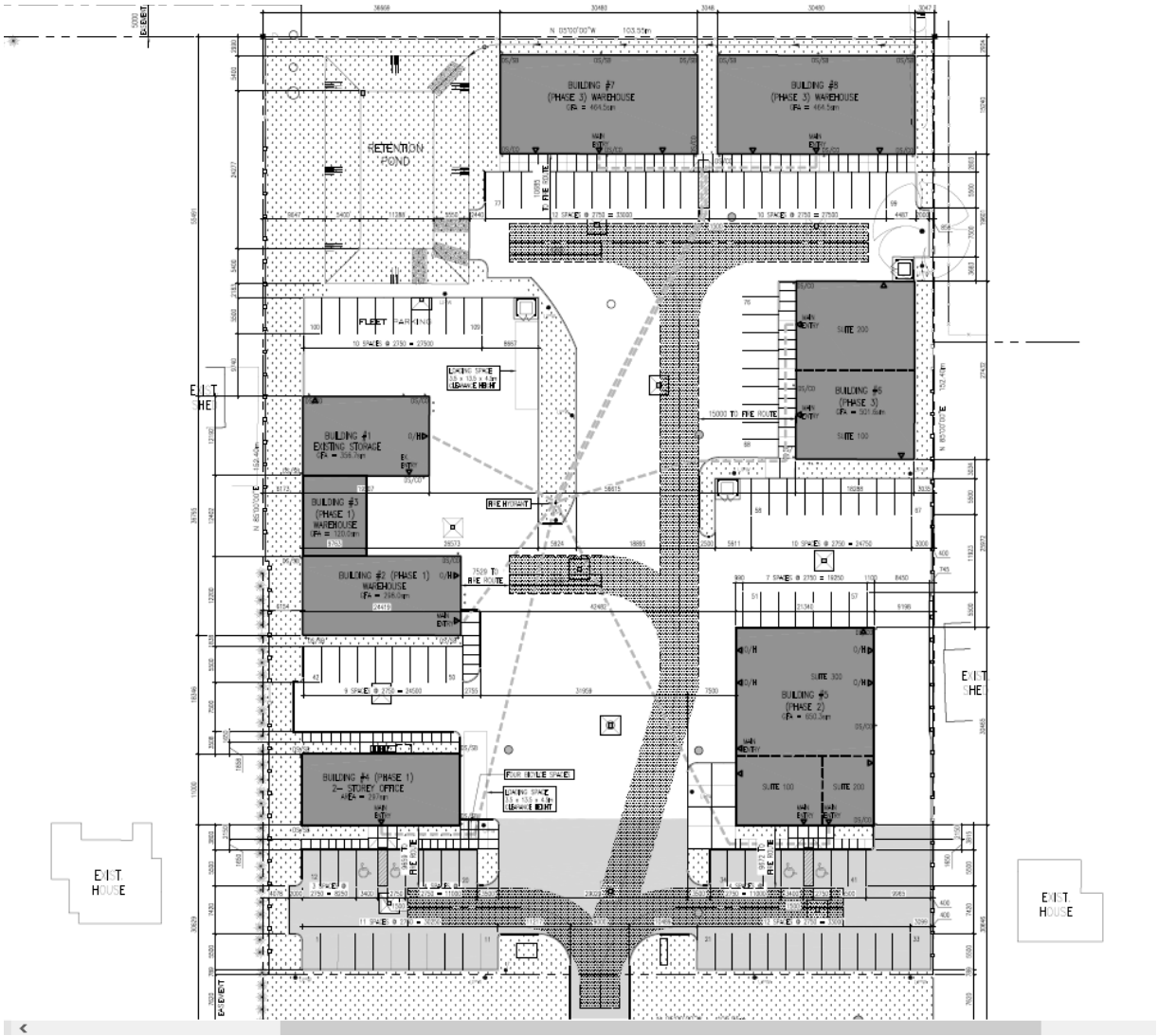
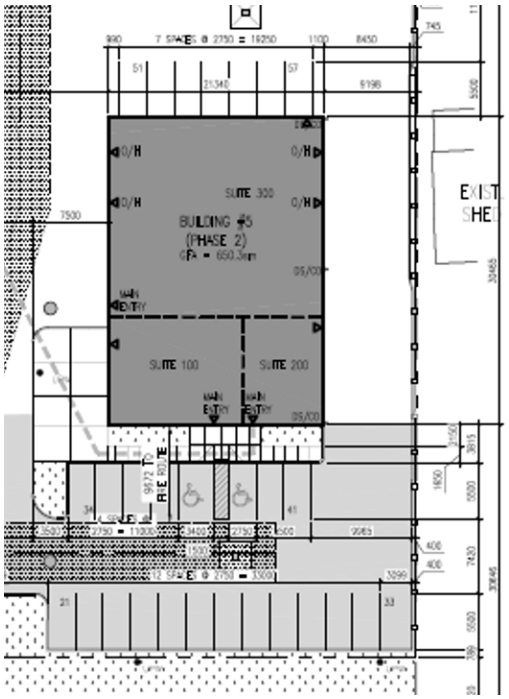
ZBA-10-21: Site Plan





ZBA-10-21: Policy Assessment

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.

County of Essex Official Plan

Supports and promotes public and private development and re-investment in the Primary Settlement Areas. Promotes opportunities for job creation by attracting and maintaining industries and businesses closer to where residents live, work, and recreate.

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ZBA-10-21: Policy Assessment

Town of Essex Official Plan

- Permits a range of manufacturing, fabrication, assembly and processing of goods and materials;

- Also permits the establishment of commercial uses that are supportive of, incidental to, or normally associated with industrial uses

- Other commercial uses may be permitted by amendment to the Zoning By-law, if the Town is satisfied that:

  i) the commercial use has similar requirements or characteristics to the industries permitted in the area, in terms of its land requirements or potential for creating adverse effect;

  ii) the site for the proposed commercial use is such that its development will not negatively impact on the activities of the existing Industrial use(s) in terms of their operations and expansion opportunities

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ZBA-10-21

ZBL Amendment Procedures

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- Extent to which the surrounding area is developed & nature of development
- Physical suitability of the land for such proposed use
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ZBA-10-21: Matrix

Zoning Provisions	By-law Regulation	Proposed
Permitted Main Use (M2.1)	Drive-thru food outlet or restaurant exclusive to a corner lot, take out food outlet	Sit down restaurant, on an interior lot
Lot Width for M2.1	18 metres (60 ft)	152.4 metres (500 ft)
Lot Area–Minimum	1000 sq metres (10770 sq feet)	1.57 Ha (3.89 acres)
Landscape Area -minimum	15% of the lot area	Subject to SPC
Front Yard Depth (M2.1) – Minimum	7.5 metres (25 ft)	Subject to SPC
Rear Yard Depth (M2.1) – Minimum	7.5 metres (25 ft)	Subject to SPC
Side Yard Depth (M2.1) – Minimum	3 metres (10 ft)	Subject to SPC

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ZBA-10-21

PUBLIC COMMENTS

120 metre circulation radius

- One (1) letter of support received from the public November 15, 2021, from Steve & Deb Fournier.

ZBA-10-21

Next Steps:

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2. At the December 20, 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.

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Questions