



The Corporation of the Town of Essex

Special Council Meeting Minutes

October 4, 2021, 4:30 pm

Location: <https://www.youtube.com/user/EssexOntario>

This meeting was hosted and chaired from the Essex Municipal Building. Due to the ongoing COVID-19 pandemic this meeting was not currently open to the public for in person attendance.

This meeting can be viewed by the public electronically via livestream on YouTube at www.youtube.com/EssexOntario

This statutory public meeting was being held for the purpose of providing background and public information in regards to a proposed site specific zoning amendment at 470 Dunn Road, Colchester South, Ward 3.

Present:

- Mayor Larry Snively
- Deputy Mayor Richard Meloche
- Ward 1 Councillor Joe Garon
- Ward 1 Councillor Morley Bowman
- Ward 2 Councillor Kim Verbeek
- Ward 3 Councillor Steve Bjorkman
- Ward 4 Councillor Sherry Bondy
- Ward 3 Councillor Chris Vander Doelen

Also Present:

- Robert Auger, Town Solicitor, Legal and Legislative Services/Clerk
- Shelley Brown, Deputy Clerk, Legal and Legislative Services
- Doug Sweet, Director, Chief Administrative Officer
- Lori Chadwick, Director, Development Services
- Kate Giurissevich, Director, Corporate Services
- Rita Jabbour, Manager, Planning Services
- Kevin Carter, Manager, Building Services/Chief Building Official

1. Call to Order

Mayor Snively called the meeting to order at 4:30 PM.

2. Declarations of Conflict of Interest

There were no conflicts of interest noted at this time.

3. Adoption of Published Agenda

3.1 Special Council Meeting Agenda for October 4, 2021

SP21-10-001

Moved By Councillor Bowman

Seconded By Councillor Bjorkman

That the published agenda for the October 4, 2021 Special Council Meeting be adopted as presented.

Carried

4. Presentations from Administration

4.1 Corinne Chiasson, Assistant Planner, Planning Services

RE: Site-Specific Zoning Amendment for Vacant Lands located on the East Side of Dunn Road

Corinne Chiasson, Assistant Planner, Planning Services, explained that the purpose of this statutory meeting was to discuss a site-specific zoning amendment for the lands identified as 470 Dunn Road in Colchester. She explained that this site is 11820 square feet in the Hamlet Residential area of Colchester and zoned Residential District 1.1 which permits a single detached dwelling. She noted that the surrounding areas north of the subject land is Residential District 2.1 while east and south of the subject land is Residential 1.1. She also noted that west of Dunn Road is Residential District 1.1 and Development Reserve District 1.1 which is designated for future residential housing. She explained that the corner lot at Draper Street and Dunn is currently vacant which is part of Residential R2.1 that allows for a higher density such as semi-detached duplexes.

Ms. Chiasson explained that the proposed zoning change is to permit one semi-detached dwelling which allows for four dwelling units however Council may choose to limit the site to two dwelling units. She noted that the site plan meets the provisions for the garage facades and that there is ample parking as there are 3 parking spaces per unit.

Ms. Chiasson discussed the Provincial Policy Statement which promotes mixed-use residential in settlement areas as well as residential units and affordable housing. She noted that the Policy promotes infills and increased density to ensure cost efficiency for municipal services and facilities. She stated that the Colchester Hamlet Secondary Plan encourages redevelopment if an infill can meet provisions such as setbacks, building height, complies with the general character of the neighbourhood and has full access to municipal services.

Ms. Chiasson advised that there were no objections from the Fire Department, Infrastructure Services, Development Services, and Essex Region Conservation Area and there were no public comments received as of October 1, 2021.

She outlined the next steps advising that a report to Council and proposed by-law will be prepared for Council's consideration at the October 18, 2021 Regular Council Meeting.

Deputy Mayor Meloche asked if a secondary dwelling unit was permitted for each unit and where the secondary dwelling be located on the lot.

Rita Jabbour, Manager, Planning Services, stated that it would either be placed in the basement of each of those dwelling units or in the backyard in a separate structure but it cannot be within 25 feet between a rear lot line and a building.

Deputy Mayor Meloche asked if it could be attached onto that back of that building.

Ms. Jabbour stated that it could be attached if they have the required yard.

SP21-10-002

Moved By Councillor Bjorkman

Seconded By Councillor Bowman

That the presentation entitled Site-Specific Zoning Amendment for Vacant Lands located on the East Side of Dunn Road, be received.

Carried

5. Public Presentations

5.1 Yehya (John) Atwan, Applicant

RE: Site-Specific Zoning Amendment for Property Located at 470 Dunn Road

Yehya (John) Atwan, owner of the lands identified as 470 Dunn Road in Colchester, was present at the meeting and noted that he was able to answer any questions from Council should they have any but he did not have questions or further comments to provide at this time.

6. Adjournment

SP21-10-003

Moved By Deputy Mayor Meloche

Seconded By Councillor Bowman

That the meeting be adjourned at 4:51 PM.

Carried

Mayor

Clerk