



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

Applicant: Richard and Pauline Brockman

Lands: Vacant lands on the corner of Medora Avenue West and Harvey Street, Essex Centre, Ward 1 (128 Harvey)

Meeting Information

The Council for the Town of Essex will hold a **Virtual Public Meeting on Monday, July 6, 2020 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 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, July 6, 2020** commencing at **6:00pm**.

PLEASE NOTE: At its Special Council Meeting of March 23, 2020, Essex Town Council adopted an amendment to Procedural By-law 1681 to provide that, during a time of Declared Emergency, Council has the ability to participate electronically in meetings subject to the provisions and requirements of the Town of Essex Procedural By-law.

Accordingly, this public meeting of Council will be held electronically. 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.

Please provide your contact information (name, address, email and phone number) to the Planning division via email to saubin@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.

Proposal

The subject property is presently zoned Residential District 1.1 (R1.1). The subject property also parallels a discontinued railway right of way to the South belonging to CN Rail, and is a corner lot.

As a result, the applicant is only permitted to construct one (1) single detached dwelling. The applicant must also maintain a minimum separation of 30 metres (99 feet) between the railway right of way and a residential main building, and maintain a side yard width of 4.5 metres (15 foot) between the main building and an exterior side lot line.

The applicants have submitted an application for site specific zoning amendment to allow for the following uses and setbacks:

- One (1) semi-detached dwelling
- A 1.2 metre (4 foot) setback from the exterior side lot line facing Harvey Street
- A 7.5 metre (25 foot) setback from the main residential building and the railway right of way

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

Public Comment and Rights to Appeal

Any person may attend the public meeting and/or make written or verbal comments in support of or in opposition to the proposed amendments.

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 (8:30 am - 11:30 am and 1:30 pm - 4:30 pm). It is recommended that an appointment be scheduled for this purpose. To schedule an appointment, please contact Sarah Aubin, Planning Assistant, at 519-776-7336 ext. 1128.

If you wish to be notified of the decision of the Town of Essex on the proposed zoning by-law amendment you must make a written request to Planning Services. Written submissions must be directed to the Town of Essex Planning Department, 33 Talbot Street South, Essex, Ontario, N8M 1A8.

Public notice placed by:

Rita Jabbour, RPP

Manager, Planning Services

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June 10th, 2020

Subject Property:

