



**Zoning By-Law Amendment (File #: ZBA-05-19)**

**Town of Essex: 263 Talbot St. North (Essex Motel)**

**Date:** March 13<sup>th</sup>, 2019

**File Number:** ZBA-05-19

**Applicant:** Town of Essex

**Existing Zoning:** C3.1 (Highway Commercial)

**Official Plan Designation:** Highway Commercial

**Location:** 263 Talbot St. North, Essex Centre, Ward 1 (Essex Motel)

**Comments:** Amendments to Zoning By-law 1037 will be considered.

The Essex Motel, located on the east side of Talbot Street North, north of Maidstone Avenue, is being considered for conversion to a multiple dwelling units. The Highway Commercial designation in the Official Plan and the C3.1 zoning do not recognize residential uses as permitted uses. In order to permit the conversion, a site specific amendment to the Official Plan and a site specific supplementary addition to the C3.1 zoning to permit are necessary. The site is currently occupied by the motel and the residence of the operator attached to it. The residence would be retained and the motel units would be converted to self-sufficient housekeeping dwelling units.

**Please submit any comments, recommendations and or conditions for the approval on or before **Monday, March 25<sup>th</sup>, 2019**. If you have no objections, please let us know this as well. If you have any questions, please contact, Jeff Watson, Policy Planner, at 519-776-7336 Extension 1116, [jwatson@essex.ca](mailto:jwatson@essex.ca)**

**Location Map:**

