



## **Notice of Public Meeting to Consider an Amendment to Zoning By-Law 1037**

**Take Notice** that the Council for the Town of Essex will hold a Statutory Public Meeting on **Monday March 26, 2018** commencing at **5:00pm** in the Large Meeting Room located at **33 Talbot Street South, Essex Centre** to consider a proposed Zoning By-law Amendment 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 Zoning Amendment. **Take Notice** that this matter is also scheduled for formal decision by **Council** at its general meeting on **Tuesday April 3, 2018** commencing at **6:00pm**.

The purpose of this statutory meeting is to consider an amendment to Zoning By-law 1037 for the property located at 106 Talbot Street North in the Essex Centre (Ward 1).

The lands are designated "Essex Town Centre" in the Town of Essex Official Plan and zoned Commercial District 2.2 (C2.2) under Zoning By-law, By-law 1037, which is primarily devoted general commercial uses. The applicant is proposing to rezone the 1000 square foot commercial building with attached workshop located to the rear of the building to permit the following automobile detailing services and light industrial uses: interior cleaning, upholstery shampooing, manual washing and waxing (not including coin-operated or automatic car wash), minor cosmetic repairs; the construction and repair of electrical products, signs and other media advertising structures; the manufacture and repair of ceramics, jewellery, cutlery and other small metal products; the repair of small musical instruments; and, a welding for the welding of small metal products.

A location map is attached. It is noted that limited parking for vehicles waiting to be serviced exist along the front of the rear commercial building and customer parking exists along Talbot Street North and at various municipal parking lots in the Essex Centre.

**Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment.**

Additional information relating to the proposed amendment is available for review at the Town Hall at 33 Talbot Street South, Essex, during regular office hours. It is recommended that an appointment be scheduled for this purpose. Please contact Isabel Chouinard, Planning Assistant, at 519-776-7336, extension 1128, to schedule an appointment.

Written submissions must be directed to Rita Jabbour, Assistant Planner, or Jeff Watson, Policy Planner, Town of Essex, 33 Talbot Street South, Essex, Ontario N8M 1A8.

**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 Ontario Municipal Board.

**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 may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**Personal Information:** The 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.**

**Additional Information** relating to this matter **Zoning By-Law Amendment** is available for review at the Essex Municipal Office during regular office hours.

Dated at the Town of Essex on Tuesday February 20, 2018.

Rita Jabbour, Assistant Planner

Planning Department

Town of Essex

33 Talbot Street South

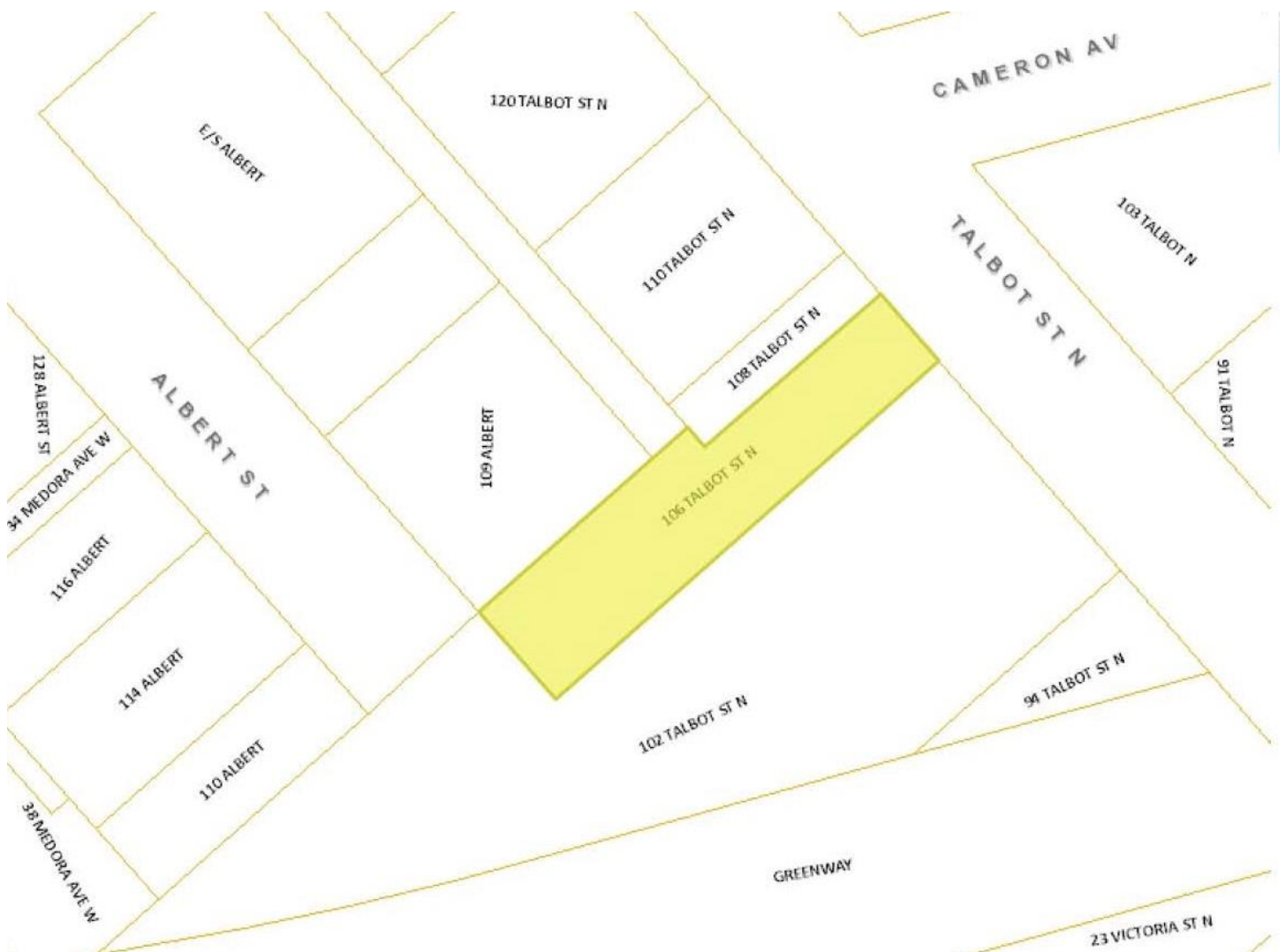
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N8M 1A8

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The purpose of this statutory meeting is to consider an amendment to Zoning By-law 1037 for the property located at 80 Maidstone Avenue West in the Essex Centre (Ward 1). The 4.54 acre property is located on the south side of Maidstone, west of Bell Avenue. The lands are designated "Residential" in the Town of Essex Official Plan and zoned R1.1, single-detached residential in General Zoning By-law 1037.

The applicant is requesting a zoning change from R1.1 to a special residential R2.x category to permit townhomes and semi-detached dwellings. A site plan has been submitted showing two optional dwelling layouts. One proposal would be row dwellings with front yard parking on a private laneway and the other would be townhome and semi-detached dwellings on a public right of way. For the latter, it is proposed that the future public right of way be reduced from 20m (66 feet) to 15.25m (50 feet) with parallel 2.4m (8 foot) wide easements.

The site is serviced by municipal water and a storm sewer. A sanitary sewer extension from the existing sewer on the north side of Maidstone will be constructed to serve the site. A storm water management plan will be necessary. If the lands are to be developed for freehold housing and the road conveyed as a public right of way, a draft plan of subdivision will be required.

The amending zoning by-law will establish building setbacks from property lines, lot coverage and building height.

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**Additional Information** relating to this matter **Zoning By-Law Amendment** is available for review at the Essex Municipal Office during regular office hours.

Dated at the Town of Essex on February 19, 2018

Jeff Watson, Policy Planner

Planning Department

Town of Essex

33 Talbot Street South

Essex, ON

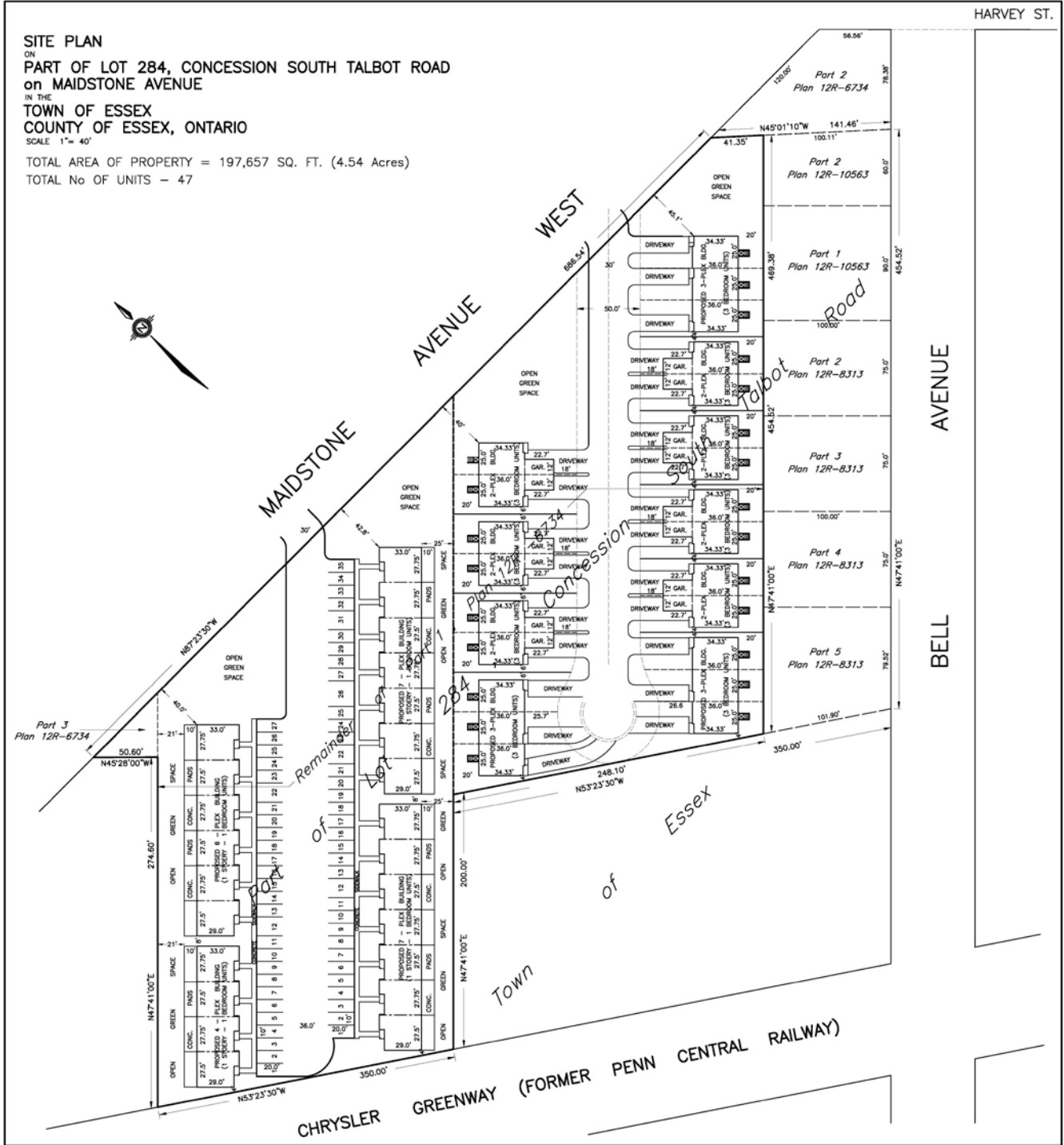
N8M 1A8

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**Site Plan:**



**Location Map:**

