



## Notice of Public Meeting For revisions to the Official Plan of the Town of Essex

To be held on **Monday, April 3, 2017, starting at 4:30 p.m.**, in the County of Essex Council Chambers, Civic Centre, 360 Fairview Avenue West, Essex, Ontario

In accordance with Section 16 of The Planning Act of Ontario, R.S.O. 1990, Council of the Town of Essex will consider proposed revisions to the Town's Official Plan, which applies to the use of all lands within the Town.

The proposed revisions are as follows:

1. In Section 4, General Development Policies, a new subsection (4.1.1), A Sense of Place, would be added. Its preamble states:  
"Many factors contribute to making our Town an attractive, unique and welcoming place. Practising good urban design, valuing our agricultural economy and rural communities, preserving and enhancing our cultural and natural heritage, identifying with our past and encouraging physical forms of development that positively influence the quality of our community and the welfare of our residents in a resilient and sustainable manner, build our sense of community and sense of place."  
In order to achieve this, this section sets out land use commitments for enhancing our urban places and protecting our rural landscapes and the means by which we can maintain a resilient and sustainable community.  
Under subsection 4.6, Visual Amenity, it recognizes the importance of protecting our cultural heritage landscapes and vistas.
2. In Subsection 5.18, Lands designated "Community Service Facility," provision is made for the re-use of institutional buildings and lands for purposes other than those set out in the Community Service Facility designation without the need of an Official Plan Amendment (OPA). A rezoning would be required to change the zoning from Institutional to an appropriate zoning category, subject to conformity with the conditions set out in this subsection related to re-use and conversion. For example, a school site could be rezoned to a residential zoning category without the necessity of a concurrent OPA.
3. In Subsections 6.3, Plans of Subdivision, 8.5, Sanitary Sewage Collection and Treatment, and 8.6, Stormwater Management, new policies will be added to help implement the Town's new storm water management standards based on new hydraulic modeling and to encourage the use of green technologies and infrastructure, according to the most recent provincial mandates.
4. In Subsection 8.7, Ground Water and Source Water Protection, policies to protect drinking water intakes, highly vulnerable aquifers and significant groundwater recharge areas from contamination are introduced in accordance with our commitment under the Clean Water Act.
5. In Subsection 8.8, Transportation Network, policies regarding the development of "complete streets" and rights of way that service a wide variety of users in a safe, convenient and affordable manner will be added. It also recognizes the active transportation initiatives of the Town and its partnership with the County and other agencies under the County Wide Active Transportation System (CWATS).
6. New mapping related to Source Water Protection, our road system and active transportation network will be added.
7. Policy revisions are proposed for other sections of the Official Plan related to such matters as our Vision Statement, the division of farm lots, land uses which are exempt for site plan control, and general policies to assist persons with disabilities and the provision of a healthy, affordable and walkable environment.
8. Three properties in Essex Centre are proposed to be re-designated from Agriculture and Restricted Commercial to Light Manufacturing.

Two of the properties are located on the south side of Concession 8, west of Highway 3. They were recently incorporated into the Essex Centre settlement area and are identified for industrial use, subject to re-designation from Agriculture to Industrial and subsequent rezoning. Their legal description is 14978 14th Concession on the south side of County Road 8, east of Pinkerton Sideroad, J. Egeto, owner, and Concession 14, Part Lots 15 and 16, Registered Plan 12R11669, Part 1, Registered Plan 12R15234, Part 2, J. F. Lafferty owner.

The third set of properties are located parallel to Highway 3 on South Talbot Road, south of Maidstone Avenue. This restricted use commercial corridor is suitable for light industrial uses subject to re-designation and subsequent rezoning. They comprise a total of 17 acres, described as Colchester CON STR Part Lot 285, comprising Parts 20, 23, 24, 25, 28, and 29, Plan 12R 21183.

Lands proposed to be re-designated from Agriculture and Restricted Highway Commercial to Industrial:

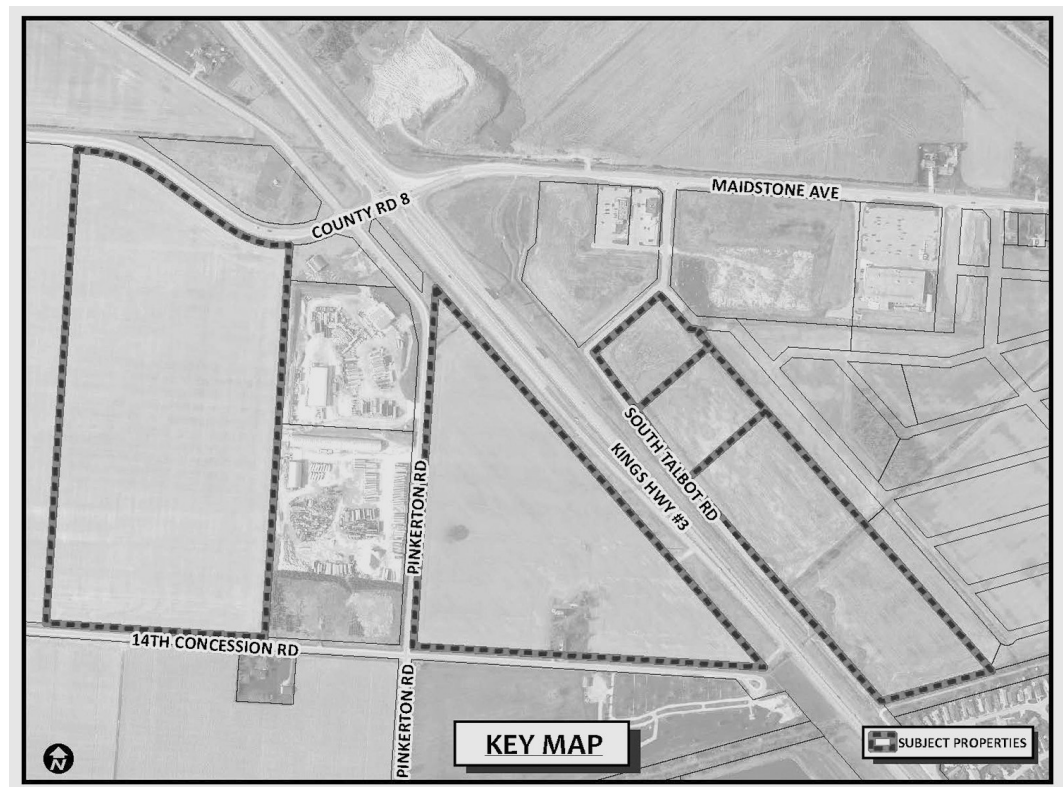
**Any person may attend the public meeting and or make written or verbal representation either in support of or in opposition to the proposed amendments.**

Additional information relating to the proposed amendments 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 Erin Reid, Planning Assistant, at 519-776-7336, extension 1128, to schedule an appointment.

Written submissions should be directed to 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 Official Plan amendments are adopted by by-law, 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 Council before the proposed amendments are adopted by by-law, 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**.

**Unless otherwise directed by Council, this matter will be placed on the Council agenda for consideration on April 18, 2017.**

The report of the Planning Department concerning these amendments is available on request from the Planning Department and online at [www.essex.ca](http://www.essex.ca) under Town Hall, Publications, Plans and Reports to Council. Any written submissions, requests to be placed on a public mailing list for formal notification of future meetings concerning these Official Plan and Zoning By-law revisions, or requests (which must be in writing) for notification of Council's approval of the amending by-law can be directed to:

Robert Auger, Clerk, Town of Essex, 33 Talbot Street South, Essex On, N8M 1A8, Tel: 776-7336 x1132 Fax: 776-8811. We encourage people to register with the Clerk one week in advance of the meeting, if they wish to speak to this matter.

Any questions, comments or requests for further information may be directed to: Jeff Watson, Planning Department, Town of Essex, 33 Talbot Street South, Essex, ON, N8M 1A8 Tel: 776-7336 x1116, Email: [jwatson@essex.ca](mailto:jwatson@essex.ca).

Dated at the Town of Essex on March 3, 2017