



**Notice of Public Meeting
For Revisions to the Zoning By-law of the Town of Essex**

To be held on Monday, November 20, 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 34 of the Planning Act of Ontario, R.S.O. 1990, Council of the Town of Essex will consider proposed revisions to the Town's General Zoning By-law 1037 Plan. Five parcels in Essex Centre are proposed to be re-zoned from Agriculture and Restricted Commercial to General and Light Industrial respectively. A series of house-keeping revisions are also proposed.

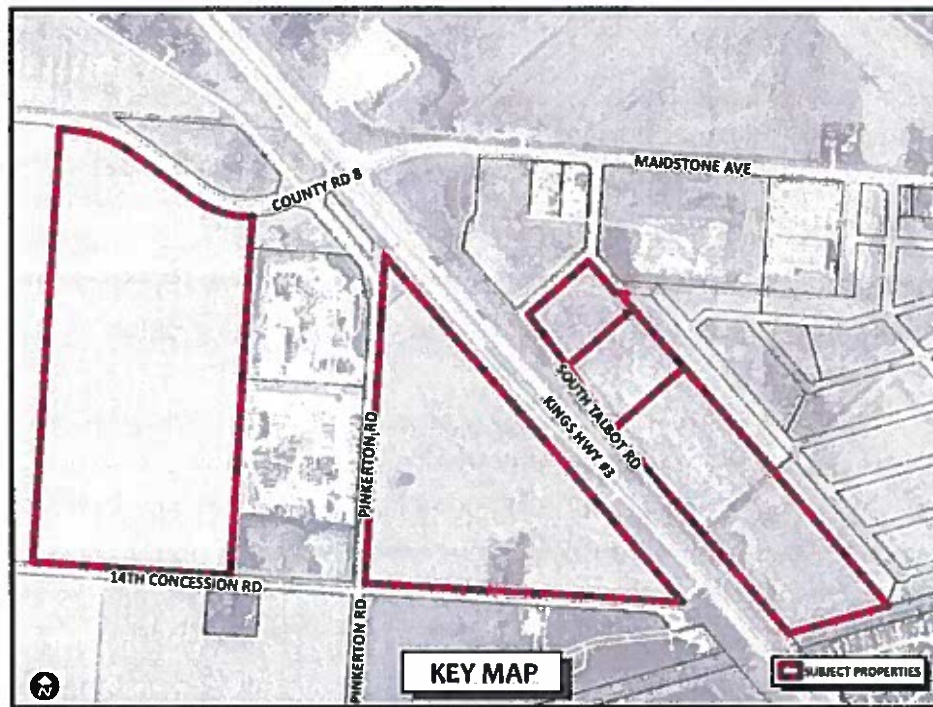
Of the five parcels proposed to be rezoned, two properties are located on the south side of Concession 8, west of Highway 3. They were recently incorporated into the Essex Centre Settlement Area and are designated in the Town of Essex Official Plan for industrial use, subject to rezoning to an industrial zoning category. They are currently zoned A1.1, general agricultural. 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 three properties are located parallel to Highway 3 on South Talbot Road, south of Maidstone Avenue and are also designated Industrial in the Official Plan. This restricted use commercial corridor is suitable for light industrial uses subject to rezoning from C3.4, restricted highway commercial, to a light industrial category. They comprise a total of 25 acres, described as Colchester CON STR Part Lot 285, comprising Parts 20, 23, 24, 25, 28, and 29, Plan 12R 21183.

All of the lands affected are shown on the key map below.

RECEIVED OCT 27 2017

Lands proposed to be rezoned from Agriculture and Restricted Highway Commercial to suitable Industrial zoning categories:



In summary, the following additional changes are proposed:

1. Revised definitions of “attached”, “detached”, “existing” and “lot” and add a new definition: “tertiary treatment septic system”;
2. Add provisions related to the use of shipping containers for permanent storage;
3. Recognize dwellings on un-assumed roads in new subdivisions;
4. Remove subsection 10.8, Natural Heritage Provisions;
5. Establish more consistent lot area provisions for rural dwellings on septic systems, including dwellings using a tertiary treatment septic system.
6. Correction to the R1.3, Rural Residential zoning related to minimum yard setbacks.

Purpose of the public meeting:

1. For the Town to present the proposal;
2. For people to ask questions and share their views;
3. For Council to receive a report that provides information on these proposed changes.

This public meeting is a statutory requirement of the Ontario Planning Act.

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 Sarah Girard, Planning Assistant, at 519-776-7336, extension 1128, to schedule an appointment.

Any person or public body may attend the public meeting and or make written or verbal representation either in support of or in opposition to the proposed amendments or request to be notified of subsequent meetings of Council related to these matters.

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 changes 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 December 4, 2017.

The report of the Planning Department concerning these zoning by-law changes is available on request from the Planning Department and online at 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 or by email) 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 should 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.

Dated at the Town of Essex on October 20, 2017.