



Public Meeting to Consider Amendments to the Town of Essex Zoning By-law 1037 and to consider adoption of a Licensing System to Regulate Short Term Rental Units (STRU)

Essex Town Council will hold a virtual Special Council Meeting on **Monday, March 7, 2022 at 4:30pm** to consider an amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990 and to consider adoption of a Licensing System to regulate Short Term Rental Units (STRU).

The public is invited to attend this meeting and to provide feedback on the requested amendments.

Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

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

Accordingly, this Special meeting of Council will be held electronically. Any person who wishes to appear electronically at this Meeting to speak as a Specific Delegation must submit a **Delegation Request Form available at www.essex.ca/town-hall/Attending-Council.aspx no later than 24 hours prior to the date of the Special Council Meeting.** Copies of this form are also available at Essex Town Hall (33 Talbot Street South, Essex Centre).

Purpose and Effect of the Proposed By-Law Amendment and Licensing System

- Zoning Bylaw to be amended to add a new definition and regulations for Short Term Rental Units (STRU)
- Zoning Bylaw to be amended to add a new definition for Cabin
- Zoning Bylaw to be amended to revise the definition of Bed and Breakfast Dwelling and Campground

The proposed zoning amendments seek to permit one (1) STRU in a single detached dwelling in a Residential or Agricultural District, or within a single detached dwelling or dwelling unit in a Commercial District, or in a cabin in Green District 1.2 or 1.5, subject to the following regulations:

- All STRUs must be licensed by the Town of Essex, and,
- A minimum separation of 100 metres is prescribed between properties on which a STRU is located when situated in a residential district, and,
- One (1) on-site parking space shall be provided for each two bedrooms, and,
- A Second Dwelling Unit (SDU) shall not be used as a STRU.

The proposed licensing system establishes application requirements, regulations for licensed STRUs, and a Demerit Point System that will encourage compliance through a penalty system for owners/operators of STRUs when contraventions of applicable municipal by-laws and other legislation occur at the licensed premises.

A **Key Map** has not been provided as this is a general zoning amendment affecting all lands within the Town of Essex.

Public Comment and Rights to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Town of Essex to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Essex before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Essex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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, STRU Survey and More Information

For more information about this matter, including information about appeal rights, please contact the Planning Division at 519-776-7336 ext. 1128, or by visiting the **Town of Essex Gesto Office (2610 County Road 12, Essex, Ontario, N8M 2X6)** during regular office hours (8:30am to 4:30pm). Additional information is also available at the following link: essex.ca/STRs

Residents and stakeholders are also invited to provide their comments on the proposed zoning amendments and licensing system by completing a survey found at the following link: essex.ca/STRs

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 essexplanning@essex.ca or to the Town of Essex Gesto Office to the attention of the undersigned.

Written submissions must also be directed to essexplanning@essex.ca or to the Town of Essex Gesto Office to the attention of the undersigned.

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February 9, 2022