



The Corporation of the Town of Essex

Special Council Meeting Minutes

May 21, 2024, 4:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Present: Mayor Sherry Bondy
Deputy Mayor Rob Shepley
Ward 1 Councillor Joe Garon
Ward 2 Councillor Kim Verbeek
Ward 3 Councillor Brad Allard
Ward 3 Councillor Jason Matyi
Ward 4 Councillor Rodney Hammond

Absent: Ward 1 Councillor Katie McGuire-Blais

Also Present: Doug Sweet, Chief Administrative Officer
Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk
Lori Chadwick, Director, Development Services
Kevin Girard, Director, Infrastructure Services
Kate Giurissevich, Director, Corporate Services
Jake Morassut, Director, Community Services
Diane Emery, Legislative Clerk
Rita Jabbour, Manager, Planning Services

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

This statutory meeting was held to consider amendments respecting housing regulations.

1. Call to Order

Mayor Bondy called the meeting to order at 4:00 PM.

2. Land Acknowledgement

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

3. Declarations of Conflict of Interest

There were no declarations of conflict of interest noted at this time.

4. Adoption of Published Agenda

4.1 Special Council Meeting Agenda for May 21, 2024

SP24-05-010

Moved By Councillor Hammond

Seconded By Councillor Garon

That the published agenda for the May 21, 2024 Special Council Meeting be adopted as presented.

Carried

5. Reports from Administration

5.1 Rita Jabbour, Manager, Planning Services and Lori Chadwick, Director, Development Services

RE: Amendments respecting Housing Regulations

Lori Chadwick, Director, Development Services, presented on the amendments respecting housing regulations and explained that in October 2023, Council directed Administration to initiate the zoning by-law amendment process to accommodate changes to the Planning Act. She provided an overview of the proposed zoning by-law amendments for housing initiatives to support residential intensification, and affordable housing initiatives as legislative by the Province of Ontario under Bill 23. She noted that intensification can happen by reducing lot width, reducing minimum floor area for tiny homes, creating new housing options within established neighbourhoods and by allowing for more than one dwelling unit per property.

Rita Jabbour, Manager, Planning Services, stated that Administration is proposing new definitions to recognize additional dwelling units. She explained that all dwelling units must be located on one lot, be separated vertically or horizontally if within the main dwelling, be permitted in settlement areas only on residential lots and must include one parking space per dwelling unit. She explained that since new definitions have been created, previous dwelling unit definitions need to be replaced.

Ms. Jabbour explained the general proposed by-law amendments for residential intensification which included:

1. Adding semi-detached dwellings as permitted main uses within the Residential District 1.1 and two- and three-unit dwellings;
2. Adding townhome dwellings up to three units as permitted main uses within the Residential District 2.1 and two- and three-unit dwellings;
3. Adding two- and three-unit dwellings as permitted main uses within the Residential District R2.1; and
4. Amending lot width regulations for single unit dwellings to 12m, semi-detached dwellings to 15m and townhome dwellings to 21m.

She advised of a proposed site-specific amendment to Essex Non-Profit Homes to permit allowances for a maximum of two on-site parking spaces for lands owned by Essex Non-Profit Homes, specifically, 107, 126, and 143 Michael Drive. She also advised that there was a proposed site-specific amendment to Klie's Beach to allow year-round occupancy on vacant land however, Essex Region Conservation Authority (ERCA) objected to year-round occupancy for existing dwellings at Klie's Beach due to flood/erosion hazard.

She stated that the next step is for Administration to bring forth a proposed by-law at the Regular Council Meeting on June 3, 2024, for Council's consideration.

Council directed questions to Administration for clarification relating to the proposed amendments and dwelling units that are permissible.

SP24-05-011

Moved By Deputy Mayor Shepley

Seconded By Councillor Allard

That the presentation by Rita Jabbour, Manager, Planning Services and Lori Chadwick, Director, Development Services regarding amendments to housing regulations be received.

Carried

6. Delegations

Councillor Matyi attended the meeting at 4:44 PM prior to the motion to receive the delegation.

6.1 Alexander Pittao

RE: General Inquiries respecting Housing Regulations

Alexander Pittao directed questions to Administration regarding rear yard setback distances and constructing second story dwellings.

Administration advised that the setback distance in a rear yard is 25 feet, and a second story dwelling cannot be constructed in a required yard however residents are able to apply for a minor variance.

SP24-05-012

Moved By Councillor Hammond

Seconded By Councillor Verbeek

That the delegation by Alexander Pittao regarding general inquiries respecting housing regulations be received.

Carried

7. Adjournment

SP24-05-013A

Moved By Deputy Mayor Shepley

Seconded By Councillor Allard

That the meeting be adjourned at 4:46 PM.

Carried

Mayor

Clerk