



Report to Council

Department: Planning
Date: November 6, 2017
Prepared by: Jeff Watson, Policy Planner
Submitted by: Chris Nepszy, P. Eng., Director Infrastructure and Development
Report Number: Planning 2017- 37
Subject: Proposed Zoning By-law Revisions
Town of Essex
Number of Pages: 19

Recommendation(s)/Conclusion(s)

To Council for discussion at the statutory public meeting on Monday, November 20, 2017, regarding changes to General Zoning By-law 1037.

Reason for Report

To recommend for consideration changes to General Zoning By-law 1037, subsequent to approval of Official Plan Amendment 6 (OPA 6) by the Manager of Planning Services for the County of Essex.

Note: An executive summary is attached as Appendix B.

Background

On July 27, 2017, OPA 6 was approved by Bill King, the Manager of Planning Services for the County of Essex. OPA 6 added new policies, guidelines and objectives to the Town of Essex Official Plan. They were developed to satisfy the mandates of the new 2015 County of Essex Official Plan and policies required by the Province since the adoption of our Town of Essex Official Plan (OP) in 2009.

Upon the adoption of the County OP, local municipalities have three years in which to incorporate revisions to their OP to bring it into conformity with the County OP.

Council will recall that the OP review has taken place over late 2016 and into 2017. It was to be undertaken in three phases:

Phase 1 (completed) - the incorporation of user-friendly provisions, like clearer mapping and more up to date statistical information and land use projections based on the County OP.

Phase 2 (completed by OPA6) - the adoption of mandates, policies and guidelines related to public health and safety, complete streets, storm water management and other land use matters not specifically related to the natural environment.

Phase 3 (future phase) - the adoption of the latest natural heritage provisions and updated mapping of natural environment and wetlands areas. This phase will not be undertaken until field studies are carried by ERCA and MNRF to determine the proper boundaries for wetlands. To date no such action has been undertaken comprehensively.

Part of the changes incorporated into the OP by OPA 6 was the re-designation of lands on the east and west sides of Highway 3 from Agricultural to Industrial and Business Park. Specific lands on the west side of Highway 3 were also incorporated into the Essex Centre Settlement Area under OPA 6, thereby permitting their future development for non-agricultural purposes, specifically for industrial purposes.

Agricultural lands are protected, unless a justification study demonstrating the need of these lands for other purposes is accepted by the County Manager of Planning Services and the Province and they are subsequently incorporated into the settlement area. The adoption of OPA 6 completed these mandates and set the stage for rezoning.

The Provincial Policy Statement (PPS) mandates that planning authorities shall promote economic development and competitiveness by providing a mix and range of employment opportunities and for the needs of existing and future businesses, a diversified economic base and a resilient community.

The development of new employment lands within the expanded settlement area specifically for industrial employment helps to address Essex Centre's present deficiency in industrial employment lands and opportunities for diversified job creation.

While not specifically related to new policies and objectives set out in OPA 6, Planning is using this opportunity to recommend other changes to the zoning by-law, as a result of the application of the zoning by-law in the field. No general revisions to By-law 1037 have taken place for several years.

Since the creation of this restricted commercial corridor, there has been no development interest in this corridor for the intended uses. In late December 2016, Moir-Ferriss Machinery Moving Incorporated acquired the corner block and sought a zoning change to permit the relocation of their Windsor operations into the County at this more central location. As the proposed use was similar to that envisioned by the Official Plan, no OPA was required and the property was rezoned to a somewhat broader zoning category.

While it is recognized that the land uses permitted under the Highway Corridor Commercial (C3.4) zoning are quite limited, it was the position of Council and the Essex Centre BIA at the time that the range of permitted land uses should be of a nature that would not harm the viability of the downtown or compromise the development of the highway commercial corridor along Talbot Street north of Maidstone. The Talbot Street corridor is zoned C3.1, a wide ranging highway commercial zone. Several large vacant parcels remain to be developed.

However, Essex Centre has no industrially zoned land available for new development. In order to provide employment opportunities for such activities, as mandated by the Provincial Policy Statement (PPS), rezoning to light manufacturing and service uses, under the Manufacturing 1. (M1.) zoning is necessary.

These lands were re-designated to Industrial under OPA 6, so rezoning to a light industrial zoning can now proceed. A new light industrial zoning district, M1.4, is proposed for these lands to permit a range of light industrial and service uses appropriate for this location between the highway and the future residential neighbourhood. It is attached as Appendix A.

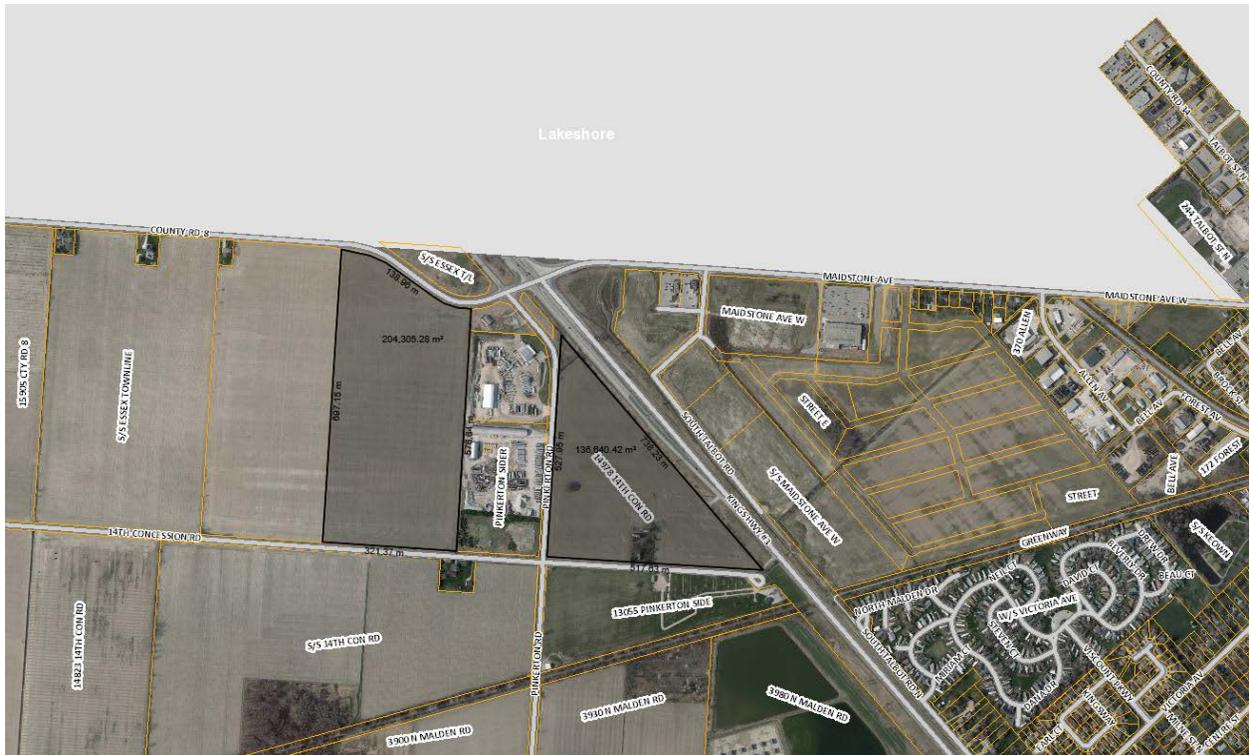
It is important to maintain a high standard of site development along Highway 3 because new businesses at that very visible location will affect the image of our community. As well, residential development is slated for the lands immediately east (to the rear of the subject lands) within the subdivision that formed part of the Mady land development scheme.

The properties affected are under site plan control. The location of loading areas, service doors and outdoor storage areas will be taken into consideration, so as to minimize negative impacts on adjacent residential properties. Landscaping and main building facades and building orientation will be considered with regard to their positive benefits to our community image.

Recommendation:

- a) That the subject lands be rezoned from Commercial District 3.4 (C3.4) to Manufacturing District 1.4 (M1.4), a light industrial service commercial zoning, of By-law 1037, with supplementary provision for Moir Crane and the other currently permitted C3.4 uses.

2. Rezoning lands on the west side of Highway 3, south of County Road 8 (CR8) from General Agricultural A1.1 to General Industrial M2.1:



Legal Description:

14978 14th Concession Road, John Peter Egeto, owner, south side of County Road 8, east of Pinkerton Sideroad;

Con 14 E PT LOT 15 PT LOT 16 RP 12R11669, PART 1 RP 12R15234 PART 2, John Francis Lafferty, owner, south side of County Road 8, west of Pinkerton Sideroad.

Lands Affected:

The Egeto lands, on the east side of Pinkerton Sideroad, which comprises 34 acres of tilled lands and one dwelling, situated on the east side of Pinkerton Sideroad and the north side of 14th Concession Road, is designated Agricultural and zoned A1.1, general agricultural.

The Lafferty lands comprise 50 acres of tilled lands, situated on the south side of County Road 8, west of Pinkerton Sideroad, designated Agricultural and zoned A1.1, permitting general agricultural uses and such supplementary uses as farm production or support facilities and farm equipment sales and service establishments.

Both parcels were the subject of a Planning Justification Study conducted during the development of the new County of Essex Official Plan in 2014. At that time, it was noted by Planning that the Town of Essex had no vacant lands available for industrial development in Essex Centre and very limited lands available in Harrow. This was confirmed by the study and the statistical information gathered under the County OP review.

Subsequently, the County and Province agreed to the expansion of the Essex Center and Harrow Primary Settlement Areas, specifically and exclusively to accommodate future industrial and business park development. The subject lands and the existing industrial lands between them were brought into the Essex Centre Settlement Area and re-designated from Agricultural to Industrial.

These two properties are currently used for the cultivation of field crops. There are no development projects proposed for them currently. Given our commitment to maintain agricultural production in the interim and the need to extend full municipal services to this side of Highway 3, it is proposed that they be rezoned to a holding general industrial zone at this time.

Under the highway reconstruction plan for Highway 3, adopted by the Ministry of Transportation (MTO), Pinkerton Sideroad is to be re-aligned so as to extend its intersection with CR8 further west onto the Lafferty lands to reduce potential traffic conflicts close to the highway.

A “holding” prefix establishes the desired zoning but defers the issuance of building permits until specific preconditions have been satisfied. The exception would be any use permitted under the current A1.1 zoning.

These lands will be available for future development permitted by the M2.1, general industrial zoning when:

there is demonstrated development interest;

provision is made for the extension of municipal services and,

for the Lafferty lands, we have a formal commitment from MTO for the construction of the new service road.

Note: The west side of Pinkerton Sideroad is already zoned M2.1 and has been developed with general industrial uses such as Canadian Diesel Services. The HM2.1 zoning would be applied to the balance of the affected lands within the expanded settlement area boundaries.

Recommendation:

- a) That the subject lands be re-designated from Agricultural 1.1 (A1.1) to Holding Manufacturing District 2.1 (HM2.1) with supplementary provision for A1.1 land uses.

3. Proposed Revisions to Specific Definitions:

A. "Attached" and "Detached":

"Attached" means a building or structure that depends on structural support by a common division wall or walls supporting an adjacent building. Any buildings located on the same lot within 1.8 meters of each other are deemed to be attached.

"Detached" with reference to a building means a pair or groupings of buildings where the minimum physical separation between or amongst them is greater than 1.8 meters.

The physical separation of 1.8 meters in each definition is confusing. The recommended definitions are as follows.

Recommended definitions:

- a) "Attached" when used in reference to a building or structure, means a building or structure, which depends on the structural support of another building or structure or, if buildings, they share a common division wall between them.
- b) "Detached" means a building or structure that is not dependent on another building or structure for its structural support.

B. "Existing":

"Existing" means a building or other structure both lawfully existing on the date of the passing of this by-law or such other date specifically provided by this by-law and, if a use, means a use currently in operation and, if a building or structure, means a building or structure currently in use."

The definition does not include an existing lot. The recommended definition is as follows:

Recommended definition:

- a) "Existing" means a lot, a building or other structure or a use, lawfully existing at the time of the passing of this by-law (By-law 1037) or such other date specifically provided by this by-law.

C. "Lot":

"Lot" means a contiguous parcel of land, under one ownership, the boundaries of which are on record in the land registry office of the County of Essex in the Registry or Land Titles Division.

This definition does not provide for lots on a registered plan under one ownership, where the owner intends to (and legally can) sell each registered lot, or to

condominium properties with private and common holdings. In order to make the definition more comprehensive the recommended new definition is as follows:

Recommended definition:

- a) "Lot" means a parcel or tract of land which:
 - i) is the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed pursuant to Section 49 of The Planning Act, R.S.O. 1990, as may be amended from time to time or
 - ii) is all land held or owned under distinct and separate ownership, that is legally capable of being conveyed as a separate parcel from one person to another or
 - iii) for which a consent has been granted and remains in effect pursuant to Section 53, of The Planning Act, R.S.O. 1990, as may be amended from time to time or
 - iv) is a whole unit or common element within the meaning of Section 9, of The Condominium Act , S.O. 1998, as may be amended from time to time.

D. "Tertiary Treatment Septic System":

Septic systems vary in efficiency and complexity and can take several forms or classes. A tertiary treatment septic system is the most modern and most advanced. As set out subsection 8 below such systems can be accommodated on smaller lots than those required for older systems. In order to introduce regulations related to them, tertiary treatment septic systems should be defined.

Recommended definition:

- a) "Tertiary Treatment Septic System" means a septic system that complies with the Effluent Quality Criteria as regulated by the Ontario Building Code (OBC) table 8.6.2.2.A or as the same may be amended from time to time.

4. Metal Storage and Shipping Containers

Section 34(1)4 of the Planning Act authorizes a municipality to regulate the type of construction, height, bulk, location, size and spacing of any building or structure located within the municipality.

Section 8.1 c) of the zoning by-law sets out provisions for the use of temporary buildings and other structures placed on site during construction activities. Such temporary facilities could include, for example, a contractor's office trailer and material and equipment storage trailers or containers.

However, in recent years, surplus shipping containers have been acquired and installed on various sites throughout the County, including industrial, commercial and residential properties, on a permanent basis.

While they are useful for storage and permitted on a temporary basis with few restrictions, they must be removed when the construction project is done and cannot be used on a permanent basis. However, regionally, homeowners have placed them in driveways or side yards for permanent storage. Businesses have placed them in parking areas or in other areas surplus to their operations.

Surplus shipping storage containers are purchased as a permanent solution to meet storage needs or for other uses such as their conversion for living accommodation. They can often be purchased at a price less than what it would cost for a more conventional structure of similar size.

Shipping containers intended to be used exclusively for permanent storage purposes are usually placed on the ground, a gravel surface or on pavement, as they have built in feet structurally designed to support the container. Consequently, purchasers tend not to inquire as to whether they are permitted or what rules apply to their placement and retention on the property. Adjacent property owners, particularly in residential districts, might perceive them as an aesthetic intrusion into the neighbourhood, a potential cause of rodent infestation or see a risk of them over-turning with improper anchorage.

The zoning by-law does not permit them as of right as a permanent facility. If permitted, they should be treated as an accessory building, meeting all requirements of the zoning by-law for lot coverage and setback. If not used solely for temporary storage, such as on a construction site, they are now considered to be structures under the Building Code and subject to the same provisions as any standard building used for the same purposes.

Other local municipalities are considering how to regulate them and a common approach is to permit them in industrial zones. Council might also consider permitting them in highway commercial and agricultural zoning districts as well. Treated as a building, they must meet all setbacks provisions of the zoning district for an accessory building and be placed on a surface or foundation designed to anchor and support them as required under the Building Code.

Recommendations - Add this definition and the following regulations:

- a) "Storage Container" means a pre-fabricated transportable metal enclosure intended for the temporary or permanent storage of goods, materials or equipment. It is not equipped with wheels. A cargo container originally used for the transport of freight, by rail, truck or ship, is a storage container.

Regulations:

The use of a Storage Container as a permanent storage facility is permitted in the following Zoning Districts:

A1.1 (general agriculture), C3.1 (highway commercial), M1.1, M1.2 (both light industrial), M2.1 and M2.2 (both general industrial);

For the purpose of this By-law, a storage container having a gross floor area of 10m² (109 FT²) or greater, when not used in accordance with the provisions of clause 8.2 c) i), of this By-law, shall be deemed to be an accessory building and shall be subject to all provisions of the Zoning By-law related to an accessory building applicable thereto, save and except that it shall:

- i) not be located in a front yard;
 - ii) be screened from view where it is visible from a Residential or Green District or a street and within 30 meters from the Residential or Green District or street;
 - iii) be limited to a maximum of one storage container on a lot of less than 0.5 hectares and a maximum to two storage containers on a lot of greater than 0.5 hectares;
 - iv) be permitted exclusively for storage purposes and not for human occupancy.
- b) In clause 8.2 c), Temporary Buildings and Other Structures, add provision for the use of a storage container for the duration of a construction or rehabilitation project and or for moving purposes.

5. Dwellings in new plans of subdivision

Under Subsection 8.4, Prohibited Uses, a new building located on a lot that does not front on or have direct access to an assumed street is not permitted. In new subdivisions the road is not assumed as a public road until all requirements under the development agreement related to the road and services in the right of way are satisfied. However, typically, new dwelling construction is permitted prior to the

assumption of the road. Technically this goes against the prohibition. In order to address that, it is recommended that an exemption be placed in the relevant clause as follows:

Recommendation:

- a) That under Prohibited Uses, clause 8.4 a) v) be amended to read as follows:
 - v) a building located on a lot that does not front on or have direct access to a highway, except for a building that replaces an existing building or additions to an existing building
to be added
“or a building within a registered plan of subdivision in which the street is to be assumed under the terms of a registered development agreement or servicing agreement”;

6. Natural Heritage Overlay Provisions

Subsection 10.8 provides:

“The use of lands in the natural heritage overlay is determined by the underlying zoning district permitted use regulations. However, no person should remove or substantially alter a significant feature or area, such as a significant woodlot, except in a manner specified by the Essex Region Conservation Authority.”

It is recommended that this subsection be deleted. The use of the word “should” is ambiguous since it is not a mandatory requirement. Natural heritage overlays, shown on our Zoning District Maps, are primarily woodlots that are not identified in our Official Plan as Provincially significant. While they have features and characteristics of note, they are not protected lands. The intent of subsection 10.8 is to recommend that a property owner approach ERCA for advice on forest management.

Some municipalities, such as Lakeshore, have zoning regulations that state that there shall be no removal or alteration of woodland or other provincially identified (but not protected) feature or area, except in a manner specified by the Town in consultation with ERCA. This is essentially the equivalent of a tree-cutting by-law. There is no statutory provision under the Planning Act to impose such a by-law outside of provincially protected areas. By-laws, like a tree-cutting by-law, are sanctioned under the Municipal Act.

7. Minimum lot size for dwellings with septic systems:

The Residential R1.1 and R1.3 zoning districts are single-detached dwelling zoning districts that apply to many rural lots throughout the Town. Our two agricultural

zoning districts, A1.1 (general agricultural) and A1.2 (restricted agricultural), also permit single detached dwellings.

All four zoning districts recognize that a septic system will be utilized, as no sanitary sewer exists to service the rural area. As such a lot having a larger lot area than required is for a serviced urban lot is mandated.

Under each rural zoning category the minimum lot area is:

R1.1 - 1850 square meters (m²) (20,000 square feet (ft²));

R1.3 - the lesser of 1400m² (15,000ft²) or as existing;

A1.1 - the lesser of 40 hectares (100 acres) or as existing, but not less than 1400m²;

A1.2 - the lesser of 4 hectares (10 acres) or as existing, but not less than 1400m².

The 1850 square meter (m²) minimum in the R1.1 zone was based on Ministry of Environment and Climate Change standards for the use of older primary and secondary septic systems which require a larger lot area than modern tertiary treatment systems. The 1400 m² minimum lot area in the R1.3 zone is a carry-over from the rural residential zoning of the Gosfield Townships.

There are also residential areas, such as the residentially zoned neighborhoods east of Colchester, between County Road 50 and Lake Erie, where, on an infilling basis, new lot creation using a septic system is possible by Committee of Adjustment consent.

New lot creation is very restricted in agricultural districts (A1.1 and A1.2) by Provincial policy, but some farms are subdivided under old registered plans, permitting the sale of lots according to the registered plan. These individual lots can be sold without the approval of the Committee of Adjustment.

Tertiary treatment septic systems, a more recent innovation, move oxygen into the effluent in the holding tank resulting in cleaner effluent from the tank and a significantly reduced land area for dispersal. The Town's Chief Building Officials encourage the use of tertiary treatment systems because they are more effective at effluent control and can be used in a wider variety of soil conditions and for smaller lots.

They maintain that a rural lot of less than 1850m², but greater than 925m² (10,000 ft²), can accommodate a dwelling without impacting negatively on the adjoining properties, if a tertiary treatment septic system is utilized. For regulatory consistency and in recognition of the more advanced septic systems available, it is recommended

that each of the four zoning districts permitting rural residential uses on septic systems include the provision that a tertiary treatment septic system is required for a lot of less than 1850m², with a minimum lot area of 925m².

Recommendations:

- a) That Section 9, Special Lot and Yard Provisions, subsection 9.3 a) be deleted. (being redundant).
- b) That Residential Districts R1.1 and R1.3 and Agricultural Districts A1.1 and A1.2 be amended to provide that:

For a lot having a lot area of less than 1850m² (20,000f²), a tertiary treatment septic system shall be required for any new dwelling or where the replacement of an existing septic system is mandated by the Ontario Building Code. The minimum lot area for a dwelling shall be 925m² (10,000 square feet).

8. On a side note, in the A1.1 district, under Regulations, paragraph b) xviii relates to residential development on smaller lots. Clause 3, is in error as it refers to "minimum rear yard depth" when it should refer to "minimum front yard depth".

Recommendation:

- a) That clause b) xviii) 3, in the A1.1 zoning district be amended to read "minimum front yard depth".

Financial Impact

Not applicable.

Link to Strategic Priorities

Enhance economic development activities through the attraction of light industrial uses.

Manage the Town's infrastructure in a responsible and efficient manner.

Promote a healthy, safe and environmentally conscious manner.

Reviewed by: Chris Nepszy, Director of Infrastructure and Development - concurs

Wayne Mills, Chief Building Official - concurs

Kevin Carter, Chief Building Official - concurs

Appendix A – Proposed M1.4 Zoning District and existing M2.1 Zoning District

SECTION 21 – MANUFACTURING DISTRICTS 1.	
Subsection 1.4 – Manufacturing District 1.4(M1.4)	
Light industrial and Business Park	
a) Permitted Uses	
i) Main use	<p>Bakery Business Office Coin-operated Car Wash Commercial Printer, engraver, stereotyping, publishing, photographic processing Construction and repair of electrical products, industrial, scientific or professional equipment, signs, billboards and other commercial advertising structures Contractor's Office Day Nursery Dry Cleaning Farm Equipment Sales and Service Establishment Food Catering Service Laundry Light Repair Shop Manufacture of: cosmetics, drugs, other pharmaceutical products and toiletries goods from textiles, fur, glass, leather, plastics, wood, yarns, tobacco, rubber and rubberized materials moulds, dies, patterns, machine tools, jigs and fixtures musical instruments, ceramics, jewellery, toys, cutlery and other small metal products small parts for motor vehicles</p> <p>Machinery, Tool and Equipment Sales, Lease or Rental Agency Medical Office Micro-brewery Motor vehicle detailing, washing and customizing Preparation, packaging and processing of food products, exclusive of the rendering of fats and oils, the slaughtering of poultry or animals, the processing of sauerkraut, vinegar or yeast Protective coatings application Self-storage Facility Veterinary Clinic Warehouse Welding Shop for the welding of small metal products</p>
ii) Additional Permitted Uses	<p>For the lands comprising Part of Farm Lot 285, Concession 285, being more particularly described as Parts 20 and 24, Plan 12R-21183, at the north limit of South Talbot Road: a Heavy equipment and Machinery Moving Operation and a</p>

	Heavy Repair Shop						
iii) Accessory Uses	Any use accessory to the main use, which may include but not be limited to the following: an outdoor storage yard, exclusive of an outdoor storage yard for the storage of salvaged materials, sand or other aggregates; greenhouse; retail or wholesale store in combination with and accessory to any industrial use permitted above as a main use						
b) Regulations							
i) Lot Width - Minimum	24m (80f)						
ii) Front Yard Depth - Minimum	7.5m (25f)						
iii) Side Yard Width - Minimum	3m (10f) from an interior lot line 7.5m (25f) from an exterior lot line						
iv) Building Height – Maximum	12m (39f)						
v) Landscaped Area - Minimum	15% of the lot area						
<p>vi) The gross floor area of a permitted retail store, wholesale store or both together shall not exceed the greater of 25% of the gross floor area of the main building or 15% of the lot area.</p> <p>vii) Truck transportation facilities are not permitted, except as an accessory use to an industrial use permitted under this subsection.</p> <p style="text-align: center;">c) Supplementary Regulations: See Sections</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">7: Definitions</td> <td style="width: 50%;">10: Supplementary Building Regulations</td> </tr> <tr> <td>8: Supplementary Use Regulations</td> <td>11: Parking Space Regulations</td> </tr> <tr> <td>9: Supplementary Lot Regulations</td> <td>12: Parking Area Regulations.</td> </tr> </table>		7: Definitions	10: Supplementary Building Regulations	8: Supplementary Use Regulations	11: Parking Space Regulations	9: Supplementary Lot Regulations	12: Parking Area Regulations.
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SECTION 22 – MANUFACTURING DISTRICTS 2.

Subsection 2.1 – Manufacturing District 2.1(M2.1)

General Industrial Uses

a) Permitted Uses

<p>i) Main use</p>	<p>Ambulance Service Building Materials Recycling Centre Material Transfer Station Motor Vehicle Salvage Yard Towing Service</p> <p>Any industrial use EXCEPT the following uses: Blast Furnace Boiler and Plate Works Coal or tar distillation Coke Oven Concrete or Asphalt Batching Plant General Salvage Operation Iron and Steel Mill Leather Tannery Manufacture of: acid, alkalis, ammunition, asbestos or asbestos products, abrasives, asphalt, bricks, clay or clay products, concrete, explosives, fertilizer, mineral wool, plastics, Plaster of Paris, resins, soap or other cleaning products Pits and Quarries Processing of poultry Pulp and paper Mill Railroad rolling stock manufacture Sawmill Slaughtering Smelting or refining of metals or ores Wood Distillation Plant</p>
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<p>ii) Accessory Uses</p>	<p>Any use accessory to the main use</p>
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b) Regulations

<p>i) Lot Width - Minimum</p>	<p>30m (100f)</p>
<p>ii) Lot Area - Minimum</p>	<p>1000m² (10770f²)</p>
<p>iii) Front Yard Depth - Minimum</p>	<p>7.5m (25f)</p>
<p>iv) Side Yard Width - Minimum</p>	<p>3m (10f) from an interior lot line 7.5m (25f) from an exterior lot line</p>
<p>v) Rear Yard Depth - Minimum</p>	<p>15m (50f) from a lot line abutting a Residential, Institutional or Green Zoning District</p>

vi) Landscaped Area - Minimum	15% of the lot area						
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Appendix B

Proposed Revisions to General Zoning By-law 1037

Of the Town of Essex

1. Rezoning of lands on the east side of South Talbot Road from Restricted Commercial to Light Industrial and introduce a new light industrial zoning category - M1.4:



Rezoning of lands on the south side of County Road 8, west of Highway 3 from General Agricultural to General Industrial - M2.1:



2. Revised definitions of: “attached”; “detached”; “existing” and “lot.
3. Add a new definition: “tertiary treatment septic system”.
4. Add provisions related to the use of shipping containers for permanent storage:

To be permitted in the following zoning districts:

A1.1 (general agriculture), C3.1 (highway commercial), M1.1, M1.2 (both light industrial), M2.1 and M2.2 (both general industrial)

Subject to following regulations:

- i) not be located in a front yard;
 - ii) be screened from view where it is visible from a Residential or Green District or a street and within 30 meters from the Residential or Green District or street;
 - iii) be limited to a maximum of one storage container on a lot of less than 0.5 hectares and a maximum to two storage containers on a lot of greater than 0.5 hectares.
5. Recognize dwellings on un-assumed roads in new subdivisions.
 6. Remove subsection 10.8, Natural Heritage Provisions.
 7. Establish more consistent lot area provisions for rural dwellings on septic systems, including dwellings using a tertiary treatment septic system.
 8. Correction to the R1.3, Rural Residential zoning related to minimum yard setbacks.