



Special Council Meeting Agenda

December 21, 2020, 4:30 pm

Location: <https://www.youtube.com/user/EssexOntario>

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 public meeting is being held for the purpose of providing background information and the purpose of a proposed site specific zoning amendment at 1110 Ridge Road, Colchester South, Ward 3.

Pages

1. Call to Order

2. Declarations of Conflict of Interest

3. Adoption of Published Agenda

3.1. Special Council Meeting Agenda for December 21, 2020

RE: Zoning By-Law Amendment:1110 Ridge Road, Colchester South, Ward 3

Moved by _____

Seconded by _____

That the published agenda for the December 21, 2020 Special Council Meeting be adopted as presented.

4. Presentation from Administration

1

RE: Site Specific Zoning Amendment at 1110 Ridge Road

Moved by _____

Seconded by _____

That the presentation entitled "Site Specific Zoning Amendment at 1110 Ridge Road", be received.

Moved by _____

Seconded by _____

That the correspondence included in Agenda Item 4 be received.

5. Delegations

5.1. Robert Haynes, President. Upper Canada Growers

5.2. Dianne York, 1120 Ridge Road

42

6. Adjournment

Moved by _____

Seconded by _____

That the meeting be adjourned at _____.



Public Meeting

**Regarding a Site Specific Zoning Amendment
at 1110 Ridge Road**

Applicant: Upper Canada Growers (UGC) Land INC

December 21, 2020

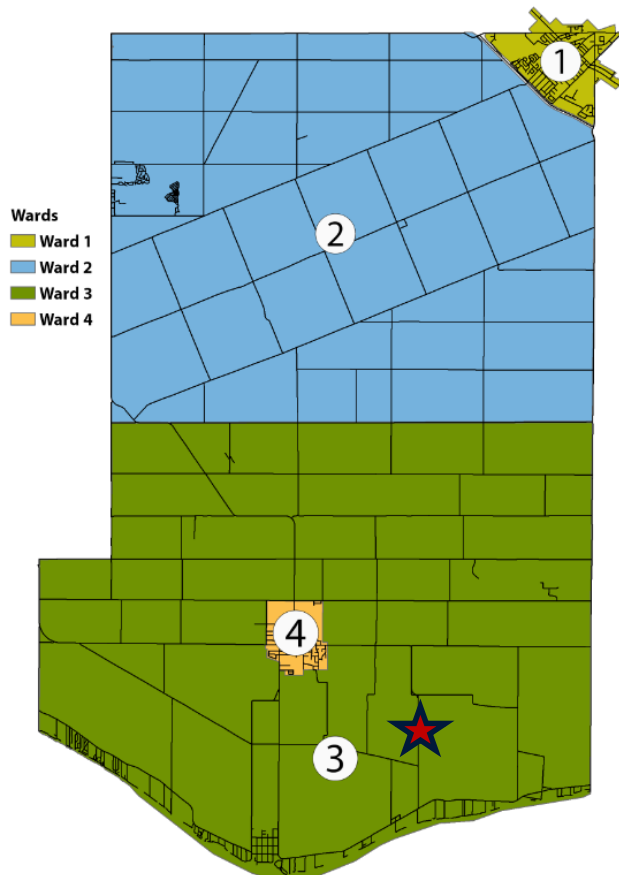


Purpose of Meeting:

At this statutory public meeting, Council hears representations from the public in regard to the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

Subject Lands



Location:

10 hectares (26 acres) of agricultural lands on the East side of Ridge Road

Official Plan Designation:

Agricultural

Existing zoning:

Agricultural District 1.1, general agriculture and farm production support activities

★ Subject lands

Development Profile

Subject property contains:

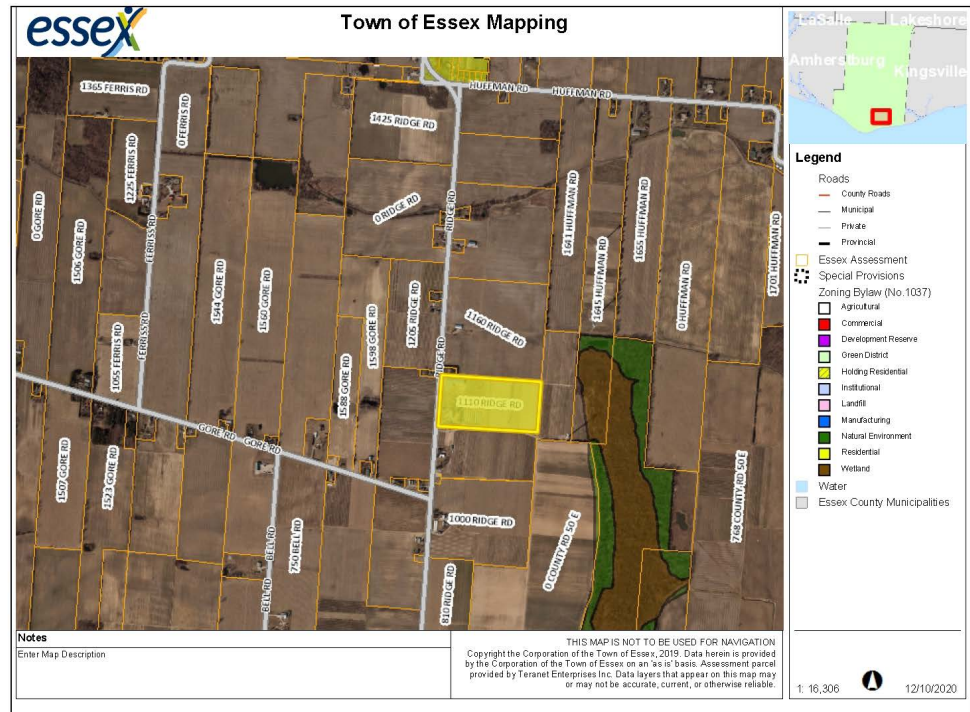
- Two (2) single detached dwellings
- One (1) outbuilding/laboratory
- One (1) warehouse/cooler
- One (1) accessory building
- Polyhouses (greenhouses)



Neighbourhood Profile

Neighbouring Zoning:

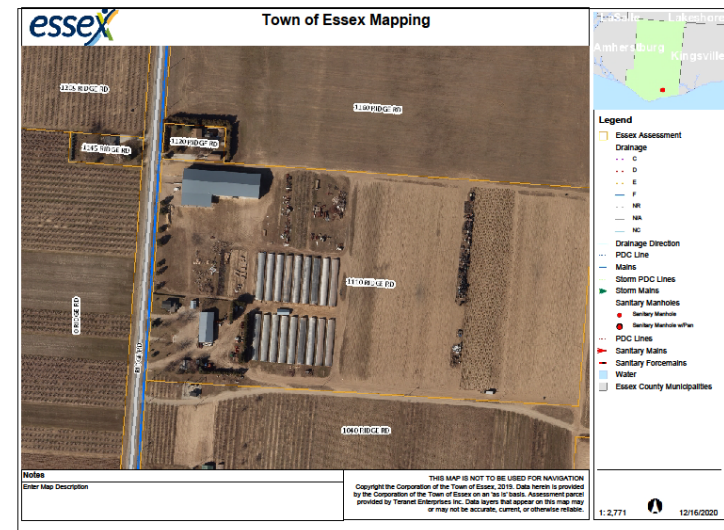
- Agricultural District
- Wetland District (East)
- Natural Environment District (East)
- Lack of rental housing in the area



Infrastructure

Existing Infrastructure:

- Municipal Road (Ridge Road)
- Municipally owned and operated water supply
- Two (2) Individual on-site private septic systems





Proposed Zoning Change

To permit:

- The construction of two (2) new ancillary dwellings to accommodate the housing of farm help, and,
- The use of the existing single-detached dwelling(s) to accommodate the housing of farm help.



Definitions

An *ancillary use* is defined as a use which complements or otherwise provides a service to the main uses of the zoning district in which it is located.

A *dwelling* is defined as a building or structure that is occupied in whole or in part, for the purposes of human habitation.



Current Regulations

Town of Essex Zoning Bylaw

Only one (1) single detached dwelling is permitted per lot in the A1.1 zoning district

Provincial Policy Statement (PPS) 2020

In prime agricultural areas, permitted uses and activities are: agricultural uses.

PPS definition of *Agricultural Uses* includes accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Town of Essex Official Plan

One (1) or more ancillary dwellings for the purposes of housing farm help by site specific zoning by-law amendment and site plan control approval, where:

- 1) the farm operation is of such a size and nature that this assistance is required and residential accommodation needs to be located on or close by the farm, and,
- 2) the ancillary dwellings are located on the lot and accessed in such a way to prevent the creation of a severable residential lot in the future.



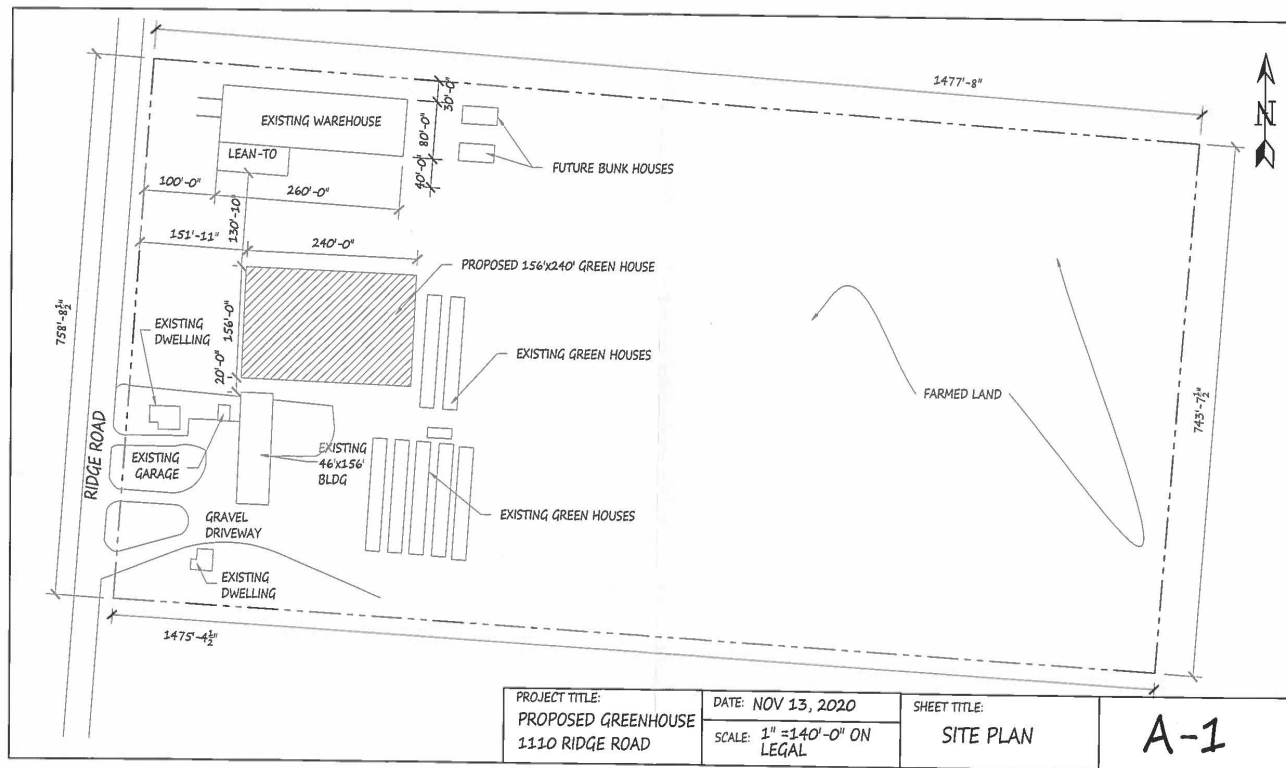
UCG Land INC

Farming Operation:

- 1) Subject lands currently used for wholesale fruit tree production (apple trees)
- 2) Applicant owns adjoining parcel of land which forms part of the agricultural operation
- 3) In total, applicant owns +54 hectares (+135 acres) of agricultural land in the Municipality*

**The farm operation is of such a size and nature that this assistance is required and residential accommodation needs to be located on or close by the farm*

Site Plan





Proposed Development

New Ancillary Dwelling(s):

- +208 square metres (+2240) in total area per dwelling unit
- 4 metres (13 feet) in height (One Storey)
- Accommodate up to sixteen (16) seasonal farm labourers each
- Located behind the warehouse/cooler



Agency Comments

Department/Agency	Comments
Essex Fire	No objections assuming there is acceptable access for fire apparatus to ancillary dwellings
Department of Infrastructure Services	Units will need to be supplied with water from the existing plumbing on site. No additional water meter will be provided
Essex Region Conservation Authority (ERCA)	No objections

Public Comments

Concerns	Response
1) Ancillary dwellings conformity with Federal and Provincial Criteria	Determined at Building permit stage. Require dwellings as a result of changing criteria.
2) Need to locate dwellings close by the farm	No available rental housing in area. Farm operation of such a scale that warrants on-site assistance
3) Will application be setting a precedent	Each proposal evaluated on own merits
4) The number of persons per dwelling and sanitation requirements	Sixteen (16) persons per dwelling
5) Distance between dwellings and existing wind turbine	Within 550 metres. Zoning amendment proposed to accommodate reduction
6) Impact of noise from the existing compressors serving the cooler in the warehouse	Farmer not liable for any nuisance to any person for a nuisance from normal farm practices
7) Zoning Requirements for Laboratory	Laboratory is a permitted ancillary use



Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the December 21, 2020 Regular Council Meeting.
2. At the December 21, 2020 Council Meeting, Council may:
 - Approve the application where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - Deny the application where notice of denial will be sent to the applicant and all persons requesting to be notified of the decision and a 20 day appeal period takes effect.
 - Defer the decision to a later date if further information is required.



Proposed Bylaw Passage

52. For the lands municipally known as 1110 Ridge Road, the use of the existing dwelling(s) and two (2) ancillary dwellings to accommodate the housing of farm help shall be permitted in accordance with the site plan dated November 13, 2020 and adopted by Bylaw 1979, and subject to the following provisions:

- i. the height of the ancillary dwellings shall not exceed one (1) storey (14 metres)
- ii. And, the ancillary dwellings shall be permitted within 530 metres of a commercial wind turbine

ZDM 15



Thank You!

Questions?



Public Meeting to Consider Amendments to the Town of Essex Zoning By-law 1037

Applicant: UGC Land INC.

Lands: 1110 Ridge Road, Colchester South, Ward 3

Meeting Information

The Council for the Town of Essex will hold a virtual public meeting on **Monday, December 21, 2020 starting 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.

You are invited to attend this electronic meeting and to express any interest you may have in the requested amendments. A date for formal decision on the matter by Council is to be determined (TBD).

Proposal

The applicants have submitted an application for site specific zoning by-law amendment to allow for the following:

- the construction of two (2) new ancillary dwellings to accommodate the housing of farm help; and,
- the use of the existing single-detached dwelling to accommodate the housing of farm help.

The subject property is zoned Agricultural District 1.1 (A1.1). In accordance with the Town of Essex Official Plan, only one (1) dwelling unit will be permitted per lot in the agricultural district. One (1) or more ancillary dwellings on an operating farm for the purposes of housing farm help may be permitted by site-specific zoning by-law amendment and site plan control approval, where:

- the farm operation is of such a size and nature that this assistance is required and residential accommodation needs to be located on or close by the farm, and
- the ancillary dwellings are located on the lot and accessed in such a way to prevent the creation of a severable residential lot in the future.

The new ancillary dwellings will be located to the rear of the existing warehouse. **A site plan has been attached for reference.** Under the Town's Zoning Bylaw, Bylaw 1037, an *ancillary use* is defined as use which complements or otherwise provides a service to the main uses of the zoning district in which it is located. A *dwelling* is defined as a building or structure that is occupied, in whole or in part, for the purpose of human habitation.

The proposed greenhouse is a permitted use and is **not** subject to a zoning bylaw amendment.

Public Comment and Rights to Appeal

Any person may attend the virtual public meeting and/or make written or verbal comments in support of or in opposition to the proposed amendments. **Any person who wishes to attend this meeting electronically and/or speak at this meeting as a delegate will need to register as an electronic delegation by providing their contact information to the Planning Division via email to essexplanning@essex.ca or by phone at 519.776.7336 extension 1128 no later than the deadline of 24 hours prior to the date and time of the scheduled meeting. Attendees/delegates will be contacted directly with registration details prior to the meeting.**

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 amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Town of Essex to the Local Planning Appeals Tribunal (LPAT).

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 amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

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 and More Information

More information relating to the proposed amendment is available for review at Essex Town Hall (33 Talbot Street South, Essex Centre, N8M 1A8) during regular office hours (8:30am to 4:30pm). It is recommended that an appointment be scheduled for this purpose. To schedule an appointment, please contact the Planning Division at 519-776-7336 ext. 1128.

Written submissions must be directed to the Town of Essex Planning Division, 33 Talbot Street South, Essex, Ontario, N8M 1A8.

Public notice placed by:

Rita Jabbour, RPP, BA, MSc

Manager, Planning Services

Tel: 519-776-7336 extension 1112

Fax: 519-776-8811

Email: rjabbour@essex.ca

November 26, 2020

Subject Property:





planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

December 1, 2020

Ms. Jabbour, Secretary-Treasurer/Planner
Committee of Adjustment
Town of Essex
33 Talbot Street South
Essex, ON N8M 1A8

Dear Ms. Jabbour:

RE: Application for Site Plan Control (SPC-05-20)
1110 RIDGE RD
ARN 375462000019100; PIN: 751940156
Applicant: UCG LAND INC

The following is provided as a result of our review of Application for Site Plan Control SPC-05-20 for the Construction of two ancillary dwellings to accommodate the housing of farm help; and a 37,440 square foot greenhouse.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)

Our office has reviewed the proposal and has no concerns relating to stormwater management.

Ms. Jabbour
December 01, 2020

PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

FINAL RECOMMENDATION

With the review of background information and aerial photograph, ERCA has no objection to this application for Site Plan Control.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Vitra Vimalananthan
Resource Planner
/vv

Brown, Shelley

From: Aloisio, Janice
Sent: Tuesday, December 1, 2020 12:11 PM
To: Lisa Wallace; Breanna CAVERHILL [REDACTED]; WELCH Julia - 2018-2022
[REDACTED] McDERMOTT Ron - 2018-2022 [REDACTED]
[REDACTED]; GAUTHIER Claudette - 2018-2022 [REDACTED] Jabbour, Rita;
Fern WALSH [REDACTED] 'KOKOVAI Richard
[REDACTED]
Subject: RE: Notice of Site Plan Control Application

I will forward to Rita. Thank you Lisa

Regards, Janice

Janice Aloisio | Administrative Assistant

Town of Essex | Community Services
243 McAfee Street, Harrow, ON N0R 1G0
519-776-7336 ext 1124 | f. 519-738-3758

Learn more online at the links below:



From: Lisa Wallace [REDACTED]
Sent: Tuesday, December 1, 2020 12:09 PM
To: Aloisio, Janice <jaloisio@essex.ca>; Breanna CAVERHILL [REDACTED] WELCH Julia - 2018-2022 [REDACTED] McDERMOTT Ron - 2018-2022 [REDACTED] GAUTHIER Claudette - 2018-2022 [REDACTED]
Subject: RE: Notice of Site Plan Control Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I took some time to review this and I don't have any recommendations to comment.

Lisa Wallace
Manager, Community Living Supports
519.776.6483 ext. 419



From: Aloisio, Janice [<mailto:jaloisio@essex.ca>]

Sent: Friday, November 27, 2020 1:06 PM

To: Lisa Wallace; Breanna CAVERHILL [REDACTED] WELCH Julia - 2018-2022 [REDACTED];
McDERMOTT Ron - 2018-2022 [REDACTED] GAUTHIER Claudette - 2018-2022 [REDACTED]

Subject: Notice of Site Plan Control Application

Importance: High

Sorry, sending again as I received a notice saying my previous email could not be delivered to you.

From: Aloisio, Janice

Sent: Friday, November 27, 2020 12:40 PM

To: 'KOKOVAI Richard' [REDACTED] WALLACE Lisa - 2018-2022 [REDACTED]

[REDACTED] GAUTHIER Claudette - 2018-2022 [REDACTED]

[REDACTED] Councillor Sherry BONDY [REDACTED]

Fern WALSH [REDACTED]

[REDACTED] Breanna CAVERHILL [REDACTED]

[REDACTED] WELCH Julia - 2018-2022 [REDACTED]

[REDACTED] McDERMOTT Ron - 2018-2022 [REDACTED]

Cc: Morrison, Jeffrey <jmorrison@essex.ca>; 'Sweet, Doug' (dsweet@essex.ca)' <dsweet@essex.ca>

Subject: Notice of Site Plan Control Application (1110 Ridge Road)

Importance: High

Good Friday Afternoon all!

Please find attached a new Site Plan Control application. Responses are due by **Monday December 7th** directly to Rita Jabbour @ rjabbour@essex.ca.

And further to Rita's attendance at the meeting yesterday, attached is the Town's Zoning By Law 1037. The relevant sections that pertain specifically to the EAAC would be Section 11 – Parking Space Regulations and Section 12 – Parking Area Regulations, I have isolated those two sections specifically from the full by-law for ease of access. If you want these 2 sections printed out for your files, let me know and I will print hard copies of them for the next meeting.

Stay safe!

Regards, Janice

Janice Aloisio | Administrative Assistant

Town of Essex | Community Services
243 McAfee Street, Harrow, ON N0R 1G0

Learn more online at the links below:



From: Jabbour, Rita

Sent: Friday, November 27, 2020 11:39 AM

To: Girard, Kevin <kgirard@essex.ca>; Carter, Kevin <KCarter@essex.ca>; Chadwick, Lori <lchadwick@essex.ca>; Sweet, Doug <dsweet@essex.ca>; Nepszy, Chris <cnepszy@essex.ca>; Morrison, Jeffrey <jmorrison@essex.ca>; Silveira, Nelson <nsilveira@essex.ca>; Arnel, Rick <rarnel@essex.ca>; Aloisio, Janice <jaloisio@essex.ca>; 'Planning'

[REDACTED]; UnionGas [REDACTED] MPAC

Stephens, Tracy <tstephens@essex.ca>

Cc: Chiasson, Corinne <cchiasson@essex.ca>; Aubin, Sarah <saubin@essex.ca>

Subject: Notice of Site Plan Control Application (1110 Ridge Road)

Importance: High

Hello.

We are in receipt of a site plan control application for the property located at 1110 Ridge Road, Ward 3, in the Town of Essex.

Attached you will find an outline of the proposal and the site plan layout.

Please review the attached Site Plan at your earliest convenience and provide comments on or before **Monday December 7, 2020**. If you have no objections, please let us know this as well.

If you have any questions or require additional information or more time to comment, please contact the undersigned, Rita Jabbour, Manager, Planning Services, at 519-776-7336 ext. 1112 or rjabbour@essex.ca.

Thank you!

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



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Comments Related to Site Plan Control Provisions
1110 Ridge Road, Harrow, Ontario

I've had the opportunity to review the site plan provided for the construction of a large greenhouse and residential buildings located at 1110 Ridge Road. Currently the site is involved in the grafting of fruit trees to root stock and nurturing of same to marketable size, and it's assumed that construction of the greenhouse is to permit the expansion of the business. As the business predates the passage of the current zoning bylaw requirements, the existing business' parking was grand fathered and doesn't meet the standard required of new construction.

Based on my review of the site plan proposal, I would make the following recommendations:

1. That the parking requirements of the zoning bylaw under section 11.5a) be met for the commercial greenhouse portion of the development. As the zoning bylaw doesn't provide for greenhouses per se and consideration of the development as either an industrial site or workshop would impose an unreasonable parking requirement, I would suggest the development be treated as a warehouse. Treatment as such would call for the provision of 17 parking spots which the applicants could apply to have reduced through a minor variance. A recommended reduction to no less than 6 parking spots would require the provision of 1 handicapped accessible spot;
2. That the parking requirements of the zoning bylaw under section 11.e) be met for the residential portion of the development. The number of parking spots required is dependent on how the applicant categorizes the housing provided for employees of the business. In the event 6 or more parking spots are called for, provision should be made for 1 handicapped accessible parking spot;
3. The proposal notes that an existing residence will also be utilized for the housing of employees, but is unclear whether it refers to the residence near the southern perimeter of the subject property or the residence nearest the proposed site of the new greenhouse. Assuming the latter, it must be noted that the former is currently used as an office by the business and doesn't provide for handicapped accessible parking for either employees working therein or for members of the public attending the business. Although not a part of the proposed construction, as part of the property subject to site plan control the municipality can require provision of an accessible parking spot as part of the site plan control agreement. I would recommend the Town do so.

As a general comment, I can foresee the applicant objecting to the provision of handicapped accessible parking spots being provided in conjunction with the proposed development since it's highly unlikely that the business currently employs anyone suffering from mobility issues. It should be pointed out, however, that the zoning bylaw doesn't make the provision of handicapped accessible parking spots being conditional on such employment, nor on the probability of such a person being employed in future. The expectation of such parking spots being provided is in keeping with the intent of the Accessibility for Ontarians with Disabilities Act, its stated objective to be Section 1a ' developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods,

services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025'. It's commonly held wisdom that providing such access to those dealing with mobility challenges is best done at the planning level of new development as opposed to retrofitting after a facility is constructed.

Richard Kokovai
Accessibility Advisory Committee
Town of Essex

References:

11.4a) All required parking spaces, not including loading spaces, shall be provided at the time of the erection of a building or addition thereto, expansion of a use or when there is a change of use of a lot or building;

11.4c) When a lawfully existing use has an insufficient number of existing parking spaces to conform to the provisions of subsection 11.5 or 11.6, it is not required that the deficiency be made up prior to the construction of any addition or a change of use. However, any additional parking spaces required by this Section for such addition or change of use shall be provided and maintained in accordance with all applicable provisions of this by-law;

11.5a) Industrial Uses not specifically listed - 1 for each 45m² (484f²) GFA for the first 2,700m² (29063f²) GFA and 1 for each additional 180 m² (1937f²) GFA;

Warehouse - 1 for each 200m² (2152f²) GFA

Workshop - 1 for each 45m² (484f²) GFA for the first 2,700m² (29063f²) GFA and 1 for each additional 180 m² (1937f²) GFA

11.7a) TOTAL NUMBER OF PARKING SPACES IN PARKING AREA 6 to 12 - REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES 1;

11.5a) Duplex Dwelling - 1 per dwelling unit

Group Home - 1 per dwelling unit

Lodging House - 1 for each 6 beds

Multiple dwelling - containing a maximum of 4 dwelling units 1 for each dwelling unit

Brown, Shelley

From: Girard, Kevin
Sent: Friday, November 27, 2020 4:16 PM
To: Jabbour, Rita
Cc: Graf, Andy
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Good Afternoon Rita

Comments

- The units will need to be supplied with water from the existing plumbing on site. No additional water meter(s) will be provided.
- Will the units require fire protection? If so, plumbing should be approved by Infrastructure Services.

Thanks
Kevin

From: Jabbour, Rita
Sent: Thursday, November 26, 2020 2:51 PM
To: 'CountyofEssex-Brennan' <mbrennan@countyofessex.on.ca>; 'Planning' <planning@ERCA.org>; HyDro One - Johnston (steve.johnston@hydroone.com) <steve.johnston@hydroone.com>; ELK <nmacaulay@elkenenergy.com>; UnionGas <wceccacci@uniongas.com>; business.customer.centre@hydroone.com; 'Rebecca Belanger' <RBelanger@countyofessex.ca>; executivevp.lawanddevelopment@opg.com; eileen_belanger@wecdsb.on.ca; melissa.leboeuf@publicboard.ca; RodgLynn@cscprovidence.ca; Auger, Robert <rauger@essex.ca>; Nepszy, Chris <cnepszy@essex.ca>; Carter, Kevin <KCarter@essex.ca>; Sweet, Doug <dsweet@essex.ca>; Morrison, Jeffrey <jmorrison@essex.ca>; Girard, Kevin <kgirard@essex.ca>; Chadwick, Lori <lchadwick@essex.ca>; Silveira, Nelson <nsilveira@essex.ca>; Arnel, Rick <rarnel@essex.ca>; Stephens, Tracy <tstephens@essex.ca>
Cc: Chiasson, Corinne <cchiasson@essex.ca>; Aubin, Sarah <saubin@essex.ca>
Subject: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)
Importance: High

Hello.

Please see the attached notice for a site specific Zoning Bylaw Amendment for the property located at 1110 Ridge Road in the Town of Essex (Colchester South, Ward 3).

Please review the attached notice and accompanying site plans at your earliest convenience and provide comments on or before **Monday December 7, 2020**. If you have 'no objections', please let us know this as well.

If you have any questions or require additional information, please don't hesitate to contact the undersigned.

We look forward to receiving your comments.

Best,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



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Brown, Shelley

From: Pillon, Jason
Sent: Friday, November 27, 2020 1:10 PM
To: Jabbour, Rita
Cc: Arnel, Rick
Subject: RE: Notice of Site Plan Control Application (1110 Ridge Road)
Attachments: Site Plan.jpg; SPC-05-20- 1110 Ridge Road (Agency Circulation).pdf

Goof afternoon Rita,

Essex Fire has no objections with the attached site control plan for 1110 Ridge road assuming there is acceptable access for fire apparatus to the greenhouse and future bunk houses.

Regards,

Jason Pillon, Assistant Deputy Fire Chief – Prevention/Public Education

Town of Essex | Fire & Rescue Service
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext. 1202 | 519-776-8344

Learn more online at the links below:



From: Arnel, Rick
Sent: Friday, November 27, 2020 12:04 PM
To: Pillon, Jason <jpillon@essex.ca>
Subject: FW: Notice of Site Plan Control Application (1110 Ridge Road)
Importance: High

Richard Arnel, CEMC - CMMIII | Fire Chief

Town of Essex | Fire and Rescue Service
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1201 | 519-776-8344

Learn more online at the links below:



From: Jabbour, Rita

Sent: Friday, November 27, 2020 11:39 AM

To: Girard, Kevin <kgirard@essex.ca>; Carter, Kevin <KCarter@essex.ca>; Chadwick, Lori <lchadwick@essex.ca>; Sweet, Doug <dsweet@essex.ca>; Nepszy, Chris <cnepszy@essex.ca>; Morrison, Jeffrey <jmorrison@essex.ca>; Silveira, Nelson <nsilveira@essex.ca>; Arnel, Rick <rarnel@essex.ca>; Aloisio, Janice <jaloisio@essex.ca>; 'Planning' <planning@ERCA.org>; business.customer.centre@hydroone.com; UnionGas <wceccacci@uniongas.com>; MPAC (mr27enquiry@mpac.ca) <mr27enquiry@mpac.ca>; Mike.Whitelaw@opp.ca; Stephens, Tracy <tstephens@essex.ca>

Cc: Chiasson, Corinne <cchiasson@essex.ca>; Aubin, Sarah <saubin@essex.ca>

Subject: Notice of Site Plan Control Application (1110 Ridge Road)

Importance: High

Hello.

We are in receipt of a site plan control application for the property located at 1110 Ridge Road, Ward 3, in the Town of Essex.

Attached you will find an outline of the proposal and the site plan layout.

Please review the attached Site Plan at your earliest convenience and provide comments on or before **Monday December 7, 2020**. If you have no objections, please let us know this as well.

If you have any questions or require additional information or more time to comment, please contact the undersigned, Rita Jabbour, Manager, Planning Services, at 519-776-7336 ext. 1112 or rjabbour@essex.ca.

Thank you!

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



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use of any part of this communication is strictly prohibited. If you receive this communication in error or without authorization, please notify the originator immediately and remove it from your system.

Brown, Shelley

From: Jabbour, Rita
Sent: Tuesday, December 8, 2020 9:42 AM
To: Carter, Kevin
Cc: Girard, Kevin; Graf, Andy
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Hi all.

In response to Kevin C's comments below, the units will house less than 30 persons each (16 total in each). The distance between the bunkhouses appear to be less than 10 metres. I will advise the applicant of that requirement.

Thank you,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



From: Carter, Kevin
Sent: Tuesday, December 1, 2020 4:03 PM
To: Jabbour, Rita <rjabbour@essex.ca>
Cc: Girard, Kevin <kgirard@essex.ca>; Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Good afternoon Rita,

Comments from Kevin G.

- The units will need to be supplied with water from the existing plumbing on site. No additional water meter(s) will be provided. **(NOTED)**
- Will the units require fire protection? **(N/A) if under 30 person's** If so, plumbing should be approved by Infrastructure Services.

Comments from Kevin C.

- The two future bunkhouses (Lodging House) will require Part 3 OBC design by an Ontario Architect or Engineer.
- 10 m spatial separation between bunkhouses & 31m from all hazardous farm building operations.
- NOTE: -Part 8 OBC septic system design calculation factor = 250 litre/day/employee for a maximum of 10,000 liter's/day.
- Development charges waived?

**Thanks
Kevin**

Kevin Carter, C.E.T. , C.B.C.O.
Manager Building Services | Chief Building Official
Town of Essex



2610 County Rd 12, Essex, Ontario N8M 2X6
Phone: 519-776-6476 ext 1402 | Fax: 519-776-7171
Email: kcarter@essex.ca

From: Jabbour, Rita
Sent: Monday, November 30, 2020 11:22 AM
To: Carter, Kevin <KCarter@essex.ca>
Cc: Girard, Kevin <kgirard@essex.ca>; Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Hi Kevin.

Can you please comment on Kevin G's question below concerning fire protection.

To assist, I have attached the site plan and floor plan for the bunkhouses. Each dwelling appears to be 28 feet wide and there appears to be 24 feet between the two dwellings.

Thank you,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



From: Girard, Kevin
Sent: Friday, November 27, 2020 4:16 PM
To: Jabbour, Rita <rjabbour@essex.ca>
Cc: Graf, Andy <agraf@essex.ca>
Subject: RE: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Good Afternoon Rita

Comments

- The units will need to be supplied with water from the existing plumbing on site. No additional water meter(s) will be provided.
- Will the units require fire protection? If so, plumbing should be approved by Infrastructure Services.

Thanks
Kevin

From: Jabbour, Rita

Sent: Thursday, November 26, 2020 2:51 PM

To: 'CountyofEssex-Brennan' <mbrennan@countyofessex.on.ca>; 'Planning' <planning@ERCA.org>; HyDro One - Johnston (steve.johnston@hydroone.com) <steve.johnston@hydroone.com>; ELK <nmacaulay@elkenenergy.com>; UnionGas <wceccacci@uniongas.com>; business.customer.centre@hydroone.com; 'Rebecca Belanger' <RBelanger@countyofessex.ca>; executivevp.lawanddevelopment@opg.com; eileen_belanger@wecdsb.on.ca; melissa.leboeuf@publicboard.ca; RodgLynn@cscprovidence.ca; Auger, Robert <rauger@essex.ca>; Nepszy, Chris <cnepszy@essex.ca>; Carter, Kevin <KCarter@essex.ca>; Sweet, Doug <dsweet@essex.ca>; Morrison, Jeffrey <jmorrison@essex.ca>; Girard, Kevin <kgirard@essex.ca>; Chadwick, Lori <lchadwick@essex.ca>; Silveira, Nelson <nsilveira@essex.ca>; Arnel, Rick <rarnel@essex.ca>; Stephens, Tracy <tstephens@essex.ca>

Cc: Chiasson, Corinne <cchiasson@essex.ca>; Aubin, Sarah <saubin@essex.ca>

Subject: Application for Site Specific Zoning Bylaw Amendment (1110 Ridge Road)

Importance: High

Hello.

Please see the attached notice for a site specific Zoning Bylaw Amendment for the property located at 1110 Ridge Road in the Town of Essex (Colchester South, Ward 3).

Please review the attached notice and accompanying site plans at your earliest convenience and provide comments on or before **Monday December 7, 2020**. If you have 'no objections', please let us know this as well.

If you have any questions or require additional information, please don't hesitate to contact the undersigned.

We look forward to receiving your comments.

Best,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

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Brown, Shelley

From: [REDACTED]
Sent: Friday, December 18, 2020 10:37 AM
To: Jabbour, Rita
Cc: Aubin, Sarah; Chadwick, Lori
Subject: Re: Site Plan 1110 Ridge Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Rita,

Thank you for answering my question. Joe and I have no objections regarding this site plan.

Happy holidays

From: Jabbour, Rita <rjabbour@essex.ca>
Sent: Friday, December 18, 2020 9:59 AM
To: skranicz@cdpwise.net
Cc: Aubin, Sarah; Chadwick, Lori
Subject: RE: Site Plan 1110 Ridge Road

Hi Susan.

They have to build the dwellings in the location that is indicated on the site plan as this will prevent the ability to sever the dwellings in the future.

I Hope this answers your question. I will forward you a copy of the presentation and the report once complete.

Best,

Rita Jabbour, RPP, BA, MSc | Manager, Planning Services

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1112 | 519-776-8811

Learn more online at the links below:



From: Aubin, Sarah
Sent: Friday, December 18, 2020 9:36 AM
To: skranicz@cdpwise.net
Cc: Jabbour, Rita <rjabbour@essex.ca>

Subject: RE: Site Plan 1110 Ridge Road

Importance: High

Good Morning,

I am unable to answer the question you posed regarding the bunkhouses so I have cc'd Rita Jabbour on this email for response.

Should you want to attend virtually please advise asap so that we can get you on the list.

Thank you so very much!

Sarah Aubin | Planning Assistant

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1128 | 519-776-8811

Learn more online at the links below:



From: [REDACTED]

Sent: Friday, December 18, 2020 7:53 AM

To: Aubin, Sarah <saubin@essex.ca>

Subject: Re: Site Plan 1110 Ridge Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Sarah,

The location of the proposed bunkhouses on your most recent email is directly behind the warehouse built last year.

Are they allowed to move it's location after approval?

If no, then we have no objection's.

Thanks ,

Susane Kranicz

From: Aubin, Sarah <saubin@essex.ca>

Sent: Thursday, December 17, 2020 3:20 PM

To: [REDACTED]
Subject: RE: Site Plan 1110 Ridge Road

Good Afternoon,

You requested a copy of the Site Plan for 1110 Ridge Road. – We are currently trying to provide the opportunity to any members of the public who have inquired about the application an opportunity to attend the zoom meeting as a delegate. Are you wanting to attend to discuss any concerns or items for or against the application? Please advise as soon as possible.

Thank you so very much!

Sarah Aubin | Planning Assistant

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1128 | 519-776-8811

Learn more online at the links below:



From: Aubin, Sarah
Sent: Monday, December 14, 2020 9:26 AM
To: [REDACTED]
Subject: Site Plan 1110 Ridge Road

Sarah Aubin | Planning Assistant

Town of Essex | Department of Development Services
33 Talbot Street South, Essex, ON, N8M 1A8
519-776-7336 ext 1128 | 519-776-8811

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Delegation Request Form

This form must be completed and submitted to the Clerk of the Town of Essex by all persons wishing to address Council at a scheduled meeting of Council. Delegation requests must be submitted by 2:00 p.m. on the Tuesday prior to the scheduled meeting.

Any person who wishes to appear before Council as a Delegation on a matter that relates specifically to a matter contained in the Regular Council Meeting Agenda shall submit a Delegation Request Form no later than 4:30 PM on the Friday immediately preceding the date of the Regular Council Meeting. The Clerk shall have the sole authority to determine if the subject matter does in fact relate specifically to a matter contained in the Regular Council Meeting Agenda for purposes of allowing or denying the Delegation and the Clerk will introduce such Delegation Request Form(s) at the time of adopting the Published Agenda.

Presentations to Council are limited to 5 minutes per person to a maximum of 10 minutes for a group of two persons or more.

Personal information that you provide on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of responding to your request. Please note that this form, if approved, will appear in the published Council Agenda and may be included in the Council Meeting minutes, both of which become part of the public record and are posted on our municipal website.

Name *

Dianne York

Date of Request *

12/11/2020



Are you representing a group? *

☐ Yes

☒ No

Name of Group (if applicable)

Provide details on the issue(s) you wish to present to Council and any actions you will be asking Council to take. *

December 21st 4:30 pm meeting amendment to the Town of Essex zoning bylaw 1037
1110 Ridge Road

1. Federal and provincial officials are working on new bunkhouse rules for migrant workers and will be reporting soon on their conclusions. Has council considered this as we are in a pandemic ? Google new bunkhouse rules pending, Norfolks top doctor says
2. Two ancillary dwellings to accomodate the housing of farm help. Is this setting a precedent ?
3. NEEDS to be located on or close by the farm. Does it NEED to be? Is current housing close to the farm?
4. The bunk house plan shows 16 beds per dwelling. Are they bunks beds as they are bunkhouses? If so, $16 \times 2 \times 2 = 64$ beds. Each unit is 2240 square feet . 16 beds 140 sq ft per person , 32 beds 70 sq ft per person. Will this be adequate when the new standards are approved?
5. Sanitation requirements

I'm waiting for the planning report to be approved and then emailed to me as of December 11. I may have more concerns

Have you consulted with Town staff on this issue? *

☐ Yes

☒ No

If you've consulted with Town staff, please provide the names of staff members you've talked to and the details of those discussions.

If this is a property matter, are you an owner?

☐ Yes

☐ No

☐ Not applicable

Have you appeared before Council in the past regarding this issue? *

☐ Yes

☒ No

If you've appeared before Council in the past on this issue, please tell us the year in which you appeared.

Will you have written or printed materials to distribute? If so, please submit 12 copies of printed materials to the Clerk before the meeting. *

☐ Yes

☒ No

Will you be delivering an electronic presentation that requires access to a computer and software? If so, please submit your presentation on CD, DVD or flash drive by noon on the Friday before the Council meeting. *

☐ Yes

☒ No

Please describe any special needs you may have for your presentation.

Your Address or Group Contact Address (full mailing address including postal code) *

Dianne York

Your Phone Numbers

Home

519

Work

738

Cell

3655

Email Address

diannejyork@hotmail.com

Name and address of all representatives attending, including their positions *

Dianne York

Thank you!

Thank you for completing the Delegation Request Form.

The Clerk's Office will contact you in the near future to review your request.

Robert Auger, LL.B.

Manager of Legislative Services and Clerk

Town of Essex

33 Talbot Street South, Essex, Ontario N8M 1A8

519-776-7336, extension 1132

From: [Dianne York](#)
To: [CouncilMembers](#); [Jabbour, Rita](#)
Cc: [Dianne York](#); [Clerks](#); [Aubin, Sarah](#)
Subject: Fwd: Public meeting to consider amendments to the Town of Essex zoning bylaw 1037
Date: Thursday, December 17, 2020 1:53:18 PM

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Monday December 21, 2020 4:30 pm council meeting
RE: 1110 Ridge Road. Colchester South

We have concerns with the placement of the ancillary dwellings/bunkhouses and other general concerns.

1. Do the proposed bunkhouses meet the provincial 550 metre setback to the existing Oxley Wind Farm?
2. The rear 150 ft of the 260 ft x 80 ft warehouse is a cooler. Will the noise of the compressors and fans meet noise standards as the bunkhouses will be behind the warehouse/cooler.
3. Federal and Provincial governments are working on new bunkhouse rules and will be reporting soon on their conclusions according to Dr. Shanker Nesathurai, medical officer of health Norfolk and Haldimand county. Google, new bunkhouse rules pending, Norfolk's top doctor says.
4. The bunkhouse drawing indicates there will be 16 beds per unit and 4 toilets . Health unit requirement is 1 toilet per 7 residents. Maximum occupancy would be 28 per dwelling, 56 temporary residents in total. Is that correct?
5. Sanitation requirements?
6. Is this amendment setting a precedent for the municipality of Essex? There are 2 existing dwellings noted on the site plan and the request is for 2 more ancillary dwellings. Behind the warehouse. Total of 4 on the 25 acre farm.
7. Negative impacts on our property due to the proximity of the bunkhouses.
8. How will the residents access the bunkhouses from Ridge Road?
9. Will the bunkhouses have security outdoor lighting and be dark skies compliant?

Sincerely,
Fred and Dianne York
1120 Ridge Rd RR 1
Harrow, Ontario
N0R 1G0

