Public Meeting

Site-Specific Zoning Amendment

1110 Ridge Road

(Applicant: Upper Canada Growers Land Inc)

February 22, 2022

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Where you belong

Purpose of Meeting

At this statutory Public Meeting, Council hears representations from the Public regarding the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

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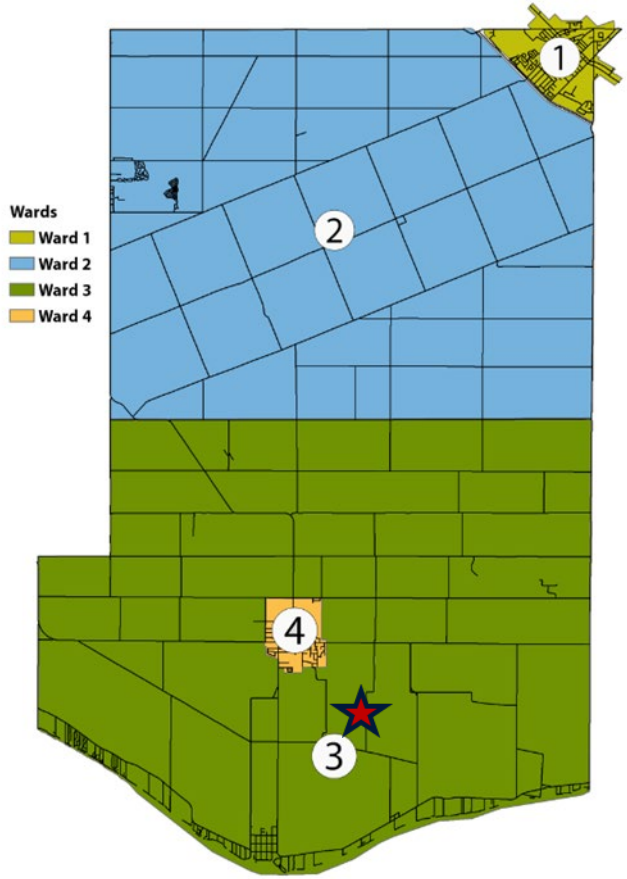
Subject Lands

ZBA-01-22

ZBA-01-22: 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

Site Specific Zoning Provisions: the use of the existing dwelling(s) and two (2) ancillary dwellings to accommodate the housing of farm help (2020)

★ Subject lands

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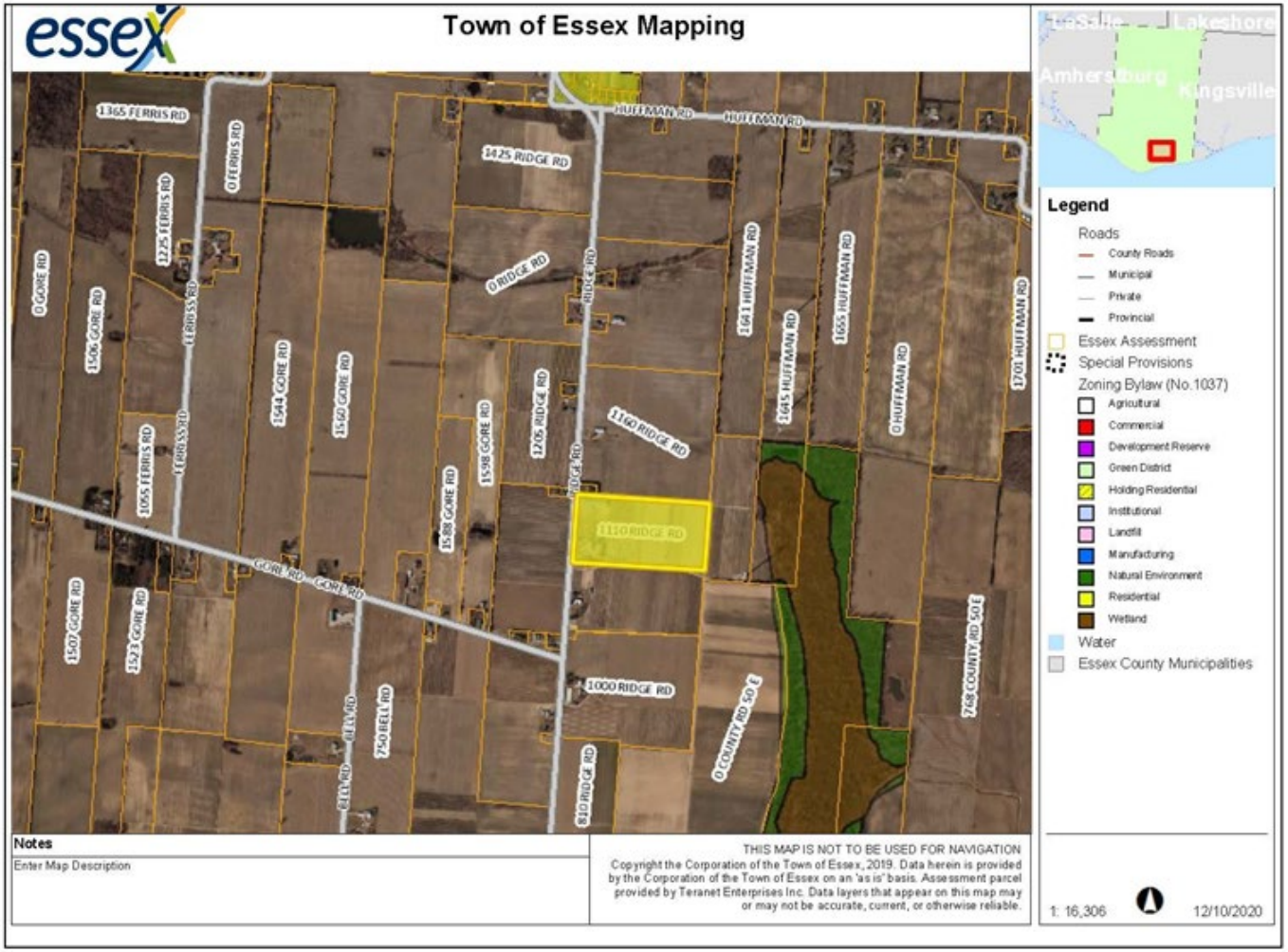
ZBA-01-22: Subject Lands



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ZBA-01-22: Subject Lands

ZBA-01-22: Subject Lands

Proposed Zoning Change

ZBA-01-22

ZBA-01-22: Proposed Zoning Change

To permit:

- Two (2) new *ancillary dwellings* to accommodate the housing of farm help, and,
- A setback of 429 metres between the dwellings and the commercial grade wind turbine at **1040 Ridge Road**

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ZBA-01-22: Proposed Zoning Change

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

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ZBA-01-22: Proposed Zoning Change

Current Zoning Regulations:

- Only one (1) single detached dwelling is permitted per lot in the A1.1 zoning district
- 550 metre minimum separation between a commercial grade wind turbine and a dwelling is required

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Policy Considerations

ZBA-01-22

ZBA-01-22: Policy Considerations

- *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.

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ZBA-01-22: Policy Considerations

Town of Essex Official Plan Policy:

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.

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ZBA-01-22: Policy Considerations

UCG Land INC

- Subject lands currently used for wholesale fruit tree production (apple trees)
- Owns adjoining parcel of land which forms part of the agricultural operation
- In total, owns +65 hectares (+163 acres) of agricultural land in the Municipality*

** Farm operation is of such a size and nature that this assistance is required*

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ZBA-01-22: Policy Considerations

UCG Land INC

- On-site ancillary dwellings would allow for centralization of operations
- Cost savings for not having to transport workers*
- Management available on-site 24 hours a day, 7 days a week, year round
- Have six (6) other ancillary dwellings (Kingsville, Harrow, Colchester)

**accommodation needs to be located on or close by the farm*

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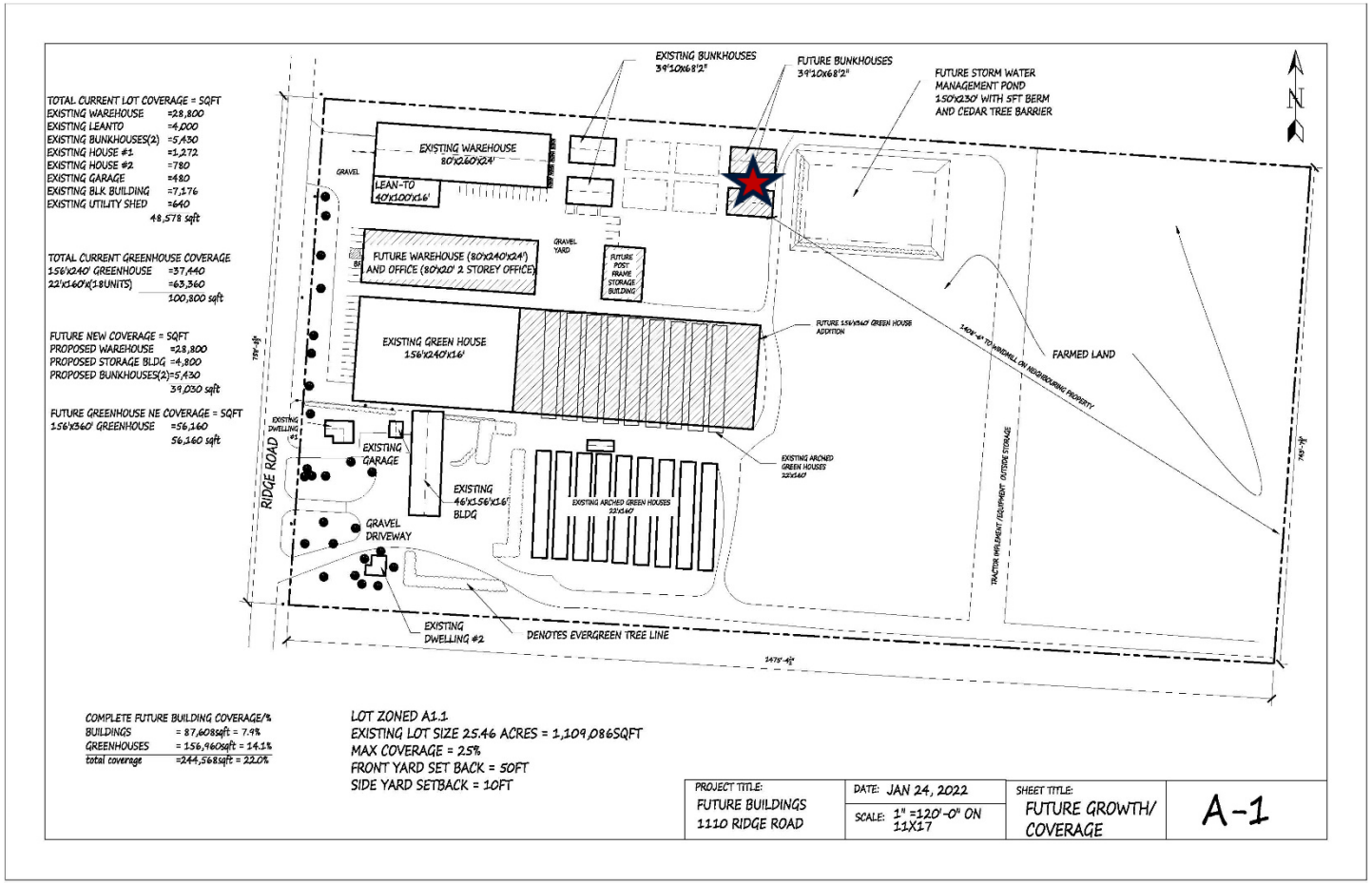
ZBA-01-22: Policy Considerations



★ Dwelling location prevents creation of a severable residential lot in the future

Agency and Public Comments

ZBA-01-22

ZBA-01-22: Agency and Public Comments

Department/Agency	Comments	Response
Ministry of Environment, Conservation and Parks	• Permitting a dwelling less than 550 metres from a wind turbine risks exposing residents to noise above Ministry's allowable sound level limit of 40 decibals • May result in adverse effect under the Environmental Protection Act • Recommend the applicant hire a consultant to assess technologies in relation to noise mitigation • Any noise complaints in relation to impacts to be directed to Town for follow up with applicant	• Applicant obtaining a noise consultant to recommend noise mitigation measures • Measures to be assessed by Staff before recommendation for approval of zoning bylaw amendment • Mitigation measures to be included in site plan control agreement

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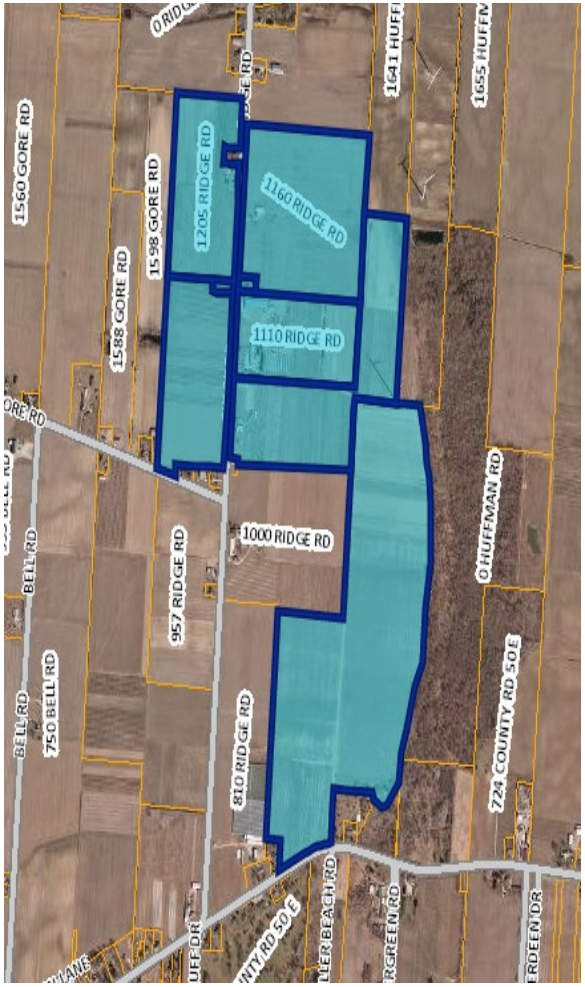
ZBA-01-22: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments as of Wednesday February 16, 2022

Next Steps

ZBA-01-22

ZBA-01-22: Next Steps

1. A report to Council and proposed Bylaw and Site Plan Agreement will be prepared for Council's decision at the next Regular Council Meeting.

2. At the next Regular Council Meeting, Council may:

- Approve the proposed Bylaw 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 proposed Bylaw 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.

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Thank You for Listening!