



Special Council Meeting

Official Plan & Zoning Amendment:
Essex Sports Field Lands

Monday January 15, 2024

essex
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 a Site-Specific Official Plan and Zoning By-law Amendment.

Council does not make a decision at this time.

Subject Lands

Subject Lands (Location)



27 hectares (+66 acres) of Town-Owned Land

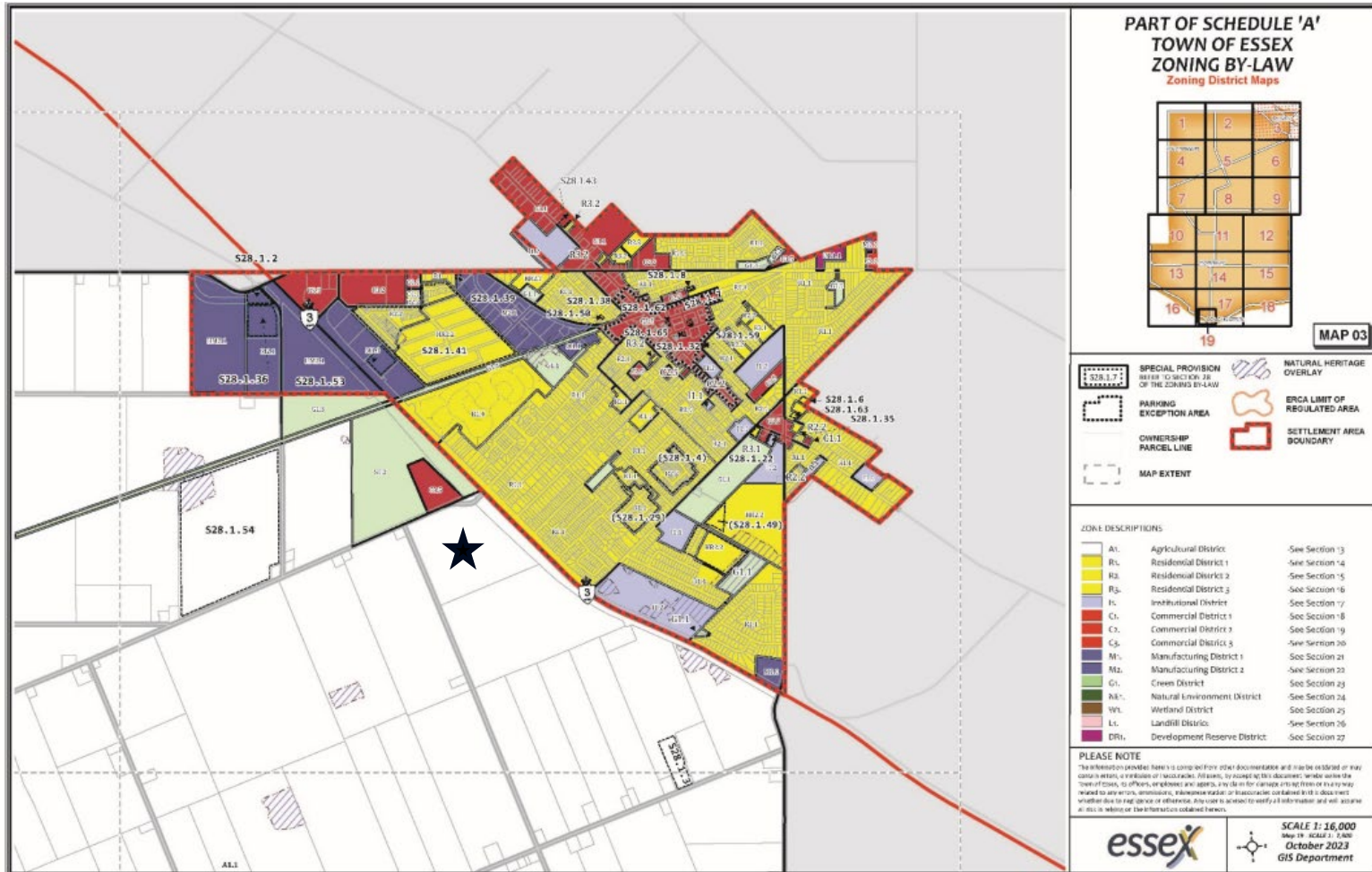


Located Southwest of Highway #3 at the intersection of North Malden and Batten Side Road



Located outside the Essex Centre Primary Settlement Area

Subject Lands (Location)



Subject Lands (Location)

Aerial Map Identifying Location of Subject Lands



Subject Lands (Land Use)

- Existing County & Town Official Plan Land Use Designation: **“Agricultural”**
- Existing Zoning District: **“Agricultural District 1.1 (A1.1)”**

NOTE: The Town of Essex is permitted to use any lot, in any zoning district, for any Municipal use subject to meeting the Building regulations for that district
(Section 8.2 [a])

Subject Lands (Environmental)

Environmental Considerations:

- On-site Natural Heritage Feature (woodlot): **Not** present
- Area of Natural Heritage Feature or Natural Environment: **Not** located within 120 metres of Subject Lands
- Subject Lands **not** located within an area regulated by ERCA
- Subject Lands **not** located in a Highly Vulnerable Aquifer (HVA) or Significant Groundwater Recharge Areas
- Subject Lands **are** located within 400 metres of a sewage treatment facility (Essex Sewage Lagoons)

Subject Lands (Infrastructure)

Infrastructure Considerations:

- Municipal water connections are available along North Malden and Batten Side Road
- No municipal sanitary or stormwater connections available along North Malden and Batten Side Road
- North Malden Road is a paved road that is owned and assumed by the Town of Essex
- Batten Side Road is a gravel road that is owned and assumed by the Town of Essex
- North Malden and Batten Side Road are classified as Local Roads

Proposed Official Plan and Zoning Bylaw Amendments

History of Land Acquisition

- Town of Essex acquired lands to develop a large-scale sports complex to serve the needs of the Town and region
- Town is interested in Public Private Partnerships through lease or land sale to finance the development
- Private entities to build facilities complementary to the recreational services provided by the Town

Proposed Amendments

- Amendments to County and Town of Essex Official Plan **is required** to incorporate lands into Essex Centre Primary Settlement Area
- Amendment to Town of Essex Official Plan **is required** to re-designate Lands from “Agricultural” to “Parks and Open Space”

Proposed Amendments

- Amendments to Town of Essex Zoning Bylaw 1037 **is required** to incorporate lands into Essex Centre Primary Settlement Area
- Amendment to Town of Essex Zoning bylaw is required to re-designate Lands from Agricultural District 1.1 to new Green District 1.6 (Major Public/Private Recreational Uses)

Official Plan Amendment

Settlement Areas

Provincial Policy Statement (PPS, 2020)

Settlement Areas shall be the focus of **growth** and **development**

Land use patterns within settlement areas shall be based on a mix of land uses which support **active transportation**

Settlement Areas

Provincial Policy Statement (PPS, 2020)

Settlement Areas expansions shall only be permitted at the time of a **comprehensive review**

Settlement Areas

Provincial Policy Statement (PPS, 2020)

When expanding a Settlement Area into prime agricultural areas:

- ✓ **Must avoid specialty crop areas**
- ✓ **Must be no reasonable alternatives which avoid prime agricultural areas**
- ✓ **Comply with Minimum Distance Separation (MDS)**
- ✓ **Not impact on existing agricultural operations or mitigate impact as feasible**

Settlement Areas

County and Town of Essex Official Plan

- To support and promote healthy, diverse and vibrant areas where all residents can live, work and **enjoy recreational opportunities**

Parks and Open Spaces

Section 5.17 of Town of Essex Official Plan

- The **provision of a variety of recreational opportunities** is critical to the maintenance of healthy communities in the Town of Essex
- Town strives to ensure that **sufficient recreational facilities** are provided to meet leisure needs and desires of residents, businesses and visitors to the Town through **designation of lands** and by **land acquisition**

Parks and Open Spaces

Goals:

- Ensure **adequate supply** of open space is maintained and acquired
- Ensure open space areas located in **suitable locations** to maximize accessibility and usefulness for all area residents

Parks and Open Spaces

Permitted uses:

- Active and passive parks, **public or private recreational uses** and facilities
- Uses accessory to the foregoing uses

Official Plan Amendment

The proposed amendment will:

- ✓ Include a variety of recreational uses
- ✓ Add to deficient supply of recreational lands
- ✓ Be accessible to vehicles, pedestrians and cyclists and Essex and County residents
- ✓ Include public and private recreational uses

Zoning Bylaw Amendment

Zoning Bylaw Amendment

NEW Green District 1.6 (G1.6) for Major Public/Private Recreational Facilities will permit:

- **Recreational facilities**
- **Commercial outdoor recreational facilities**
- Fairgrounds
- Greenways
- Public Parks
- Outdoor Markets and Temporary Outdoor Vendor's Site

Zoning Bylaw Amendment

Definitions to be added:

“Recreational Facility” means a building or grouping of **buildings and structures** designed and intended to accommodate **various forms of indoor sports and recreation** and **may include**, in combination therewith , one (1) or more of the following **as an ancillary use**: a day care centre, indoor and/or outdoor exhibition areas, professional studio, entertainment lounge, restaurant, and confectioner’s shop.

Zoning Bylaw Amendment

Definitions to be added:

“Commercial Outdoor Recreational Facility” means a lot or part thereof, **with or without buildings**, used for **commercial recreational purposes** but **shall not include a campground**, and **may include**, in combination therewith, one (1) or more of the following as an **ancillary use**: a confectioner’s shop, an entertainment lounge, and retail store.

Zoning Bylaw Amendment

Proposed Zoning Regulations:

Minimum Lot Area	1,850 m ² (20,000 ft ²)
Minimum Front Yard Depth	7.5 m (25ft)
Minimum Side Yard Width	The greater of 50% of the building height or 7.5 m (25 ft) from an interior lot line 7.5 m from an exterior lot line
Minimum Rear Yard Depth	The greater of 50% of the building height or 7.5 m (25 ft) from an interior lot line 7.5 m (25 ft) from an exterior lot line
Maximum Height	10 m (32 ft) on a lot having a lot area of less than 0.5 h (1.3 a) 15 m (49 ft) on a lot having a lot area of 0.5 h (1.3 a) or greater

Comments

Agency and Public

Comments (Agency)

- **Ministry of Transportation (MTO)**
 - Subject Lands located within the MTO permit control area
 - MTO pre-consultation/review/permits are required prior to any development of the site
- **Essex Region Conservation Authority (ERCA)**
 - No objection
 - Request to be included in future circulation for Site Plan Control applications for stormwater management review

Comments (Public)

- Circulated all property owners within 120 m radius
- Posted Notice in Essex Free Press, Harrow News, and Town of Essex Website
- No Comments from Public as of Thursday January 11, 2024

Next Steps

Next Steps

1. Report to Council and Proposed Bylaw will be presented for Council's decision at the February 5, 2024 meeting.
2. At the February 5 meeting, Council may:
 - Approve or deny the Official Plan Amendment or defer decision if further information is required
 - Approve or deny the Zoning Bylaw Amendment or defer the decision if further information is required
3. After the February 5 Meeting, the Official Plan Amendment will be submitted to the County of Essex for decision. Notice of Decision will be posted in the local newspapers and a 20-day appeal period will take effect.
4. If no appeals, Official Plan and Zoning Bylaw Amendment will be final and binding.

Questions & Comments