



Public Meeting

Site-Specific Zoning Amendment

152 County Road 50 East

Applicant: North Shore Cellars Inc.

May 6, 2024



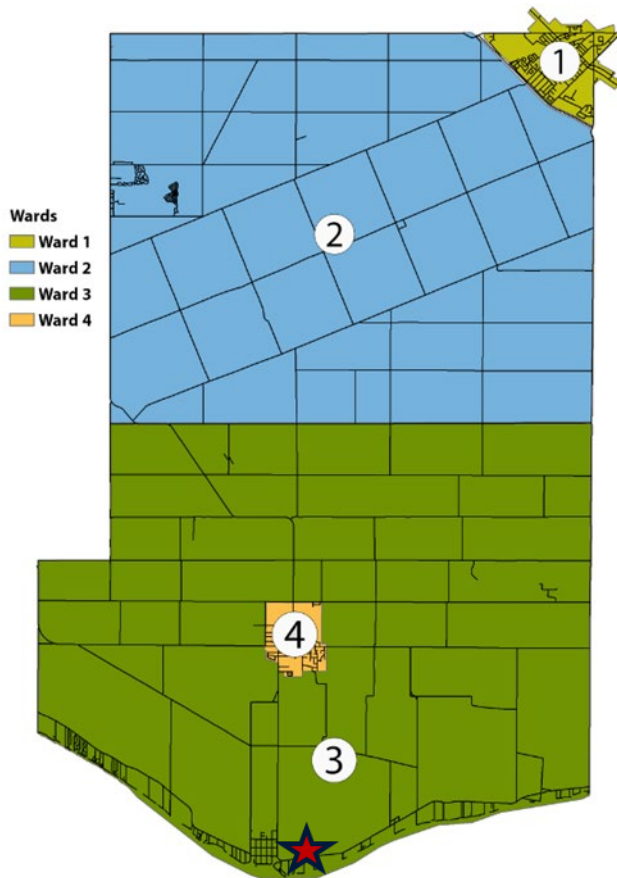
Purpose of Meeting

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.

Subject Lands

ZBA-03-24

ZBA-03-24: Subject Lands



Location:

152 County Road 50 East

Official Plan Designation:

Agricultural

Existing zoning:

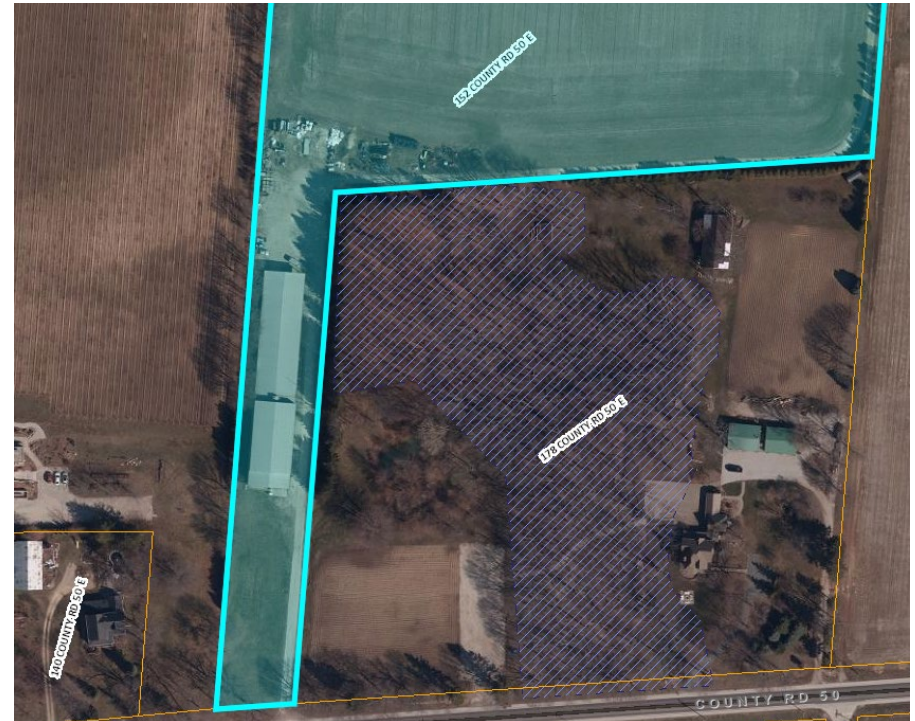
Agricultural District 1.1 – General agriculture and farm production support activities

★ Subject lands

ZBA-03-24: Subject Lands



Subject Lands are located in a Prime Agricultural Area



ZBA-03-24: Subject Lands



Property Dimensions :

- 37.48 hectares of lot area (92.63 acres)
- 30 metres (100 Feet) of frontage on County Road 50 East

Existing Buildings and Structures:

- One (1) ancillary dwelling
- One (1) farm operation building

Access:

- One (1) existing driveway to County Road 50

Road Classification:

- County Road 50 is a County Road
- Designed to carry interurban and regional traffic

ZBA-03-24: Subject Lands

152 County Road 50 East: Existing Structures and Farming Operation

Agricultural Operation and Farm Related Uses



Existing Farm Access & Processing Area



Vineyard at rear of Canola Field



ZBA-03-24: Subject Lands

152 County Road 50 East: Farm Labour Accommodations on-site

Existing Dwelling (60'x27') East Side



North Side



South Side



Proposed Zoning Change

ZBA-03-24

ZBA-03-24: Proposed Zoning Change

To permit:

- A dwelling ancillary to the farming operation for the purpose of housing farm labour.

ZBA-03-24: 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

ZBA-03-24: Proposed Zoning Change

Current Zoning Regulations:

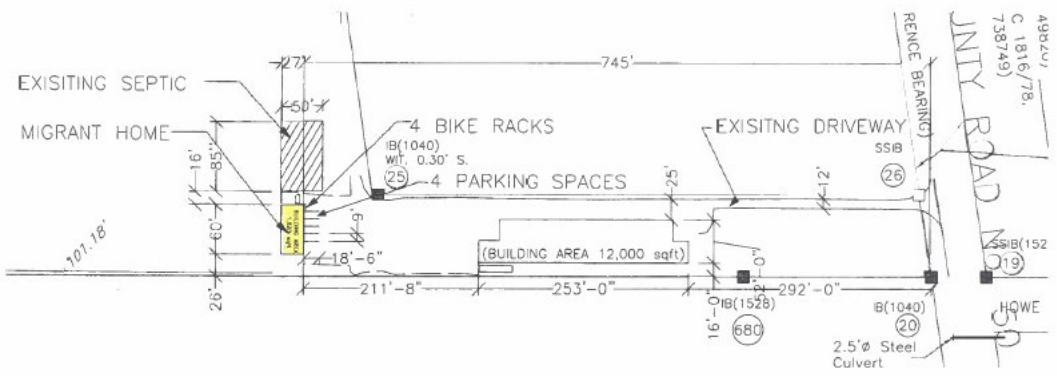
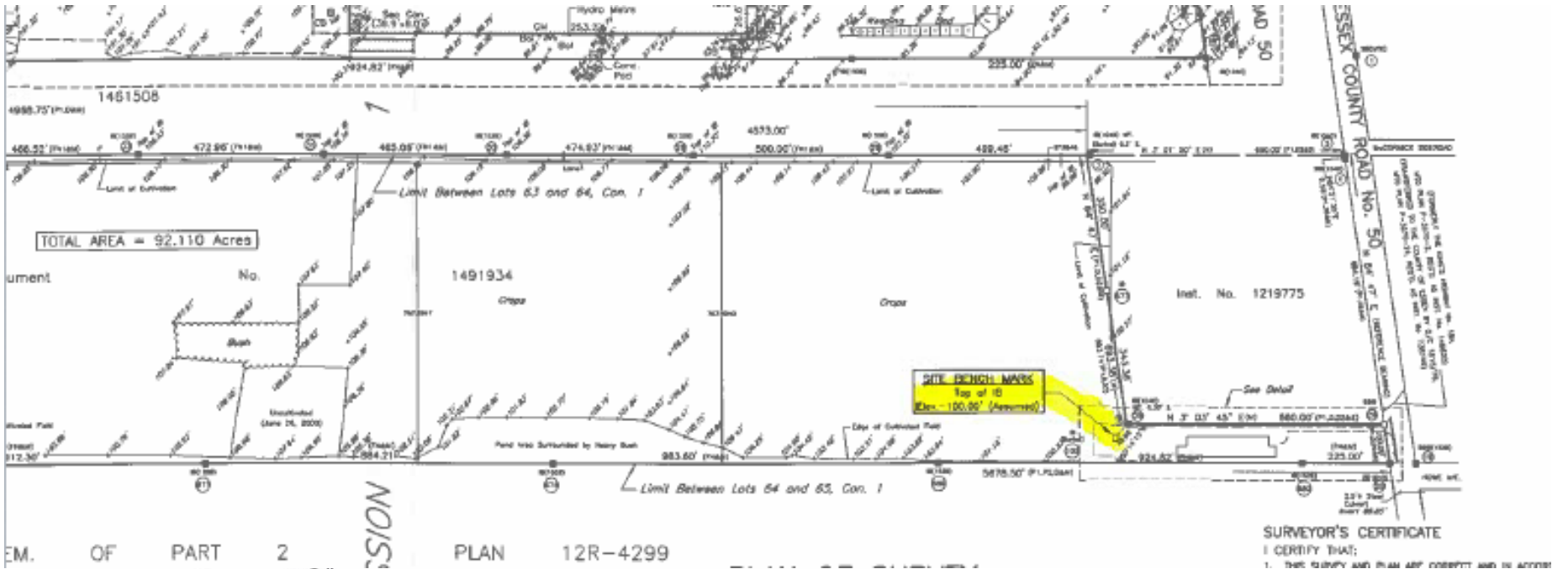
- Only one (1) main *single detached dwelling* is permitted per lot in the A1.1 zoning district
- Only one (1) *second* dwelling unit accessory to the main dwelling is permitted in the A1.1 district
- *Ancillary dwellings* used for farm labour accommodations require a site-specific zoning amendment and is subject to Site Plan Control.

ZBA-03-24: Proposed Zoning Change

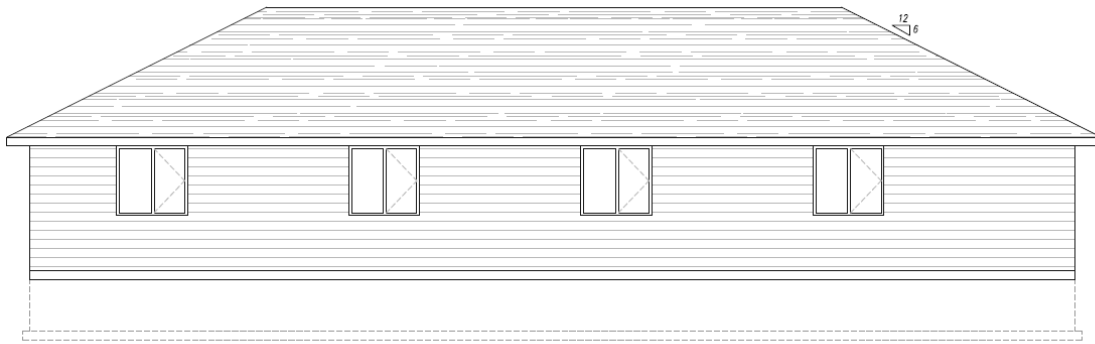
Reasons for Zoning Change:

- Site-specific zoning amendment required for proposed farm labour accommodations
- Vineyard production and processing is labour intensive and requires seasonal labourers.
- On-site accommodations offer feasible and efficient operations without the need to transport workers to and from the site.

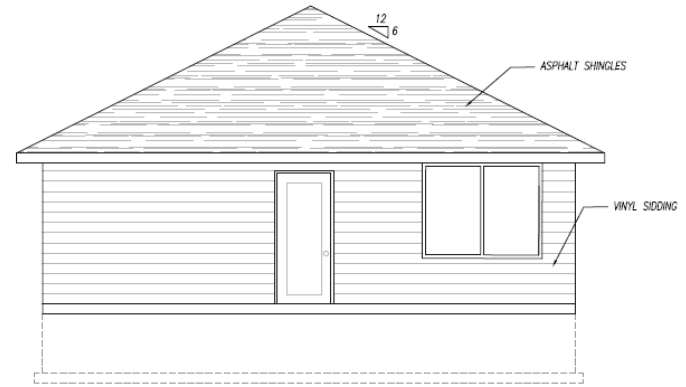
ZBA-03-24: Proposed Zoning Change



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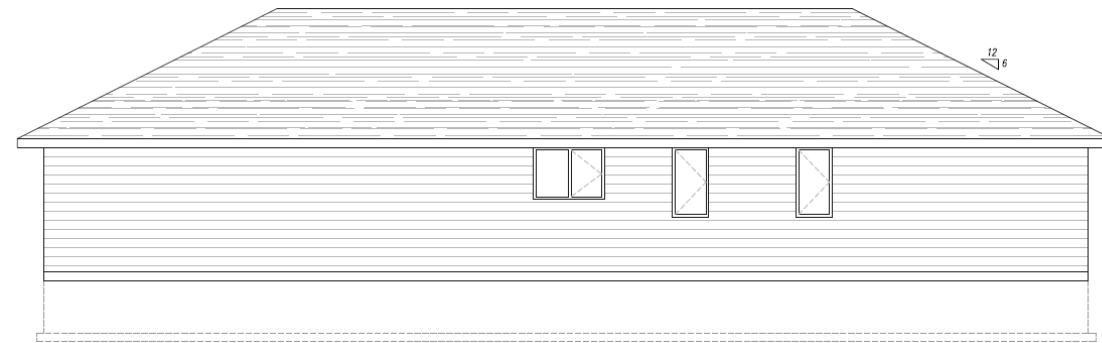


REAR ELEVATION

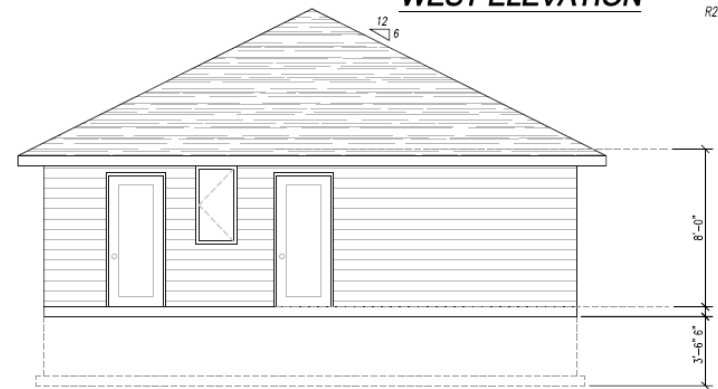


WEST ELEVATION

PRE-EDGE
PRE-EAVE



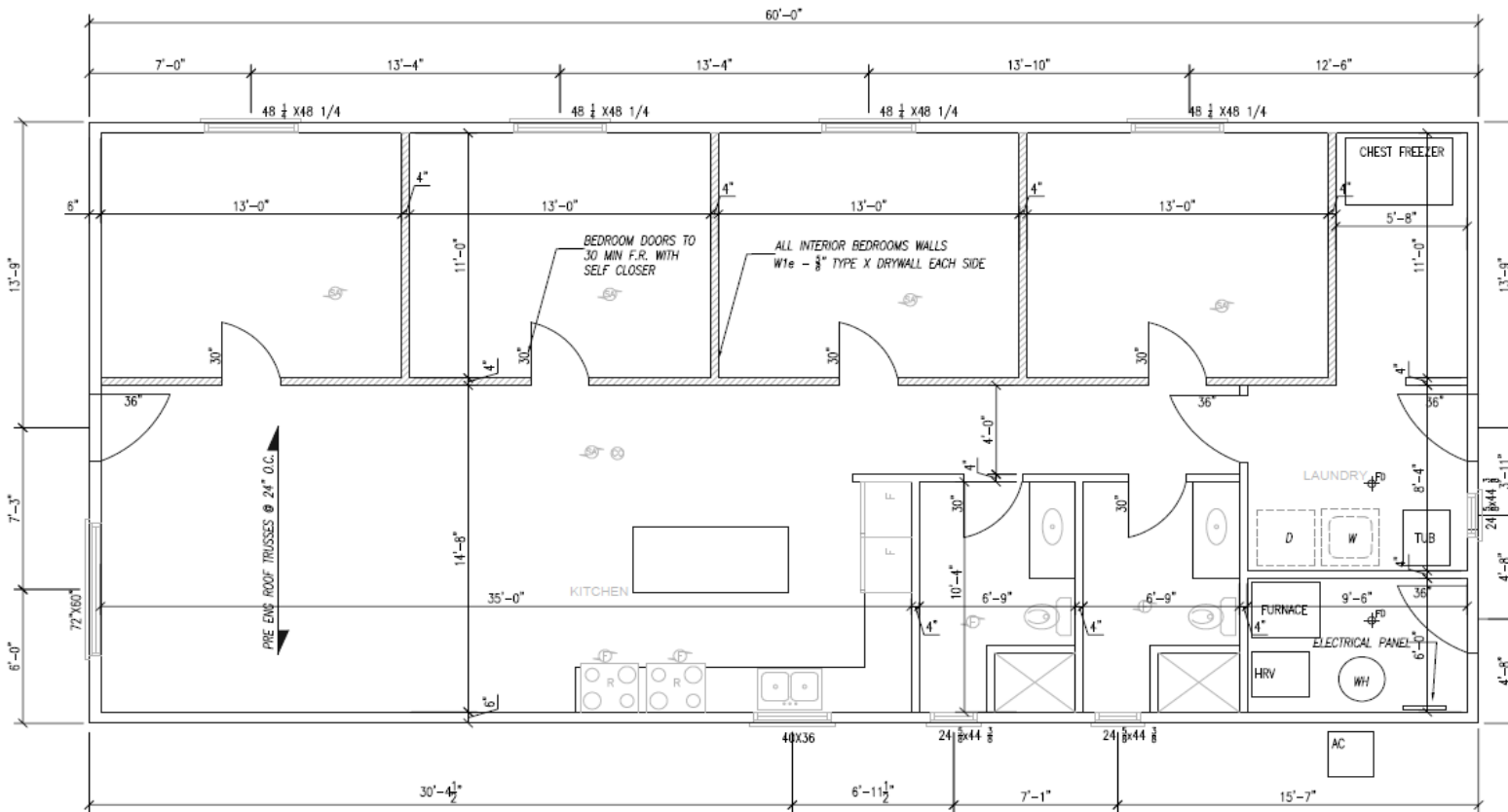
FRONT ELEVATION



EAST ELEVATION

R22 BA
1/2

ZBA-03-24: Proposed Zoning Change



MAIN FLOOR PLAN

Policy Considerations

ZBA-03-24

ZBA-03-24: 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

ZBA-03-24: 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 to 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.

ZBA-03-24: Policy Considerations

North Shore Cellars Inc:

- Subject lands currently used for vineyard production, and cash crop
- Total area under cultivation for vineyard = 12.5 hectares (31.2 acres)
- On-site ancillary dwelling would allow for centralization of operations
- Cost savings to not have to transport workers
- Accommodation needs to be located on or close by the farm
- Ancillary dwelling would host 4 rooms with shared facilities and common areas.

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

Agency and Public Comments

ZBA-03-24

ZBA-03-24: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments from Public as of May 2, 2024

ZBA-03-24: Agency and Public Comments

- **Infrastructure Services**

No objections, requires septic system, no additional water service needed.

- **Building Services**

- No objections – issued permit for a dwelling structure in 2023.

- **Essex Region Conservation Authority (ERCA)**

– No objections

- **County of Essex**

– No objections

Next Steps

ZBA-03-24

ZBA-03-24: Next Steps

1. A report to Council and By-law has been prepared and provided to Council for decision.
2. Council may decide to:
 - **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.

Staff Recommendation: Approval.





Thank You for Listening!