



The Corporation of the Town of Essex

Special Council Meeting Minutes

May 6, 2024, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Present: Mayor Sherry Bondy
Deputy Mayor Rob Shepley
Ward 1 Councillor Joe Garon
Ward 1 Councillor Katie McGuire-Blais
Ward 2 Councillor Kim Verbeek
Ward 3 Councillor Brad Allard
Ward 3 Councillor Jason Matyi
Ward 4 Councillor Rodney Hammond

Also Present: Doug Sweet, Chief Administrative Officer
Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk
Lori Chadwick, Director, Development Services
Kevin Girard, Director, Infrastructure Services
Kate Giurissevich, Director, Corporate Services
Jake Morassut, Director, Community Services
Cassandra Roy, Legislative Clerk
Corinne Chiasson, Senior Planner

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 meeting was held to consider a Zoning By-Law Amendment at 152 County Road 50 East, Colchester South, Ward 3.

1. Call to Order

Mayor Bondy called the meeting to order at 5:01 PM.

2. Land Acknowledgement

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

3. Declarations of Conflict of Interest

There were no declarations of conflict of interest noted at this time.

4. Adoption of Published Agenda

4.1 Special Council Meeting Agenda for May 6, 2024

SP24-05-001

Moved By Deputy Mayor Shepley

Seconded By Councillor Matyi

That the published agenda for the May 6, 2024 Special Council Meeting be adopted as presented.

Carried

5. Reports from Administration

5.1 Corinne Chiasson, Senior Planner, Planning Services, Planning-2024-09

RE: Zoning By-Law Amendment at 152 County Road 50 East, Colchester South, Ward 3

Corinne Chiasson, Senior Planner, Planning Services, explained that the purpose of this proposed zoning by-law amendment at 152 County Road 50 East, Colchester South is to permit a dwelling ancillary to the farming operation for housing farm labour. She further explained that this property is zoned as Agricultural District 1.1 for general agricultural and farm production activities. She noted that the property includes one farm operation building and one ancillary dwelling which the applicant is requesting to convert into farm labour accommodations. She stated that this building met the requirements of the building code in 2023 and was constructed as an ancillary dwelling to the farming operation which is permitted under the zoning by-law.

Ms. Chiasson explained that the vineyard production and processing is labour intensive and requires seasonal labourers with on-site accommodations to offer feasible and efficient operations without the need to transport workers to and from the site. She stated that based on policy considerations, this is a permitted use and requires accommodation for full-time labour as it is of such a size and nature that the operation requires additional employment. She noted that the ancillary dwelling is located on the lot in such a way to prevent the creation of a severable residential lot in the future and that the ancillary dwelling would host 4 rooms with shared facilities and common areas. She stated that Administration consulted with the public and the Essex Region Conservation Authority and there were no comments or objections.

Deputy Mayor Shepley asked what the existing building was constructed for in 2023.

Ms. Chaison stated that the applicant built a dwelling to accommodate farm labour in the future which is permitted under the zoning by-law.

SP24-05-002

Moved By Deputy Mayor Shepley

Seconded By Councillor Verbeek

That the report and presentation from Corinne Chiasson, Senior Planner, Planning Services regarding the Zoning By-Law Amendment at 152 County Road 50 East, be received.

Carried

6. Delegations

6.1 Mark Skipper, Applicant's Legal Representative

RE: By-Law Amendment at 152 County Road 50 East

Mark Skipper, Applicant's Legal Representative explained that the building is not a permanent residence and will house accommodations for nine months out of the year from the beginning of spring and ending in the fall. He explained that this is a new building which has met the required building code and has met all conditions that the immigration authority require for migrant workers.

Council asked Administration if the property was to sell whether the zoning by-law amendment would stay with the property or the owners.

Ms. Chiasson noted that a site-specific zoning amendment stays with the property.

Lori Chadwich, Director, Development Services, further explained that the New Official Plan will allow for agricultural operators to mandate their farm labour accommodations by right.

SP24-05-003

Moved By Deputy Mayor Shepley

Seconded By Councillor Allard

That the delegation by Mark Skipper, Applicant's Legal Representative, regarding the zoning by-law amendment at 152 County Road 50 East, be received.

Carried

7. By-Laws

7.1 By-Law 2324

RE: Being a by-law to amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, for the Lands Located at 152 County Road 50 East

SP24-05-004

Moved By Deputy Mayor Shepley

Seconded By Councillor McGuire-Blais

That By-Law 2324 being a by-law to amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, for the Lands Located at 152 County Road 50 East be read a first, a second and a third time and finally passed on May 6, 2024.

Carried

8. Adjournment

Corrine Chiasson, Senior Planner, Planning Services, provided a verbal report on

SP24-05-005

Moved By Councillor Hammond

Seconded By Councillor Garon

That the meeting be adjourned at 5:21 PM.

Carried

Mayor

Clerk