



Public Meeting

**Regarding a Site Specific Zoning Amendment
at 3900 South Malden Road**

(Applicant: Lorne McKim)

March 29, 2021

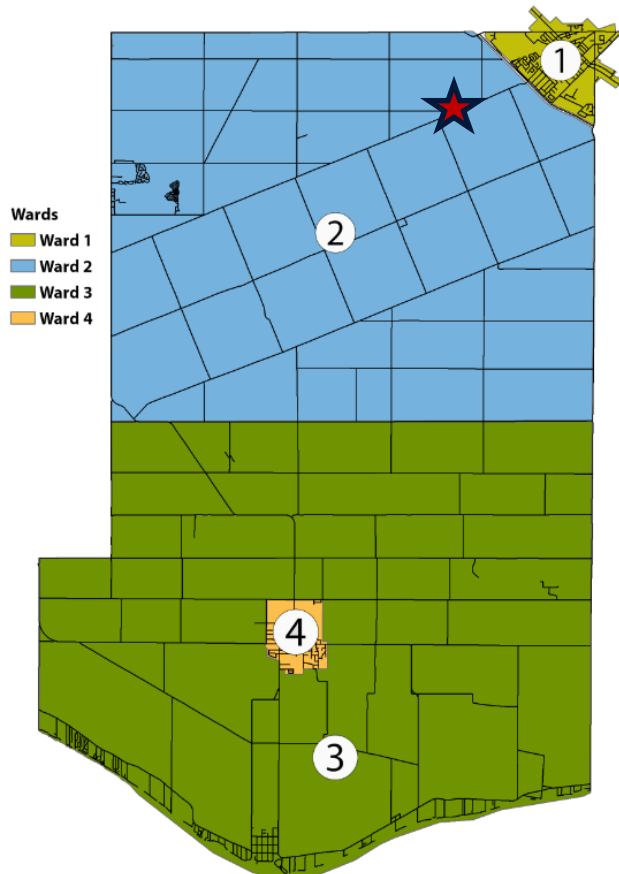


Purpose of Meeting:

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:

48 hectares (119 acres) of agricultural lands on the North side of North Malden Road

Official Plan Designation:

Agricultural

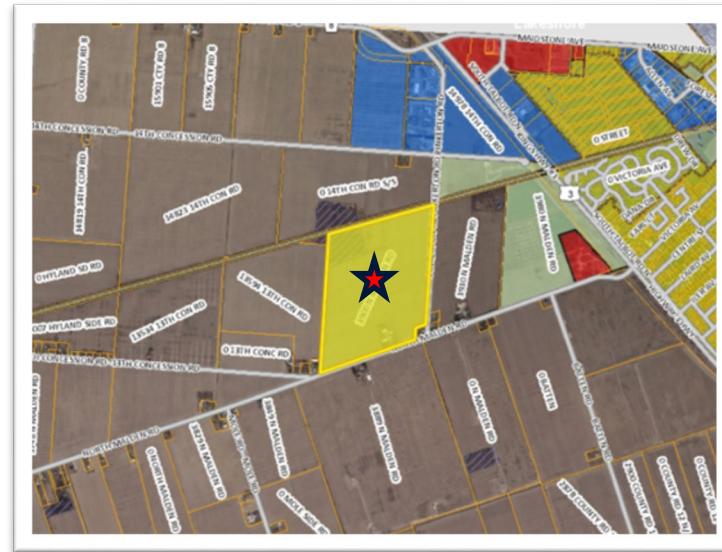
Existing zoning: Agricultural District 1.1, general agriculture and farm production support activities

★ Subject lands

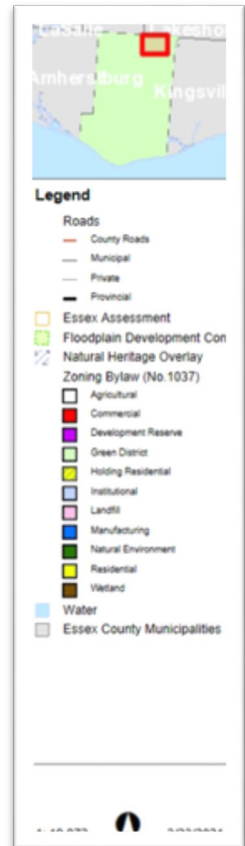
Neighbourhood Profile

Neighbouring Zoning:

- Agricultural District
- **Within 120 metres** of a Natural Heritage feature
- 1.3 km West of Essex Centre
- Municipal Facilities G1.2 (East)



 Subject Lands



Existing Infrastructure:

- Municipal Road (North Malden Road)
- Municipally owned and operated piped water supply, as depicted in blue
- One (1) Individual on-site private septic system





Proposed Zoning Change

To permit:

- 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.



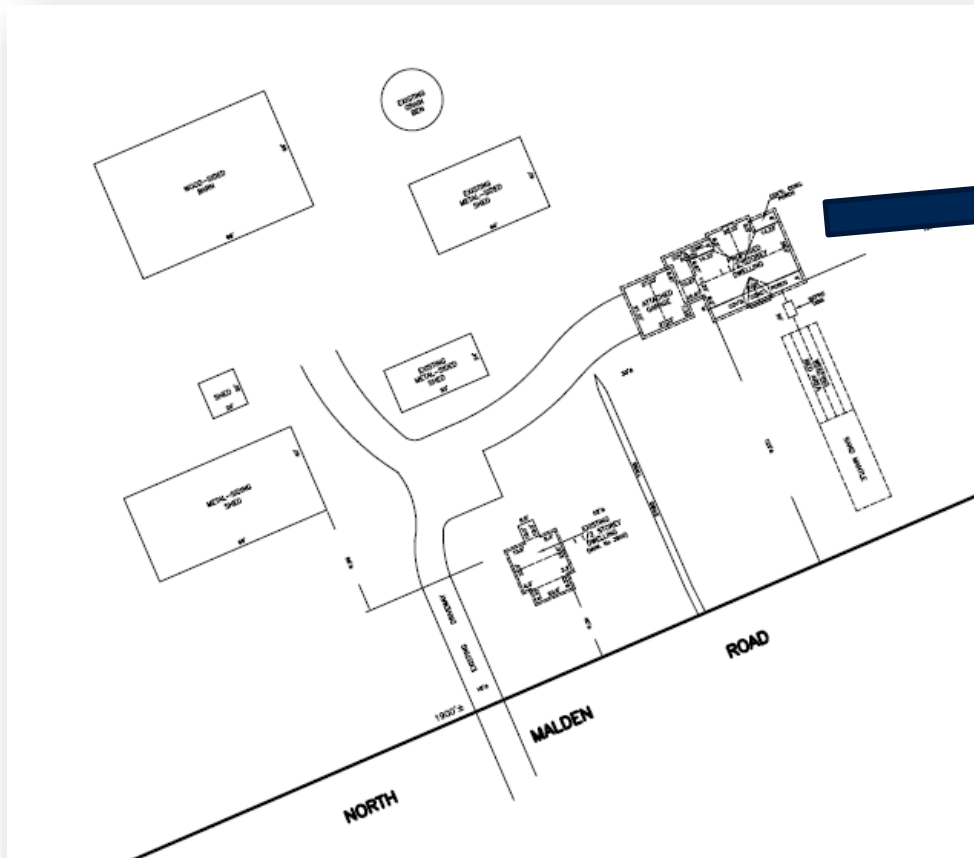
McKim Farms

Farming Operation:

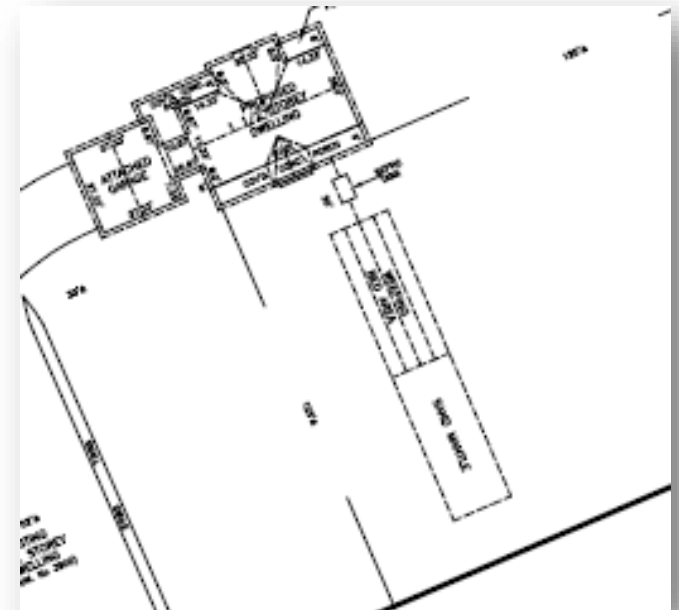
- 1) Subject lands currently used for agricultural crops cultivation and raising beef cattle. The operation also houses chickens and horse.
- 2) Applicant owns adjoining parcel of land which forms part of the agricultural cash crop cultivation.
- 3) In total, applicant owns 85.58 hectares of agricultural 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 main dwelling



Proposed Development

Permit the existing dwelling as an Ancillary Dwelling for farm labour accommodation:

- Existing dwelling is ± 88 square metres (+947.84 sq feet) in total footprint area
- Proposed to accommodate one farm labourer
- Located behind the warehouse/cooler





Agency Comments

Department/Agency	Comments
Essex Fire and Rescue Services	No objections
Department of Infrastructure Services	No objections – existing & main dwelling will need to be supplied with water from the existing plumbing on site. No additional water meter will be provided
Building Division	No objections - proof of existing farm labour accommodation may be required
Essex Region Conservation Authority (ERCA)	No objections – permit required prior to any construction

Public Comments

- 120 metre circulation radius
- No public comments received as of Friday March 26, 2021





Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the April 6, 2021 Regular Council Meeting.
2. At the April 6, 2021 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.
3. Applicant proceeds to Site Plan Control approval.



Proposed Bylaw Passage

For the lands municipally known as 3900 North Malden Road, the use of the existing dwelling to accommodate the housing of farm help shall be permitted in accordance with the site plan adopted by Bylaw [Bylaw Number to be determined].



Thank You!

Questions?