



Public Meeting

**Regarding a Site Specific Zoning Amendment
at 1110 Ridge Road**

Applicant: Upper Canada Growers (UGC) Land INC

December 21, 2020

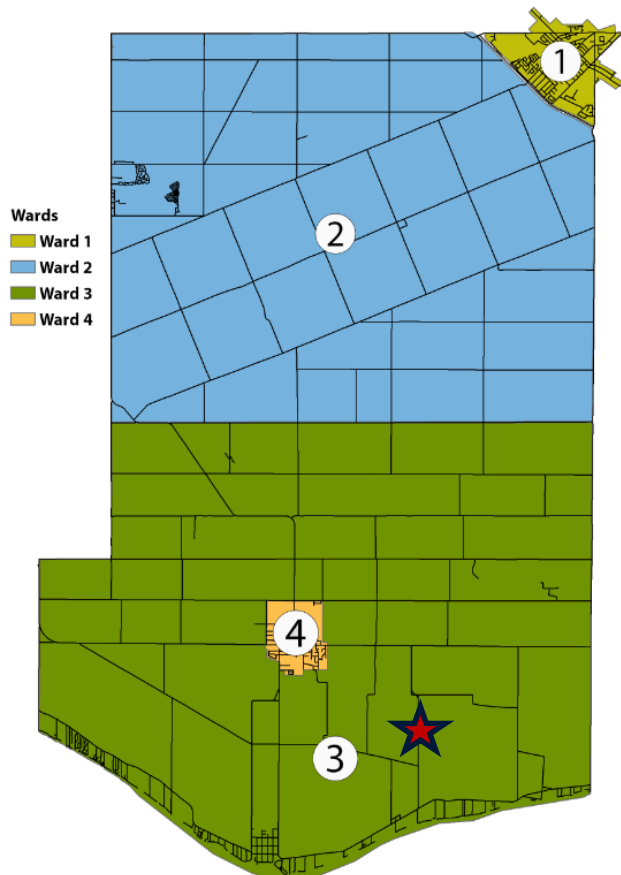


Purpose of Meeting:

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:

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

★ Subject lands

Development Profile

Subject property contains:

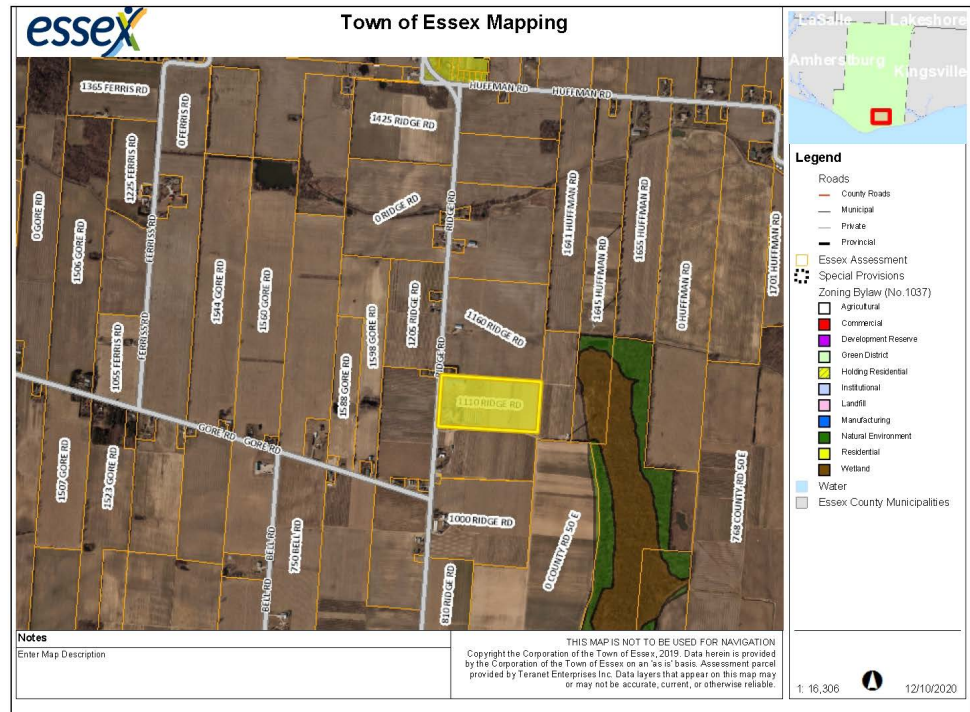
- Two (2) single detached dwellings
- One (1) outbuilding/laboratory
- One (1) warehouse/cooler
- One (1) accessory building
- Polyhouses (greenhouses)



Neighbourhood Profile

Neighbouring Zoning:

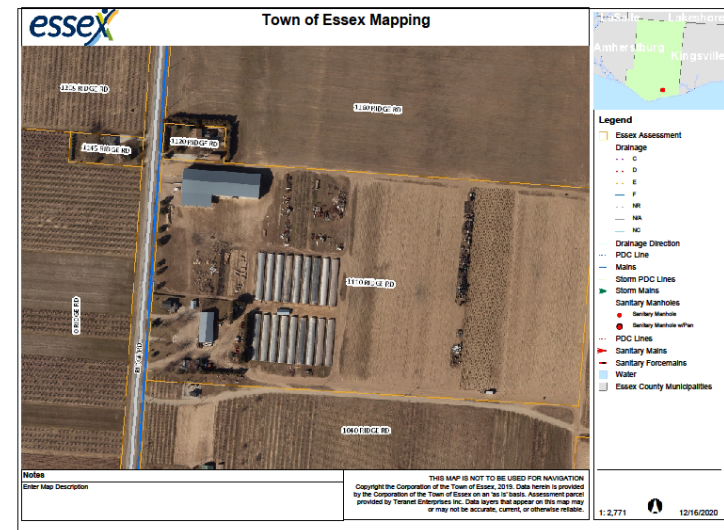
- Agricultural District
- Wetland District (East)
- Natural Environment District (East)
- Lack of rental housing in the area



Infrastructure

Existing Infrastructure:

- Municipal Road (Ridge Road)
- Municipally owned and operated water supply
- Two (2) Individual on-site private septic systems





Proposed Zoning Change

To permit:

- The construction of two (2) new ancillary dwellings to accommodate the housing of farm help, and,
- 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.



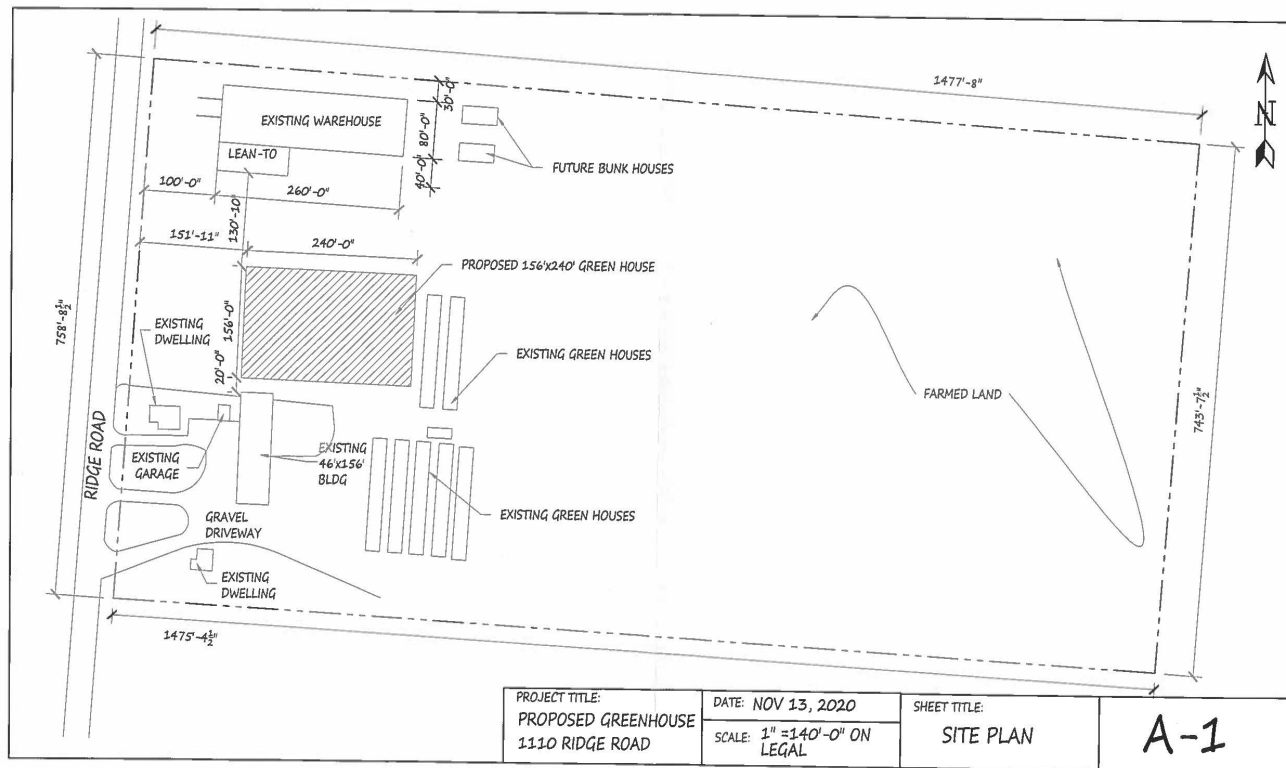
UCG Land INC

Farming Operation:

- 1) Subject lands currently used for wholesale fruit tree production (apple trees)
- 2) Applicant owns adjoining parcel of land which forms part of the agricultural operation
- 3) In total, applicant owns +54 hectares (+135 acres) 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 Development

New Ancillary Dwelling(s):

- +208 square metres (+2240) in total area per dwelling unit
- 4 metres (13 feet) in height (One Storey)
- Accommodate up to sixteen (16) seasonal farm labourers each
- Located behind the warehouse/cooler

Other Considerations

Ancillary dwellings:

- Will be within 550 metres commercial wind turbine at 1040 Ridge Road
- Zoning Bylaw 1037 does not permit a sensitive land use within 550 metres of a commercial wind turbine
- Zoning Bylaw amendment can make provisions for relief of setback requirement

Reasons for Relief:

- Dwellings will only used on a seasonal basis
- Dwellings need to be located behind the warehouse to prevent severability





Agency Comments

Department/Agency	Comments
Essex Fire	No objections assuming there is acceptable access for fire apparatus to ancillary dwellings
Department of Infrastructure Services	Units will need to be supplied with water from the existing plumbing on site. No additional water meter will be provided
Essex Region Conservation Authority (ERCA)	No objections

Public Comments

Concerns	Response
1) Ancillary dwellings conformity with Federal and Provincial Criteria	Determined at Building permit stage. Require dwellings as a result of changing criteria.
2) Need to locate dwellings close by the farm	No available rental housing in area. Farm operation of such a scale that warrants on-site assistance
3) Will application be setting a precedent	Each proposal evaluated on own merits
4) The number of persons per dwelling and sanitation requirements	Sixteen (16) persons per dwelling
5) Distance between dwellings and existing wind turbine	Within 550 metres. Zoning amendment proposed to accommodate reduction
6) Impact of noise from the existing compressors serving the cooler in the warehouse	Farmer not liable for any nuisance to any person for a nuisance from normal farm practices
7) Zoning Requirements for Laboratory	Laboratory is a permitted ancillary use



Next Steps

1. A report to Council and proposed Bylaw will be prepared for Council's decision at the December 21, 2020 Regular Council Meeting.
2. At the December 21, 2020 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.



Proposed Bylaw Passage

52. For the lands municipally known as 1110 Ridge Road, the use of the existing dwelling(s) and two (2) ancillary dwellings to accommodate the housing of farm help shall be permitted in accordance with the site plan dated November 13, 2020 and adopted by Bylaw 1979, and subject to the following provisions:

- i. the height of the ancillary dwellings shall not exceed one (1) storey (14 metres)
- ii. And, the ancillary dwellings shall be permitted within 530 metres of a commercial wind turbine

ZDM 15



Thank You!

Questions?