



Report to Council

Department: Development Services
Division: Planning
Date: May 16, 2022
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2022-14
Subject: Site Plan Control Amendment for 1110 Ridge Road (File No. SPC-02-22)
Number of Pages: 6 including attachments

Recommendation(s)

That Planning report PLANNING-2022-14 entitled Site Plan Control Amendment for 1110 Ridge Road (File No. SPC-02-22) prepared by Rita Jabbour, RPP, Manager, Planning Services dated May 16, 2022 be received, and

That Bylaw 2147, Being a By-law to Amend the Site Plan Control Agreement between the Corporation of the Town of Essex and UCG Land INC be adopted.

Purpose

To obtain Council's authorization to execute an amendment to Bylaw Number 1979, the existing registered site plan control agreement for 1110 Ridge Road, for the construction of two (2) new bunkhouses, warehouse and office space, greenhouse expansion, and ancillary parking spaces.

Background and Discussion

An application for Site Plan Control amendment has been received at the Town of Essex for the agricultural lands located at 1110 Ridge Road, herein referred to as the "Subject Lands", in the former township of Colchester South (Ward 3). UCG Land INC, herein referred to as the "Applicants", are the Owners of the Subject Lands. The location of the Subject Lands is identified below:



The Subject Lands measure +10 hectares (+26 acres) in total land area. The Subject Lands are designated "Agricultural" on Schedule A-3 of the Town of Essex Official Plan and are zoned Agricultural District 1.1 (A1.1) for general agriculture and farm production support activities on Map 15 of Bylaw 1037.

With reference to the **attached site plan**, the Subject Lands are occupied by the following:

- Four (4) existing dwellings/bunkhouses for the accommodation of on-site farm labourers;
- One (1) agricultural outbuilding;
- One (1) warehouse/cooler;
- One (1) commercial greenhouse; and,
- Several arched greenhouses.

On December 21, 2020, Council passed Bylaw 1979, being a bylaw to enter into a Site Plan Control Agreement with UCG Land INC, for the construction of two (2) new ancillary dwellings to accommodate the housing of farm help. **A copy of Bylaw 1979 is attached to this report.** Bylaw 1979 was subsequently amended in 2021, through Bylaw 2082, to accommodate the construction of the commercial greenhouse. **A copy of Bylaw 2082 is attached to this report.**

The Proposal

An amendment to Bylaw 1979 is now required to accommodate the following:

- Two (2) new ancillary dwellings to accommodate the housing of farm help (A zoning amendment was necessary to add the use and was adopted through Bylaw 2146 on April 19, 2022. **A copy of Bylaw 2146 is attached to this report**),
- A +1932 square metre warehouse facility with office space,
- A +5217 square metre greenhouse addition for the cultivation of fruit tree plugs,
- Thirty-two (32) bicycle parking spaces,
- One (1) loading space,
- One (1) barrier free parking space, and,
- Twenty-two (22) parking spaces.

As part of the complete application process, the Applicants have completed and submitted the following plans and studies:

- A Site Plan dated January 24, 2022,
- A Stormwater Management Report prepared by Seberras Engineering Group and dated April 28, 2021, and,
- An Acoustical Report prepared by Baird AE and dated March 25, 2022

In response to comments received at a Special Council meeting of February 22, the location of the proposed bunkhouses has been amended to be located closer to the existing bunkhouses, further increasing the distance from the commercial wind turbines on the neighbouring lot, but still within the 550 metre setback requirement (449 metres) (**Note: A zoning amendment was adopted on April 19th through Bylaw 2146 to accommodate the reduction in setback**).

As a result of circulation of the application for site plan control amendment and review of the required studies, Planning services received the following comments:

1. **Essex Fire:** No objections.
2. **Essex Region Conservation Authority (ERCA):** That a stormwater management plan be completed to the satisfaction of ERCA and the Town of Essex. Applicant must obtain a development clearance from ERCA.
3. **Town of Essex Infrastructure Services:** No objections. Site plan is consistent with the approved original Stormwater Management Plan (SWMP). An additionally frame storage building has been proposed. This is expected to have minimal impact on the SWM facility and should be required to discharge roof water to the ground surface and not by direct connection to the pond.

Bylaw 2147 amends Bylaw 1979 by replacing reference to the site plan prepared by D.W. Seberras and dated July 5, 2021 with the site plan dated January 24, 2022 and by adding the following conditions:

- A. The Owner hereby agrees to direct roof water from the proposed frame storage building as indicated on the site plan dated January 24, 2022, to the ground surface and not by direct connection to the Stormwater Management Pond.
- B. The Owner agrees to implement all recommendations for noise mitigation measures contained in the Acoustical Report prepared by Baird AE and dated March 25, 2022.
- C. The Owner agrees to provide to the Town a security deposit in an amount that is proportional to the size and significance of the development and the required works. The percent value of the deposit shall be determined prior to the execution of this agreement. The deposit shall be submitted to the Town in the form of either an irrevocable letter of credit or as cash to be kept in an interest-bearing account by the Town of Essex. The deposit shall be returned to the developer within 30 days of being notified by the Town's Director of Infrastructure and Chief Building Official that all required works as set out in this agreement have been substantially completed, with any deficiencies corrected, all to the satisfaction of the Municipality and follow any applicable federal, provincial, or municipal statute, by-law or regulation.

Financial Impact

Costs associated with the registration of the Site Plan Control Amendment will be recouped through the deposit submitted by the applicant as a component of the application fee.

Consultations

Kevin Girard, Director, Infrastructure Services

Kate Giurissevich, Director, Corporate Services/Treasurer

Robert Auger, Town Solicitor/Clerk

Jason Pillon, Assistant Deputy Fire Chief –Prevention/Public Education

Town of Essex Accessibility Committee

Vitra Vimalananthan, Resource Planner, Essex Region Conservation Authority (ERCA)

Link to Strategic Priorities

- Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Site Plan Control Amendment for 1110 Ridge Road (File No. SPC-02-22) - Planning-2022-14.docx
Attachments:	<ul style="list-style-type: none">- TOTAL FUTURE-SITE PLAN_JAN 24_2022_REV DATE.pdf- By-Law No. 2146 - Amend By-Law 1037 for the Lands Located at 1110 Ridge Road (signed).pdf- Bylaw 2082 and Site Plan Control Agreement.pdf- Bylaw 1979 and Site Plan Control Agreement.pdf- Bylaw 2147.docx
Final Approval Date:	May 11, 2022

This report and all of its attachments were approved and signed as outlined below:



Lori Chadwick, Director, Development Services - May 11, 2022 - 1:52 PM



Doug Sweet, Chief Administrative Officer - May 11, 2022 - 1:55 PM