



Public Meeting to Consider Amendments to the Town of Essex Zoning By-law 1037

Applicant: UCG Land INC

Subject Lands: 1110 Ridge Road, Colchester South, Ward 3

Meeting Information

The Council for the Town of Essex will hold a virtual Special Council Meeting on **Tuesday, February 22, 2022 starting at 4:30pm** to consider an amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990.

You are invited to attend this meeting and to express any interest you may have in the requested amendments.

Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

PLEASE NOTE: At its Special Council Meeting of March 23, 2020, Essex Town Council adopted an amendment to Procedural By-law 1681 to provide that, during a time of Declared Emergency, Council can participate electronically in meetings subject to the provisions and requirements of the Town of Essex Procedural By-law.

Accordingly, this Special meeting of Council will be held electronically. Any person who wishes to appear electronically at this Meeting to speak as a Specific Delegation (on a matter that relates specifically to the item on the agenda) must submit a **Delegation Request Form available at www.essex.ca/town-hall/Attending-Council.aspx no later than 24 hours prior to the date of the Special Council Meeting**. Copies of this form are also available at Essex Town Hall (33 Talbot Street South, Essex Centre).

Purpose and Effect of the Proposed By-Law Amendment

The applicants have applied for a site-specific zoning by-law amendment to allow for the following on the subject lands:

- The construction of two (2) new *ancillary dwellings* to accommodate the housing of farm help; and,
- A setback of 471 metres between the proposed dwellings and the commercial grade wind turbines located at 1040 Ridge Road.

The subject property is zoned Agricultural District 1.1 (A1.1). Only one (1) dwelling is permitted per lot in the agricultural district under Bylaw 1037. In accordance with the Town of Essex Official Plan, one (1) or more *ancillary dwellings* may be permitted on an operating farm for the purposes of housing farm help by site-specific zoning by-law amendment and site plan control approval, where:

- 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,
- 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.

The minimum separation between a commercial grade wind turbine and a dwelling is 550 metres under Bylaw 1037.

Under Bylaw 1037, a *dwelling* is defined as a building or structure that is occupied, in whole or in part, for the purpose of human habitation. 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 **Key Map** identifying the subject lands is provided below. The location of the proposed ancillary dwellings is indicated on the **attached site plan**. The future warehouse and future expansion of the existing greenhouse are permitted uses and are **not** subject to zoning bylaw amendment. The subject lands are also subject to an application for site plan control amendment (**File No. SPC-02-22**).

Public Comment and Rights to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Town of Essex to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Essex before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Essex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Publication of Personal Information

Personal information contained in any correspondence or oral presentation that you provide will become part of the public record and will be available on the Town website. Personal information is collected and disclosed pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Comment Submissions and More Information

For more information about this matter, including information about appeal rights, please contact the Planning Division at 519-776-7336 ext. 1128, or by visiting the **Town of Essex Gesto Office (2610 County Road 12, Essex, Ontario, N8M 2X6)** during regular office hours (8:30am to 4:30pm). It is recommended that an appointment be scheduled for this purpose. To schedule an appointment, please contact 519-776-7336 ext. 1128.

If you wish to be notified of the decision of the Town of Essex on the proposed zoning by-law amendment, you must make a written request to the undersigned.

Written submissions must also be directed to the attention of the undersigned.

Public notice placed by:

Rita Jabbour, RPP, BA, MSc

Manager, Planning Services

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Fax: 519-776-7171

Email: rjabbour@essex.ca

January 28, 2022

ZBA-01-22



1205

1160

1145

1120

1598

RIDGE

1110

1040

1594

GORE

1610

1001

1005

957

KEY MAP

 SUBJECT PROPERTY