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To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval SPA/06/18 by
Mucci Farms Ltd. – 1893 Talbot Road
Part of Lots 11 & 12, Concession 2 ED

Report No.: PDS 2018-041

AIM

To provide Council with details regarding the proposed development of a greenhouse and support facility on lands located on the south side of Talbot Road, also known as 1893 Talbot Road, bordering the hamlet of Ruthven in the Town of Kingsville.

BACKGROUND

The subject land is an 8.019 ha (19.8 ac.) vacant agricultural lot. The applicant is proposing a two phased 4.45 ha (11 ac.) greenhouse development. The initial phase would be a 2.574 ha (6.36 ac.) range and associated 5,988 sq. m (64,456 sq. ft.) service building and 1,246.8 sq. m (13,421 sq. ft.) bunkhouse. (Appendix A) Storm water management is proposed as a pond at the rear of the proposed bunkhouse. Water service for the development has been reviewed and confirmed. The applicant is proposing a connection with their property to the south at 1876 Seacliff for access to their main distribution facility.

DISCUSSION

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application.

2.0 Official Plan

The subject property is designated 'Agriculture' and subject to the policies under Section 3.1 of the Official Plan for the Town of Kingsville. The proposed use is permitted in the agricultural area. The proposed site plan and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Agriculture (A1)'. The attached site plan has been reviewed and the proposed new development will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014 with the exception of the loading area setback at the rear of the property. The service building itself complies with the setback requirement of 5 m (16.4 ft.) however the greenhouse provisions of Section 4.16 require loading areas to have a minimum setback of 15 m (50 ft.) from all lot lines. As a condition of site plan approval it is recommended that a minor variance application be filed with the Town to address a reduction in the required setback. In addition the County has noted that the bunkhouse will need to have a setback of 22m (72 ft.) from the front property line which is actually greater than the required zoning front yard setback requirement of 15 m (50 ft.).

4.0 Site Plan

The development of the site will occur in two phases. The initial phase will include 2.574 ha (6.36 ac.) of greenhouse along with a 0.6 ha (1.48 ac.) warehouse and support facility. A new bunkhouse 1,246.8 sq. m (13,421 sq. ft.) is proposed at the front of the lot along Talbot Road. This will include amenity space for the housing, a parking lot and new entrance for the bunkhouse. Main access to the facility will be at the rear with a connection to the main Mucci Farms facility at 1876 Seacliff Drive.

Both the bunkhouse and greenhouse will have service connections to Town sanitary sewer service. Water needs for the facility have been reviewed and confirmed by Stantec Consulting.

In addition to the standard site plan consideration the site has also required more detailed consultation with ERCA regarding both storm water management and outlet to the Fleming Wigle Drain. These are part of the overall plan for drainage on the site including grading. A small portion of the north end of the property along Talbot Road is located in what is considered a significant groundwater recharge area (medium vulnerability) as shown on Schedule C5 (Appendix B) of the County of Essex Official Plan. The majority of this area will remain open and should have very little impact on existing groundwater recharge. The proposed greenhouse is located entirely outside of the area of concern.

Site Details

	Existing/Required	Proposed
Property Area	8.019 ha	n/a
Total Coverage	80%	65.8 % (at full build out)
Buildings	Vacant	5.28 ha (2 Phases)
Front Yard Setback	15 m (49.2 ft.)	65 m ± (213 ft.±)
Rear Yard Setback	15 m (49.2 ft.)	6.5 m ± (21.3 ft.±)
Interior Side Yard Setback	3 m (10 ft.)	12 m (39.ft.) min.
Exterior Side Yard Setback	n/a	n/a
Parking Spaces	7	7 minimum + 3 loading shown

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Building permit fees will be due. Development charges are applicable to the non-growing area of the development. Assessment will also be increased as a result of the overall improvements to the property.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'C';• Storm water management will be required along with necessary permit and clearance. Other items related to storm water such as lot grading and flood mapping have been addressed or can be address as part of the site plan agreement
County of Essex	<ul style="list-style-type: none">• A new access permit will be required to the site and must be designed to County standards• An encroachment agreement will be required to make any connections to the sanitary sewer on Talbot Road along with detailed plans• The proposed bunkhouse is require to be 22 m from the front property line as per County requirements.
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward subject to conditions outlined in the agreement.

RECOMMENDATION

It is recommended that Council approve site plan application SPA/06/18 for lands located at 1893 Talbot Road, Part of Lots 11 and 12, Concession 2 ED, subject to the conditions outlined in the associated site plan agreement, for a two phase greenhouse development consisting of a total of 4.45 ha (10.98 ac.) of greenhouse space, a 5,988 sq. m (64,456 sq. ft.) Service Building and 1,246.8 sq. m (13,421 sq. ft.) bunk house and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer