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Date: January 7, 2019

To: Mayor and Council

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

RE: Application for Site Plan Amendment SPA/16/18 by
Capogna Flowers Inc.
2078 Talbot Road, Part of Lots 12 & 13, Con 2 ED, Pt. 1, RP 12R 8843 &
Pt. 2 and Part of Part 1, RP 12R 24207

Report No.: PDS 2018-066

AIM

To provide the Mayor and Council with information on a proposed two-phase greenhouse expansion located at 2078 Talbot Road, in the Town of Kingsville.

BACKGROUND

The subject property is a 10 ha (24.8 ac.) farm parcel containing an existing dwelling, bunkhouse and approximately 1.74 ha (4.3 ac.) of greenhouse. (See Appendix A) The facility presently grows a variety of flowers for the retail and wholesale market with some retailing directly from the site. The applicant received approval of a three phase 3.9 ha (9.7 ac.) expansion in May of 2013 however did not proceed with those plans. They are now proposing a revised layout in two phases for the development of up to 3.2 ha (7.9 ac.) of new greenhouse. (See Appendix B) A storm water management report has been completed and submitted for review with the application.

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 site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Agricultural Zone Exception 26 (A1-26)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all provisions of the Town of Kingsville Zoning By-law 1-2014 and the site-specific regulations outlined by under the A1-26 Zone. This special zoning was implemented in 2009 as a result of a change from extractive industrial to a limited agricultural.

4.0 Site Plan

Phase one of the development will be the construction of 1.92 ha (4.75 ac.) of greenhouse, a 1170.6 sq. m (12,600 sq. ft.) warehouse and 1,137.5 sq. m (12,245.5 sq. ft.) boiler room. The existing loading area is being relocated to the new warehouse area. The warehouse will contain a new office space on the main level with a new bunkhouse area located above that. (See Appendix C) Phase two will add an additional 1.28 ha (3.15 ac.) of greenhouse. An expanded parking area will be required. There is an existing large storm water pond on the site. Grading of the site will be required and a new swale along the rear and easterly lot line will direct overland flows to the storm water pond. Much of the new greenhouse space is actually replacing outdoor production area with new indoor space rather than an increase in overall production on the site. The applicant has indicated that no grow lighting is used in the new greenhouses however the site plan agreement will still contain provisions for lighting control should that change in the future. The facility has two existing large water services and has indicated that no additional services are required. Municipal Services will require an indemnification from the applicant indicating that no additional water will be required. This is included as a condition of the amendment to the existing site plan agreement.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The site plan approval will result in building permit fees, development charges and an increase in assessment once construction of each phase is completed.

CONSULTATIONS

Applicable agencies and Town Administration were circulated for comment by email. At the request of Council staff are also providing notice to property owners of significant site plan approvals or amendments to provide an opportunity for public comment.

| Agency or Administrator | Comment |
|---|---|
| Essex Region Conservation Authority Watershed Planner | <ul style="list-style-type: none">• Full comment is attached as Appendix 'D';• Storm water management will be required along with any necessary permits.• The ERCA comment does make reference to a minor variance however the final site plan relocated the bunkhouse removing the need for the variance. |
| 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 indicated that the plan must include the new 20% capacity increase to address ERCA climate change requirements. There were no objection to the proposed development moving forward subject to conditions outlined in the agreement. |
| County of Essex | <ul style="list-style-type: none">• The County will require permits for any works to alter the existing access to the property. |

RECOMMENDATION

It is recommended that Council approve site plan amendment application SPA/16/18 for the proposed two-phase addition to an existing greenhouse operation, subject to the conditions outlined in the amendment to the existing site plan agreement and authorize the Mayor and Clerk to sign the site plan agreement and register said amended agreement on title.

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

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