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**Date:** August 13, 2019

**To:** Mayor and Council

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

**RE:** Application for Site Plan Approval by  
JC Fresh Farms Ltd. (Jeremy Capussi)  
1233 Road 4 E (County Road 18) & VL Graham Side Road

**Report No.:** PS 2019-039

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## **AIM**

To provide follow-up information to the Mayor and Council regarding the revised site plan layout for a proposed greenhouse development in the southeast corner of the intersection of Graham Side Road and Road 4 E (County Road 18)

## **BACKGROUND**

At the August 12 meeting of Council a site plan was presented for the development of a 25.8 ha (63.8 ac.) greenhouse complex including support facilities and an on-site bunkhouse. Several surrounding property owners were in attendance and expressed concerns with the placement of the bunkhouse in close proximity to several existing rural residential uses.

## **DISCUSSION**

In discussion with the applicant and in consideration of the feedback from the August 12 meeting the applicant advised staff that the bunkhouse will be removed from the site plan and relocated to one of two other potential locations. Either an additional bunkhouse can be located on the existing JC Fresh site on the Graham Side Road or surplus lands on the JD Marketing site (Red Sun Farms) could also accommodate the housing needs to the new greenhouse. (shown on revised site plan) Both of these sites would require some additional approval by the Town however either location provides a viable solution. The revised site plan is attached as Appendix A-1 to this report. The original report and supporting documents from August 12<sup>th</sup> are also included for reference purposes.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

There will be an increase in assessment as the complex builds out.

## **CONSULTATIONS**

The original agencies were recirculated to update the proposed final site plan however no additional comment was requested. The comments and feedback from the original application remain applicable.

## **RECOMMENDATION**

It is recommended that Council:

Approve site plan application SPA/01/19, as revised, for a multi-phase 25.8 ha (63.8 ac.) greenhouse development, subject to the conditions and requirements outlined in the site plan agreement and authorize the Mayor and Clerk to sign the 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