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Date: July 29, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval SPA/01/19 by
JC Fresh Farms Ltd.
1233 County Road 18, VL/SS County Road 18 and
2400 Graham Sideroad, Pt. Lot 7 & 8, Concession 3 ED,
Parts 1 to 16 RP 12R 17974 & Parts 1 and 6, RP 12R 26228

Report No.: PS 2019-033

AIM

To provide Council with details on the development of a new multi-phase greenhouse facility on lands located in the southeast corner of the intersection of County Road 18 and Graham Sideroad, in the Town of Kingsville.

BACKGROUND

The subject property consists of three parcels totaling 36 ha (89 ac.) The property contains a dwelling and outbuilding which will be removed. The proposed development on the site is a three-phase greenhouse totaling 25.8 ha (63.8 ac.) plus attached support buildings and a new bunkhouse. (See Appendix A) The properties in question will require consolidation as a requirement of site plan approval. There are two accesses proposed to the property that will require permits from the County.

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 property has also been assessed under the Site Suitability criteria of Section 2.8 and conforms or will conform through the site plan process.

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.

4.0 Site Plan

The development of the site will occur in three phases working from east to west for phase one and two. The final phase would then be located to the south of phase one and two. Phase one will include 10 ha (24.85 ac.) of greenhouse along with a 13,524 sq. m (145,575 sq. ft.) warehouse and support facility. A new 669 sq. m (7,201 sq. ft.) bunkhouse is proposed in the northeast corner of the property. Amenity space for the housing, a parking lot and new entrance for the bunkhouse are proposed. The main access to the facility will be moved east from its current location away from the existing access to a rural residential lot to the north of the subject parcel. Storm water management will be through the use of two new ponds on the site

Both the bunkhouse and greenhouse will be on private sanitary service in the form of a new septic system. Water needs for the facility have been reviewed and supply availability confirmed by Stantec Consulting. (Appendix B)

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The proposed development will result in building permit fees and development charges along with an increase in assessment as the greenhouse builds out.

CONSULTATIONS

Public Consultation

Due to the scale of the proposed development a notice of meeting was circulate to the neighbouring property owners within 250 m of the subject lands. The circulation included a copy of the proposed plan. Notice was posted to the Town website along with a link to the site plan details.

Agency and Administration

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 'C';• Storm water management will be required along with any necessary permits.
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. The applicant has also received their required ECA from MECP.• There were no objection to the proposed development moving forward subject to conditions outlined in the agreement.• Due to the scale of the development MS also requested that the applicant undertake intersection improvements at Graham Side Road and Road 4 E including the conveyance of a daylight corner.
County of Essex	<ul style="list-style-type: none">• The County will require permits for the relocated accesses along with removal and restoration of the existing access points.
Ministry of Transportation (MTO)	<ul style="list-style-type: none">• MTO has provided comment including requested conditions to be included in the site plan agreement.

RECOMMENDATION

It is recommended that Council:

Approve site plan application SPA/01/19 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