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Date: September 23, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Combined Application for Zoning By-law Amendment &
Site Plan Approval by M & M Farms Ltd.
1775 Road 4 E (County Road 18)
Pt. Lot 11, Concession 3 ED, Part 1, RP 12R 8831

Report No.: PS 2019-043

AIM

To provide the Town of Kingsville Council with information regarding the requested Zoning By-law Amendment and Site Plan Approval request for lands known as 1775 Road 4 E (County Road 18).

BACKGROUND

The subject land is a 0.356 ha (0.88 ac.) rural residential parcel. The applicant is proposing to remove the existing dwelling and outbuilding from the property to construct a new bunkhouse to supplement the worker housing needs on their abutting greenhouse operation. While the lot is in the A1 zone its size limits the uses, not permitting a stand-alone bunkhouse. In addition bunkhouses are supposed to be located on the same lot as the parcel they are servicing. The proposed amendment would permit a bunkhouse accessory to the abutting greenhouse complex. Site plan approval would be required to bring the subject lands under the blanket of the same agreement as the abutting parcel.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

Section 2.3.1 states that, 'Prime agricultural areas shall be protected for long-term use for agriculture.

Comment: Greenhouse operations are an agricultural use and permitted in prime agricultural areas. Providing housing for these same greenhouses has been an ongoing challenge particularly in terms of sanitary servicing. Keeping the housing close to the operations is important but each property has limitations on how much private sanitary servicing it will support. Utilizing existing housing or existing lots in agricultural areas helps to reduce pressure on limited urban rental housing and reduce transportation costs to get labour where it is needed.

2) County of Essex Official Plan

The County OP is very similar to that of PPS in terms of applicable policies. The proposed development would be consistent with the County Official Plan.

3) Town of Kingsville 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. With approval of the recommended zoning amendment the proposed site plan and associated agreement to establish will conform to the Official Plan by helping to support an abutting agricultural use.

4) 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 full compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014 upon approval of the requested zoning amendment to rezone the lands to an appropriate site-specific Agriculture (A1)' classification to permit a stand-alone bunkhouse accessory to the greenhouse operation at 1755 Road 4 E.

5) Site Plan

The proposed development on the site is a new purpose built bunkhouse similar to the one immediately west on the applicant's abutting parcel. (Appendix A) It will be located approximately 30 m (98.4 ft.) from the existing residential use to the east to provide a buffer. There is also existing fencing and the recent addition of trees along the easterly boundary to act as screening. There will be a separate site plan agreement applicable to the property however it will be associated with the existing agreement and site plan on the abutting lands to the west.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Building permit fees will be acquired at the time for construction of the bunkhouse. There will be a marginal change in assessment.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'B';• No objection to the proposed development
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.• The site has existing municipal water• Storm water management would be similar to that of a typical rural residential property
County of Essex	<ul style="list-style-type: none">• No new access is required, any changes would require a permit.• It has been requested that the entrance apron be hard surfaced

RECOMMENDATION

It is recommended that:

Council approve zoning amendment application ZBA/15/19 to rezone the subject property located at 1775 Road 4 E (County Road 18) from 'Agriculture Zone 1 (A1)' to a site-specific 'Agriculture Zone 1 Exception 78, (A1-78)' to permit a stand-alone bunkhouse accessory to a greenhouse at 1755 Road 4 E (County Road 18) and adopt the implementing by-law.

Council approve site plan application SPA/19/19 for the construction of a 446.2 sq. m (4,803 sq. ft.) bunkhouse, subject to the conditions outlined in the site plan agreement and authorize the Mayor and Clerk to sign the site plan agreement and register said 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