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**Date:** October 31, 2019

**To:** Mayor and Council

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

**RE:** Combined Application for Zoning By-law Amendment and 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 2019-052 - Supplementary

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## **AIM**

To provide the Mayor and Council with information regarding review and follow-up on the placement of a new bunkhouse at 1775 Road 4 E (County Road 18) and the associated request for a Zoning By-law Amendment and Site Plan Approval.

## **BACKGROUND**

The application on the subject parcel was presented to Council on October 15, 2019. The subject land is a 0.356 ha (0.88 ac.) rural residential parcel. The applicant was proposing to remove the existing dwelling and outbuilding from the property to construct a new bunkhouse and detached storage shed to supplement the worker housing needs on their abutting greenhouse operation. While the lot is in the A1 zone due to its size, a stand-alone bunkhouse is not permitted. 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 (Appendix A) would be required to bring the subject lands under the blanket of the same agreement as the abutting parcel.

## **DISCUSSION**

There are no new planning related issues to the proposal as presented on October 15. The outstanding item, based on neighbourhood feedback, is the placement of the bunkhouse in relation to the existing dwelling on the lot to the east. Homes along Road 4 E vary in setback however the closest homes to the subject parcel are all setback 20 to 30 m versus the minimum requirement of 16 m proposed for the bunkhouse.

There are no regulations in the Kingsville Zoning By-law that require development to maintain an average setback based on existing development. In addition to the existing trees, shrubs and fencing the applicant has indicated that he is willing to provide more landscaping along the east lot line and will continue to maintain a setback from the easterly lot line of almost 100 ft.

The applicant has also provide supplementary information (Appendix B) from an independent planner and several supporting renderings (Appendix C) showing the placement of the bunkhouse in relation to the easterly neighbours dwelling. The views also include both the existing and proposed added landscaping.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

There will be a marginal change in assessment as a result of the proposed development.

## **CONSULTATIONS**

No additional consultation was done with internal or external agencies. The notice of public meeting was recirculated as per Planning Act requirements to all landowners with 120 m.

## **RECOMMENDATION**

It is recommended that Council:

Approve zoning by-law 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 the a greenhouse at 1755 Road 4 E (County Road 18) and adopt the implementing by-law.

Approve site plan application SPA/19/19 for the construction of a 446.2 sq. m (4,803 sq. ft.) bunkhouse, subject to 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*

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

*Peggy Van Mierlo-West*

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