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Date: November 28, 2019

To: Mayor and Council

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

RE: Application for Site Plan Amendment by
DT Enterprise Farms Limited
2001 Peterson Lane
Part of Lot 8, Concession 2 ED, Parts 1 & 2, RP 12R 17600

Report No.: PS 2019-058

AIM

To provide Council with details on the proposed expansion of an existing vegetable greenhouse and addition to an existing bunkhouse on lands located at 2001 Peterson Lane, in the Town of Kingsville.

BACKGROUND

The subject parcel is an approx. 19.5 ha (48.2 ac.) farm with an existing 7.05 ha (17.43 ac.) greenhouse, bunkhouse, office, and service building, originally built in 2000 and 2002. In 2017 the property was brought under site plan control with the addition of a new bunkhouse. The proposal at this stage is a further expansion of 5.57 ha (13.76 ac.) to the west of the existing greenhouse and further expansion of the bunkhouse. An additional storm water pond is also proposed to in the southwest corner of the lot. (See Appendix A)

DISCUSSION

1.0 Provincial Policy Statement

The subject lands are consider part of a prime agricultural area. Section 2.3.1 states that, 'prime agricultural areas shall be protected for long-term use for agriculture.' Section 2.3.3.1 goes on to say, 'in prime agricultural areas, permitted uses and activities area: agricultural uses, agriculture-related uses and on-farm diversified uses.'

Comment: Greenhouses for the growing of plants are considered by the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas as, 'on-farm buildings and structures that are used for agricultural purposes and that are integral to the farm operation are agricultural uses.' Other components of a greenhouse include 'value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.'

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 (A1)'. The attached site plan (Appendix B) 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.

4.0 Site Plan

The proposed amendment includes a 5.57 ha (13.76 ac.) addition to the existing greenhouse and expanded service building on the property along with a 262 sq. m (2,820 sq. ft.) addition to the existing bunkhouse. A new storm water pond is proposed to service the expansion. The property also has access to sanitary sewer service so no septic system is required. There is no change to the existing access with the exception of upgrading the entrance apron to hard surface. The proposed expansions are located well away from any existing rural residential uses so no supplemental buffering or screening is required.

With the increased attention and concern regarding grow lighting site plan agreement wording will be reviewed and updated. It has also been noted that exterior lighting type and location should be monitored for all new or expanding development.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The proposed development will be partially subject to development charges for any non-growing area expansion. There will also be an increase in assessment at full build out.

CONSULTATIONS

Agency & Administrative Consultations

Applicable agencies and Town Administration were circulated for comment by email.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'B';• ERCA has indicated no objection to the proposed amendment but has requested wording related to storm water management be include in the site plan agreement• ERCA has also endorsed support of the Town's efforts to include lighting control provisions as it help to mitigate impacts to adjacent natural heritage features
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• Any proposed changes to the greenhouse and construction of the new building will need to comply with the requirements of the OBC.• Municipal Service requested that language in the site plan agreement make note of the sewage discharge requirements as the property is serviced by municipal sanitary sewer.• Paved apron yet to be completed• Exterior lighting plan should be reviewed

RECOMMENDATION

It is recommended that:

Council approve site plan amendment application SPA/22/19 for a 5.57 ha (13.76 ac.) addition to an existing greenhouse and 262 sq. m (2,820 sq. ft. addition to existing bunkhouse subject to the terms outlined in the amending agreement and authorize the Mayor and Clerk to sign the 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