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**Date:** February 7, 2020

**To:** Mayor and Council

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

**RE:** Application for Site Plan Amendment SPA 01/2020 by  
617885 Ontario Limited – JEM Farms  
Part of Lot 9, Concession 2 ED  
Pt. Part 1, RP 12R 2445 & Pts. 1, 2, 4 & 5, RP 12R 6875  
1581 & 1585 County Road 34 E

**Report No.:** PS 2019-008

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## **AIM**

To provide the Mayor and Council with detail on a requested site plan amendment for a proposed greenhouse expansion located on the west side of County Road 34 E, just south of Road 3 E.

## **BACKGROUND**

The subject parcel is an approximately 29.43 ha (72.73 ac.) farm with a total of 11.732 ha (28.99 ac.) of existing greenhouses, an accessory bunkhouse and associated support facilities constructed over several years starting 1985 with the newest in 2012. In 2018 the property was rezoned to permit cannabis production however plans for that have not proceeded. The applicant is now looking to continue with a final phase of expansion to the greenhouse for vegetable production. The phase 3 expansion is shown on the existing site plan approval from 2011 however there have been some changes to the plan that necessitate an amendment to that approval including further expansion of the existing bunkhouse and the addition of a irrigation building for Phase 3. A storm water management plan has been prepared and review including relocation of the existing pond. The open drain along Peterson Road is proposed to be enclosed but does not impact on the proposed greenhouse construction. The Town has also requested a road widening along the subject properties' Peterson Road frontage.

## **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, Exception 62, (A1-62)'. 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 Phase 3 expansion on the site consists of an additional 6.84 ha (16.9 ac.) of greenhouse growing area, a 1723 sq. m (18,547 sq. ft. ) irrigation room attached to the Phase 3 greenhouse and a new 613.35 sq. m (6,602 sq. ft.) bunkhouse for additional staff required for the expansion. (Appendix A)

Both the facilities on the subject property have access to municipal sanitary sewer service. Water needs for the facility have been reviewed and supply availability confirmed by Stantec Consulting. (Appendix B)

The Town is already aware that grow lights are being used on the site in the Phase 2 greenhouse. The owner has been made aware that lighting controls need to be added. Sidewall curtains are in use however, ceiling curtains will need to be added to bring the operation into full compliance with the existing agreement. The applicant has further confirmed that grow lights will be used in the Phase 3 expansion. The Town has requested details on the lighting controls to be utilized in the expansion. The details on the lighting and lighting controls was provided and are attached as Appendix C.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

There will be an increase in the assessed value on the property once the full build out is completed. Development charges are applicable to any non-growing areas of the expansion. Building permit fees will also be collected at the time of permit.

## CONSULTATIONS

### Agency and Administration

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"><li>• Full comment is attached as Appendix 'D';</li><li>• Storm water management will be required along with any necessary permits.</li><li>• ERCA has also outlined conditions to be included in the amending agreement</li></ul>
Town of Kingsville Management Team	<ul style="list-style-type: none"><li>• No concerns with the requested site plan.</li><li>• The proposed building needs to comply with the requirements of the OBC.</li><li>• 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.</li><li>• The agreement should include a provision for the regular sampling of sewage discharge to insure compliance with the provision of the Sewage Discharge By-law</li><li>• Building Services recommended that an inspection by Planning be completed to insure lighting controls are in place and operational prior to final occupancy</li><li>• There were no objection to the proposed development moving forward subject to conditions outlined in the agreement.</li></ul>
County of Essex	<ul style="list-style-type: none"><li>• The County will require permits should any changes occur with the existing access points on the site.</li></ul>

## RECOMMENDATION

It is recommended that Council approve site plan amendment application SPA/01/2020 for the requested addition of an irrigation building and bunkhouse expansion on property located at 1581-1585 County Rd 34 E, Part of Lot 9, Concession 2 ED, subject to the conditions outlined in the amending site plan agreement and authorize the Mayor and Clerk to sign the amending 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