

Appendix A

Proposed Official Plan Amendments

Existing Policy

1.5.4 Forecasted Agricultural Demand

It is expected that agriculture will remain the primary economic activity of the Town. Agriculture in Kingsville is very diversified and includes the growing of field crops, market gardening, flower and vegetable greenhouse farming and mushroom farming. Although there is some livestock farming in Kingsville, it is quite limited. The recent rapid expansion in vegetable greenhouse farming is expected to slow as availability and costs associated with the needed gas, hydro and water fluctuate. The uncertainty with the market has also caused expansion to slow but continue.

Proposed Policy

1.5.4 Forecasted Agricultural Demand

Agriculture and related development will remain the primary economic activity of the Town. The main agricultural uses in Kingsville are field crops and greenhouse farming (primarily vegetable production and limited flower and plant greenhouses) Secondary agricultural uses include mushroom production, raising of livestock and the recent introduction of commercial cannabis for medical and recreational use.

Growth in the greenhouse sector remains consistent from year to year. Availability and cost of services will remain the key factors in future growth.

Existing Policy

2.8 SITE SUITABILITY

Prior to the approval of any development or amendments to this Plan and/or the Town's Zoning By-law, it shall be established to the satisfaction of Council that:

- a) soil and drainage conditions are suitable to permit the proper sitting of buildings;
- b) the necessary services are available to adequately accommodate the proposed development;
- c) no traffic hazards will result because of excess traffic generation or limited sight lines on curves or grades;
- d) the land fronts on a public road which is of a reasonable standard of construction;
- e) adequate measures will be taken to minimize adverse impacts that the

proposed use may possibly have upon any proposed or existing adjacent use.

Proposed Policy

2.8 SITE SUITABILITY

Prior to the approval of any development or amendments to this Plan and/or the Town's Zoning By-law, it shall be established to the satisfaction of Council that:

Development has demonstrated that all necessary services are available to adequately accommodate the proposal.

Development with access to sanitary sewer service shall be required to connect and demonstrate adequate unreserved capacity in the service area. Development in close proximity to sanitary sewer service shall be encouraged to connect, where feasible, and where unreserved capacity is available.

Development shall demonstrate appropriate, safe access to the local and County road network capable of supporting the type and volume of vehicular traffic generated by the proposed development.

Development shall provide on-site storm water quantity and quality management and demonstrate no negative impact to approved drainage outlet(s).

Development shall be encouraged to incorporate best management practices and the utilization of low impact storm water management systems.

Development with limited lot frontage shall be required to demonstrate to the satisfaction of the Town how the subject site can be accessed without impact to abutting sensitive land uses. Minimum lot frontage requirements are more specifically outlined in the implementing Zoning By-law.

Development located to the rear of existing sensitive land uses shall be required to demonstrate a higher standard of separation and buffering through the site plan approval process.

Development shall be designed and oriented as to maximize buffering between it and sensitive lands uses to minimize or mitigate adverse effects as defined in Provincial Policy Statement.

3.1 Agriculture

Goals - Existing

Item d) 'to ensure the conservation, preservation and enhancement of the rural character of the Town as a cultural resource;'

This item should be relocated to Section 2.1.1 Land Use Planning Principles as applicable to the Town as a whole versus specific to the Agriculture designation.

Existing Policy

- b) greenhouse farming including packing and shipping facilities and on-site housing are permitted in the "Agriculture" designation and the agricultural zones of the Zoning By-law and are subject to site plan control;

Proposed Policy

b) greenhouse farming and associated support facilities such as packing, shipping, co-generation and on-site labour housing are permitted in the 'Agriculture' designation subject to the following:

i) greenhouse development shall be subject to the Site Suitability criteria of Section 2.8 of the Plan;

ii) greenhouse development will be encouraged to locate in close proximity to existing greenhouse development more specifically south of Road 5 E and east of Division Rd N. Greenhouse development not located within this area shall be required to provide justification of compliance with Section 2.8;

iii) greenhouse development shall be subject to site plan control;

iv) greenhouse development shall demonstrate that it is providing sufficient on-site labour housing for the crop(s) being grown. Labour for a given greenhouse development should be provided wholly on the same property. Notwithstanding labour may be housed off-site subject to demonstration of safe and appropriate private transportation between locations;

v) on-site farm housing shall be required to maintain a rural residential character within the agricultural area. Consideration shall be given to the design, placement, landscaping, separation from the main permitted use(s) and shall encourage the provision of outdoor amenity space as defined in the Zoning By-law;

vi) the use of existing single detached dwellings for the housing of on-site labour is discouraged. Only legally converted dwellings, subject to Building, Fire and Health Unit inspection will be considered subject to item b) iii) and iv);

viii) greenhouse development shall be encouraged to provide linkages to existing and future active transportation corridors including the CWATS and ERCA Greenway.

ix) the internal recycling of fertigation water by greenhouse farms shall be encouraged in order to reduce primary water use, in accordance with the policies of this Plan, including Section 6.3.5;

The policies introduced in OPA #3 on medical marihuana are amended as follows:

MMPF is replaced with Cannabis Production Facility (CPF)

Marihuana for Medical Purposes Regulations is replaced with Cannabis Act

All references to Agricultural designation are replaced with Agriculture designation

Existing

1.q) i) that the proposed facility is replacing, or making retrofits to, an existing agricultural structure (excluding accessory structures), or a greenhouse structure;

Proposed

Item 1. q) i) is deleted and replaced with the following:

- i) new purpose built facilities will be encouraged as the first option, any retrofit or use of existing agricultural buildings or structures must demonstrate suitability.

Item 4. Is amended by deleting 'medical marihuana grow and production facilities' and replacing with 'cannabis production and processing facilities'