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Date: April 16, 2020

To: Mayor and Council

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

RE: Application for Site Plan Amendment SPA/04/2020 by
Golden Acres Farms Inc. & 1797540 Ontario Inc.
2011 Graham Side Road and V/L Graham Side Road
Part of Lot 6, Concession 2 ED, Parts 1 & 2, RP 12R 20174

Report No.: PS 2020-025

AIM

To provide the Mayor and Council with details regarding an application for site plan amendment for a proposed greenhouse expansion.

BACKGROUND

The subject parcel is an approx. 25 ha (62 ac.) and consists of two farms. The northerly parcel has an existing 8.5 ha (21 ac.) greenhouse, bunkhouse, office, and service building, originally built in 2011 and 2014. The southerly parcel is currently vacant. The proposal at this stage is an expansion of an additional 9.55 ha (23.6 ac.) of greenhouse along with a new bunkhouse on the vacant parcel. A service building addition, warehouse addition and new hot water tank are proposed on the existing greenhouse site. (Appendix A) A storm water management system is place from the original build out on the occupied parcel. A revised storm water report addressing the requested amendments has been submitted for review.

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.

3.0 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 compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014. Since the application was submitted prior to the recent change in the greenhouse zoning standards it was assessed based on the regulations in place at the time of submission. The zoning also **does not** permit cannabis production.

4.0 Site Plan

The Phase 3 expansion on the site consists of an additional 9.55 ha (23.6 ac.) of greenhouse growing area, a 1,596.7 sq. m (17,187.3 sq. ft.) service building addition, 1,786.3 sq. m (19,228 sq. ft.) warehouse addition and a new 1,092.2 sq. m (11,756.7 sq. ft.) bunkhouse for up to 38 additional staff required for the expansion. The principle change between the original site plan approval (Appendix B) and the requested amendment is construction of an additional standalone bunkhouse versus an addition to the existing and the location of the Phase 3 greenhouse which has been pushed further west on the lot toward the storm water pond. Total lot coverage of the overall development remains unchanged.

The applicant has indicated that the existing greenhouse and new greenhouse utilize a high level of automation that reduces the need for staff. The increased floor area provided in the new bunkhouse will also help to provide added space which has become a significant concern for greenhouse operations since the advent of COVID-19 and the need for social distancing.

The facilities on the subject property are on private septic service and an additional new system will be required for the new bunkhouse. An application for a large water service has been submitted for the facility and is awaiting availability confirmation from Stantec Consulting.

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. Both sidewall and ceiling curtains are proposed. Securities are included as part of the amending agreement related to primarily lighting control and access improvements.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment once development is completed. There will also be the collection of development charges and building permit fees.

CONSULTATIONS

Agency and Administration

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

Essex Region Conservation Authority (ERCA)

- Full comment is attached as Appendix C.
- Storm water management will be required along with any necessary permits
- ERCA has also outlined conditions to be included in the amending agreement.
- It was also noted in follow-up comment that ERCA requested that comment on Section 2.2 be disregarded.

Town of Kingsville Management Staff

- Municipal Services provided detailed review and comment to the applicant which has been addressed in the final site plan
- The proposed building will need to comply with the requirements of OBC
- An update to the existing storm water plan was provided, no concerns were noted
- To address confirmation of lighting control at the appropriate time Building Services and Planning will coordinate an inspection of the system in place prior to final occupancy
- There were no objection to the development moving forward subject to conditions outlined in the amending agreement

RECOMMENDATION

That Council:

approve site plan amendment application SPA 04 2020 for the requested changes to the greenhouse development on the subject lands including the service building and warehouse additions, new bunkhouse, hot water tank and repositioned greenhouse in Part of Lot 6, Concession 2 ED, Parts 1 and 2, RP 12R 20174, 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

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Manager, Planning Services

Jennifer Astrologo

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