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Date: July 10, 2020

To: Mayor and Council

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

RE: Application for Site Plan Amendment SPA/08/2020 by
Jeremy Capussi
1233 Road 4 E (County Road 18), Part of Lots 7 & 8,
Concession 3 ED, Parts 1 & 6, RP 12R 18084

Report No.: PS 2020-037

AIM

To provide the Mayor and Council with detail regarding an amendment to the existing site plan approval to add in the final placement of the required bunkhouse(s) to support the greenhouse development already approved on the site.

BACKGROUND

In September of 2019 Council approved a site plan for the development of a three-phase greenhouse totaling 25.8 ha (63.8 ac.) plus attached support buildings on the 36 ha (89 ac.) site. The original plan submitted included worker housing however the placement of the bunkhouse raised concerns with abutting property owners. As such, the approval was granted for the greenhouse only with the intention that the placement of the bunkhouse would be reviewed with an amendment to the plan to be considered at a later date.

The applicant has undertaken a review of possible locations and made application for an amendment to the 2019 approval. The plan shows the addition of two 20 m x 36.6 m (65.6 ft. x 120 ft.), 732 sq. m (7,880 sq. ft) bunkhouses in a new location (Appendix A) that will not affect abutting rural residential uses and still service the long-term needs of the greenhouse.

DISCUSSION

1.0 Provincial Policy Statement

The proposed bunkhouse development supports the approved agricultural use greenhouse and as such raises no issues of Provincial significance.

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, (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.

4.0 Site Plan

Phase one of the greenhouse development is well underway on the site. The new bunk housing is proposed next to the phase three greenhouse with access off the Graham Side Road. It is approximately 229 m (750 ft.) off the road and 396 m (1,300 ft.) from the closest rural residential dwelling.

Originally, both the bunkhouse and greenhouse were proposed on private sanitary service in the form of a new septic system. Since then the applicant has explored the option of connecting to existing sanitary sewer services on Road 3 E. The Town requested that the applicant confirm that sufficient reserve capacity was present in this system. Municipal Service has received that confirmation and therefore the applicant will be proceeding based on installing a force main system to direct sanitary waste to Road 3 E. This provides a much more sustainable long-term solution for sanitary servicing of this site. Approval from MTO as well as an agreement with the Town to install the force main within the road allowance will be required. Costs associated with the installation and maintenance of this system will be up to the applicant.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The proposed development will result in building permit fees and development charges along with an increase in assessment as the development builds out.

CONSULTATIONS

Public Consultation

The revised site plan, with the inclusion of the bunkhouse development, was circulated to the property owners that expressed concern with the initial placement as a matter of follow-up.

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">• Full comment is attached as Appendix 'B';• Storm water management will be required along with any necessary permits.• No objection to the proposed amendment
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• The original site plan SWM included a bunkhouse so there is no change to the original SWM• There were no objection to the proposed development moving forward subject to conditions outlined in the amending agreement.• The agreement will include a provision for the regular sampling of sewage discharge to insure compliance with the provision of the Sewage Discharge By-law• The Town will need to work with the applicant and MTO to secure the necessary permits and agreement(s) for installation of the proposed force main at the applicant expense
County of Essex	<ul style="list-style-type: none">• There is no new comment from the County.
Ministry of Transportation (MTO)	<ul style="list-style-type: none">• MTO has provided new comment specific to the amendment and the proposed force main works.

RECOMMENDATION

That Council:

Approve site plan amendment application SPA/08/2020 for the addition of bunkhouses to the existing approved site plan, subject to the conditions and requirements outlined in the amending site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said amendment on title.

Robert Brown

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Jennifer Astrologo

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