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**Date:** July 14, 2020

**To:** Mayor and Council

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

**RE:** Application for Site Plan Approval SPA/10/2020 by  
Boem Berry Farms Inc.  
542, 556, 600 & 672 Road 2 E  
Part of Lot 2, Concession 2 ED  
Parts 1 & 2, RP 12R 26445

**Report No.:** PS 2020-039

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## **AIM**

To provide the Mayor and Council with details regarding the construction of a new 15 ha (37.2 ac.) greenhouse facility and expansion of existing support facilities on the subject lands, in the Town of Kingsville.

## **BACKGROUND**

The subject lands consist of a 21.16 ha (52.3 ac.) agricultural lot with an existing 15.05 ha (37.2 ac.) greenhouse, bunkhouse and three dwellings. The development on the property was approved by Council in 2016 and overall development completed in 2018. The second parcel abutting to the west is a 19.8 ha (49 ac.) farm with outbuildings an existing bunkhouse and dwelling. The applicant is proposing a new 15.05 ha (37.2 ac.) greenhouse as an expansion of the existing facility to the east (Appendix A). The development would include the typical support buildings and hot water tank. A new bunkhouse complex will be required to house additional workers. The property has access to sanitary service via a temporary force main already installed. Water capacity has been confirmed with the detailed report prepared by Stantec attached as Appendix B. The new site is proposing expanding capacity of the existing storm water pond on the existing easterly site and adding a new pond on the new site to recycle rainwater for use in the greenhouse. Because the two sites will function as one the applicant has already undertaken to consolidate the sites into one. Existing dwellings on the subject lands have either tenants, have been converted for use as bunkhouses accessory to the greenhouse or will be converted for bunkhouse use.

## **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, (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**

The development of the new site will occur as a single phase of 15 ha (37.2 ac.) of greenhouse on the vacant portion along with minor changes to the existing site including:

- new 3,200 sq. m (34,445 sq. ft.) service building with an allowance for an additional 2,200 sq. m (23,680 sq. ft.);
- a new hot water storage tank;
- parking area;
- connector link between Phase 1-3 and 4;
- allowance for up to 2,487 sq. m (26,770 sq. ft.) of bunkhouse;
- a 2,000 sq. m (21,529 sq. ft.) addition to the existing Phase 1-3 warehouse;
- a new pond to the rear of Phase 4 that will be utilized for the collection and recycling of rain water, and
- enlarge of the existing storm water management pond on the Phase 1-3 lands.

Rather than amend the existing plan and approve a new plan for the Phase 4 development it was recommended that a new agreement be drafted that will incorporate the existing Phase 1-3 and proposed Phase 4 under what is now one consolidated property. One new agreement will replace the existing and will update requirements to the current standard.

As part of the Crono development on Road 3 E the Town had requested allowance for a future extension of Kratz Road to Road 3 E. As part of this proposed development the Town is requesting the owner develop the intersection at this time which will provide the ability to have access to the site off the initial extension of

Kratz Road. Municipal Services has also requested that the portion of Road 2 E fronting the subject lands be repaved at the owner's expense if development proceeds prior to planned improvement to Road 2 E by the Town.

The existing greenhouse has provisions in the agreement regarding light abatement. The new agreement will include the most current wording that directly addresses the requirement of both vertical and horizontal light curtains.

As noted above the property will be serviced using an existing force main that services the existing development. This force main was installed as a temporary measure until such time as the contemplated extension of sewers along Kratz Road is completed. Municipal Service is aware of this project however it is being privately engineered and would still require agreement from the Town to proceed along the Town right-of-way.

## **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 once the development builds out.

## **CONSULTATIONS**

### **Public Consultation**

Notice was posted to the Town website along with a link to the site plan details. Residential property owners to the southwest were also provided with details via direct mailing.

### **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 'C';</li> <li>• Storm water management will be required along with any necessary permits.</li> <li>• ERCA has included wording for the site plan agreement that addresses its requirements.</li> </ul>
Town of Kingsville Management Team	<ul style="list-style-type: none"> <li>• The proposed building needs to comply with the requirements of the OBC.</li> <li>• Municipal Services is reviewing the storm water management plan. The plan must include the new 20% capacity increase to address ERCA climate change requirements.</li> <li>• 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</li> <li>• There were no objections to the proposed development moving forward subject to conditions outlined in the agreement.</li> </ul>

## RECOMMENDATION

That Council:

Approve site plan application SPA/10/2020 for the phase 4 expansion of the existing greenhouse facility and expansion of support facility as shown on the attached site plan, subject to the conditions and requirements outlined in the site plan 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

Jennifer Astrologo

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