



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: September 29, 2020

To: Mayor and Council

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

RE: Application for Site Plan Amendment SPA/14/2020 by
Allegro Acres Inc.
1851 Peterson Lane
Pt. Lot 8, Concession 2 ED
Part 1, RP 12R 11577 & Parts 3 & 4, RP 12R 22455

Report No.: PS 2020-048

AIM

To provide the Mayor and Council with details regarding a request for a site plan amendment to permit the expansion of an existing combined use (service/bunkhouse) building.

BACKGROUND

The subject property is an 18.6 ha (46 ac.) with an existing 12.73 ha (31.5 ac.) greenhouse and support facilities. The applicant is proposing an expansion of the existing combined service building and second floor bunkhouse to better provide separation for workers in light of pending regulation changes related to COVID. There is no expansion of the greenhouse proposed and no increase in the staffing levels.

DISCUSSION

The subject site has developed over several years with two separate expansions. Some expansion of the service building was contemplated in 2007 however was not completed. As a result of the current circumstances greenhouse operations are looking to make changes to both worker housing and sorting and packing facilities to provide additional space for workers and allow for more social distancing.

The proposed expansion is a 1,682.5 sq. m (18,110 sq. ft.) addition to the east side of the existing 2 storey service building. (Site Plan attached as Appendix 'A') No additional water

capacity is required. The site is serviced with Town sewers along Peterson. The expansion is for separate purposes so no significant change to sanitary sewer discharge is anticipated.

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, (A1-70)' and does permit cannabis production however no proposal for this use is currently under consideration. Additional site plan approval will be required if this changes. 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 on the site includes a 1,682.5 sq. m (18,110 sq. ft.) addition to the east side of the existing building. All setback requirements have been reviewed and are in compliance with the Zoning By-law.

LINK TO STRATEGIC PLAN

To promote a safe community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment as a result of the proposed expansion.

CONSULTATIONS

Agency and Administration

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

Agency or Administrator	Comment
Essex Region Conservation Authority	<ul style="list-style-type: none">• Full comment is attached as Appendix 'B';• Storm water management must meet discharge quality standards• ERCA has requested wording for the site plan agreement that addresses its requirements.
Town of Kingsville Management Team	<ul style="list-style-type: none">• The proposed building needs to comply with the requirements of the OBC.• Municipal Services is reviewing the storm water management engineer's letter.

RECOMMENDATION

That Council:

Approve site plan amendment application SPA/14/2020 to permit an expansion of the existing combined service building and bunkhouse, subject to amended terms in the site plan agreement, and

Authorize the Mayor and Clerk to sign the amending agreement a register said agreement on title.

Robert Brown

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