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**Date:** October 27, 2020

**To:** Mayor and Council

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

**RE:** Application for Site Plan Approval SPA/15/2020 by  
Adrian Van Kempen  
865 Road 2 E, Part of Lot 5, Concession 1 ED

**Report No.:** PS 2020-049

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## **AIM**

To provide the Mayor and Council with details of a proposed small-scale greenhouse development and support facilities on lands located on the south side of Road 2 E, between Kratz Road and Graham Side Road.

## **BACKGROUND**

The subject lands is a 7.28 ha (18 ac.) vacant agricultural lot. The applicant is proposing to construct a 0.698 ha (1.726 ac.) greenhouse with provisions for an addition 0.698 (1.726 ac.) in the future along with a pole barn and bunkhouse. (Appendix A) The greenhouse is for the growing of bok choy and radishes and utilizes the native soil under the greenhouse. A storm water management report has been prepared and reviewed. A new pond is shown to the rear of the greenhouse. Application for water service has already been submitted and reviewed by Stantec Consulting.

## **DISCUSSION**

The proposed development is an expansion of the applicant's specialty cropping on vacant lands to the west of their current operation on Road 2 E. The owner grows a variety of vegetable crops both field and small-scale greenhouse.

## **1.0 Provincial Policy Statement**

There are no issues of Provincial significance raised by this application as it is a permitted agricultural use.

## **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 conforms with the policies for 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.

## **4.0 Site Plan**

The development on the site includes the following:

- i) 0.698 ha (1.726 ac.) greenhouse (Phase 1)
- ii) 0.698 ha (1.726 ac.) future expansion
- iii) a 840 sq. ft. bunk house;
- iv) a 464 sq. m (5,000 sq. ft.) pole barn.
- v) Parking area and storm water management pond

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

Permit fees will be due at the time of building permit and some increase in assessment will occur once the development is completed.

## CONSULTATIONS

In accordance with standard practice for review of site plan approval applications applicable external agencies and internal departments have been circulated. The following comment has been provided.

### 1) **Essex Region Conservation Authority (ERCA)**

ERCA has no objection to the proposed development and has asked that standard wording related to the provision of storm water management be include in the agreement. See full comment in Appendix B.

### 2) **Town of Kingsville Management Staff**

Building Services has provided comment and is attached as Appendix C  
Municipal Services has review the plan and provided comment that has been addressed in the final site plan. Storm water management has been submitted and review with no concerns.

Stantec has provided a review of the water capacity and recommends a standard  $\frac{3}{4}$  in. connection (Appendix D)

Administration is in support of the proposed development subject to the standard requirements outlined in the associated site plan agreement.

## RECOMMENDATION

That Council:

Approve site plan application SPA/15/2020 to permit the construction of a 0.698 ha (1.726 ac.) greenhouse with a second 0.698 ha (1.726 ac.) future expansion and associated support facilities, subject to the terms in the associated site plan agreement, and

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

*Robert Brown*

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

*John Norton*

John Norton, B.A., M.A., LL.B  
Chief Administrative Officer