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**Date:** November 5, 2020

**To:** Mayor and Council

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

**RE:** Application for Site Plan Amendment SPA/18/2020 by  
1808278 Ontario Inc.  
1975 Graham Side Road  
Pt. Lot 6, Concession 6 ED  
Pt. Part 2 & Part 5, RP 12R 18587

**Report No.:** PS 2020-060

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## **AIM**

To provide the Mayor and Council with details of a proposed site plan amendment to add an additional bunkhouse to the existing greenhouse operation.

## **BACKGROUND**

The subject land is a 27.6 ha (68.2 ac.) agricultural parcel (shown in blue) containing an existing 20.08 ha (49.6 ac.) greenhouse with support facilities and an existing bunkhouse. In 2012 site plan approval was granted for the development of the two phase greenhouse on the site. The applicant is now looking to add another bunkhouse to the site to help address COVID related distancing and quarantining of workers. Storm water management has been addressed by the applicant via a letter of review from the engineer of record.

## **DISCUSSION**

The subject site has developed since 2012 in two phases. The site includes one bunkhouse in the northeast corner facing Graham Side Road. Because of the current circumstances greenhouse operations are looking to make changes to worker housing to provide additional space for workers, allow for more social distancing in anticipation of new regulations and have adequate quarantine space, if necessary.

The proposed development will add an 893 sq. m (9,613 sq. ft.) stand-alone bunkhouse toward the southeast corner of the property facing Graham Side Road. (Site Plan attached

as Appendix 'A'). The bunkhouse will be serviced from the existing water connection to the site. A holding tank is proposed for sanitary collection which is acceptable with MECP however does required a formal haulage contract with a licensed disposal service.

### **1.0 Provincial Policy Statement**

The development is consistent with Provincial Policy as a permitted supportive 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 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.

### **4.0 Site Plan**

The development on the site includes an 893 sq. m (9,613 sq. ft.) bunkhouse. Sanitary servicing will be temporarily accommodated via a holding tank until an approved MECP system can be installed on site. All setback requirements have been reviewed and are in compliance with the Zoning By-law.

The existing site plan agreement has been reviewed as part of the application processing and as part of the larger overall site plan review. The property has two items which remain outstanding. Grow lighting is in use with no horizontal screening in place and the existing access approaches on Graham have not been paved as per the 2012 site plan agreement.

The applicant has been advised about both items. Arrangements to have the access paving completed is underway. The applicant indicated that if the work cannot be completed in 2020 that they would provide a letter of commitment to complete the work in early spring. The use of grow lighting is being addressed via the site plan agreement and the revised lighting control wording will be added via the current amendment request. The recent approval of the Nuisance By-law will also assist in enforcement should controls remain outstanding.

### **LINK TO STRATEGIC PLAN**

Support growth of the business community.

### **FINANCIAL CONSIDERATIONS**

There will be permit fees and development charges associated with the development. An increase in assessment will also occur once construction 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 a permit has been issued for the project. See full comment in Appendix B.

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

Building Services will require additional information at the time of permit and guidance on the approved use of holding tanks from MECP.

Municipal Services has review the plan and provided comment that has been addressed in the final site plan. There is no significant change to storm water management. Municipal Services request that the engineer provide a confirmation letter that the existing system would adequately management the addition of the bunkhouse.

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 amendment application SPA/18/2020 to permit the additional construction of an 893 sq. m (9,613 sq. ft.) bunkhouse, subject to the terms of the associated amending agreement, and

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

Prepared By:

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Reviewed By:

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