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Date: February 24, 2021

To: Mayor and Council

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

RE: Application for Site Plan Amendment SPA/04/2021 by
617885 Ontario Limited – JEM Farms
Part of Lot 9, Concession 2 ED
Pt. Part 1, RP 12R 2445 & Pts. 1, 2, 4 & 5, RP 12R 6875
1581 & 1585 County Road 34 E

Report No.: PS 2021-013

AIM

To provide the Mayor and Council with detail on a requested site plan amendment for a proposed greenhouse expansion located on the west side of County Road 34 E, just south of Road 3 E.

BACKGROUND

The subject parcel is an approximately 29.43 ha (72.73 ac.) farm with a total of 11.732 ha (28.99 ac.) of existing greenhouses, an accessory bunkhouse and associated support facilities constructed over several years starting 1985 with the newest in 2012. In 2018 the property was rezoned to permit cannabis production however plans for that have not proceeded. The applicant was granted approval of an amendment in 2020 to make a number of minor changes to the final phase of expansion to the greenhouse for vegetable production. A further amendment is being requested for the construction of additional greenhouse space in the southwest corner of the property for a research and development area, addition to the recently completed irrigation and service area for Phase 3 and addition to the south end of the main service building. The storm water management plan prepared and approved for the Phase 3 expansion included these anticipated additions so no new plan or review is required.

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, Exception 62, (A1-62)'. 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 research and development area consists of a 0.828 ha (2.046 ac.) stand alone greenhouse structure, a 720 sq. m (7,750 sq. ft.) addition to the existing irrigation room attached to the Phase 3 greenhouse and a 466.8 sq. m (5,025 sq. ft.) addition to the existing main service building. (Appendix A)

The facilities on the subject property have access to municipal sanitary sewer service. Water needs for the facility have been reviewed and supply availability confirmed by Stantec Consulting. (Appendix B)

The property is still under active development completing the Phase 3 greenhouse so there may be outstanding items however inspections are still pending and securities continue to be held until Phase 3 is complete.

LINK TO STRATEGIC PLAN

Support growth of the business community.

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FINANCIAL CONSIDERATIONS

There will be an increase in the assessed value on the property once the full build out is completed. Development charges are applicable to any non-growing areas of the expansion. Building permit fees will also be collected at the time of permit.

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 comment has not changed from the original amendment in February of 2020 and is attached as Appendix C.

2) Technical Advisory Committee

Building Services will review the plans for items related to the Building Code at the permit stage.

Infrastructure and Engineering Services (IES) requested confirmation that either water supply is available to accommodate the additional greenhouse space or an indemnification from the applicant that no additional water supply is required. Stantec was made aware of the requested addition and has indicated that water availability for the addition is not a concern and that the applicant has confirmed that no additional water is required. The applicant has also indicated no objection to providing the requested indemnification.

IES also asked for confirmation on the level of use of the proposed secondary access to the Peterson Lane. The applicant has indicated that not more than two trucks per month will use the secondary access for the delivery of growing material only. All other deliveries and shipping will remain from the service area off County Road 34.

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

RECOMMENDATION

That Council:

Approve site plan amendment application SPA/04/2021 for 0.828 ha (2.046 ac.) stand alone greenhouse structure (research and development area), a 720 sq. m (7,750 sq. ft.) addition to the existing irrigation room attached to the Phase 3 greenhouse and a 466.8 sq. m (5,025 sq. ft.) addition to the existing main service building, subject to the further amended terms of the site plan agreement, and

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

Robert Brown

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Manager, Planning Services