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Date: March 30, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/08/2021 by
W. Martens' Greenhouses Ltd.
1254 Road 3 E, Part of Lot 7, Concession 3, ED

Report No.: PS 2021-020

AIM

To provide the Mayor and Council with details regarding a request for site plan amendment to complete a third and final phase of greenhouse growing area and expanded support facilities.

BACKGROUND

The subject parcel is a 10 ha (25 ac.) farm with an existing dwelling, barn, bunkhouses, office, and 4.046 ha (10 ac.) greenhouse with service building, originally approved in September 2005 (SPA/05/05). In 2019 an administrative amendment was approved for a new service building, expansion to the existing office, and an additional bunkhouse building. (See Appendix A)

The applicant is looking to complete the last phase of development. Phase 3 will add 2.77 ha (6.86 ac.) of growing area along with a new 1,625 sq. m (17,490 sq. ft.) pack house and require an expansion of the existing SWM pond. Once complete the property will contain a total of 6.82 ha (16.86 ac.) of greenhouse with a total lot coverage of 69 percent

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 73, (A1-73)'. 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 expansion includes an additional 2.77 ha (6.86 ac.) of growing area and new pack house and expanded storm water management pond. The applicant is not requesting municipal water as they have an existing well on site with an MOE approved permit to take water. The amending agreement in 2019 updated the provisions related to the use of grow lights. This provision is being further updated as a matter of clarity moving forward. Grow lights are not currently in use on the property. There are no outstanding site plan issues related to the current site plan approvals.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment at full build out. Permit fees will be collected for the overall build. The pack house area will be subject to development charges.

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 was provided with the proposed site plan and full storm water management report. They have no objection to the proposed expansion. A Section 28 permit will be required from ERCA as part of the expansion. It has also been requested that wording outlined in the attached comment be included in the amending agreement. See Appendix B for full comment.

2) **Technical Advisory Committee**

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

Because municipal water is not being requested Infrastructure and Engineering Services (IES) would like an indemnification from the applicant that no additional water supply is required.

The Technical Advisory Committee 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/08/2021 for the expansion of an existing greenhouse facility including 2.77 ha (6.86 ac.) of growing area, a 1,625 sq. m (17,491 sq. ft.) pack house and expanded storm water management pond on lands located at 1254 Road 3 E, subject to the conditions and requirements outlined in the amending 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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