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**Date:** May 11, 2021

**To:** Mayor and Council

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

**RE:** Application for Site Plan Approval by Sunvalley Hydroponics  
V/L ES Graham Side Road  
Part of Lot 19, Concession 5

**Report No.:** PS 2021-030

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## **RECOMMENDED ACTION**

That Council:

Approve site plan application SPA/11/2021 to permit the construction of a 867 sq. ft. (9,329 sq. ft.) bunkhouse and associated amenity area, subject to the terms in the associated site plan agreement, and

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

## **BACKGROUND**

The subject property is a 12.29 ha (30.38 ac.) vacant farm parcel. The property abuts the applicant's existing greenhouse operation at 3080 Graham Side Road which contains 7.91 ha (19.54 ac.) of existing greenhouse and support facilities. The proposal is to construct a new 19.66 m (65 ft.) x 44.09 m (144 ft.), 866.69 sq. m (9,329 sq. ft.) bunkhouse to service the needs of the neighbouring greenhouse and future expansions on the subject site.. The detailed plans are attached as Appendix A. There is no existing site plan approval in place on the subject property.

## **DISCUSSION**

The proposed development is consistent with the goals of the new greenhouse policy adopted by Council by keeping worker housing located on-site or within the applicant's overall operations.

## **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)' and permits a bunkhouse. The placement of the development has been reviewed and the proposed bunkhouse 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) a 867 sq. m (9,329 sq. ft.) bunkhouse;
- ii) grassed front and rear yard area;
- iii) covered outdoor area to the rear of the bunkhouse;
- iv) new water service and new private septic, and
- v) parking and bike area.

## **LINK TO STRATEGIC PLAN**

Manage growth through sustainable planning.

### **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement

- ☒ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

## **FINANCIAL CONSIDERATIONS**

There will be an increase in the assessed value once construction is complete. The bunkhouse is subject to development charges and building permit fees.

## **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. See full comment in Appendix B.

### **2) Town of Kingsville Technical Advisory Committee**

Comments provided by TAC included paving of the entrance apron and padding to the north and south of the entrance. Building Code requirements will be reviewed as part of the permit submission. Septic on the site is limited to 10,000 L per day or less unless approved by MECP. All other standard requirements are outlined as part of the site plan agreement.

*Robert Brown*

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