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**Date:** June 1, 2021

**To:** Mayor and Council

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

**RE:** Application for Site Plan Amendment SPA/10/2021  
2495 Graham Side Road, Part of Lot 6, Concession 3 ED  
Pt. 1, RP 12R 20425 & Pt. 1, RP 12R 24954

**Report No.:** PS 2021-032

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## **RECOMMENDED ACTION**

That Council:

Approve site plan amendment application SPA/10/2021 for the expansion of an existing greenhouse facility including 7.4 ha (18.3 ac.) of growing area with support facility, a new hot water tank, expanded storm water pond and additional bunkhouse on lands located at 2495 Graham Side Road, 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.

## **BACKGROUND**

The subject land is a 29.1 ha (72 ac.) farm parcel containing approximately 13.55 ha (33.5 ac.) of greenhouse along with support facilities. The property has site plan approval from 2006. The applicant is seeking approval of an amendment to the existing plan for additional greenhouse space a new hot water tank and expansion of the worker housing as detailed in the attached plan. (Appendix A)

## **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 68, (A1-68)' which does permit the production of cannabis. However, the proposed addition is for expanded vegetable production. 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 the following:

- an additional 7.4 ha (18.3 ac.) of growing area
- approximately 2,949 sq. m (31,740 sq. ft. of support area
- a new hot water tank,
- expanded storm water management pond, and
- an additional bunkhouse

The bunkhouse expansion will be located approx. 29 m (95 ft.) to the south of an existing lot. There has been a bunkhouse located to the rear of the south of this lot for many years servicing the existing greenhouse. A new pavilion area is provided in the plan but is screened by the new bunkhouse. There is an existing tree row along the north end of the existing bunkhouse. It is recommended that a similar tree row be established along the north side of the new bunkhouse.

The applicant is not requesting municipal water as the site relies on existing well water on site with MOE approved permits. The amending agreement will update the provisions related to the use of grow lights. Grow lights are not currently in use on the property. There are no outstanding site plan issues related to the current site plan from 2006.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **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 assessment as a result of the proposed expansion. Building permit fees will be collected and development charges are applicable to any non-growing area and the new bunkhouse.

## **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. There are no objection to the proposed development subject to an acceptable storm water management plan and any necessary permitting. The storm water plan has been reviewed by the Town and permitting has been obtain. ERCA has also 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. IES also outlined a number of requirements for the applicant to address. Each of the items has been addressed directly in the site plan itself or is outlined as a requirement of the agreement.

In addition to on-site requirements the applicant has been advised that upgrading to Graham Side Road will be necessary as part of the concentrated development in the area. A portion of the improvement cost will be allocated to this property along with the two other developments on the east side.

IES has requested a daylight corner at the intersection of Highway 3 and Graham Side Road. MTO has also been included in the circulation of this application. The agreement and final plans are required by MTO in order to issue any required permit. There has been no indication from MTO that the proposed development would be impacted by the pending Highway 3 improvements.

The Technical Advisory Committee is in support of the proposed development subject to the requirements outlined in the associated amending site plan agreement.

*Robert Brown*

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