



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: June 15, 2021

To: Mayor and Council

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

RE: Application for Site Plan Approval SPA/13/2021 by
Southshore Greenhouse Inc.
1670 Seacliff (County Rd. 20)
Pt. Lot 10, Concession 1 ED, Part 1, RP 12R 6792

Report No.: PS 2021-039

RECOMMENDED ACTION

That Council:

Approve site plan approval application SPA/13/2021 for the construction of a new 11.71 ha (28.956 ac.) greenhouse facility and associated support facilities on lands located at 1670 Seacliff Drive (County Road 20), subject to the conditions and requirements outlined in the 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 15.44ha (38.15 ac.) farm parcel with an existing dwelling and outbuilding. The proposed development for the site is a new 11.71 ha (28.956 ac.) greenhouse with associated support facilities. The development is a continuation of the applicant's operations to the east and will add to their current vegetable growing facilities.

DISCUSSION

1.0 Provincial Policy Statement

The proposed development on the property is a permitted agricultural use and consistent with the agricultural policies of the Provincial Policy Statement.

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, (A1)' and permits greenhouse farming and the associated support facilities. The attached site plan has been reviewed and the proposed new development will be in compliance with the greenhouse specific provisions of Sections 4.16 and 7.1d) i) of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The new development includes the following:

- 11.71 ha (28.956 ac.) of vegetable growing area
- 7,200 sq. m (77,500 sq. ft. warehouse
- a new hot water tank,
- increase to the storm water management pond, and
- new entrance inline with Fuller Drive

Water allocation for the site was approved prior to the current moratorium on new large water services and this was confirmed via letter from Union Water (Appendix B). The site has access to sanitary sewer servicing over the abutting lands also owned by the applicant.

The north end of the greenhouse has been setback in accordance with the requirements for new greenhouse development however the applicant is also proposing a new tree line to provide screening. It is further recommended that a similar landscaped buffer be provided along the south end of the lot along Seacliff to provide a visual buffer for the existing dwellings on the south side of Seacliff. This same type of buffer is required along the west and north lot lines of 1718 Seacliff. Housing for workers on this site are provided at other bunkhouse facilities that are part of the overall operations of the applicant.

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 new development. Building permit fees will be collected and development charges are applicable to any non-growing area.

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 Town has reviewed the storm water plan and indicated that it is sufficient subject to consolidation of the subject lands with the abutting parcel(s) to the east. ERCA has also requested that wording outlined in

the attached comment be included in the amending agreement. In addition to the standard comment ERCA has noted that the parcel may be within an event based area (EBA) that requires preparation of a risk management plan if fuel (more than 15,000 L) is stored on site. See Appendix C for full comment.

2) County of Essex

The County has requested a road widening along the frontage of the property. The applicant has noted this on the site plan. The full comment is attached as Appendix D.

3) Technical Advisory Committee

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

IES has requested that the subject site be consolidated with the abutting lands to address both water servicing and storm water management. The applicant has indicated that the consolidation process has been started and the requirement will be outlined in the site plan agreement. Along with consolidation a new water service is being installed to the property that will allow for a number of existing services to be removed. An as-built consolidated servicing plan has been requested to update IES and Planning records for future reference.

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

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