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Date: June 28, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/21/21 by
617885 Ontario Limited / JEM Farms
Part of Lot 9, Con 2 ED
Pt. Part 1, RP 12R 2445 & Pts. 1, 2, 4, & 5, RP 12R 6875

Report No.: PS 2021-041

RECOMMENDED ACTION

That Council:

Approve site plan application SPA/21/21 to permit the construction of a 459 sq. m (4,940 sq. ft.) bunkhouse and associated amenity area, subject to the terms in the associated site plan amendment, and

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

BACKGROUND

The subject parcel is an approx. 29.43 ha (72.73 ac.) farm with a total of 11.732 ha (28.99 ac.) of existing greenhouses with a 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. A phase 3 expansion has been completed and the applicant is also in the process of replacing existing older greenhouse in the northwest corner of the property. A further amendment was approved to add a 0.828 ha (2.046 ac.) research and development greenhouse area to the south of Phase 3 and build a 720 sq. m (7,750 sq. ft.) addition to the recently added irrigation building. The current request is for the addition of another bunkhouse to address both overall housing needs and changes in the requirements brought on by the pandemic.

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 development on the site includes the following:

- i) a 459 sq. m (4,940 sq. ft.) bunkhouse (Appendix A);

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 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 been circulated for comment on the addition of the bunkhouse to the property. There was no objection to the site plan amendment earlier in 2021. Final comment will be available to prior to presentation to Council.

2) Town of Kingsville Technical Advisory Committee

Infrastructure and Engineering Services (IES) has requested confirmation of sanitary serving capacity. This information has been provided to staff for review.

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

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