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Date: July 12, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/20/21 by
Keller Bros. Greenhouses Inc.
1890 Road 5 E
Part of Lot 22, Concession 5, Parts 1 to 5, RP 12R 12745

Report No.: PS 2021-046

RECOMMENDED ACTION

That Council:

Approve site plan amendment application SPA 20/21 for the replacement of existing greenhouse growing area 0.265 ha (0.65 ac.) on lands located at 1890 Road 5 E, subject to the conditions and requirements outlined in the site plan agreement amendment and authorize the Mayor and Clerk to sign the amending agreement and register said agreement on title.

BACKGROUND

The subject parcel is a 6.8 ha (16.89 ac.) farm with a total of 3.98 ha (9.84 ac.) of existing greenhouse and associated support facilities. The request being made is for the replacement of three older greenhouse structures at the very front of the facility. The three existing greenhouses are each standalones and will be replaced with a total of 0.265 ha (0.65 ac.) of connected greenhouse squaring off and infilling the current area occupied by the older structures. (Appendix A)

DISCUSSION

1.0 Provincial Policy Statement

The proposed development is replacement of older greenhouse growing area which is a permitted use on agricultural lands, therefore 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, (A1)'. 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 existing greenhouse growing area includes three older low height hoop houses that are no longer servable to the operation. The intent is to remove these structures and infill the space with newer up-to-date growing area that is connected to the main existing greenhouse space. Grow lights are not currently in use on the property however as part of the amendment process the revised lighting use requirements are added. There are no outstanding site plan issues related to the current site plan approvals.

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 would be a minimal change in assessment as a result of the proposed replacement structures.

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. If fuel storage is proposed on the site risk management plan will be required. A permit will be required from ERCA for the proposed 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.

Comment: The plan is only for the replace of greenhouse growing area there is no addition of fuel storage as part of the amendment request. The requested wording addition related to storm water management will be added as part of the amendment.

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. A review of the storm water management system was provided to the Town. There is minimal change in the system and adequate capacity in the existing pond.

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

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