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**Date:** August 20, 2021

**To:** Mayor and Council

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

**RE:** Application for Site Plan Approval SPA/14/2021 by  
Michael & Donna Mastronardi & 2780530 Ontario Inc (Ridge Farms)  
Part of Lot 13, Concession 3 ED  
Pts. 1 & 2, RP 12R 2141, Pt. 1, RP 12R 12637 & Pt. 3, RD 292

**Report No.:** PS 2021-058

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## **RECOMMENDED ACTION**

That Council:

Approve site plan application SPA/14/2021 for the construction of a new three phase 16.6 ha (41 ac.) vegetable greenhouse facility and associated support facilities on lands located at 2461 Albuna Town Line (County Road 31), 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 totals 24.92 ha (60.03 ac.) with frontage along County Rd 31 and County Road 18 and consists of three parcels. The parcel fronting on County Road 31 contains a dwelling and outbuilding while the remaining parcels are vacant. The applicant is proposing to develop a new three-phase vegetable greenhouse with associated support facilities and worker housing as shown on the attached plan. (Appendix A). The existing dwelling on the farm parcel is shown as to be removed once the new bunkhouse is constructed. Storm water management has been prepared and is available for review.

## **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, (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 proposed development consists of the following:

- i) an additional 16.6 ha (41 ac.) of vegetable growing area over three Phases;
- ii) a new 278.7 sq. m (3,000 sq. ft.) bunkhouse;
- iii) 2,560 sq. m (27,556 sq. ft.) irrigation & boiler room;
- iv) 4,878 sq. m (52,512 sq. ft.) future warehouse;
- v) new hot water storage, and
- vi) new storm water management facilities.

The property is subject to the current large water service moratorium. The applicant is already in the queue for a water service once the moratorium ends however in the interim they plan to utilize wells to supply water which will require a water taking permit from MECP. Once municipal water is available the applicant will still continue to utilize well water to supplement the municipal supply. The new greenhouse will be subject to the provisions of the recent nuisance by-law on grow lighting use and odour control in greenhouses. The site plan agreement will also include the new lighting provisions related to the use of grow lights.

### **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**

The proposed development will result in an increase in assessment on the property once completed. Any non-growing area will be subject to development charges. Building permit fees will be due at the time of permitting.

## **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. A Section 28 permit will be required from ERCA as part of the expansion. It has also been requested that wording outlined in the attached comment be included in the amending agreement.

Due to the location of the property ERCA also requires that a risk management plan is prepared to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. 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 available the site plan agreement will include provisions that highlight that approval of the site plan does not obligate the Town to provide water to the property in the future unless available.

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

**3) Ministry of Transportation Ontario (MTO)**

As the property in question abuts Highway 3 MTO is circulated for comment. MTO has reviewed the site plan and has no objection to the development but did require a review of traffic to and from the site; review of the storm water management plan along with a draft of the final site plan agreement. For full comment see Appendix C

**4) County of Essex**

County comment on the proposal simply outlines setback requirements, traffic review and entrance design and permitting. The complete comment is attached as Appendix D

*Robert Brown*

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