



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
[www.kingsville.ca](http://www.kingsville.ca)  
[kingsvilleworks@kingsville.ca](mailto:kingsvilleworks@kingsville.ca)

**Date:** August 19, 2021

**To:** Mayor and Council

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

**RE:** Application for Site Plan Amendment SPA/12/2021 by  
Bull Market Farms Inc.  
1921 Road 3 E, Pt. Lots 11 & 12, Concession 2 ED  
Pts. 1 & 3, & Pt. Pt. 2, RP 12R 14705

**Report No.:** PS 2021-059

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## **RECOMMENDED ACTION**

That Council:

Approve site plan amendment application SPA/12/2021 for the expansion of an existing greenhouse facility including 5.18 ha (12.8 ac.) of growing area, 880 sq. m (9,472.5 sq. ft.) of warehouse additions and additional storm water management facilities at 1921 Road 3 E, 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 property is a 22.9 ha (56.6 ac.) farm parcel with an existing 8.88 ha (21.96 ac.) vegetable greenhouse and associated support facilities. The proposal is to construct two additions of 2.59 ha (6.41 ac.) each to the existing vegetable greenhouse along with 440 sq. m (4,736 sq. ft.) warehouses to each addition. (Appendix A) The expansion will require a new storm water pond at the rear of the property. No additional bunkhouse facilities are proposed for the site. Confirmation of water servicing will be required prior to proceeding with construction of the additional greenhouse space as a result of the current moratorium on new large water services.

## **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 expansion includes the following:

- i) an additional 5.18 ha (12.82 ac.) of vegetable growing area;
- ii) 880 sq. m (9,472 sq. ft. of addition warehousing, and
- iii) additional storm water management facilities.

The applicant will require additional municipal water for the expansion and may have to wait to proceed until the end of the current large water service moratorium. The existing greenhouse and expansion will be subject to the provisions of the recent nuisance by-law specific to grow lighting and odour control. The amending agreement will also update the lighting provisions related to the use of grow lights. Any growing lighting currently in use will need to be addressed. There are no outstanding site plan issues related to the current site plan approvals.

The subject site was operated in combination with the greenhouse facility to the west however it was split off several years ago. As part of that split it was necessary to establish a mutual access and servicing corridor along with a mutual drainage agreement between the two properties. This work was completed as part of a consent application approved in 2015. Copies of the agreements were provided to the Town as part of the application submission.

## **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 expansion 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. 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 amending site plan agreement.

*Robert Brown*

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