



Date: November 22, 2021

To: Mayor and Council

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

RE: Application for Site Plan Amendment by 1814375 Ontario Inc.
1545 Kratz Side Road, Part of Lot 3, Concession 1 ED
Pt. 2, RP 12R 20204. Pt. 1, 2 & 4, RP 12R 14033, &
Pt. 2, RP 12R 24561

Report No.: PS 2021-071

RECOMMENDED ACTION

1. That site plan amendment application SPA/03/2021 for new warehouse/cooler space, enclosure of an existing loading and open area, new bunkhouse, separate Quonset storage building and additional storm water management pond on lands located at 1545 Kratz Side Road **BE APPROVED** subject to the conditions and requirements outlined in the amending site plan agreement; and,
2. The Mayor and Clerk **BE AUTHORIZED** to sign the agreement and register said agreement on title.

BACKGROUND

The subject parcel is a 15 ha (37.1 ac) farm lot with an existing greenhouse operation and support facilities for the growing of a mix of flowers, plants, and produce. The applicant has an existing site plan approval from 2008 and subsequent amendment from 2009. A further amendment is being proposed to add additional warehouse and cooler space (phased), a new bunkhouse, enclosure of an existing open area and a new Quonset storage building. A new storm water pond is proposed to address the proposed additions.

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 specific additions proposed as part of the site plan amendment on the subject property include the following:

- i) A two phased warehouse/cooler 4,500 sq. m (48,438 sq. ft.) addition to the east end of the existing greenhouse;
- ii) A 446 sq. m (4,800 sq. ft.) Quonset shed;
- iii) Enclosure of a 2,580 sq. m (27,770 sq. ft.) open area and existing loading bay;
- iv) Allowance for an additional future 580 sq. m (6,243 sq. ft.) bunkhouse, and
- v) A new storm water management pond to service the needs of the proposed expansions.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment value as a result of the proposed expansion. Development charges will be applicable to any of the proposed non-growing area portion of the development.

CONSULTATIONS

In accordance with standard practice for review of site plan approval and amendment 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. 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.

The Technical Advisory Committee is in support of the proposed development subject to the requirements outlined in the associated amending site plan agreement. Specifically TAC asked that the existing multiple access points be consolidated and that a road widening be conveyed along the width of the Scratch Wagle Drain to provide additional road allowance for future culvert works. Both of these items were addressed and are reflected on the site plan.

Robert Brown

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Manager, Planning Services

REVIEWED BY:



Richard Wyma
Director of Community and Development Services

LINK TO STRATEGIC PLAN

- ☐ 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