



2021 Division Road North
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Date: November 4, 2021

To: Mayor and Council

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Town Planner

RE: Application for Site Plan Approval File SPA/17/21 by
5021103 Ontario Inc. (Golden Acre Farms Inc.)
Part of Lot 6, Concession 2 ED
Roll No. 3177 350 000 03700

Report No.: PS 2021-070

RECOMMENDED ACTION

1. That Council approve site plan application SPA/17/21 for the construction of a new two-phase greenhouse with associated support facilities and a new bunkhouse on lands located at 913 Rd 3 E and surrounding vacant farm land, 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 Town of Kingsville has received the above-noted application for lands located on the south side of Road 3 E, west of Graham Side Road (see location map in Appendix A). The subject property is designated 'Agriculture' by the Official Plan and zoned 'Agriculture (A1)' under the Kingsville Comprehensive Zoning By-law.

The subject parcel is currently a vacant farm with approximately 20 ha (49.57 ac.) of land. The applicant wishes to develop a two-phase greenhouse Phase one - 6.6 ha (16.3 ac.) and Phase two – 6.7 ha (16.6 ac.) (see Site Plan in Appendix B) with associated support facilities and a new bunkhouse. The applicant also owns the residential lot (913 Rd 3 E) with an existing house, shed and driveway to be removed and the lot will be consolidated with the farm parcel. Storm water management has been prepared for the entire site.

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) Greenhouse to be built over two phases;
- ii) Two-unit bunkhouse (one building - 48 worker capacity with possible addition for 24 additional workers);
- iii) Service building;
- iv) Hot water storage;
- v) Septic bed/system; and
- vi) Storm water management pond.

The subject parcel has an existing water allocation from Union Water for 16 acres that was issued prior to the current moratorium. (See Appendix C) Planning staff confirmed with Union Water that the extension granted to the allocation to September of 2021 remains valid as the approval process is still proceeding. Water allocation is only for Phase 1. The applicant is aware of this limitation and will need to apply for and receive approval of any additional allocation for future expansion. Wording to this affect is incorporated into the site plan agreement.

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. This site plan request is new as such there is no current approval on the site and no outstanding issues.

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

- Applicant must provide a storm water management plan to ERCA and the Town's satisfaction.
- A Section 28 permit will be required from ERCA.
- Wording outlined in the attached comment be included in the Site Plan Agreement.
- 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 D for full comment.

2) Technical Advisory Committee

- Building Services will review the plans for items related to the Building Code at the permit stage.
- Since municipal sanitary sewers are not available, the applicant will install a private septic system.
- Upgrading of the road surface along the frontage of the subject parcel will be required as part of the approval at the applicant's expense.
- The Technical Advisory Committee is in support of the proposed development subject to the requirements outlined in the associated site plan agreement.

3) Enbridge

- Buildings and structures must maintain 20 m from the gas line easement along Road 3 E. The greenhouse was reconfigured from the original layout to accommodate the requested setback.

Kristina Brcic

Kristina Brcic, MSc, BURPI
Planner

Reviewed by:

Robert Brown

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

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