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Date: May 15, 2017

To: Mayor and Council

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Manager, Planning & Development Services

RE: 1088003 Ontario Ltd. (Albuna Plant Farm)
341 County Road 14 E
Part of Lot 21, Concession 9 & Part 2 RP 12R 18894

Report No.: PDS-2017-021

AIM

To provide Council with details regarding the proposed expansion of an existing greenhouse facility on lands located on the north side of County Road 14 E, also known as 341 County Road 14 E., in the Town of Kingsville.

BACKGROUND

The subject land is a 10.25 ha (25.33 ac.) agricultural parcel with an existing 1.5 ha (3.71 ac.) greenhouse operation. Albuna Plant Farm grows seed transplants for the vegetable growing industry. The applicant is seeking approval of a multi-phase expansion totaling 4.87 ha (12 ac.) (See Appendix 'A'). Phase 1 of the expansion would be a 0.65 ha (1.6 ac.) addition to the rear of the existing facility. Phase 2 and 3 would be of an equal size with the final Phase at 2.92 ha (7.22 ac.). There are no additional support facilities proposed aside from the connection buildings between each phase. A new storm water management pond is proposed along the entire length of the west property line.

DISCUSSION

1.0 Provincial Policy Statement

Section 2.2.2 states that, 'Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.'

Comment: Although not new to PPS the protection of water resources is something that covers all water sources including surface and subsurface. In rural areas, without municipal water supplies, well water is the most common source. This type of resource can be sensitive to activities where significant amounts of surface area are being covered. The subject property is located in an area identified on Schedule C5 (Significant Groundwater Recharge Areas) of the Essex County Official Plan as low vulnerability. ERCA has also started more recently to identify development located in areas where surface water changed may have an impact on ground water recharge. The subject parcel is located on a road with access to municipal water and is also in an area where there is very limited greenhouse development. It is also understood that storm water management systems for greenhouses have actually been designed indirectly to allow for infiltration as part of the actual management system thus offsetting some of the impact of the actual ground cover. For this particular development there is little to no impact on the ground water recharge area however it is worth noting as an item that will be monitored in more detail as greenhouse development continues.

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 type anticipated in an agricultural area. The proposed site plan and associated agreement to establish conforms to the Official Plan.

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 full compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The subject parcel contains 1.5 ha (3.7 ac.) of existing greenhouses along with an office and loading area. The proposed site shows a multi-phase expansion plant with a total of four phases which would increase the overall size of the operation at full build out to 6.37 ha (15.7 ac.). The initial Phase 1 is a small 0.65 (1.6 ac.) addition to the rear of the existing greenhouse. The site plan also introduces a formal storm water pond and management system on the property. The entrance, parking and loading areas will remain unchanged however with the requested expansion it will be requested that the access apron at the road is paved consistent with both new and expanding greenhouse operations across Kingsville.

Site Details

	Existing/Required	Proposed
Property Area	10.25 ha (25.33 ac.)	n/a
Total Coverage	80% max.	62 % (at full build out)
Buildings	Greenhouse, shed & barn	6.37 ha (4 Phases)
Front Yard Setback	15 m (49.2 ft.)	181.2 m (594.5 ft.)
Rear Yard Setback	5 m (16.4 ft.)	32.1 m (105.3 ft.)
Interior Side Yard Setback	3 m (10 ft.)	18.1 m (59.3 ft.)
Exterior Side Yard Setback	n/a	n/a
Parking Spaces	6	Up to 10

Standard site plan provisions are to be applied with the agreement. Special Provisions and/or conditions include:

- a) Provision of a paved entrance apron;
- b) Storm water retention along the pond berm.

LINK TO STRATEGIC PLAN

The Strategic Plan specifies under Objective, Priorities and Projects, Subsection III:

“To Develop an economic vision based on our strengths and opportunities that will retain existing and attract new businesses.”

The requested site plan agreement will achieve this Objective of the Strategic Plan by allowing the expansion of the existing operation.

FINANCIAL CONSIDERATIONS

Building permit fees will be acquired at the time of the building permit issuance. There will also be an increase in assessment as the development builds out.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix ‘B’;• Storm water management is required.
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward subject to conditions outlined in the agreement.

County of Essex	No comments have been received however there is no change proposed to the existing access location or design. Paving of the entrance apron will be requested as an update to the site.
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RECOMMENDATION

It is recommended that Council approve the proposed site plan, subject to the conditions outlined in the site plan agreement, for a four phase 4.87 ha (12 ac.) greenhouse addition/expansion and associated storm water management pond and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

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Manager, Planning & Development Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer