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Date: June 1, 2017

To: Mayor and Council

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Town Planner

RE: JM Hydroponics Ltd.
2008 & 2044 Seacliff Drive (County Rd. 20)
Pt. Lot 12, Concession 1 ED, Part 5, RP 12R 8532 & Part 4 & 5,
RP 12R 20397
Roll Nos. 3711 290 0000 18750 & 19005

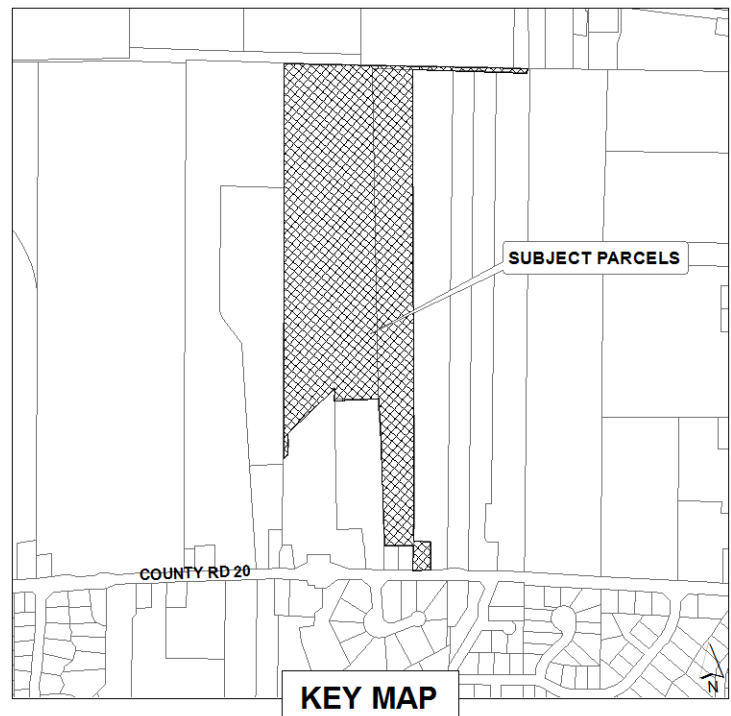
Report No.: PDS-2017-024

AIM

To provide the Town of Kingsville Council with information regarding the requested Site Plan Approval for lands known as 2008 & 2044 Seacliff Drive (County Rd. 20).

BACKGROUND

The subject lands consist of two farm parcels with a total lot area of 19.405 ha (48 ac.) The property contains two dwellings, outbuildings and an existing 2.236 ha (5.525 ac.) greenhouse and support building. The applicant is proposing a two phased 8.272 ha (20.44 ac.) addition to the existing greenhouse including a new packing, boiler, irrigation & office area. Each phase would be 4.136 ha (10.22 ac.). The initial phase will include the above noted support facilities. A future bunkhouse is shown on the plan closer to Seacliff Drive. The two dwellings on the site will remain and based on the current zoning are permitted.



The property at 2008 Seacliff is currently under site plan approval which also showed a two phase addition however additional lands have been acquired to the east which will require a revised site plan and new agreement to cover the added property. Storm water management is proposed in a pond which will require expansion. A review of the water capacity was undertaken in 2016 but will require an updated confirmation moving forward. The applicant is also looking into the possibility of installing a sanitary force main to direct sanitary waste toward an existing sewer line located in a service corridor/easement to the northwest of the property. In the absence of this however the property can support a private septic system.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

Section 2.3.3.1 states that, 'In prime agricultural areas permitted uses and activities area: agricultural uses, agriculture-related use and on-farm diversified uses.'

Comment: Greenhouse operations are an agricultural use and permitted in prime agricultural areas.

2) County of Essex Official Plan

The subject lands are designated Agricultural under the County OP. The proposed greenhouse development complies with the policies outlined under both the Goals of Section 3.3.2 and with the Permitted Use of Section 3.3.3.1.

3) Town of Kingsville Official Plan

The subject properties are 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 and is in conformity with the Town's Official Plan.

4) Comprehensive Zoning By-law – Town of Kingsville

The subject properties have slightly different zones in that 2008 Seacliff Dr. is zoned 'Agriculture Zone 1 Exception 23 (A1-23)' which recognized the lack of lot frontage which resulted from a previous severance. The standard 'Agriculture Zone 1, (A1)' applies to 2044 Seacliff Dr. The attached site plan has been reviewed in the context of both zones and the proposed new development will be in full compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

5) Site Plan

The development of the site will occur in two phases. The initial phase will include 4.136 ha (10.22 ac.) of greenhouse along with a 2,960 sq. m (31.861 sq. ft.) packing area, 240 sq. m. (2,583 sq. ft.) office 2,400 sq. m (25,833 sq. ft.) irrigation/boiler support facility, hot water storage tank, a possible future bunkhouse, new parking area, loading docks and an extension to the existing storm water pond.

Phase 2 of the development will add an additional 4.136 ha (10.22 ac.) of greenhouse space. At full build out the development will have a lot coverage of approximately 57.68% which is within the 80% limit of the Agriculture (A1) Zone following a consolidation of the two lots. Storm water management will be accommodated by expanding the existing pond located along the westerly side of the farm parcel and is designed for both of the proposed phases of development. The storm water pond outlets to the East Branch of the Fleming Wigle Drain. As with most greenhouse operations a standby generator will be on-site. Pictures of the subject parcel are attached at Appendix 'B'.

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 establishment of a new greenhouse 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 'A';• ERCA permits will be required prior to any construction or site alteration due to proximity of the drain.• No negative impact on groundwater system.• No objections to the Site Plan Control application
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.
County of Essex	<ul style="list-style-type: none">• No comments expected as there is no change to the existing shared access

RECOMMENDATION

It is recommended that Council approve the proposed site plan, subject to the conditions outlined in the site plan agreement, for a two phase 8.27 ha (20.44 ac.) greenhouse with auxiliary warehouse and supporting facilities and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

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