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To: Mayor and Council

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RE: 2nd to 4th Quarter Site Plan Update

Report No.: PDS 2018-001

AIM

To provide the Mayor and Council with information on the administrative approval of site plans and/or site plan amendments as per Site Plan Control By-law 128-2015.

BACKGROUND

Since April of 2017 a total of three site plan approvals and six site plan amendments have been received and processed consistent with the delegated approval authority under Site Plan Control By-law 128-2015. The three site plan approvals were existing properties with existing development that pre-dated site plan approval as such full site plan was necessary. Each of these approvals was for the addition to a new building on the respective sites. Each of the site plan amendments was for additions or alterations to existing site plan approvals.

Item 1 – DT Enterprises (Appendix A) – 3069 Graham Side Road was a two storey office addition to the existing approved office area for the existing greenhouse operation.

Item 2 – Settrington's (Appendix B) – 3518 McCain Side Road required establishment of site plan approval and an associated agreement for the removal of the former grain dryers for the seed corn plant, addition of a new dry fertilizer storage building and addition of liquid fertilizer tanks.

Item 3 – Mucci Farms (Appendix C) – 1876 Seacliff was an addition to an existing approved bunkhouse.

Item 4 – Boem Berry (Appendix D) – 672 Road 2 E was the expansion of the approved bunkhouse from the original site plan and incorporation of an agreement related to temporary sanitary sewer service to the property.

Item 5 – Sunrite Greenhouse (Appendix E) – 1414 Seacliff Drive was for the addition of up to three added bunkhouses on the approved site plan.

Item 6 – Thermo Energy (Appendix F) – 2035 Spinks Drive was an addition to an existing warehouse on the approved site plan.

Item 7 – Tamar Building Products(Appendix G) – 1556 County Road 34 established site plan approval and the associated agreement for the addition of a new storage warehouse to the rear of the existing development on the site.

Item 8 – Tomanelli (Appendix H) – 808 Seacliff Dr. was an addition to an existing greenhouse.

Item 9 – HVM Holdings (Appendix I) – 140 Wigle Drive removal, replacement and addition to an existing building.

DISCUSSION

Item 1 – The greenhouse operation on the subject site received site plan approval for a multi-phase greenhouse development in 2005. Since that time the operation has continued to develop and evolve. The operation now requires additional office space in the form of a two-storey addition to the northeast corner of the existing service building, east of the existing office space.

Item 2 – The subject site was the location of a seed processing facility, most recently owned and operated by Syngenta Seeds Canada. In 2016 the company announce that the facility would be closed and the operation sold. Settingrington's Fertilizer Services Ltd., presently located at 4016 County Road 23 was seeking a location that was larger to allow for future growth and more centrally located to service the Kingsville area. The existing facility on the site developed prior to the requirement for site plan approval. Settingrington's purchased the property and submitted a site plan approval application to remove the existing seed drying facility portion of the operation and constructed a new dry fertilizer building and liquid fertilizer storage area. The remaining buildings on the site will be repurposed over time as the operation relocate to their new site.

Item 3 – The property located at 1876 Seacliff contains an existing greenhouse operation which is part of the larger Mucci Farms operation in Kingsville. The site contains an existing bunkhouse. The applicant submitted a site plan amendment request to twin the existing bunkhouse facility in order to address increased labour need by the operation. The site is well suited to the expansion as it has an existing storm water management facility and access to sanitary sewers.

Item 4 – Boem Berry is the most recent expansion of the Mucci Farms operation in Kingsville. In 2016 the property received site plan approval for a three phase greenhouse operation to grow strawberries. Two of the three phases have been completed with the third expected in 2018. The original site plan approval did include an 890 sq. m (9,580 sq.

ft.) bunkhouse on the site however with an increased need for labour on the site the applicant requested an amendment to the plan in order to expand the size of the bunkhouse to a total of 1,593 sq. m (17,147 sq. ft.).

In addition to the expanded bunkhouse the applicant has also been in discussion with the Town to be allowed to install a sanitary sewer force main from the subject property to the intersection of Hazel Cres. and Road 2 E. This will help to address interim sanitary sewer needs until longer-term sanitary sewer servicing becomes available in the area. As part of this proposal Municipal Services has prepared an agreement including the submission of securities. It was further suggested that the agreement be attached as an appendix to the existing site plan agreement. Both the revised drawing showing the expanded bunkhouse and force main agreement will be part of the amendment to the existing approval and registered on title.

Item 5 – 1414 Seacliff contains an existing greenhouse operation that is currently under an existing site plan agreement. The plan does include one 432 sq. m (4,650 sq. ft.) bunkhouse on the approved plan however the applicant is now seek approval for up to three additional bunkhouses the same size for additional on-site labour housing. The existing facility is connected to the Town sanitary sewer system via an on-site force main to the Road 2 E sewer line. This provides for much better long-term servicing of the site particular for the expanded bunkhouse accommodations.

Item 6 – The property located at 2035 Spinks Drive is a manufacturer of greenhouse structures and support systems and plays a significant role in the Essex County industry. The site is currently under site plan approval with an existing agreement in place. A number of expansions have taken place on the site as the business has grown. The current proposal is the addition of 2,051.2 sq. m of additional warehouse space to the existing 8,360 sq. m (89,983 sq. ft.) manufacturing/warehouse and office building. Storm water management facilities are already in place on the site and MTO has reviewed the proposal and recently issued permits for the expansion. At this stage the applicant is only proceeding with the warehouse portion of the addition. The Phase 4 office addition may proceed at a later stage and will be addressed through a separate amendment if warranted.

Item 7 - Tamar Building Products is a building supply company in Essex County with a yard and sales location at 1556 County Road 34 in Kingsville. The business is proposing a new 535 sq. m (5,760 sq. ft.) storage warehouse to the rear of the existing buildings on the site to provide added indoor storage of products. There is no existing site plan approval in place on the property. An existing storm water drainage system is in place on the property to address current needs. The new addition will require relocation of some existing drains on the site and storm water management will be required for the addition and any expanded hard surface areas.

Item 8 - Tomanelli Farms contains an existing 1.13 ha (2.8 ac.) greenhouse on a 4.87 ha (12 ac.) farm parcel. The applicant first expanded the existing older greenhouse at the front of the property with a 0.614 ha (1.5 ac.) addition in 2003. At that time no site plan approval was undertaken. The plan at that time did however show a second phase expansion for 0.387 ha (0.982 ac.) of additional greenhouse. The applicant is now moving forward with the addition. The site contains an existing storm water management pond and

system that was designed with the phase two expansion in mind so there is no additional works required for the expansion.

Item 9 – 140 Wigle Drive has an existing site plan approval in place from 2012 which was for the development of a new commercial building for a truck repair business. At the time the site also contained a number of older buildings. The applicant is proposing to remove one of the existing building and replace it with a new larger structure in the same location. A storm water management plan was completed as part of the 2012 approval and has been reviewed in the context of the proposed redevelopment. The review concluded that as long as the new building drainage was tied into the existing system it would have a minimal impact on the storm water system already in place.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Each of the developments will increase assessment on their respective properties as build out is completed.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Items 1, 3, 4, 5 & 9 were not circulated as there was no significant change to the footprint or the developments were outside of a regulated area• Items 2, 6, 7 & 8 were circulated however ERCA had no objections simply noting that storm water management should be completed.
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• Any proposed building will need to comply with the requirements of the OBC.
County of Essex	<ul style="list-style-type: none">• No comment is expected as there was no change to any applicable County Road access and no setback issues from sites adjacent to a County Road.

RECOMMENDATION

Council adopt the report for information purposes for the approved side plan amendments at 3069 Graham Side Road, 1414 and 1876 Seacliff Drive, 872 Road 2 E, 2035 Spinks Drive and 140 Wigle Drive and for the approved site plans at 3518 McCain Side Road, 1556 County Road 34 and 808 Seacliff Drive, and authorize the Mayor and Clerk to sign the associated site plan agreements or amendments to existing agreements and register said agreements on title.

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