



GREENHOUSE POLICY REVIEW COMMITTEE

**TUESDAY MAY 14TH, 2019 AT 6:30 P.M.
 CORPORATION OF THE TOWN OF KINGSVILLE
 COUNCIL CHAMBERS
 2021 DIVISION RD N, KINGSVILLE, ONTARIO N9Y 2Y9**

A. CALL TO ORDER

Vice Chairperson, Kimberly DeYong called the meeting to order at 6:30 p.m. with the following Committee members in attendance:

Members of Committee	Members of Administration
<ul style="list-style-type: none"> • Councillor Kimberly DeYong • Dave Hunt • Fred Driedger • George Dekker • Henry Denotter • Justine Taylor • Margaret Pare • Mike Burns 	<ul style="list-style-type: none"> • Manager of Planning – Robert Brown • Town Planner – George Robinson • Administrative – Stephanie Coussens • Mayor Nelson Santos - ABSENT

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Vice Chairperson Kimberly DeYong reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ADOPTION OF GREENHOUSE POLICY REVIEW COMMITTEE MINUTES DATED MONDAY, APRIL 15TH, 2019.

Moved by Henry Denotter seconded by Margaret Pare that the Greenhouse Policy Review Committee Meeting Minutes dated April 15th, 2019 be adopted.

CARRIED

D. RECAP / QUESTION & ANSWER FROM PREVIOUS MEETINGS (OUTSTANDING ITEMS)

Robert Brown, Manager of Planning Services reviewed the two previous meetings.

March 18, 2019 – principle outcome of the meeting was to get a basic understanding of what the goal of the Committee is and hear what the expectations of the members are. Much of the discussion could be summarized as providing balance between development and existing uses in the agricultural area.

April 15, 2019 – much of the discussion was centered on existing policy related to greenhouse development and protection of existing uses and the rural environment. As the discussion progressed I believe that the main focus, from an OP, standpoint should be on site suitability from an overall position (all development) with only specific reference to specific types of development if warranted.

Prime Agriculture versus Rural lands – PPS defines these separately, Kingsville is 100% Prime Ag. There are little to no Rural Lands in southwestern Ontario. Prime Agricultural actually receives a higher level of protection and limitation on non-agricultural development. Rural Character – what defines the rural character is the principle use in the area. Agriculture is the prime use i.e. - prime agricultural areas, rural areas also include natural heritage – woods, wetlands, natural resources such as forestry, aggregate, minerals and mining. Tax Issue – noted separately

Mr. Brown met with the 5 year OP Review consultant shortly after the April 15th meeting. Discussions with the consultant brought out thought of a check list for suitability for all development. Current policy development tends to be a reaction to change rather than a comprehensive list of criteria that can screen all development regardless of type. The criteria would apply to all development but not all of the requirements would be applicable in all cases. Something relevant to a greenhouse may not be to a commercial use.

E. PROS, CONS & ISSUES EXERCISE (in three words or less)

Think of a few different ideas of what the Greenhouse Industry means to you. Pros and Cons.

- Infrastructure adequacy for proposed development (bike lanes, load capacity) / Traffic Increase / Sanitary Sewer / Water / Gas / Hydro / Storm Water / Drainage
- Lighting / Odour / Visual Buffers / Natural Woodland Protection already in place
 - Where does top soil go once removed for a greenhouse. Used to create berms, vegetation around ponds.
 - Migratory Birds are affected, the birds are used to coming to fields to eat the "left overs".
 - On-site housing / On-site bike racks/parking
- Services / Electricity / Water / Natural Gas
- Tax bases (Industrial / Agriculture)
- Creates a mix of Employment Opportunities / New home ownership
- Contributes toward assessment in a mixed nature, direct and indirect
- Impact on Rural Character
- Impacts on Natural Environment
- Impacts on Condition of Lake
- Land Use – are we using good agricultural land or Marginal land
- Food Production / Safety / Extended growing season
- Community Diversity

Financial Implications

There is about \$340,000,000 in basic agricultural assessment from just the greenhouse acreage in Kingsville. This does not include packing/shipping, offices, distribution etc.

Basic Production Greenhouse (new) \$400,000/ac. Agri. rate taxes = \$1,308/ac..
\$10,320/ac. Comm. Rate
\$16,680/ac. Ind. rate.

Farmland (Cash Crop) at \$15,000/ac. Generates about \$50/ac.

Greenhouses generate about \$1,105,260 in revenue annually (1,300 ac.)

That same acreage as cash crop land would generate about \$65,000 in annual tax revenue

It is not unrealistic to suggest that another 50% of that basic (\$340 m) assessment comes from feeder industry and is taxed at commercial or industrial rate.

An overall estimate is that the greenhouse sector contributes 20% to 25% of the Towns property tax revenue.

From the research to-date cannabis greenhouses will be taxed on a mixed basis, growing area – agri. rate, all other facilities will be at minimum commercial rate.

Dr. J. Taylor communicated the Pros of Agriculture

- With Numbers
- Transparency

Cons are being addressed, through policy and procedures, etc.

- Procedures are in place for a lot of the regulations.
- Need to take a higher-level approach
- Develop a set of criteria for development, not all would be applied to all builds

Stewardship plan (some of these may be voluntary if there aren't existing MNR/CA/MECP requirements. Inclusion of these items on planning documents might help to stimulate more creative solutions, rather than aiming for the minimum regulatory requirements.)

- Light mitigation in place
- Odor mitigation in place (if required)
- ECA for stormwater management
- Endangered species assessment and mitigation if required
- Natural features assessment and mitigation if required
- Water course buffers for protection of riparian zone
- Top soil planning
- Address migratory/natural corridors if required

Communications

- Ensure that community and local economic benefits are communicated to stakeholders jointly from the committee and representing both the municipal and industry voice
- Gathering voluntary economic data through the planning process might be a nice way to access these numbers (i.e. jobs, investment, spin off contribution etc)

Fred Driedger presented an idea of connecting greenhouse properties with community;— George Robinson, Town Planner to “re-vamp”

- Place making
- Boulevard or right-of-way
- Tree planting for buffering
- Public realm improvements
- Public information “did you know....”
- Connect to the CWAT Active Transportation Plan.

Community Engagement

F. POLICY FOCUS - ADDRESS ITEMS IDENTIFIED IN PROS AND CONS EXERCISE

Consider items and should be in a checklist for all development, including greenhouse specific

Current Site Suitability section in the Official Plan is under Section 2.8, page 16 (Appendix A of your package)

G. NEXT STEPS

H. OTHER BUSINESS

Next meeting will be held on MONDAY June 3rd, 2019 at 6:30PM

Dr. J. Taylor will not be in attendance at the next meeting

I. ADJOURNMENT

Moved by George D, seconded by Dave H. there being no other items scheduled, the meeting was adjourned at 8:23 p.m.

CARRIED



 VICE-CHAIRPERSON, K. DEYONG



 SECRETARY-TREASURER, R. BROWN