

**GREENHOUSE POLICY REVIEW COMMITTEE**

**MONDAY JUNE 3<sup>RD</sup>, 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**

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

**B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Chairperson Nelson Santos 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 TUESDAY, May 14<sup>TH</sup>, 2019.**

Moved by Dave Hunt seconded by Henry Denotter that the Greenhouse Policy Review Committee Meeting Minutes dated May 14<sup>th</sup>, 2019 be adopted.

**CARRIED**

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

**May 14, 2019 –**

Town Planner, George Robinson provided County of Essex Active Transportation Maps and Settlement Structure Plan. Mr. Robinson explained what each map represented.

George Dekker asked if we are already 5 years into the map (dated 2014)

Nelson explained the County portion of the projects.

Mr. Driedger asked G. Robinson if the greenhouses could be connected into the existing active transportation network. George asked Mr. Santos to answer. Mr. Santos explained that each greenhouse doesn't have a plan for being connected. But the overall active transportation plan is heading in the right direction.

Mr. Denotter spoke about the potential connection paths between greenhouses; Rest stops along the pathway, Did you Know signage etc.

## **F. POLICY DEVELOPMENT FOCUS – REVIEW AND DISCUSSION ON SITE SUITABILITY CRITERIA FOR THE OFFICIAL PLAN**

Mr. Robert Brown, Manager of Planning Services provided a PowerPoint presentation:

### **Current Site Suitability Criteria in OP**

- ✓ Soil and drainage conditions are suitable to permit the proper siting of buildings
- ✓ The necessary services are available to adequately accommodate the proposed development.
- ✓ No traffic hazards will result because of excess traffic generation or limited sight lines on curves or grades
- ✓ The land fronts on a public road which is of a reasonable standard of construction
- ✓ Adequate measures will be taken to minimize adverse impacts that the proposed use may possibly have upon any proposed or existing use.

Would you say we apply these criteria today?

Mr. Brown explained that more recently they have because of the scale and nature of the industry but early greenhouse development, like many farm uses, were viewed and treated differently from a site suitability standpoint.

Mr. Denotter noted that past farmers, used to build a home on the farm. Now-a-days people don't want to live on the farm, they prefer not to live where they work.

Mr. Santos noted that the Town is ensuring services are available before issuing permits.

Mr. Brown outlined the outcome of a Feasibility study done in Chatham Kent and what was necessary for the sustainability of greenhouses:

1. Water
2. Gas (and how much)
3. Power (and how much)

Sanitary service on most farms is private as municipal sewer access is limited. Most private septic systems needed on greenhouse farms today exceed 10,000L per day which then requires MECP (formerly MOECC) approval. These systems are expensive and the approval process is detailed and lengthy.

Time line on the Chatham Kent document is around 2010 so the report is about 8 year old.

George Dekker – bases site selection on infrastructure and availability only.

Mr. Denotter, what are we going to do in 10 years when all of our greenhouses are self-sufficient. Generate their own fuel, recycled and reuse. Off the grid. We have to look into the next 10 to 20 years, technology is moving quickly.

Mr. Santos mentioned that there have been greenhouses that have tried to be self-sufficient, example, Great Northern, to what size and what degree can this program operate.

Seacliff Energy, creates bio gas from produce waste in the area. They are powering the neighboring greenhouses.

Mr. Brown, noted the scale of the cooling systems being used in the cannabis greenhouses as a significant power user and noise generator.

Mr. Brown, outlined how industrial lands on the edge of Chatham had been used for greenhouse development but also how the primary reason for supporting the conversion was the connection to the neighbouring ethanol plant for use of waste heat and CO2.

Mr. Driedger, noted that off grid is the direction that many operation want to go but back up utilities are still critical.

C & E of site suitability, Official Plan

- C** *no traffic hazards will result because of excess traffic generation or limited sight lines on curves or grades;*

We need to consider bikes, dark and narrow paths

- E** *adequate measures will be taken to minimize adverse impacts that the proposed use may possibly have upon any proposed or existing adjacent use.*

Regular farming next to Greenhouse, could be conflict.

Mr. Brown explained that interaction between two cash crop farms can be as sensitive as a cash crop farm next a greenhouse. There has to be communication and co-operation so neither operation is negatively impacted.

Mr. Driedger feels we are better at concentrating the greenhouses, minimizing the regular farming next to the greenhouses. Concentrating also helps with the connection paths.

Mr. Denotter regarding having infrastructure to support multiple trucks daily. He has 75 ft. wide driveway, minimal backing up, and proper turning radius. He ensures that his trucks are completely on his property.

Greenhouse developers want to utilize every square foot. Can we put in a requirement that new development has a better parking site, turning around, loading and unloading?

Where controlled access is proposed, we require that the gate be far enough off the road (well into the property) that the truck will be completely off the road.

Consideration of loading dock positioning, will headlights be shining into neighbouring properties, noise from cooler units etc.

Second and third slide from R. Brown

### **Additional or Revised Site Suitability Criteria**

- ✓ Large Scale Greenhouse (5 acres or greater) development shall be required to locate in areas of the Town with existing service capacity for hydro, natural gas and municipal water.
- ✓ Large Scale Greenhouse development will be encouraged to access sanitary sewer service where feasible and demonstrate adequate unreserved capacity in the service area
- ✓ Shall demonstrate access to the local road network capable of supporting traffic (pedestrian, bike and vehicle) generated by the proposed use
- ✓ Shall provide on-site storm water quantity and quality management and demonstrate no negative impact to approved drainage outlet.
- ✓ Shall demonstrate that storm water management systems are utilizing a combination of standard and low impact management practices.
- ✓ Large Scale Greenhouse development shall require additional lot frontage to accommodate access as implemented in the Kingsville Zoning By-law.
- ✓ Development located to the rear of existing sensitive land uses shall be required to demonstrate a higher standard of separation and buffering through the site plan approval process
- ✓ Development shall be oriented as to maximize buffering between it and sensitive land uses.

George Dekker, If we remove Large Scale Greenhouses from the first point and just put in Development would the first statement remain the same? R. Brown, yes all Large Scale Development. Mr. Dekker wants to make sure the same rules apply to small greenhouses

as well, services are required for any size of greenhouses.

Mr. Denotter, suggested calling them Commercial Producer.

Fourth and Fifth Slide

### Zoning Standards

- ✓ ~~Define large-scale greenhouse – 2 ha or greater~~ (suggested that this be removed)
- ✓ Lot Area Minimum = 2 ha (remove)
- ✓ Lot Frontage = 30 m increase to 90 m to 120 m may be reduced in the case of shared access
- ✓ Front Yard = 15 m or as per County change to standard based on what is within the frontage
- ✓ Rear Yard = 5 m
- ✓ Side Yard = 3 m - increase to equal to 8 m or height of greenhouse whichever is greater.
- ✓ Lot Coverage = 80% decrease ?
- ✓ Landscape Buffer & separation = 10 m increase to 20m based on proximity of sensitive land uses
- ✓ Loading area setback = 15 m from all lot lines - change to 25 m from *sensitive land uses*
- ✓ Driveway entrance = 2 m - increase to 15 m
- ✓ Require a minimum landscaped open space
- ✓ Require minimum outdoor amenity space based on worker counts i.e. 450 sq. ft. per person. (Bunk house)

Mr. Denotter asked if we could add “groomed land” in the rear yard setback. R. Brown explained that the greenhouse will generally leave an access lane to maintain the greenhouse. A safe working corridor.

Side yard setbacks should be based more on the increasing height of greenhouses. With most new greenhouses in the 25 to 30 foot range there is a need to update this standard in proportion to that height.

R. Brown, asked if we were to decrease lot coverage from 80%; what are the thoughts on if it would only make greenhouse operators buy more land. Discussion, 80% seems to be fair.

G. Dekker, Depth of storm water pond is dictated by the nearest outlet. No advantage to digging deeper for a storm water pond.

Mr. Denotter, water course, municipal drains, could you give the developer a “good neighbour credit” for better management or land use.

Mr. Robinson, spoke to the thought of removing Lot Coverage as a requirement as long as X Y and Z are done.

Mr. Driedger, What was the rationale behind 80%. R. Brown, 80% is a common number between municipalities with greenhouses; It would also be tied to storm water management as you need space for retention and other support facilities aside from the actual structures such as loading, access, parking, green space, septic system (weeping beds)

Mr. Driedger, asked if the setbacks are applied to the Bunk Houses as well? R. Brown indicated that yes setbacks would also apply to Bunk Houses; Bunk Houses need to be located in a visible position, the workers need to be kept safe.

Mr. Driedger, mentioned that Dr. J. Taylor has spearheaded the Kingsville, Leamington Community Engagement group, over 100 people at the first meeting. International workers, looking at transportation, health care, education, etc.

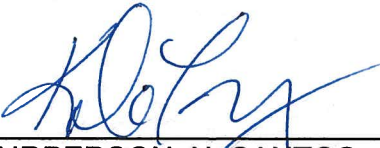

**G. OTHER BUSINESS**

Next meeting will be held on TUESDAY June 25<sup>th</sup>, 2019 at 6:30PM

**H. ADJOURNMENT**

Moved by Councillor Kimberly DeYong, seconded by Mike Burns there being no other items scheduled, the meeting was adjourned at 8:40 p.m.

**CARRIED**

  
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Vice CHAIRPERSON, N. SANTOS  


  
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SECRETARY-TREASURER, R. BROWN