



GREENHOUSE POLICY REVIEW COMMITTEE

TUESDAY JUNE 25TH, 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 • Joseph Sbrocchi • Fred Driedger • George Dekker • Margaret Pare • Mike Burns 	<ul style="list-style-type: none"> • Manager of Planning – Robert Brown • Town Planner – George Robinson - ABSENT - • Mayor Nelson Santos • Dr. Justine Taylor • Henry Denotter

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, JUNE 3RD, 2019.

Moved by Mike Burns seconded by Dave Hunt that the Greenhouse Policy Review Committee Meeting Minutes dated June 3rd, 2019 be adopted.

CARRIED

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

Robert Brown started review of progress from last meeting – zoning regulation discussions including lot coverage, landscaping, loading area setbacks, driveway width and location. Group discussion on if 80% lot coverage be kept, or increase. Question from Fred regarding if a site coverage limit should be removed. George Dekker raised setback from cash crops, respect for abutting landowners, allowance for servicing and access around the greenhouse.

E. OVERVIEW OF OBSERVATIONS FROM KINGSVILLE TRIP TO THE NETHERLANDS – GREENHOUSE DEVELOPMENT, TECHNOLOGY, FARM / NON-FARM RELATIONS

Mr. Robert Brown, Manager of Planning Services spoke about the recent Town trip to the Netherlands. Discussion of technology, variety of growing setups, many exhibitions from sales companies. Cannabis production in Netherlands is illegal, but tolerated and taxed. Delegation went to Agriport area where a co-op of growers consolidated land to develop a ‘greenhouse park’ with a geothermal facility to generate heat. Server farms co-located to share heat. Co-generation of energy, heat, and CO2 is common. Netherlands is a small country, need to increase food production and supports the greenhouse industry, in part on this basis. Attended the World Horti Centre which had a greenhouse in a greenhouse to test

growing in a variety of climates. Wide variety of retail cannabis, from high end pharma to low end recreational. Spoke with cannabis industry consultants, odour control and lighting mitigation technologies are readily available. Carbon filtration available and 100% reliable for odour control. Most of the greenhouses are in clusters, sharing services and co-generation. Water recycling common, storm water ponds lined and re-used, we have plentiful water supplies where Netherlands is limited.

The Netherlands has approx. 9,400 ha (23,225 ac.) of greenhouse (horticulture) – mix of vegetable production and flowers. With limitation on space you are starting to see vertical farming becoming an area of interest. Most of the largest concentration of greenhouses south of The Hague however there are other smaller concentrations but still in close proximity to the North Sea because of the unique impact it has the climate. This is similar to the Kingsville/Leamington concentration. Newer complexes that have developed have been limited in some cases by unique agricultural soils. There are many concentrations of greenhouses that surround suburban communities. Worker Housing is addressed much differently via an employment agency that hires, supplies and houses workers many in dorm like developments. There is little to no on-site worker housing.

Questions from Margaret Pare regarding odour control, and from George Dekker regarding size of facilities. Robert Brown reported that site coverage appears at or above 80%, immediately abuts residential. Due to age of parcels and orientation of canals, every inch of the country is developed. Land uses less segregated so difficult to identify support industries and areas vs others.

Group discussion about how to implement this information into the policies and regulations reported by Robert.

F. SITE PLAN REVIEW EXERCISE – EXAMPLE SITE PLANS PROVIDED.

Robert Brown reviewed purpose of exercise was to review a variety of recent greenhouse approvals to check a number of factors the committee has been considering:

- Zoning regulations – setbacks, lot coverage, parking, height, loading.
- Access
- Placement of buildings and SWM ponds
- Lighting, signage
- Trees, fencing, buffering
- On-site conflicts with drains, wooded areas, hydro, gas, water
- Storm water management
- Services
- Off-site conflicts – access alignment with neighbours, lighting, proximity in general, drainage.

First example – south Talbot rd. Robert Brown summarized the site layout and asked for questions. Mike Burns noted access concerns for loading docks, less chance to turn around on site. George Dekker noted that neighbouring lot surrounded, SWM, septic, on either side. Bunkhouse was an afterthought. Kimberly DeYong asked if we should mandate a bunkhouse on site for greenhouses, policies for where the bunkhouse should be on site. George Dekker noted that you should know how many workers you will need for most vegetable greenhouses. Cannabis greenhouses could require 5-15 workers per acre, where veggies are average around 2.5 per acre. Fred Driedger noted that bicycle traffic would be a concern, no good bike routes connection to Division.

Second example – Cronos on Road 3E. Cannabis greenhouse. Several nearby houses, greenhouse, processing facility, access and parking are larger than average. Serviced by municipal water and sanitary sewer at the expense of the applicant. Fred Driedger asked about future public sanitary expansion. George Dekker reported that province requires no sewage across private property lines. Robert Brown explained that distribution needs to be direct from network to user. Private force mains are an interim measure, septic systems aren't sustainable or desirable for the aquifer. Fred Driedger advocated a 'parkway model' that would provide services to a set area. Discussion about how, when, and where to provide services.

Third example – County Rd 29. Multi-phase veggie greenhouse. Issues with abutting Rural Residential lots and position of loading docks. Tree row proposed along roadway to mitigate impact on neighbours. Justification to collect deposits to ensure on and off site improvements to mitigate impacts are implemented. No bike connections.

Fourth example – County Rd 34 outside Ruthven. Approved in 2017 vegetable greenhouse. Differences in grade across the site, SWM facility on lower portion of the site. Connected with an existing greenhouse complex to the south. Bunkhouse has full services. Limited interaction with existing residential, but will abut new residential subdivision. Abutting municipal drain increases the side setback. May be an interest in requiring an increased buffer around the settlement areas. George Dekker indicated a preference not to require fencing around greenhouses, especially cannabis. Lower key security desirable, video surveillance or sensors.

Fifth example – M&M Farms. Abutting severed lot at the front of the facility. Bunkhouse and parking in the front, landscaped barrier missing.

G. NEXT STEPS – REVIEW OF CRITERIA FOR CONSIDERATION – FIRST DRAFT OF REVISED REGULATIONS – OFFICIAL PLAN AND ZONING.

First draft of policy and regulations. Open house originally scheduled for July 15th, Robert Brown asked the committee if they wanted to have an additional meeting to finalize a draft of the regulations before seeking wider public input.

Moved by Dave Hunt motion seconded by Fred Driedger that the July 15th meeting being for policy and regulation review by the committee before presentation to the public at an open house to be re-schedule to a later date.

CARRIED

H. OTHER BUSINESS

Next meeting will be held on JULY 15th, 2019 at 6:30PM – Draft policy and regulation review.

I. ADJOURNMENT

Moved by Dave Hunt, seconded by Joseph Sbrocchi there being no other items scheduled, the meeting was adjourned at 8:30 p.m.

CARRIED


VICE-CHAIRPERSON, K. DEYONG


SECRETARY-TREASURER, R. BROWN