



GREENHOUSE POLICY REVIEW COMMITTEE

**MONDAY JULY 15TH, 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 • Dr. Justine Taylor • Fred Driedger • George Dekker • Henry Denotter • Margaret Pare • Mike Burns 	<ul style="list-style-type: none"> • Manager of Planning – Robert Brown • Town Planner – George Robinson • Administration – Stephanie Coussens • - ABSENT - Mayor Nelson Santos

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 TUESDAY, JUNE 25TH, 2019.

Moved by Mike Burns seconded by Fred Driedger that the Greenhouse Policy Review Committee Meeting Minutes dated June 25th, 2019 be adopted.

CARRIED

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

Henry Denotter asked Robert Brown, Manager of Planning Services for a quick review of the Trip to Netherlands, as he was absent at the previous meeting. Mr. Brown gave Mr. Denotter a brief review of what was discussed at the June 25th meeting.

E. REVIEW OF CRITERIA FOR CONSIDERATION – FIRST DRAFT OF REVISED REGULATIONS – OFFICIAL PLAN AND ZONING.

Manager of Planning Services, Mr. Robert Brown introduced and lead a discussion on the regulations.

Official Plan Changes / Amendments – GPRC Based

1.5.4 – delete and replace with the following:
 Agriculture and related development will remain the primary economic activity of the Town. The main agricultural uses in Kingsville are field crops and greenhouse farming (primarily vegetable production and limited flower and plant greenhouses) Secondary agricultural uses

include mushroom production, raising of livestock and the recent introduction of commercial cannabis for medical and recreational use.

Growth in the greenhouse sector remains consistent from year to year. Availability and cost of services will remain the key factors in future growth.

2.8 Site Suitability

- Development shall be required to locate in areas of the Town with existing ****future or planned**** service capacity for hydro, natural gas and municipal water.
- Development with access to sanitary sewer service shall be required to connect and demonstrate adequate unreserved capacity in the service area. Development in close proximity to sanitary sewer service shall be encouraged to connect, where feasible, and where unreserved capacity is available.
- Development shall demonstrate appropriate, safe access to the local and County road network capable of supporting the ****type and volume of vehicular**** traffic generated by the proposed development.
- Development shall provide on-site storm water quantity and quality management and demonstrate no negative impact to approved drainage outlet(s).
- Development shall be encouraged ****to incorporate best management practices relative to the location, topography and purposed use for the**** utilization of low impact storm water management systems.
- Development with limited lot frontage shall be required to demonstrate to the satisfaction of the Town how the subject site can be accessed without impact to abutting sensitive land uses. Minimum lot frontage requirements are more specifically outlined in the implementing Zoning By-law.
- Development located to the rear of existing sensitive land use shall be required to demonstrate a higher standard of separation and buffering through the site plan approval process.
 - Mr. Henry Denotter raised a question about if bio security measures should be included as there is major concern about this issue in the industry.
- Development shall be ****designed and**** oriented as to maximize buffering between it and sensitive lands uses. ****to minimize or mitigate adverse impacts****

3.1 Agriculture

Goals

Item d) should be relocated and reworded to Section 2.1.1 Land Use Planning Principles as applicable to the Town as a whole versus specific to the Agriculture designation.

Policies

Item b) is revised as follows:

b) greenhouse farming and associated support facilities such as packing, shipping, co-generation and on-site labour housing are permitted in the 'Agriculture' designation subject to the following:

- i. greenhouse development shall be subject to the Site Suitability criteria of Section 2.8 of the Plan;
- ii. greenhouse development will be encouraged to locate in close proximity to existing greenhouse development more specifically south of Road 5 E and east of Division Rd. N. Greenhouse development not located within this area shall be required to provide justification of compliance with Section 2.8;
- iii. greenhouse development shall be subject to site plan control;
- iv. greenhouse development shall demonstrate that it is providing sufficient on-site labour housing for the crop(s) being grown. Labour for a given greenhouse development should be provided wholly on the same property. Notwithstanding labour may be housed off-site subject to demonstration of safe and appropriate private transportation between locations;
- v. the use of existing single detached dwellings for housing of on-site labour is discouraged. Only legally converted dwellings, subject to Building, Fire and Health Unit inspection will be considered subject to item b) iii) and iv);
- vi. greenhouse development shall be encouraged to provide linkages to existing and future active transportation corridors including CWATS and ERCA Greenway.

- vii. The recycling of irrigated water supply by greenhouse farms shall be encouraged in order to reduce primary water use, in accordance with the policies of this Plan, including Section 6.3.5;

The policies introduced in OPA #3 on medical marihuana are amended as follows:

- MMPF is replaced with Cannabis Production Facility (CPF)
- Marihuana for Medical Purposes Regulations is replaced with Cannabis Act
- All references to Agricultural designation are replaced with Agriculture designation
- Item 1. p) i) is deleted and replaced with the following:
 - i) new purpose built facilities will be encouraged as the first option, any retrofit or use of existing agricultural buildings or structures must demonstrate suitability.
- Item 4. Is amended by deleting 'medical marihuana grow and production facilities' and replacing with 'cannabis production and processing facilities'

Zoning Provision Updates

Section 4.16

Items a) to g) are deleted and replaced as follows:

- a) Landscaped Buffer/Separation – minimum 5 m wide abutting the lot line of a sensitive land use
- b) Bicycle Racks shall be provided for all housed on-site workers and located to the rear of the housing facility
- c) Main Driveway Access – 10 m from an abutting sensitive land use, ****secondary access locations shall be as determined in consultation with the Town and County****
- d) Loading Area – 100 m from the nearest residential dwelling, subject to screening and noise and light abatement during site plan approval
- e) Outdoor ****housed**** on-site worker amenity space – 40 sq. m per ****housed**** worker

Definitions (Applicable to Section 4.16)

****Landscaped Open Space shall consist of a combination of grass, trees, shrubs, flowers and other features as illustrated in an approved site plan.**

Buffering and/or Separation may include the use of fencing, Provincial or Federal separation standards, berming or screening**

Sensitive Land Use – any off-site residential dwelling, natural heritage feature, institutional use or park land

Added/amended -

- Lot frontage minimum 60 m or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive land uses.
- Front Yard Setback – 20 m from all lot lines within the frontage of the subject property as illustrated in the attached Schedule to Section 4.16.
- Rear Yard Setback – 5 m
- Side Yard Setback – 8 m or equal to the height of the sidewall of the greenhouse, whichever is greater
- Lot Coverage – 80%
- Landscaped Buffer/Separation – minimum 5 m wide abutting sensitive land uses
- Loading Area – 100 m from the nearest residential dwelling, subject to screening and noise and light abatement during site plan approval
- Main Driveway Access – 10 m from an abutting sensitive land use
- Front Yard Landscaped Open Space – 25% of the front yard ****setback**** area

- Outdoor on-site worker amenity space – 40 sq. m per worker/person ****demonstrate access to offsite amenity space / proximity to parks, public amenities**** (remove #'s)
- Bicycle Racks shall be provided for all on-site workers, located to the rear of the housing facility

Definitions (as per Section 4.16)

~~Landscaped~~ Buffer/Separation and ~~Landscaped~~ Open Space shall consist of a combination of grass, trees, shrubs, flowers ****or other features such as fences and walls**** and other features as illustrated in an approved site plan.

Sensitive Land Use – any off-site residential dwelling, natural heritage feature, institutional use or park land

F. NEXT STEP – DRAFT AND POST FINALIZED POLICY

Councilor DeYong asked if we are comfortable with leaving the changes up to The Planning department. Dr. Taylor and George Dekker would like to see a revised copy via email, prior to the public meeting.

Mr. R. Brown will send a draft copy by Monday, July 22nd to the committee via email. Mr. R. Brown would like to receive comment back by the end of the week, Friday July 26th.

G. REVISIONS TO SCHEDULE – DETERMINE PUBLIC OPEN HOUSE DATE, SUPPLEMENTARY REVIEW, FINAL PRESENTATION TO COUNCIL

Plan to hold a Public Open House on Wednesday August 21st

H. CIRCULATE NOTICE FOR PUBLIC OPEN HOUSE

I. OTHER BUSINESS

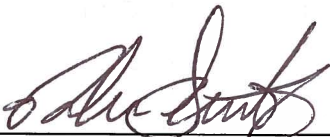
J. NEXT MEETING

Next meeting will be held on AUGUST 27th, 2019 at 6:30PM

K. ADJOURNMENT

Moved by Henry Denotter, seconded by George Dekker there being no other items scheduled, the meeting was adjourned at 9:05 p.m.

CARRIED



CHAIRPERSON, N. SANTOS



SECRETARY-TREASURER, R. BROWN