

Municipality of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Planner I, Planning Services

Date: August 23, 2018

Subject: Application for Site Plan Control
PL201800104 – Greenhill Produce (Thamesville) Ltd.
River Line, Harwich (South Kent)

Recommendation

It is recommended that:

1. Site Plan Control application File D-11 HA/14/18/G, to permit the construction of a four (4) phase 20.24 ha (50 ac.) large-scale greenhouse development including a production and packing building and four (4) bunkhouses on River Line, located in Part of Lot 24, Concession 1, RTS, in the Community of Harwich, as shown on the site plan drawing, prepared by Y.C. Liu Engineering, and dated July 17, 2018, be approved, subject to the following conditions:
 - a) that the site plan agreement be executed;
 - b) that the applicant convey an approximately 3.0 m road widening along the River Line frontage of the parcel, to the satisfaction of the Municipality and free of charge and clear of all encumbrances.

Background

The subject property is located on the south side of River Line between Mull Road and Kent Bridge Road, in the Community of Harwich (Roll Nos. 3650 140 003 24000 & 24010). The lands are approximately 44.17 ha (109.15 ac.) in area and currently farmed. The subject property is zoned Agricultural (A1) and designated Agricultural Area in the Chatham-Kent Official Plan.

The applicant is proposing to construct a four (4) phase 20.24 ha (50 ac.) large-scale greenhouse development including a production and packing building and four (4) bunkhouses as shown on the site plan attached as Appendix C.

In support of the site plan application, the applicant has also submitted a number of supporting studies and technical documents, which have been reviewed and accepted by the Municipality:

- Detailed Site Plan Design
- Site Servicing Brief
- Detailed Stormwater Management Report

Comments

Provincial Policy Statement (PPS)

The proposal is consistent with the Provincial Policy Statement (PPS).

Official Plan

The property is designated Agricultural Area in the Chatham-Kent Official Plan. Agricultural Area policies specific to large-scale greenhouses apply to the proposed development. These policies include:

3.10.2.2 The Agricultural Area designation means that the primary use shall be agriculture, farm-related industrial and farm-related commercial uses and accessory uses.

3.10.2.4 Greenhouse farms will be permitted in the Agricultural Area. They will be subject to site-plan control and must satisfy the Ministry of the Environment water-taking requirements, if not on a municipal water supply.

The recommended site plan conforms to the Agricultural Area policies of the Official Plan.

The Official Plan contains policies which apply to proposals for development on lands with archaeological potential, which includes:

5.3.2.21 Where a development is proposed on lands with archaeological potential, an archaeological assessment shall be required by a licensed archaeologist in compliance with the Standards and Guidelines for Consultant Archaeologists (2011), and the terms and conditions of an archaeological licence under the Ontario Heritage Act. Areas of archaeological potential shall be determined by the use of provincial screening criteria.

5.3.2.22 Development shall not be permitted on lands containing archaeological sites, unless the sites have been properly documented in accordance with provincial agency requirements and non-licensed alteration prohibitions in the Ontario Heritage Act have been waived

The proposed development was reviewed against the Criteria for Evaluating Archaeological Potential provided by the Ontario Ministry of Tourism, Culture and Sport (MTCS). The review concluded that there is low potential for archaeological resources at the property. As such, further archaeological assessment is not required as a condition of site plan approval. The related documentation has been filed in accordance with MTCS direction.

Zoning By-law

Similar to the Official Plan, the subject property is zoned Agricultural (A1), which permits a large-scale greenhouse development. Large-scale greenhouses are subject to the general provisions set out in Section 4.11, Greenhouse Farms (Large-Scale). These regulations include:

- 15 m side yard minimum
- 15 m rear yard depth minimum
- 80% lot coverage maximum
- 300 m setback from a Residential or Deferred Development Zone
 - Nearest Residential Zone is approximately 915 m (3,000 ft.)
- 15 m setback for all packing, shipping and loading facilities
- 7.5 m setback for driveways from any side or rear lot line
- 7.5 m setback for stormwater management ponds
- 10 m setback between top of bank of a municipal drain and top of bank of a stormwater management pond
- 7.5 m setback for outdoor water reservoirs

The proposed site plan complies with all regulations of the Zoning By-law.

Conclusion

The application is being recommended for approval, subject to the conditions listed in the Recommendation section.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Internal

Technical Advisory Committee

The Technical Advisory Committee supports the application.

Infrastructure and Engineering Services (IES)

A 3.0 m road widening along the Keil Drive South frontage of the parcel, shown on Appendix B, is required as a condition of approval, to the satisfaction of the Municipality.

The Developer is required to prepare and submit a Stormwater Management Plan acceptable to the Corporation and the Ministry of Environment.

Chatham-Kent Public Utilities Commission (CKPUC)

The CKPUC requests that the applicant of any proposed development considered a large volume water user be required to complete and submit an application for Water Rate-of Flow Control Systems. The applications are reviewed to determine if the local distribution system has appropriate pressure, capacity and the request will not cause adverse effects to adjacent water customers. The applicant continues to consult with CKPUC regarding water use requirements of the existing greenhouse operation and proposed expansion.

External

Lower Thames Valley Conservation Authority (LTVCA)

The LTVCA was circulated for comment as the subject lands fall within its jurisdiction. The property is in an LTVCA regulated Area and a permit from their office is required.

Financial Implications

There are no financial implications resulting from the recommendation.

Prepared by:



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Reviewed by:



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Reviewed By:



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Director, Planning Services

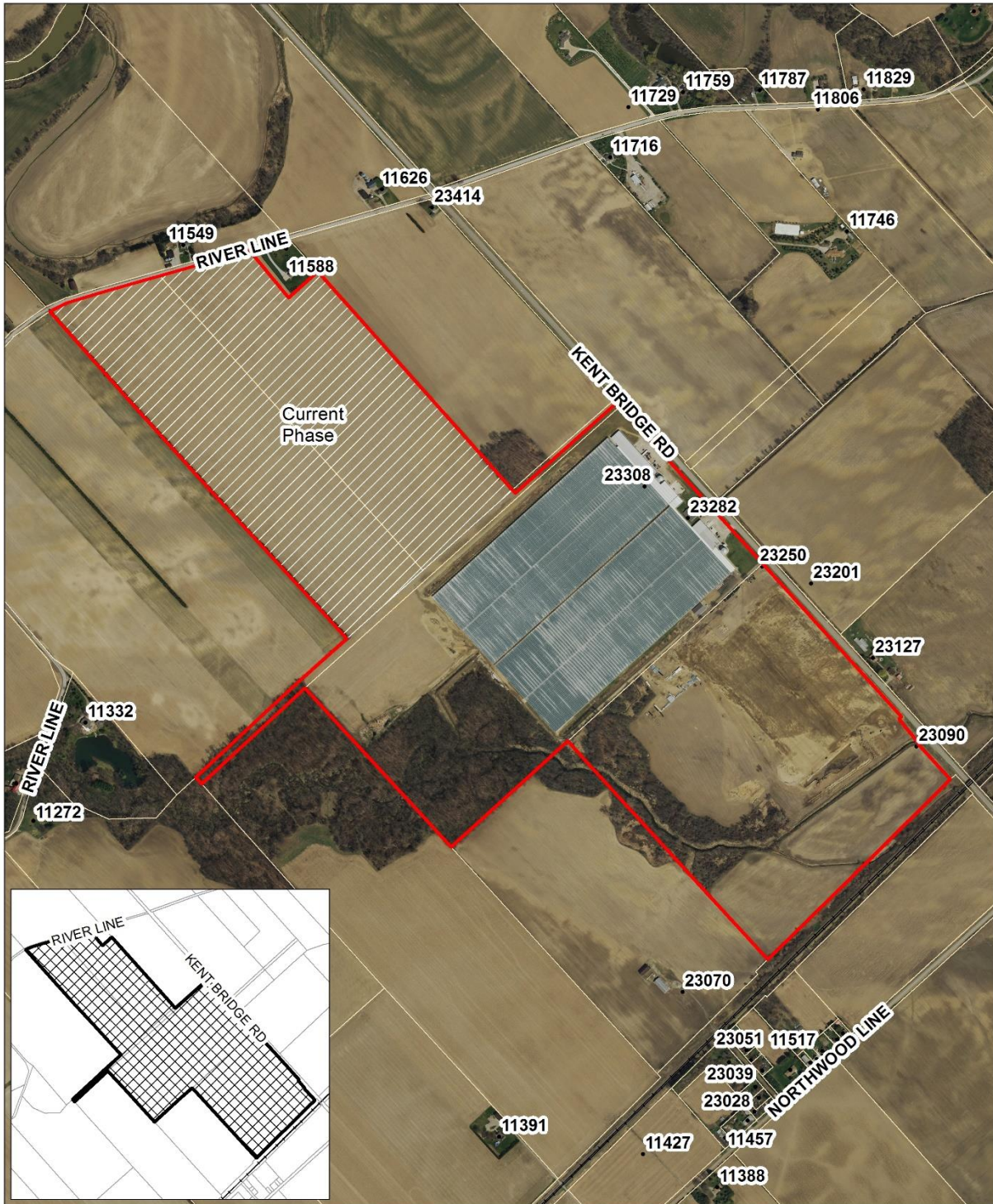
Reviewed by:

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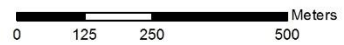
Attachments: Appendix A – Key Map
Appendix B – Road Widening Sketch
Appendix C – Site Plan

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Appendix A – Key Map



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Appendix B – Road Widening Sketch



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