

Municipality of Chatham-Kent
Community Development
Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Manager, Planning Services

Date: September 30, 2020

Subject: Application for Site Plan Control
PL202000143 – Wiet Peeters Farm Products Ltd.
8262 Middle Line, Community of Raleigh (South Kent)

Recommendation

It is recommended that:

1. Site Plan Control application File D-11 RA/20/20/W, to permit the development of a Specialized Farm, including:
 - i. a 14,537 sq. m (156,475 sq. ft.) mushroom growing facility;
 - ii. a 779.58 sq. m (8,390 sq. ft.) soil casing building; and,
 - iii. two 237.9 sq. m (2,560 sq. ft.) bunk houses;

in Part of Lot 22, Concession 22, in the Community of Raleigh as shown on the site plan drawing, prepared by RC Spencer Associates Inc. and dated September 29, 2020, be approved and that the site plan agreement be executed.

Background

The subject lands are located on the south side of Middle Line, west of Charing Cross Road, in the Community of Raleigh (Roll No. 3650 110 008 17905). The lands are 20 ha (49.4 ha) in area and are comprised of agricultural land with two (2) existing bunkhouses. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1). A key map showing the subject property and surrounding area is attached as Appendix A. Site photos are attached as Appendix B.

The facility is operated by Peeters Mushroom Farms. Peeters is a family owned and operated business in existence since 1981 with existing locations across the road from the subject property on Middle Line and south of Blenheim on Communication Road.

The application proposes to construct:

- i. a 14,537 sq. m (156,475 sq. ft.) mushroom growing facility;
- ii. a 779.58 sq. m (8,390 sq. ft.) soil casing building; and,
- iii. two 237.9 sq. m (2,560 sq. ft.) bunk houses;

as shown on the site plan attached as Appendix C.

Comments

Provincial Policy Statement (PPS)

The proposal does not raise any issues of Provincial interest.

Official Plan

The property is designated Agricultural Area, which supports a Specialized Farm on the lands. Specifically the policies read as follows:

- 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.*
- 3.10.2.3 *Permitted uses in the Agricultural Area designation will include the growing of crops, including nursery and horticultural crops; the raising of livestock and other animals for food or fur, including poultry and fish; aquaculture; agroforestry; maple syrup production; and associated on-farm buildings and structures...*

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:

a) Detailed Site Plan

Site Planning is a tool used in Chatham-Kent when property is being developed to coordinate the developer's needs as well as the interests of the community, and use of public resources. It is extremely valuable in implementing Chatham-Kent's goals for continuous improvement towards being a welcoming, active and sustainable place to work and live.

The site plan submitted with this application implements Chatham-Kent's Official Plan and Zoning By-law. The site plan coordinates municipal servicing, public safety and compatibility of land uses. It provides opportunities for being a healthier and progressive place, and respects the developer's choice, style and budget for the project. The proposed site plan adheres to Chatham-Kent's requirements and will form part of the site plan agreement.

b) Stormwater Management Plan & Report

A storm water management Plan (SWM) starts with calculations to determine the storm water volumes for the proposed site development and then a design for the movement and storage of storm water that will not upset the natural water cycle of the area. A SWM plan will determine measures that are necessary to allow sediment to settle out of the storm water and to prevent flooding and erosion. The developer has submitted a stormwater management plan to the Municipality. The plan is under review at this time. Final approval of the stormwater management plan will form part of the site plan agreement.

c) Lighting Plan and Photometric Data

Chatham-Kent's Development Standards require site plans to adhere to the following principles through adhering to technical standards as set out in the Development Standards Manual. Lighting plans shall:

- i. Contribute to personal safety
- ii. Support the supervision of secure areas
- iii. Assist in way finding
- iv. Conserve energy
- v. Preserve the experience of the night sky
- vi. Respect the privacy of residential space
- vii. Respect animal habitat
- viii. Heighten the enjoyment of public space and nighttime activity
- ix. Apply the above listed guiding principles consistently

The proposed lighting plan adheres to Chatham-Kent's requirements for lighting and will form part of the site plan agreement.

Overall, the proposal conforms to the Official Plan.

Zoning By-law

The subject property is zoned Agricultural (A1), which permits a Specialized Farm. A Specialized Farm includes the growing of mushrooms as defined in the Zoning By-law:

"FARM, SPECIALIZED" means land on which one or more of the following commercial activities consisting of raising chickens, turkeys or other fowl; the raising of fur-bearing animals; the raising of horses, sheep, swine or goats;

the raising of cattle on feed lots; the raising of dairy cattle; the raising of rabbits; the raising or boarding of dogs or cats; or growing of mushrooms, is undertaken.

The property has an existing access on Middle Line and a new secondary access is proposed. Forty-four (44) parking spaces are provided including one (1) Type A accessible parking space and one (1) Type B accessible parking space as required by the Accessibility for Ontarians with Disabilities Act (AODA).

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

Conclusion

The proposed development conforms to the relevant policies of the Official Plan and complies with the Zoning By-law and the applicable regulations. Therefore, the application is being recommended for approval.

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

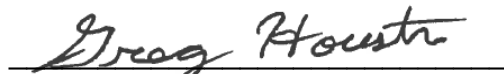
The Technical Advisory Committee supports the application.

Financial Implications

There are no financial implications resulting from the recommendation.

Prepared by:

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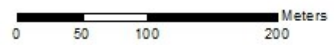
Attachments: Appendix A – Key Map
Appendix B – Site Photos
Appendix C – Site Plan

P:\RTC\Community Development\2020\Planning Services\Oct 19-20 Peeters Mushroom Farm Products Ltd Report.docx

Appendix A – Key Map



This is not a plan of survey.
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Appendix B – Site Photos



Looking south at the subject lands from Middle Line.



Looking north at the existing facility across Middle Line.

Appendix C – Site Plan dated September 29, 2020

