

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

December 5, 2019

File No.: D.19.06.SP-19-0101

Curtis Thompson
Planner
Town of Pelham
20 Pelham Town Square, PO Box 400
Fonthill, ON L0S1E0

Dear Mr./Ms. Thompson:

**Re: Provincial and Regional Comments
Site Plan Control Application
Town File: SP-08-19
Applicant: Slappendel Greenhouses Inc.
Address: 1361 Maple Street
Town of Pelham**

Regional Planning and Development Services staff has reviewed the following materials, which were provided as part of the above noted application for Site Plan Control at 1361 Maple Street in the Town of Pelham:

- Site Plan, prepared by Westbrook Greenhouse Systems Ltd., dated November 14, 2019;
- Foundation Plan, prepared by Westbrook Greenhouse Systems LTD., dated October 03, 2019;
- Elevation Plan (E1), prepared by Westbrook Greenhouse Systems LTD., dated October 30, 2019; and,
- Vegetate Protection Zone explanation letter from Ed Slappendel.

The proposal is for a 2,508 m² easterly greenhouse expansion. The application was received by Regional staff on November 15, 2019. The following comments are provided from a Regional and Provincial perspective based on the information submitted in order to assist the Town in reviewing the application.

Natural Heritage

Regional environmental staff has reviewed the Site Plan and Vegetation Protection Zone explanation letter, and are satisfied that Regional and Provincial natural heritage policies have been adequately addressed. Staff will not require the completion of any further studies.

Archaeological Potential

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS states that, “development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.”

The subject land was identified at the pre-consultation meeting as having high archaeological potential based on the Ministry of Tourism, Culture and Sport’s (MTCS) Criteria for Evaluating Archaeological Potential and the Town of Pelham’s approved Heritage Master Plan. Based on discussions with the applicant at the preconsultation meeting and the Anchor Post Layout Plan, prepared by Westbrook Greenhouse Systems Ltd. (dated 9/30/19), Regional staff are of the opinion that the type of construction proposed for the greenhouse will not result in deep excavation or the disturbance of archaeological resources on site. This is supported by the interpretation of “extensive and intensive disturbance” provided by the MTCS, which does not include gardening and landscaping, agricultural or historic building footprints. Therefore, provided the greenhouses are constructed using a slab-on-grade type foundation, which does not include deep excavation of the soil, the archaeological assessment can be waived in lieu of a standard archaeological clause in the site plan agreement relating to deeply buried archaeological materials that may be encountered during grading and construction activities. A condition for the archaeological warning clause is included in the Appendix.

Private Servicing

Private Septic System (PSS) staff have reviewed the application. Septic permits were issued by the Health Department for the following: 3-bedroom house located west side of lot in 1980 with the tile bed extended in 1998 for a house addition; 4-bedroom house located on the south side of the lot in 1998. No visible defects were noted with the septic systems at the time of inspection. The location of the proposed greenhouse addition appears to meet with the minimum setback requirements to the sewage systems and there is sufficient land available on the lot for any future upgrades as needed. Please note that if any changes are proposed to the houses in the future, the existing septic systems would need to be upgraded to meet current Building Code requirements. Therefore, PSS staff have no objections to the site plan as submitted for the additional greenhouses, provided there is no increase to employees or plumbing. A condition is included in the Appendix in this regard.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner brings the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- No limit blue/grey containers;
- No limit green containers; and,
- 4 garbage containers.

The Owner should be advised that if Regional waste collection limits cannot be met or if curbside collection is not desirable, garbage collection for the development will be provided through a private contractor and not the Niagara Region. Notwithstanding the above comments, the site would remain eligible for Regional recycling and organics collection subject to the above limits. A clause has been included in the Appendix for waste collection.

Conclusion

In conclusion, Regional staff offers no objection to the application, subject to the conditions outlined in the Appendix. Please forward a copy of the final Site Plan and Site Plan Agreement to the Region for our files.

Should you have any questions related to the above comments, please feel free to contact me at 905-980-600 ext. 3432 or Lola Emberson, MCIP, RPP, Senior Development Planner, at 905-980-6000 ext. 3518.

Kind regards,



Britney Fricke, MCIP, RPP
Development Planner

cc: Lola Emberson, MCIP, RPP, Senior Development Planner, Niagara Region
Susan Dunsmore, P. Eng., Manager Development Engineering, Niagara Region
Tanya Killins, Private Sewage System Inspector, Niagara Region

Appendix 1

Regional Conditions for Site Plan Approval

1361 Maple Street

1. That the following clauses be included in the site plan agreement:

“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ontario Ministry of Tourism, Culture and Sport (MTCS) (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services in Toronto (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”

“The Owner is advised that if the waste collection limits cannot be met or if curbside collection is not desirable, waste collection will be the responsibility of the Owner through a private contractor and not Niagara Region. However, the site remains eligible for Regional recycling and organics collection subject to compliance with the current Regional Waste Collection Policy.”

2. That the addition not include any additional plumbing fixtures, as any future changes to sewage flow rates on the property (number of employees or plumbing in the greenhouses or dwellings) will require an upgrade of the septic system.

Memorandum

Public Works Department - Engineering

To: Curtis Thompson, Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development

From: Tolga Aydin, Engineering Technologist

Date: November 19, 2019

File #: SP-08-19

Subject: 1361 Maple Street – **First Submission**

The Public Works Department has reviewed the submitted documentation regarding the proposed development located at 1361 Maple Street. Please note the following notes and conditions provided.

Public Works has no comments or concerns.

SITE PLAN COMMENTS

Date: November 20, 2019
Re: SP-08-19

The building department offers the following comment,

- A building permit will be required for the proposed work.

Respectfully,
Belinda Menard, Dipl.T.
Building Intake/Plans Examiner

From the Department of
 **Community Planning
& Development**



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

December 2, 2019

Curtis Thompson
Senior Planner
Town of Pelham
20 Pelham Town Square
PO Box 400
Fonthill, ON L0S 1E0

Dear Curtis,

Re: Site Plan Control Application
Slappendel Greenhouses Inc.
1361 Maple Street
Town of Pelham
File No.: SP-08-19

Enbridge Gas Inc. does not object to the proposed application(s).

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing CustomerConnectionsContactCentre@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.

Curtis Thompson

From: Neil Stoop <nstoop@npca.ca>
Sent: November 29, 2019 2:36 PM
To: Curtis Thompson
Subject: RE: Request for Comments - Site Plan Control (SP-08-19)

Hello Curtis,

The proposed works are located outside of the NPCA regulated areas. The NPCA has no objections as proposed.

If you have any further questions, please do not hesitate to ask.

Thank-you

Neil Stoop, MSc.

Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | ext. 248
nstoop@npca.ca
www.npca.ca

[NPCA Watershed Explorer](#)

From: Curtis Thompson <CThompson@pelham.ca>
Sent: November 15, 2019 4:21 PM
To: Dev Planning Applications - Region (devtplanningapplications@niagararegion.ca) <devtplanningapplications@niagararegion.ca>; 'Fricke, Britney' <Britney.Fricke@niagararegion.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Bob Lymburner <BLymburner@pelham.ca>; Derek Young <DYoung@pelham.ca>; Belinda Menard <BMenard@pelham.ca>; Mike Zimmer <MZimmer@pelham.ca>; Enbridge- Municipal Planning (MunicipalPlanning@enbridge.com) <MunicipalPlanning@enbridge.com>; Niagara Peninsula Energy (info@npei.ca) <info@npei.ca>; Bell Canada <circulations@mmm.ca>; Neil Stoop <nstoop@npca.ca>
Cc: Barbara Wiens <BWiens@pelham.ca>; Shannon Larocque <SLarocque@pelham.ca>
Subject: Request for Comments - Site Plan Control (SP-08-19)

Hello,

We are in receipt of an Site Plan Control (SP-08-19) application for the lands at **1361 Maple Street** (Slappendel Greenhouses Inc.). The proposal includes a 2508 m² easterly greenhouse expansion.

Attached you'll find:

- Site Plan
- Foundation Plan
- Elevation Plans
- SPA Application
- *Vegetated Protection Zone* Explanation Letter
- Email re: Floor Area Details

Hardcopies will also be provided, as well as the required payment (Region).

Comments would be appreciated by, **Friday, December 6th 2019**.

Thank you,



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Curtis Thompson

From: Greenhouse Slappendel <info@slappendelgreenhouses.com>
Sent: October 31, 2019 8:25 AM
To: Curtis Thompson
Subject: Site plans Missed an important detail on previous email
Attachments: C058290-ELEVATIONS.pdf; C058295-elevations.pdf; SITE PLAN-Canborough.pdf; SITE PLAN-maple1.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Sorry forgot to add the proposed greenhouse space I have added the proposed addition in bold

Please find attached the site plans and elevations for the additions at both locations

Also the sizes of all buildings for each property are as follows, it was easier to put in a list like this

1010 Canboro Road

Property size	15.8 Acres	63920 Sq Metres	6.39 Ha
Greenhouse	37,044 sq feet	3441.5 Sq Metres	
Barn	2287 Sq feet	212.5 Sq Metres	
House	2504 Sq Feet	232.6 Sq Metres	
Proposed Addition	21,168 Sq feet	1966.6 Sq Metres	

1361 Maple Street

Property Size	24.9 Acres	100766.7 Sq metres	10.1 Ha
Greenhouse	82368 Sq Feet	7652.2 Sq Metres	
Hoop Houses	21904 Sq Feet	2035 Sq Metres	
Barns	18934 Sq Feet	1759 Sq Metres	
Houses	4731 Sq Feet	439.5 Sq metres	
Proposed Addition	27,000 Sq feet	2508.4 Sq Metres	

Please let me know if you need any more info so I can get it to you as soon as possible, Hope this is everything you need for next weeks meeting

Thanks

Ed Slappendel

info@slappendelgreenhouses.com

www.slappendelgreenhouses.com

ph--905-892-6756

fax-905-892-6506



Letter for the regional staff identifying land use

This letter is to confirm the land use at 1361 Maple street after the construction of the additional greenhouses is to remain farm land, will be use for sunflowers and other harvestable crops as in the past. There will be approximately 55 metres from the corner of the addition to the nearest tree with a driveway crossing in between. There will be a border around the greenhouse of 1-3 metres that is weed free to meet the criteria of CFIA and the USDA allowing me to ship into certain areas of the US (Japanese beetle program) This all should meet the requirements of the green belt policies.

Thank you

Ed Slappendel