

# Z-8458 Greenhouse Regulation Review

City of London  
Planning and Environment Committee  
June 1, 2015



## Initiating Resolution

On September 30, 2014 Municipal Council resolved:

That, the Civic Administration BE REQUESTED to look at all regulations, including zoning regulations that limit the lot coverage of greenhouse uses to 10 percent of the lot area and to include this request on the Planning Departments Work Plan.



## Policy Context

- Provincial Policy Statement (2014)
  - Agricultural uses include: “the growing of crops, including nursery, biomass and horticultural crops ... for food, fur or fibre ... and associated on-farm buildings.”
- Official Plan
  - Permitted uses in the Agriculture designation include the “full range of farming types ... including, but not limited to, general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture and agricultural research”.



## Issues

- Definitions
- Lot coverage & Setbacks
- Impacts
- Accommodation of Employees
- Packing and Loading
- Process



## Definitions

"GREENHOUSE" means a building or structure used for the growing of plants, shrubs, trees and similar vegetation in a climatically controlled environment constructed primarily from a translucent building material. A greenhouse of less than 10 square meters is considered an accessory structure in accordance with Section 4.1 of this by-law.

"GREENHOUSE FARM" means an agricultural use in which the predominant activity is the growing of crops within a greenhouse. A greenhouse farm may include packing, loading, shipping and any other ancillary facilities required to support the growing and wholesale of the crops grown in the facility. A greenhouse farm may include a SECONDARY FARM DWELLING as an accessory use. A greenhouse farm does not include a COMMERCIAL GREENHOUSE on site or any other retail use.



## Lot Coverage and Setbacks

- Lot coverage of 70%, including all accessory uses for greenhouse farms.
- Current 15m setback for all yards in the Agricultural AG1 zone variation be maintained.
- Ensure that the external yards (front and exterior side yard) are not used for storage.



## Impacts

### Exhaust Fan Output

- Where ventilation fans are used, the setback requirement shall be 25 meters for the yard where the fans are located.

### Odour

- Manure storage and anaerobic digesters shall meet the MDS II setbacks as determined by the appropriate Minimum Distance Separation (MDS) formula.
- No storage of manure, compost or other odoriferous and combustible materials is permitted within 30 metres of a road allowance, a watercourse, stormwater facility, a neighbouring residential use or a residential use on the site including a secondary farm dwelling.

### Lighting

- A greenhouse farm that uses artificial lighting for growing purposes shall locate the lighted portion of the greenhouse a minimum distance of 150 metres from any residential use on an adjacent lot and 300 metres from any residential zone.



## Accommodation

- The large agricultural greenhouses developed in Ontario often have employee accommodation on site.
- Secondary farm dwellings are permitted with a greenhouse farm use.
- To ensure that the secondary farm dwelling is accessible in case of fire the secondary farm dwelling on the site shall be located in a front or exterior side yard.



## Packing, Shipping and Loading

- Packing, shipping and loading facilities are not to exceed 5% of the size of the growing portion of a greenhouse farm.
- Packing, shipping and loading facilities are to have 30 m minimum setback from all lot lines or 45 m from the nearest residential use on a separate lot whichever is greater.
- Additional parking for tractor trailers is to be provided at a rate of 1 spot per packing bay.



## Process

- The Site Plan Control Area By-law currently exempts "agricultural and farm related buildings, building additions, building alterations or structures that are utilized in farming operations".
- To address issues such as stormwater management and circulation on greenhouse farm sites the Site Plan Control Area By-law would need to be amended to remove greenhouse farms, from the list of exempted uses.
- Site Plan Control is used in other jurisdictions to address large scale agricultural greenhouses.



## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London:

- a) the proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 16, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to:
  - i. Add definitions for "Greenhouse" and "Greenhouse Farm" to Section 2 – Definitions;
  - ii. Amend Section 4.1 to add greenhouses to the list of farm buildings exempted from the coverage limit for accessory uses;
  - iii. Add a parking provision to apply to Greenhouse Farm in Section 4.19 – Parking Standards;
  - iv. Add "Greenhouse Farm" as a permitted use in the Agriculture AG1 zone variation.
  - v. Remove use "Commercial Greenhouse" from the listed of permitted uses in the Agriculture AG2 zone variation and add "Commercial Greenhouse" to the list of permitted uses in the Agriculture AG3 zone variations; and
  - vi. Add regulations to Section 45.3 to address the specific features of a "Greenhouse Farm".
- b) that Civic Administration be directed **TO REVIEW** the Site Plan Control Area By-law to evaluate the possibility of removing greenhouse farm from the list of exempted uses and developing the necessary regulations to address such matters as stormwater management, access, employee accommodation, parking and storage of materials.

