

Town of Kingsville
Kingsville, Ontario

Provincial Government Member of Parliament
Essex, Ontario

Attention:
Mayor of Kingsville
Members of Town Council
Member of Parliament

RE: Change of Zoning for Green Houses

We would like to inform all three levels of Government; Federal, Provincial and Municipal, which we as residents of Essex County are concerned about the problems of living in close proximity to greenhouse industrial complexes in our rural community.

A greenhouse complex starts with any land deemed agricultural or Zone 1A.

- Most greenhouses in our area have the top soil removed from the acreage. Beams are pounded into the ground, the structures are erected 30-40 feet high and are placed “under glass”.
- In many cases concrete flooring is poured, followed by water towers, offices, loading docks, parking lots, warehousing area, processing areas, chilling units, and seasonal worker dwellings.
- When these greenhouses are complete they are technically very sophisticated and rival many the most advanced manufacturing facilities in Canada.

Most Industrial complexes or manufacturing facilities fall under zoning and bylaws that have been developed to deal with the waste, noise, light, traffic, as well as proximity to residential dwellings and properties. The zoning and bylaws also have been developed to protect the wildlife and reduce the impact to the environment and surroundings.

In developing the bylaws and zoning for the industries and manufacturing facilities it enables the town and province to develop the planning for infrastructure needed to support the industry and growth of the surrounding communities.

In July 2017, a number of residents in Kingsville, Ontario in a small rural road, were informed that a parcel of land was to be purchased and greenhouse complexes are to be proposed for this and other large acreages in the area. We have assembled together to explore what we can do as homeowners and landowners in this rural community to stop the development of these greenhouse complexes in our backyards.

1. A greenhouse complex under the current provincial zoning guidelines is considered to be agricultural and may be erected on any farmland.
2. Greenhouse complexes can be built as close as 30 feet from the neighbouring properties.
3. Along with greenhouse complexes, all structures associated with the growing, preparation, packaging, transportation, and seasonal migrant housing can be built on the property to support this industry.

4. Services such as gas, hydro, and water as well as roads may be at the expense of the greenhouse operator; however, the maintenance of these items are at the cost of the municipality and taxpayer.

For residents who live near the greenhouse complexes we would face the noise of the industry and traffic in our own back yards, with in turn will drive our property values down, with limited selling power and often only to the neighbouring greenhouse complexes.

We will lose the open spaces, views, and interaction with the wildlife that brought us all to the rural communities into which we live.

Many of the local farms have been in the families for generations and farmed by more “traditional’ methods. The traditional farmer cannot compete with the greenhouse owners and rising cost of acreage.

Our association, named the Kingsville Property Owners Group, are asking for your help for our area as well as many other areas in Ontario and throughout Canada being affected by this epidemic with the introduction of medicinal and recreational marijuana. This problem will only worsen without proper intervention.

There is a place for the greenhouse industry in Essex, in Ontario and Canada as a whole we all agree, but stronger zoning and bylaws must be put in place to accommodate the homeowners, municipal, provincial and the greenhouse industry.

We are asking you to sign the petition on the link below so that we can move forward with our goal.

Thank you from the Kingsville Property Owners Group