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Robert Brown,
Manager, Planning Services,
Town of Kingsville

Dear Sir:

This is a letter of concern regarding the applications for the zoning by-law amendment for File ZBA/17/18 and File ZBA/16/18 (Section 34 of the Planning Act, R.S.O. 1990, C.P.13). The owners are Kapital Produce Ltd. and MOS Enterprises who want to change their existing greenhouse production to the growing of medical marihuana.

My family residence lies on the northwest corner of the George Whaley & Sons farm so it will be directly affected by the probability of odour pollution from these operations if allowed to produce cannabis. The skunk odour I smell when travelling on the Albuna Townline towards Lake Erie can be strong at times and I've noticed it spreads east into Leamington likely on days when there is a southwest or west breeze. Not only does a foul odour come from a greenhouse along the Albuna Townline but I feel it must also come from the Aphria operation. So this makes me question whether these facilities did not have odour control provisions in place when they were given approval to begin their medicinal marihuana business.

Every time there is an east wind we are faced with the manure-like stench from the Highline Mushroom plant on the east end of Rd. 5. So now I fear we will be polluted with bad odours from Kapital Produce and MOS Enterprises if there is no guarantee in place that they will prevent off odours from spreading if allowed to grow cannabis. My family farm abuts the property of Kapital Produce and with our home being so close we will be sure to be affected by a skunk smell especially when there is a southwesterly or west breeze. In Essex County that is predominately the direction in which most winds prevail which means we could be having to live almost on a daily basis with this sense of air pollution.

Not only is my family worried about the probability of living with this foul odour when outdoors or when having the windows open, but I feel concerned for our employees on the George Whaley & Sons farm. They spend most of their days for 7 months working outside and

they should not have to be subjected to working in this kind of environment. One could argue that as farmers we create an odour when spraying orchards periodically during the spring and summer although we haven't ever had complaints about that. The difference is that the area affected by a mild chemical odour is only about 80 ft. from the source and it typically dissipates within 30 minutes plus it is done only for a few hours on certain days. This is far different from emissions coming from greenhouses. In addition our employees are not forced to work in orchards being sprayed or even close by.

In the Purpose of the Application section it states that "recent changes to the requested zoning for MMPFs has led to the addition of odour control provisions as a requirement of the zoning". However if you read the Public Health Ontario Evidence Brief on Odours from Cannabis Production which I have included with my letter, from my understanding there is a question raised about the effectiveness of the odour control provision based on the quality of the equipment installed.

In the Discussion and Conclusions section of the above report it recommends that **"a formal system for residents to document and report nuisance odours"** should be put in place **"to facilitate the enforcement of the standards or by-laws. As part of the permitting process odour control plans can be reviewed to determine whether emissions are adequately treated such that cannabis odours are not perceptible outside the exterior of the building."**

I am disappointed that it is not the policy of the township to send a Notice of Complete Application and Public Meeting: Zoning By-Law Amendment to members in the community whose property is not adjacent to the subject parcel of land being considered for the amendment when it involves a greenhouse operation wanting to grow medical marihuana. Odour pollution spreads far beyond property boundaries so it is not fair for the people in the surrounding community to not be made aware of how their living standards may change if the approval for these agricultural industries is not properly addressed. I feel like it is left up to us to inform our neighbours of the Feb. 11th meeting so their voices can be heard too.

In closing, I'm sure most members of the public do not fault the greenhouse operators for all trying to jump on the bandwagon to grow medical marihuana since the government legalized cannabis. The issue is that if it is allowed, not only do these business owners but the leaders on town councils in our communities as well must be held responsible in protecting the public from cannabis off-odours production. The quality of life and sense of well-being for residents should be of prime importance if we want to pride ourselves in living in a strong, stable and happy community. Mayor Santos used the phrase "We the South" to accentuate local strengths and achievements in our area at the 12th Annual Breakfast with the Mayors on Jan. 11, 2019. My feeling is that the phrase "We the Smelly South" is more applicable.

Unfortunately I am not a public speaker nor is anyone in my family, so this is my submission to you and the Kingsville town council to take great heed in granting approval for these amendments in the zoning by-laws for Kapital Produce and MOS Enterprises. Please do your

utmost to guarantee that there will be no off-odour emissions coming from these operations if allowed to change their production to medical marihuana

Thank you for your time in reading my comments.

Regards,

A handwritten signature in cursive script that reads "Lorie Lyons".

Lorie Lyons