

## Appendix B

Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

July 05, 2021

Attention: Mayor and Town Council  
c/o: Mr. Robert Brown, Manager, Planning Services

Subject: Amendment Comments, Requests and Formal Submission for the Record  
Zoning By-Law Amendment File ZBA/11/21  
Mastron Enterprises Limited

Dear Mayor and Council

This submission is in response to the “Notice of Complete Application and Public Meeting: Zoning by-Law Amendment File ZBA/11/21” dated June 21, 2021 as received from the Town of Kingsville.

### **First and Foremost:**

We understand and support economic and commercial development in Kingsville. We encourage Greenhouse Developers, the Greenhouse Industry and Mayor and Council to pursue these initiatives. At the same time there must be a balance between established residential properties and Greenhouse Developers and the commercial operations necessary for the Greenhouse Industry. It is with this understanding of the necessary balance between established residential homes and potential Greenhouse Developers and the Greenhouse Industry that we make the following points in response to your Notice and request for Comments for Mayor and Council.

### **Collective Response from Established, Adjacent and Impacted Residential Home Owners**

This submission is to be considered as a collective group and individual response from all the respondents noted on the attached signature pages herein. Each signature page includes the name, address and signature as per your instructions: “Public Comments”. For clarity: consider this July 5 communication as individual responses presented as a unified group of established, adjacent and impacted residential home owners to your June 21, 2021 request.

## **Request**

We hereby request Mayor and Council to take into consideration and respond to the following points and **withhold** Town of Kingsville Amendment approval until the following points below and any other identified issues have been properly addressed.

### **1. Frontage Less Than Minimum Requirement**

We do not understand the statement: **“The frontage of the parcel is less than the minimum requirement so as part of the amendment the reduced existing frontage will be recognized”**.

Note that we have made verbal inquiries to obtain information regarding this non-compliance but due to vacation schedules of Town of Kingsville personnel, the Town is unable to address this issue in a timely fashion to allow us to consider this point. We cannot comment on something we do not understand nor have been provided sufficient explanation, information or time to evaluate. If the amendment does not meet “the minimum requirement”, the Amendment must be delayed until this is fully understood and properly addressed by the individuals that you sent the Notice to.

### **2. Traditional Agricultural Farming VS Commercial Greenhouse Development/Operations**

We as established Home Owners, directly adjacent to the subject property for Greenhouse Development/Operations, some whom have lived here for over 20 years and are retired or plan to retire here, understood at the time of our property purchase and continue to understand **“Traditional Agricultural”** land use to essentially be plant in the spring and harvest in the fall with conventional tractor equipment. That Council would contemplate that “Traditional Agricultural” land use now includes multi-million dollar commercial Greenhouse Development/Operations is astounding to us. We state this for many reasons some that include the following:

- Greenhouses are sophisticated, technologically advanced with new developments annually with increases in size (height), days of use, production efficiencies, etc.
- Greenhouses require multi-million dollar investments. The local industry is a Billion dollar industry.
- Greenhouses require multi-million dollar operations and maintenance schedules and budgets and supporting management, administration and labor.
- 24/7/365 year over continuous operations

- Greenhouses include Distribution Centres, Transportation Hubs, Processing, Administration, Waste Generation, Management and Disposal, supporting services, lodging for workers, etc.
- Ownership ranges from sole proprietor to publically traded corporations to local to foreign Ownership
- High demand for high quantity Services far beyond domestic residential needs such as: Water, Electricity, Natural Gas, Communications, Transportation, etc.
- Drainage and Water Management.
- Waste including dumpsters, composting, etc.
- The land was likely purchased at a premium cost which Traditional Agriculture could not support hence it will be developed as a large Greenhouse Corporation.
- Etc., etc.

We find it amazing that one tries to equate land use for “Traditional Agriculture” to “Commercial Greenhouse Development and Operations”. We trust Mayor and Council understand and agree there is no comparison between these two separate and distinct functions.

### **3. Set-Back**

For “Commercial Greenhouse Development and Operations” to proceed in close proximity to established residential properties, there needs to be a realistic Set-Back that takes into consideration and limits the impacts of the Greenhouse Development that directly affects the pleasure and enjoyment residential home owners have a right to such as:

- Aesthetics
- Visual
- Light
- Sound
- Vibration
- Odour and Smell
- Transportation
- Truck Traffic
- Hours of Operation
- Residential Homes for the Workers
- Surface drainage
- Services such as overhead electrical, water, gas, etc.
- 24/7/365 operations and activity
- Waste generation and management
- Etc.

We do not know the “Set-Back” necessary to limit the impact of the Greenhouse Development on established residential properties but suggest it needs to start at nothing less than 250 metres which is half the distance for Wind Turbines.

Where Greenhouse Development is not adjacent to established residential properties, conventional set-backs may apply.

#### **4. 2119 Road 5 East: Frontage Access**

The only access to the subject property is a small, narrow, gravel driveway directly adjacent to 2119 Road 5 East (see plan provided with Amendment). For many reasons including children, noise, visual, health, safety, etc., this access should be closed. Access to the subject property will have to be from another location that is properly located and designed for the specified land use including type and quantity of traffic and away from established home owners with children.

It has been pointed out by others that the previous land use was for a gravel pit and we should be accustomed to a gravel pit operation. Note that for over 20 years the area directly behind the established homes was rarely if ever used for gravel pit operations. Gravel pit activity was rare. If there was gravel pit activity, it was during weekday business hours and with the upmost respect for sound, visual, dust, etc. Erie Sand & Gravel were exemplary neighbours in their respect for the established home owners. It was only in the last year that there was extensive operations. For the recent activity, Erie Sand & Gravel held an information meeting and undertook a program to mitigate issues and kept the land owners informed of the activities and schedule.

#### **5. Next Greenhouse Operation Owner**

We know the current land owner, Mastron Enterprises Limited to be local resident, respectful of community values and an exemplary community supporter including the labor force they retain. While we have confidence in Mastron Enterprises, we must anticipate that the land and land use directly adjacent to our homes may be sold to a new Owner over which we have no control other than this current opportunity. That new Owner may be a conscientious neighbor like Erie Sand & Gravel and Mastron Enterprises or could be the “Capitalist from Hell”. We must assume the latter as must Mayor and Council to prevent this situation from happening.

#### **6. Residential Tax Payer Representation**

Large Corporations have the resources to lobby and influence all aspects of Greenhouse Development and Operations including many levels of Government and Regulatory bodies. Large Corporations have extensive resources such as experience, legal, financial, management, economical development, industry lobby groups, etc. The Greenhouse Industry exerts this influence to their benefit. We as individual established residential home owners do not have those resources nor can we nor should we. We rely on the Mayor, Council and Administration along with other Government Regulatory bodies to balance the numerous



advantages that the Greenhouse Industry has to provide a level playing field for everyone including the community and adjacent, established home owners. We are confident Mayor, Council and Administration will provide the necessary balance that no one else can provide.

#### **7. Retain and Preserve Rights to Appeal, Be Party To and Have Standing**

In the Amendment it notes that certain rights can be denied if representations are not made at this point in time. With this submission, we trust that all our rights and privileges are protected and maintained. If our understanding is not correct, please advise us what we need to do to preserve our rights and privileges.

#### **8. In My Backyard**

Although we prefer to see traditional outdoor agricultural activities on the subject property directly behind us, we are not opposed to Greenhouse Development and Operations if a balance between established residential home owners and the Greenhouse Industry can be achieved. That balance starts with a set-back that minimizes the impact of the new development where already established residential home owners are affected. That balance takes into consideration all the impacts of the proposed development by the Greenhouse Operation and puts in place proper mitigation efforts on the part of the Greenhouse Operation for impacts such as light, noise, odour, waste, etc. as partially noted herein.

To bring this point home, imagine a 24/7/365 sophisticated, multi- million dollar Corporation that develops and operates a Greenhouse Operation for the rest of your lifetime directly behind and adjacent to your home that you live in every single day. Your home is your single largest investment and possibly your retirement home not to mention resale value for your later years will be impacted continuously and forever. Would you want and expect your local Government and the Greenhouse Developer/Operations to be respectful of your established occupancy and family before they develop their commercial operations for their sole benefit? Would you expect a reasonable green space between your family home and the commercial business? What would you expect and do?

In closing, we have the upmost confidence in our Mayor, Council and Administration to represent established residential land owners that are directly impacted by this amendment and what it represents. We also have confidence in the respect for Community Values that Mastron Enterprises has shown to be important in their Corporate Culture. We ask that our Mayor and Council delay the amendment until our comments and any other issues that are identified have been properly addressed.

We look forward to working with everyone to the successful conclusion that takes into consideration the need to work together to the best interests of all parties.

With reference to this submission and titled as noted below, Mayor and Council are to consider the individual(s) shown below or attached in full support of the submission to the Town of Kingsville.

Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

July 05, 2021

Attention: Mayor and Town Council  
c/o: Mr. Robert Brown, Manager, Planning Services

Subject: Amendment Comments, Requests and Formal Submission for the Record  
Zoning By-Law Amendment File ZBA/11/21  
Mastron Enterprises Limited

Dear Mayor and Council

This submission is in response to the "Notice of Complete Application and Public Meeting: Zoning By-Law Amendment File ZBA/11/21" dated June 21, 2021 as received from the Town of Kingsville.

I/we support and endorse this submission to the Town of Kingsville.

Name (print): Doug Whaley + Debra Whaley

Signature: Doug Whaley + Debra A. Whaley

Address: 1911 Road 5 East, # 101  
\_\_\_\_\_  
\_\_\_\_\_

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I/we support and endorse this submission to the Town of Kingsville.

Name (print): RICHARD SHARP / CHARLOTTE SHARP

Signature: Richard Sharp / Charlotte Sharp

Address: 1932 Rd 5 E. \_\_\_\_\_  
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I/we support and endorse this submission to the Town of Kingsville.

Name (print): DON SAYERS

Signature: 

Address: 1944 ROAD 5 EAST

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Name (print): Don Ryall

Signature: Don Ryall

Address: 1949 Rd. 5 EAST

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I/we support and endorse this submission to the Town of Kingsville.

Name (print): John Loewen

Signature: 

Address: 1965 Road 5 East

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Name (print): <sup>Virvian</sup> Ross + Whaley

Signature: Virvian Whaley

Address: 1972 Road 5 E

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Name (print): Frank Sharp

Signature: 

Address: 1979

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Name (print): Tony Perrino

Signature: Tony Perrino

Address: 1991 Rd 5 East

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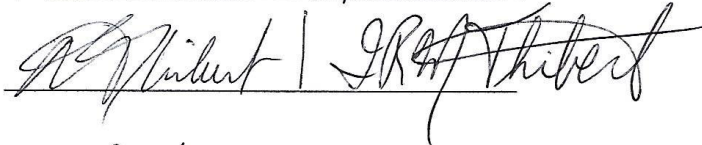
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Name (print): Robert F. Thibert | Ilona R. Thibert

Signature: 

Address: 2003 Road 5E

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Name (print): George Klassen

Signature: 

Address: 2020 RD 5E

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Name (print): Nancy Klassen

Signature: Nancy Klassen

Address: 2020 RD 5 E

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Name (print): David Neufeld - Tina Neufeld

Signature: David Neufeld Tina Neufeld

Address: 2023 Rd. 5 East

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Name (print): Alfred Lehn, Janet Lehn

Signature: Alfred Lehn, Janet Lehn

Address: 2025 Rd 5 east

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Name (print): Kelly Lynn

Signature: 

Address: 2027 Road 5 East

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Name (print): Anna Ketter, Peter Ketter

Signature: 

Address: 2043 Road 5 E.

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Name (print): CHARLENE BONYAI EDWARD BONYAI

Signature: *CBonyai* *EBonyai*

Address: 2061 RD. 5 EAST RR 2

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Name (print): Kerry Trepanier

Signature: Kerry Trepanier

Address: 2068 Road 5 East

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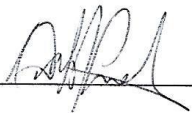

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Name (print): DAVID SANDERS B GALE SANDERS

Signature:  

Address: 2073 ROAD 5 EAST

\_\_\_\_\_  
\_\_\_\_\_

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Name (print): Jason Adamson  
Corrie Bondy

Signature: Jason Adamson  
CBondy

Address: 2100 Rd 5 E  
2116 Rd 5 E

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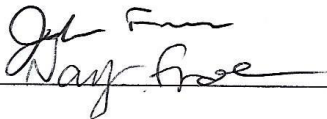
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JOHN FROESE  
Name (print): NANCY FROESE

Signature: 

Address: 2107 Rd 5 E

\_\_\_\_\_  
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*William J. Bennett*

Name (print): Sharon Bennett

Signature: *William J. Bennett* *SB*

Address: 2111 Road 5 East

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Name (print): John & Helena Bonman

Signature: 

Address: 2119 Road 5 East

\_\_\_\_\_  
\_\_\_\_\_



With reference to this submission and titled as noted below, Mayor and Council are to consider the individual(s) shown below or attached in full support of the submission to the Town of Kingsville.

Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

July 05, 2021

Attention: Mayor and Town Council  
c/o: Mr. Robert Brown, Manager, Planning Services

Subject: Amendment Comments, Requests and Formal Submission for the Record  
Zoning By-Law Amendment File ZBA/11/21  
Mastron Enterprises Limited

Dear Mayor and Council

This submission is in response to the "Notice of Complete Application and Public Meeting: Zoning By-Law Amendment File ZBA/11/21" dated June 21, 2021 as received from the Town of Kingsville.

I/we support and endorse this submission to the Town of Kingsville.

Name (print): Henry Peters

Signature: Henry Peters

Address: 2233 Road 5 E