

November 10th, 2017

Robert Brown (Manager, Planning Services)
Kingsville Town Council
Tom Storey (W.D.S. Representative)

Dear Sir or Madam,

I am writing today with regard to the application of zoning by-law amendment ZBA/17/17 (section 32 of the Planning Act, R.S.O. 1990, C.P. 13) by Vince Mocerri Holdings Inc., at 2071 Road 3 E. I am the resident and owner of the property located at 2068 Road 3 E. situated directly north of the property owned by Vince Mocerri Holdings Inc. During the recent public open house of the Planning Advisory Committee held on October 17th, 2017, Windsor Disposal Services (WDS) presented a proposal to have the zoning of the property located at 2071 Road 3 E. amended to include provisions allowing them to build a waste transfer station. Mr. Tom Storey spoke on behalf of WDS outlining plans to construct and operate a waste transfer station at the property, primarily consisting of a building in which the waste would be contained in. However, current zoning does not allow such a facility.

At the meeting, individuals impacted by the zoning change and construction of this facility presented some concerns to both the committee and WDS:

- A zoning amendment and construction of a waste transfer station will result in a severe reduction in property values of the neighboring residential / agricultural parcels.
- Development and operation of the WDS waste transfer facility will increase traffic and road noise on Road 3 E.
- Operation of the WDS facility brings increased noise pollution from site equipment and customer deliveries, e.g. backup alert, dumping of trucks, usage of front end loaders, etc.
- Local residents' quality of life will be negatively affected by noxious odours, including odours from the waste, odours from diesel equipment exhaust, etc.
- The WDS facility may potentially harbour or transfer waste infected with disease capable of contaminating our crops and soil, thus resulting in irreversible damage to rare prime farmland and our livelihood.
- The parcel's vacancy has allowed wildlife to return and flourish for decades. This new construction will negatively impact the parcel's current ecosystem.
- The increase in water runoff due to the development of the property will task a municipal drain already at its capacity. Recently completed drainage upgrades along the road now include properties upstream. This ditch crests every time we get an average rainfall, and any increase in runoff would potentially flood our properties.

I am not in support of constructing such a facility on the parcel and ask the town council to consider my concerns listed above prior to making any decisions that allow this zoning amendment to proceed. I also ask that the council consider the quality of life for the families that have been living and working in this area for several decades and who can remember when this property was zoned and utilized for agriculture. If the council still feels

compelled to allow the zoning amendment I would request that the council stipulate and enforce the following recommendations with the support of WDS:

- The current value of our property shall be determined and secured in the event that a future sale occurs. If we receive less than what is determined prior to the construction and operation of this facility, WDS would compensate us for any losses.
- WDS will construct a noise barrier wall along the entire north side of the property at 2071 Road 3 E. similar to highway noise barriers. This will reduce the noise from the facility to our homes.
- WDS will take all precautions necessary and utilize all technology available to eliminate noxious smells associated with waste (including the restriction that waste must be kept indoors at all times and never outdoors in a yard), along with a written commitment that wet or hazardous waste will never make its way to the property.
- WDS will invest, construct, and maintain a natural corridor along the north, east, and west boundaries of the property for the betterment of the wildlife and quality of life of the residents.
- In the event a soil or crop disease is introduced to our properties while the facility is in operation, WDS will financially support the investigation to determine what the disease is, be responsible for costs associated with elimination of the disease, and will compensate for any losses incurred.
- WDS agrees to pay for any upgrades and additional maintenance to the municipal drainage system that our properties utilize, driven by the construction and operation of this site.

As I stated before, I do not support the development of this property as it will negatively impact the quality of life of the residences surrounding its borders. I ask that the town council review and consider our concerns and ensure that we are fully protected prior to making any decisions regarding the zoning amendment and development of this property. I ask that each councillor place themselves in my shoes and truly consider the ramifications of their decision for the people who are most closely affected. Would you support this development if it were next to your own home?

Thank you.

Michael Araujo
2068 Road 3 East, Kingsville, Ontario

