

## **Robert Brown**

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**From:** Paul W  
**Sent:** February-23-17 6:06 AM  
**To:** Robert Brown  
**Subject:** Re: 720 Road 4 West

Hi Robert

I just want to let you know that even though you have answered all my questions my position has not changed.

Thanks

Paul

Sent from my iPhone

On Feb 21, 2017, at 2:26 PM, Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)> wrote:

Paul

The property will be zoned to permit only the proposed use. Any future owners wishing to do something different would be required to go through the same zoning process. We generally try to keep rural businesses such as this small scale and low impact.

I spoke with the applicant's agent and he confirmed the following:

Truck traffic is minimal and deliveries are generally done by a single or twin axle truck (similar to Home Hardware delivery)

They will have an onsite garbage bin and we can require that it be screened from view.

There is minimal noise and smell from the business, it is all indoors and even generates minimal noise indoors.

<image001.jpg>

**Robert Brown, H. Ba., MCIP, RPP**  
**Manager of Planning & Development Services**  
**Development Services Department**  
**The Corporation of the Town of Kingsville**  
**2021 Division Road North**  
**Kingsville, Ontario N9Y 2Y9**  
**Phone: (519) 733-2305 Ext # 250**  
**[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)**

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**From:** Paul W [mailto:[paul.welker@kingsville.ca](#)]  
**Sent:** February-21-17 2:02 PM  
**To:** Robert Brown  
**Subject:** Re: 720 Road 4 West

Robert

Thanks for getting back to me.

If the owner decides to sell the property with the new building on it in the future will there be restrictions on what the new owner can do in the building even though property is not zoned residential.

Thanks

Paul welker

Sent from my iPhone

On Feb 21, 2017, at 1:19 PM, Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)> wrote:

Paul

See answers in blue below.

I will be talking with the designer and the applicant later today and will discuss these concerns and get some additional info. I don't believe that they are proposing something that will be disruptive to the area or to the neighbours and certainly appreciate the feedback.

Regards,

<image001.jpg>

Robert Brown, H. Ba., MCIP, RPP  
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**From:** Paul W [mailto:[paul.welker@kingsville.ca](#)]  
**Sent:** February-21-17 12:40 PM  
**To:** Robert Brown  
**Subject:** 720 Road 4 West

Hi Robert Brown,

**I just listened to your message on the phone. I thought I would send you an email of some of our concerns instead of calling you back.**

**1. Traffic turning around in my yard. My tenant already has issues with this. Not just FEDEX but FEDEX has been known to use my yard to turn around in and they don't mind driving on the lawn when it is wet. Three or four years ago in late winter early spring a large truck decided to turn around and got stuck on the lawn and had to be towed out. I am assuming shipping companies like FEDEX and anyone else dealing with this business will be stopping in across the road which in my opinion will multiply this problem. For example if they miss the drive across road they will just drive around my yard to get turned around. I feel that it is a huge inconvenience for me to block of my drive to keep people out because then I can't use it either. I will try to get more detail on the type of deliveries and the trucks that will be used. I can relate to this issue as my parents had the same problem because of a manufacturing plant next door to the farm. Semis, on a daily basis, came down the road and if they missed the turn they often used our yard and its u-shaped driveway to turn around. The yard got damaged and obviously, they were not happy. The solution ended up being the posting of a sign on the driveway which seemed to have solved the problem. It's unfortunate that people don't seem to respect private property anymore.**

**2. Garbage collection. My tenant has filed a complaint to the town already about garbage not being packaged up properly and blowing on my property. What is going to happen with extra garage from the business? We can require that they provide for commercial garbage collection, however, this sounds like an existing containment issue i.e. use of bags rather proper cans. Since the complaint has the issue been resolved to?**

**3. Is noise going to be an issue with this business? From inside the building and extra traffic and delivery trucks. Noise should not be an issue as all activity is in the shed. I will be reviewing traffic with the applicant but as noted before the delivery/pickup is once a week.**

**4. Is this going to effect property values or property taxes? No.**

**5. 10 feet from the property line is not enough for a building of this size. I feel that we will have construction equipment in our field during construction because there isn't enough room to work. There are also a lot of other issues with a building this size being this close to the property line as far as farming goes. I spoke with I believe your father last week and he noted the same concern. The applicant has agreed to increase the setback to 20 ft. on all sides.**

**6. What about smells and odors coming from the business. Is this going to be an issue? The business is the mixing and casting of decorative concrete all within the proposed building so there should be little to no smell or odour but I will discuss this more with the applicant.**

**7. If any large trucks are making deliveries in my opinion they are going to have to drive on the lawn across the road so they can back in across the bridge because they can't turn around in the yard. I'll confirm the type of trucks.**

**8. My tenant is an excellent tenant. I have no complaints with him. He has been living across the road for 12 plus years. He is against this 100 percent. If he decides to move out because of issues that come up in the future because of this I will be looking for compensation.**

**Thanks**

**Paul Welker**