

## Sarah Leach

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**From:** Sterling Jiménez [REDACTED]  
**Sent:** Tuesday, June 18, 2024 8:08 AM  
**To:** Sarah Leach; Brian Eckhardt; Bob Hildebrandt; diana.huson@niagararegion.ca; John Wink; Kevin Ker; marvin.junkin@niagararegion.ca; Marvin Junkin; Shellee Niznik; Wayne Olson  
**Cc:** [REDACTED]  
**Subject:** Proposed Cannabis Zoning Bylaw (ZBLA).-

Dr. Sterling Jimenez Romero, [REDACTED]  
[REDACTED]  
[REDACTED]

June 18, 2024

Major Honorable Marvin Junkin  
20 Pelham Town Square,  
P.O. Box 400, Fonthill, ON

Dear Major Honorable Marvin Junkin and Esteemed Members of the Council,

I am writing to express my deep concerns regarding the proposed Cannabis Zoning Bylaw ZBLA. After carefully reviewing the document, I found the proposed setback distances for standard cannabis production on page 94 to be particularly alarming. Specifically, the proposed distances are as follows: front 80 metres; side and rear 40 metres, with the exception of fans being present, in which case it is 60 metres. These values fall significantly short of those recommended by the Cannabis Control Committee.

For comparison, the Niagara-on-the-Lake By-law No. 500XN-20 4.2.1(a) stipulates: "No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Rural (A) Zone may be located closer to any sensitive land use than 600 metres from the property line of the nearest sensitive use." This discrepancy raises serious concerns about the potential impact on our community.

The proposed setbacks in ZBLA do not account for the severe and ongoing issue of odour management, which greatly affects our quality of life. Even the 600 metres stipulated by the Niagara-on-the-Lake by-law can be considered inadequate without proper odour control measures.

As a resident of [REDACTED], I am already bearing the brunt of the extreme odour contamination generated by the Redecan facility on Foss Road. After participating in the last Ontario Land Tribunal decision, I was expecting that the council would be issue a final OLT Notice, causing Redecan to lose the negotiated Agricultural Cannabis (A-CAN) zoning on their 182 Foss Road property as well as the automatic right to build a 1,000 square metre office building and a 11,200 square metre warehouse on the property.

When I purchased my property last year, I paid a premium for the peace and quiet the area offered. Unfortunately, the value of my property has since plummeted due to the pervasive and pungent odours emanating from nearby cannabis production facilities. This situation has been a source of considerable distress for myself and my family.

I strongly believe that the priority of the council should be the well-being and quality of life of its residents, rather than the profits generated by cannabis companies for their stockholders. Our community deserves to live in a clean, odour-

free environment, and it is the responsibility of the council to ensure that adequate measures are in place to protect us from the adverse effects of cannabis production.

I urge you to reconsider the proposed setback distances and to align them more closely with the recommendations of the Cannabis Control Committee. Additionally, I request that stricter odour management protocols be enforced to safeguard our community from the detrimental effects we are currently experiencing.

Thank you for your attention to this matter. I hope you will take my concerns, as well as those of other affected residents, into serious consideration when finalizing the Cannabis Zoning Bylaw ZBLA.

Yours sincerely,

**Sterling Jimenez,** [REDACTED]  
[REDACTED]  
[REDACTED]