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From: Larry Jones

Sent: June-27-18 9:54 AM

To: Pasuta, Robert; Ferguson, Lloyd

Cc: Office of the Mayor

Subject: Pot Farm Jerseyville Road - Files: ZAC-17-080 and RHOPA-17-037

Hi Robert and Lloyd,

I'm writing you in regards to the rezoning request for the Pot Farm to be located on Jerseyville Road. I'm writing both of you because of the upcoming ward boundary changes and also because I have seen that Lloyd has been actively involved recently with questions himself of this operation.

My wife and I have lived in the Village of Jerseyville for the past 26 years. We have 3 kids living at home still so have a vested interest in what's going on 2 kms down the road from where we live.

Let's not forget this is an Industrial Scale operation they want to put in, not a hobby farm operation, so forget about cuteness and neighbourly appeal. This place is owned by a very large corporation not a local farmer and is there for one reason - to make money. They have a ton of start-up cash and need to be held accountable to the citizens and years of history in the area.

My main concerns are these:

- **WATER!** Is the Pot Farm and/or the City going to guarantee that should this operation be pulling so much water out of the ground that I and other residents in the Village have access to water? The water table in Jerseyville is very deep from what I understand and not in great abundance. My drilled well is 168ft deep. If we do run into water problems, is the Pot Farm or the City going reimburse me for having to drill a deeper well or is the City to supply communal well? And not at my expense.
 - Although the Pot Farm says they have a high tech water recovery system, have they answered the question of exactly how much water they are going to pull out of the ground on a daily basis? Is it sustainable?
 - Within the last year or so for some stupid reason a large chicken farm was allowed by the City to be built adjacent to the Village, off of Union Street. How much water is this place pulling? Are there well records? A giant house (10,000 sq. ft. plus) was also built on the property – it doesn't seem to be occupied yet but how much water is this place going to be pulling? These two items along with the Pot Farm water add up to a whole lot of water being pulled out of the ground which had in the past. Who monitors this stuff? Who is looking out for the residents interests?
- **TRAFFIC** – how much more traffic on Jerseyville Rd? How many more trucks? How many more cars?

- The road is used by lots of cyclists including myself, my kids and many small, young kids on bicycles – how will this be effected? Jerseyville Rd is currently the safest road to head west out of Ancaster on a bicycle. How will employee and truck traffic in and out of the Pot Farm affect this? With all the hills and the road being somewhat narrow there are always frustrated drivers – more traffic on Jerseyville means even more frustrated drivers and the potential for a cyclist/vehicle collision. Lets not forget that people need to be able to enjoy rural Ancaster for what it has to offer - it's a beautiful area to ride on a bicycle and the starting point for people to get to other rural parts of Hamilton and Brantford/Brant County. If it gets a lot more traffic on it it's just going to turn into another busy road that people will be afraid to ride their bikes on.
- **ENTRANCE** – what looks to be the entrance for this place is in absolutely the worst place. It's just over the crest of a hill. With additional traffic going in and out of that entrance the potential for an accident is extremely high whether it be a car or truck coming out of or entering the property . The entrance needs to be moved to a safer location.
- **EXPANSION** – what's to stop these guys from further expanding onto adjacent properties? Is it going to end up in 500,000 sq. ft of rural property on Jerseyville Rd someday covered by Greenhouses?
- **STREET VIEW** - is this place going to look like an armed camp from the road? Is it going to be lit up at night time and have barbed wire around it like a prison?

Attached is a full list of questions I submitted before the initial City zoning meeting. Not sure if the list got added as part of the agenda or not. I've been travelling a fair amount lately and have just started following this again.

Thank you

Larry Jones