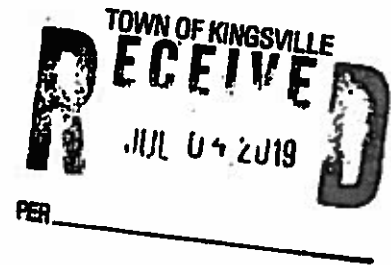


June 29, 2019



Mr. Robert Brown  
Manager, Planning Services  
Town of Kingsville  
2021 Division Rd. N.  
Kingsville, ON  
N9Y2Y9

Dear Sir:

Re: Official Plan Amendment OPA/03/18  
Zoning By-law Amendment File ZBA/27/18

I am writing to express my concern with respect to the above planning amendments involving property adjacent to the Crosswinds development.

The plan received by mail appears to indicate that access to Building 2 would be via the same road that serves the Crosswinds development. This in turn is served by County Road 20. Entering Kingsville from the west, County Road 20 at this location has a hill with a curve at the top, and access to Crosswinds is via a left turn lane which can accommodate two vehicles at most. Any line up of vehicles would extend to the top of the hill and the curve. This turning lane is invisible to traffic approaching from the west until you reach the top of the hill and the end of the curve. The hill also results in vehicles speeding up to reach the summit.

My concern is that 48 units with potentially 2 persons per unit and quite possibly 2 vehicles per unit, could result in an additional 96 individuals accessing their units via this limited visibility ingress off County Rd. 20. This would be a dangerous situation given that this access point also serves the approximately 84 residents of Crosswinds and the considerable population in the subdivisions on the south side of County Rd. 20.

To compound the problem, we have the Chrysler Greenway crossing this entry point to Crosswinds, adding cyclists, including many children, to the mix. A short way down County Rd. 20, very close to the Golf Course entrance which

would serve Building 1, is where the Greenway crosses County Rd. 20 to continue on into town. Cyclists must cross busy County Road 20 at a pedestrian pace to continue on the Greenway.

At certain times of the day (rush hour in the afternoon) there is a steady stream of vehicles coming from the west on County Rd. 20. Anyone trying to exit from Crosswinds heading into town can attest to the danger as they are having to contend with traffic leaving Kingsville from the east, the steady stream of traffic entering Kingsville coming over the hill and around the curve from the west, and the traffic exiting the Conservation Blvd. subdivision. In addition, the proposed development would be adding a potential 96 individuals just a short distance down County Rd. 20 for Building 1 and the 16 stay and play units for the golf course.

**There was a reason for limiting this area to only semi-detached dwellings, and I believe density and resulting safety issues were the concerns.**

I urge the Town of Kingsville, County Planner and County Engineer to recommend rejection of the application to amend the Official Plan and increase the density of this area of Kingsville. Based on its unique geographic configuration, it would appear imprudent to add more vehicles to this already dangerous traffic situation.

Sincerely,



Mary Lou Martin  
77 Crosswinds Blvd.  
Kingsville, ON  
N9Y 4B1

[REDACTED]  
[REDACTED] (please communicate by email)

c.c. Warden Gary McNamara, County of Essex  
County Planner  
County Engineer