

August 7, 2020

John Hemeon
351 Lakeview Avenue
Kingsville, Ontario
N9Y2E2

Kingsville Mayor and Council
Town of Kingsville (c/o Sandra Kitchen)

RE: Delegation to Council Request for U-Shaped Driveway at 351 Lakeview Avenue (August 24th Council Meeting)

Council Members,

I am the owner of and currently constructing a new home on the property at 351 Lakeview Avenue, and we are looking for approval to be able to include a U-shaped driveway as part of our landscaping and driveway project.

I have had dealings and inquiries with Robert Brown, Tim Del Greco, and most recently Andrew Planke, as I've tried to determine how to move forward with our request.

The current code formally only allows for a single curb-cut and driveway, but this is a one-size-fits-all approach and doesn't take into consideration current circumstances, width of each lot, the design aspects of landscaping plans, and other various construction needs and enhancements.

Some history....

This property was a larger lot that was subdivided some time ago into two lots: a 72' wide lot on the west, and a 98' wide lot on the east. During the more recent revitalization project on the street, to include new sidewalks, services and asphalt, a curb-cut was made on the west side of 351 Lakeview (the 98' wide lot), the opposite side of where the original driveway was. The previous owner of this property had torn down the old home, and in doing so damaged the new sidewalk, and I understand that their deposit was not returned due to this.

In order for our new home to fit within the build pocket, and to meet the Town and ERCA guidelines, we were left with no choice but to locate the garage entrance on the east side of the

property, the opposite side of the current curb-cut. Minimally, we will need to create a second curb-cut in order to place the section of the driveway to gain access to the garage. Once this is done then there's the question of what takes place with the current curb-cut.

Our request is to make a second curb-cut, to utilize both entrances, and to create a U-shaped driveway that will complement the width of the property and the landscape design. At the same time, at our expense, we will replace the current damaged sidewalk sections.

I'm including the following to help with your consideration and approval:

- Landscape design by Lakeshore Landscaping (Ryan Pawluk), planned for September/October
- Picture of home construction to date with inspiration picture to show our vision
- Picture of current curb-cut
- Picture of location where new curb-cut will be required
- Picture of damaged sidewalk from previous owner's tear-down of the old home (that we will replace as part of our driveway construction)
- Picture of U-shaped driveway five-doors down at 395 Lakeview Avenue, showing that there has been a precedent set on the street

I'll be pleased to provide further info if needed prior to or during the council meeting on August 24th.

Thank you,

John Hemeon

