

From: [Jen Augustine](#)
To: [Robert Brown](#)
Subject: Comment on zoning bylaw amendment for 111 Queen St
Date: Friday, July 31, 2020 3:40:35 PM

Hi,

This is a comment on the zoning by-law amendment for 111 Queen St. I live nearby and fully support the zoning amendment to add a private school as an additional permitted use. The homeschool at 89 Queen St. has been a wonderful addition to our street. We enjoy special mail in our mailbox from the students and seeing and hearing them in our community. I am confident that the private school would be a great use of this property and that the students will continue to be a benefit to our street.

Thanks
Jen Augustine
82 Queen St, Kingsville

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From: [Will Cowell at Will Cowell](#)
To: [Robert Brown](#)
Subject: New message "FWD: Re: Zoning By-Law Amendment File ZBA/03/2020" on job "Cowell New Home Build"
Date: Monday, August 3, 2020 2:49:41 PM



FWD: Re: Zoning By-Law Amendment File ZBA/03/2020

Will Cowell at Will Cowell

CC: Will Cowell

Hello Robert, i am checking in that you received this email from July 18th as i have not seen or missed the response and invite to join?

Thank you and i look forward to your response.

Will Cowell

From: Will Cowell
Sent: Jul 18, 2020, 8:56 AM
To: rbrown@kingsville.ca
Cc: Will Cowell (wcowell1@gmail.com)
Subject: Re: Zoning By-Law Amendment File ZBA/03/2020

Hello Robert, thank you for inviting us into this process.

I have received the notice of complete application and public meeting: zoning by-law amendment.

We are Will & Dorrey Cowell of 112 Laurel St. Kingsville. We are currently building a new home on Lot # 57 Laurel St. and one of the reasons for this selection and location is that it is a residential, quaint, and quiet street with single family dwelling zone in the older part of town. We did not expect to hear that there would be an application for rezoning within our block from residential to some kind of school / commercial zoning.

We are not in favour of rezoning the property on 111 Queen St. I expect there should be an extensive search of all available current commercial / school zoning with in the Town of Kingsville. With the new plan for a Kingsville "mega-school" / multi-plex school there should be opportunities, space and or availability within already commercial zoning for private enterprise.

It sounds like the person purchased the property 111 Queen with intension of having a more formal private schooling operation without the proper zoning. I would question was this assumed by the purchaser as a done deal for changing the zoning? We are concerned about the traffic, parking, and attraction of the property as people will avoid the morning and afternoon rush by diverting up and down Laurel St.

Kingsville is a lovely town and we are very excited about moving home as i grew up there from 1958 ~ 1988, before pursuing an International Automotive career. Now retiring in Kingsville we would like to maintain the quaint quiet neighborhood of the "old town" and once the zoning changes for one property, whats to stop every property owner from expecting the same even prior to purchasing the parcel.

Thank you for your time to consider our concerns and to include us in the dialogue. We have never been a part of such a process before so please understand if our approach is elementary or incomplete. I would like to register to listen in on the zoom connection on August 10th to learn more of how this process works.

We look forward to a response.

Will & Dorrey Cowell

Reply All



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From: [Tk2](#)
To: [Robert Brown](#)
Subject: Jennifer Gagnon application for zoning bylaw amendment file ZBA/03/2020
Date: Tuesday, July 21, 2020 9:24:41 PM

Mr R. Brown

My concerns going forward in changing the current zoning for a private school operation are:

The number of students and staff attending on a daily basis.

The affect on traffic with pickups, drop-offs, parking, congestion, idling vehicles, and parking.

Traffic on Queen Street has increased. Commercial traffic from the new taxi operation on the corner of Elm and Division is constant. The safe discharge and collection of students is a major concern.

As part of this application is there a requirement to provide user traffic access to the property that address the above concerns or will no street improvement/changes be made?

Tom Klassen
127 Queen Street

Sent from [Mail](#) for Windows 10

Robert Brown
Manager, Planning Services
Town of Kingsville

Re: Proposed Zoning Amendment for 111 Queen, Kingsville

August 3, 2020

Dear Mr. Brown,

I would like to comment on the proposed zoning amendment for the property located at 111 Queen, Kingsville.

In the 40 years that I have been a resident of Kingsville, I have seen a network of unique and varied grassroots businesses spring up in our downtown core and also as home businesses in residential areas. This has happened because of creative entrepreneurs in our midst and a supportive Town Council. It's made our town what it is today – culturally rich and vibrant, and a place where business owners can count on some degree of success.

We've all seen how Kingsville has been growing in the recent years. At first we saw an increase in retirees moving to the area. Now we are seeing families relocate here. I think we can say that they are coming because of the 'flavour' that our little town is providing to those who want what we have – an environment of innocence combined with opportunities for active participation brought on by a welcoming spirit.

Jen Gagnon lives across the street from us and at the request of some various parents in the community has been teaching a few children full time for the past couple of years along with tutoring in her home for a number of years. This need is obviously enough to support Jen's teaching activity as she endeavours to grow into a school setting. She will be able to provide an alternative way for children to discover and grow in a setting that is nurturing and peaceful through a curriculum that is based on learning from nature, truly a unique opportunity for our local families.

I would like to support Jennifer Gagnon's application for a zoning amendment for at least these 3 reasons –

- I don't feel that having the school at the proposed property will take away from our peaceful neighbourhood – parking, traffic, noise or excessive activity has never been an issue due to students coming or going to or from Jen's residence. I'd be pleased to have a small school in our neighbourhood!
- Jen's teaching style and proposed school will provide a very unique alternative to the norm/standard. It's important for communities to have alternatives and choices available.
- We all benefit if a culture of open acceptance for new ideas is nurtured by our residents and its Town Council. It makes us interesting!! (No one decides to move to a town because it's boring!) We are making progress in that regard if we support Jen's school in the ways that she needs us to support it.

From: [Janet Willoughby](#)
To: [Robert Brown](#)
Subject: 111 QUEEN STREET
Date: Tuesday, August 4, 2020 9:36:55 AM

Good Morning

I have a few questions about the application to turn 111 to a private school.

In the letter it says that there will be a change to the building code for a school, can you point me in the direction of that bylaw and is there different set backs for this change, because we are right next door to the property.

It will change the zoning.

What does this do to the value of my property and what difference does it make to my property, ei. Codes and bylaws to adjoining properties.

Can you also tell me the size of the school, rooms and number of students, can this be changed at any time or do they have to re-apply to change the size.

When would these changes take effect? How long does this process take?

Thank you in advance

Janet Willoughby

103 Queen Street.

Sent from [Mail](#) for Windows 10