

## Appendix C – Public Comments

From: Ed Neves [REDACTED]  
Sent: Thursday, October 15, 2020 7:45 PM  
To: Kristina Brcic  
Subject: Zoning amendment for lots 72,73&76,77 on Malo St

Kristina

Just submitting my concerns with the current proposal for these lots.

My overriding concern is the increased density on our street with regards to traffic. This proposal would add Six houses to a street that is not even wide enough for traffic to pass in both directions. And now adding six homes would create additional bottle necks at the intersection of Malo and Conservation that is also not wide enough for bidirectional traffic.

If we consider the existing lots as they are then four dwellings is what should be permitted since that would satisfy previously established lots/dwelling density for our street.

With regards to what I see as an opportunity to develop attainable housing within Kingsville. Between Malo, Scratch, and Peter St our community already offers our fair share towards this metric. With that being said adding six additional units will generate an imbalance within this neighbourhood. And I know that the town of Kingsville is looking to ensure well rounded communities throughout our town.

Thank you for your time and consideration.

From: Dale Wales [REDACTED]  
Date: Thursday, October 15, 2020  
Subject: Zoning By-Law Amendment - Malo  
To: [REDACTED] com" [REDACTED]  
[REDACTED]

Hi Tony,

I have received the info from the planning department on the proposed by-law amendment. (Found it in my spam) I will be sending my concerns and objection to this proposal to Kristina as well as asking to be part of the public meeting on zoom.

Our one lane street with poor drainage cannot handle an additional 6 units on 2 extremely small lots. There is water laying on the road with the rain we had today. I am very concerned that changes to the zoning by-law will greatly affect the quality of life and reduce the property values with in this area.

In speaking with a few of the neighbours, it is quite evident that this change is unacceptable. We hope that you and your colleagues on council will encourage the builder to continue building single family detached dwellings in this neighbourhood.

Please feel free to forward this to your colleagues on council and the mayor.

Thank you,

Dale and Debbie Wales

From: Dale Wales [REDACTED]  
Sent: Monday, October 19, 2020 11:32 AM  
To: Kristina Brcic  
Cc: [REDACTED]  
Subject: Petitions to Zoning By-Law amendments ZBN/11/2020 and ZBN/12/2020  
Attachments: Petition By-Law ammendment ZBN-11-2020.pdf; Petition By-Law ammendment ZBN-12-2020.pdf

Importance: High

Dear Kristina,  
Attached are copies of 2 signed petitions in opposition to Zoning By-Law amendments ZBN/11/2020 and ZBN/12/2020.

Our concerns and objections are listed on each petition. All signatories are in agreement with the objections.

Both Debbie Wales and I are requesting to speak to council on October 26, 2020 during the electronic zoom meeting at 7pm. We are both requesting separate access to the zoom meeting since I will be out of town on business.

Thank you,

Dale Wales  
601 Malo St.,  
Kingsville, ON  
N9Y 3G7  
[REDACTED]

# Petition to oppose By-Law Amendment ZBN/11/2020

October 17, 2020

Written by Dale and Debbie Wales, 601 Malo St.,

Kingsville, ON N9Y 3G7



Summary	This petition is being presented to The Town of Kingsville in opposition to the proposed zoning By-Law ZBN/11/2020 amendment to change the designated Lakeshore Residential West of the Official Plan and zoned Lakeshore Residential, (LR) under the Kingsville Comprehensive Zoning By-law.
Actions petitioned for	<p>We are asking that the proposed amendment be opposed by Council for the following reasons:</p> <ul style="list-style-type: none"><li>- The timeframe allowed for input to these amendments is inadequate. The writer of this petition is still waiting official notification by mail in writing from the municipality. We are not asking for an extension, but an immediate and total denial of this amendment by council so the property owner is able to proceed with construction of single family dwelling on the property.</li><li>- Malo Street is a one lane street designed for travel limited to single family dwellings. It currently does not accommodate parking spaces for visitors or residents with more than 2 vehicles. The addition of 4 residences with 2 parking spaces (total of 8) on a single lot will exasperate parking and traffic issues for residents and their visitors.</li><li>- Enbridge has contracted G-Tel to conduct surveys of the underground services in this area to check for sewer lines blocked by natural gas pipelines. As a result, the G-Tel technician has advised residents that the area is high risk for these blockages and that there are other sewer obstructions presently causing plumbing concerns on this street.</li><li>- All dwellings on Malo Street are currently single family detached dwellings. The excess rainfall drainage from these properties currently lays in low spots on the street until it evaporates or soaks into surrounding properties. The proposed 42% lot coverage will increase the accumulation and possibly cause basement flooding in existing residences. There are drainage issues on this street with catch basins installed above the low lying areas on the road.</li><li>- The design of homes on Malo Street is single family dwellings. A 4 unit townhouse will not fit aesthetically with current homes.</li><li>- Furthermore, the residents object to a variation allowing the properties to be built closer to the property line than permitted by current by-laws.</li></ul>

**We the undersigned request the Council of the Town of Kingsville deny the Zoning By-Law ZBA/11/2020 amendment.**

Name (Please Print)	Address	Phone	Email	Signature
DALE WALES	601 MALO			
Andrzej MUSIEJ	585 MALO			

[illegible]



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING:  
ZONING BY-LAW AMENDMENT**

**APPLICATION:** ZONING BY-LAW AMENDMENT FILE ZBA/11/2020  
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

**APPLICANT:** Pigeon Bay Home Construction

**LOCATION OF PROPERTY:** 595 Malo St.  
Lots 76 & 77, Plan 1434

**PURPOSE OF APPLICATION:**

The Town of Kingsville has received the above-noted application for lands located on the south side of Malo Street, between Scratch Lane and Conservation Blvd. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential, (LR) under the Kingsville Comprehensive Zoning By-law.

The subject property is a 513 sq. m (5,526 sq. ft.) vacant lot. The applicant is proposing to develop a four unit townhouse structure. A site-specific zoning amendment is necessary to permit the proposed use and establish regulations such as a reduced side yard for a townhouse without garages, a reduced rear yard in favour of increased front yard to accommodate parking, and to recognize 42% lot coverage.

**A PUBLIC MEETING OF COUNCIL will be held on:**

**WHEN:** October 26, 2020  
**WHERE:** ELECTRONIC MEETING ON ZOOM  
**TIME:** 7:00 p.m.

If you have comments on this application, they may be forwarded by email, or letter mail to the attention of: **Kristina Brcic, Town Planner**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9. Comments and opinions submitted on these matters, including your name and address, may become part of the public record and may be viewed by the general public and may be published in a planning report or reproduced in a Council agenda and/or minutes.

**IF A PERSON** or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

**IF A PERSON** or public body does not make oral submissions at a public meeting, or make written submission to Council before the zoning by-law is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**ADDITIONAL INFORMATION** relating to this matter is available for review at the Kingsville Municipal Office during regular office hours.

**DATED this 6th day of OCTOBER, 2020**

Kristina Brcic, MSc, BURPI, Town Planner



- Legend**
- Exeter Municipalities
  - not shown
  - ingapore
  - Street
  - Severance
  - Kingsville Assessment

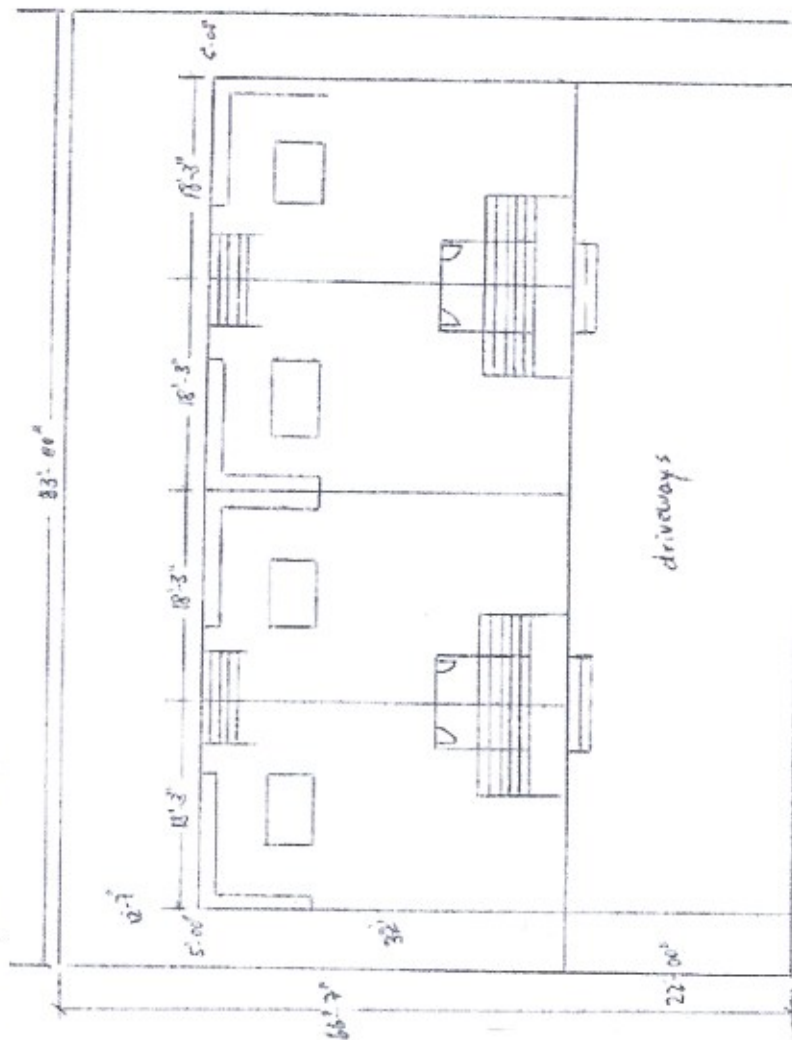
Notes  
Zoning Amendment

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Corporation of the County of Essex, 2012. Data herein is  
provided by the Corporation of the County of Essex on an "as is" basis.  
Assessment data provided by Teraviva Enterprises Inc. Data is not  
guaranteed to be accurate, current or otherwise reliable.  
Approval in this map may or may not be accurate, current or otherwise reliable.

0 11.00 22.00 Meters

1:5000 5/19/2020

SITE PLAN LOT 76+77  
Lot coverage 5526 sq.ft  
House coverage 2336 sq.ft.  
Coverage of Lot 42.7%



## Electronic Participation

This Meeting will be held through Electronic Participation in accordance with the Town of Kingsville's Procedure By-law, by-law 55-2016, as amended, and the provision of the Municipal Act, 2001

The Town of Kingsville continues to take COVID-19 seriously, and in following the advice of provincial and federal governments, is making significant changes to services and programming to help protect health and wellbeing of the community. In this regard, Council and Committee meetings are being conducted electronically until further notice.

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### Remote Participation

The electronic public meeting will take place via Zoom. Elected Officials, Committee Members, Town Staff and Applicants or those representing them will be given access to the meeting. If you wish to participate please read the instructions below.

### Public Comments

a) **Submit comments in writing: WRITTEN COMMENTS ARE STRONGLY ENCOURAGED.** Please provide your name (first and last), your address and which item you are commenting on. They may be submitted in writing or by email, to Kristina Brcic, Town Planner (see contact info). Comments received **by 4:00 PM on Monday, October 19th** will be part of the Council Agenda package prior to the meeting. Comments received after this time will be forwarded to Members of Council as soon as possible, and prior to the meeting on October 26th.

b) **Request to speak at the Council Meeting:** Prior to 4:00 PM on Wednesday, October 21st you must contact Kristina Brcic, Town Planner (see contact info), to request to speak during the meeting. Please provide your name (first and last), your address, the item/application you wish to speak on and your email address.

### Remote participation for public comments

Upon receipt of your request to speak at the meeting participants will be provided the Zoom meeting details and password prior to the meeting.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell phone or landline. Persons who intend to participate during the meeting may wish to register/sign up in Zoom, if they have not already done so. The following information is provided for your consideration and guidance during remote participation in the meeting:

- Please join the meeting at 6:50 PM in order to avoid any delays. If you have not joined the public meeting while your Agenda Item is up for public comment you will have forfeited your request.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- If you join the Zoom meeting through your phone, please Do not put the phone on hold at any time, as this will result in broadcasting "hold music" online once your mic function is unmuted.
- To optimize call quality when using a laptop, a headset with microphone is best if available to you; otherwise, whether using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- Please do not forward the Zoom meeting details to anyone or post through social media. Only registered participants will be admitted to the meeting.
- Participants should keep comments directly related to the matter to which they are speaking to. Questions are to be directed to the Council chairperson. Council members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- After providing your comments and answering any questions that may be directed to you, the Meeting Coordinator will disconnect you from the Zoom meeting.

### For more information, please contact:

Kristina Brcic, Town Planner  
Phone: 519-733-2305 Ext. 249  
Email: [kbrbic@kingsville.ca](mailto:kbrbic@kingsville.ca)

## **Important Safety Information**

### **Re: Natural Gas Sewer Safety Inspection in your area / Access to sewer lines**

Dear Homeowner/Occupant,

The natural gas pipelines serving this address may have been installed using underground tunnelling, or "trenchless" installation methods. Utilities often use trenchless installation methods because they create less traffic disruption and less damage to roads and property than digging trenches.

However, in some isolated instances, pipelines installed using trenchless methods may have inadvertently intersected sewer lines. These instances are known as **sewer cross bores**. Sewer cross bores do not pose a safety risk unless the natural gas line is damaged and damage can occur if motorized rotating equipment (commonly known as power augers, rodders or snakes) or high pressure water jetting equipment is used to clear a blocked sewer line. This can lead to an immediate and serious safety risk. To avoid this risk, Enbridge has a program to identify and eliminate cross bores in our natural gas distribution system.

As a precaution, Enbridge Gas has contracted G-Tel Engineering to locate the natural gas and sewer lines servicing your property to ensure there is no cross bore and it is safe for you or a plumber to use mechanical methods to clear a blocked sewer if it became necessary. It is our intention to complete the investigation of the sewer system from the sewer main. This means you may notice G-Tel and Pipetek Infrastructure Services vehicles in the neighborhood and technicians marking the location of utilities above ground. In some circumstances it may be necessary for G-Tel to contact you directly to complete an inspection of your sewer lateral from inside. These inspections will be completed at **no cost to you** and if an intersection is identified, it will also be fixed at no cost to you.

If you have questions please contact:

Linda Vande Sompel, Sewer Safety Inspection Supervisor, G-Tel Engineering at  
1-866-692-0208 x237

or

Maxwell Bennett, Sewer Safety Program, Enbridge Gas at +1 (705) 790-7679 Or

Scott Parker, Sewer Safety Program, Enbridge Gas at +1 (647) 643-4651

Thank you for your cooperation,

The Enbridge Gas sewer safety program team

For more information about the Enbridge Gas sewer safety program visit [www.uniongas.com/sewersafety](http://www.uniongas.com/sewersafety)

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