

**From:** [Sue Malott](#)  
**To:** [Nelson Santos](#); [Gord Queen](#); [Larry Patterson](#); [Kim DeYong](#); [Laura Lucier](#); [Nelson Santos](#); [Tony Gaffan](#); [Thomas Neufeld](#); [Robert Brown](#)  
**Subject:** 183 Main St  
**Date:** Monday, March 8, 2021 8:12:35 PM

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No to rezoning. No to developers. What happened to the heritage designation? Don't throw in the towel yet.  
Why are we forever accommodating developers and greenhouse growers? Our kids will never be able to afford to live in this town.  
Sent from my iPad

**From:** [John Morand](#)  
**To:** [Nelson Santos](#); [Gord Queen](#); [Kim DeYong](#); [Tony Gaffan](#); [Laura Lucier](#); [Thomas Neufeld](#); [Larry Patterson](#)  
**Cc:** [Robert Brown](#); [John Norton](#)  
**Subject:** 183 Main Street East  
**Date:** Thursday, March 11, 2021 6:39:02 PM

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No doubt that your mail boxes are flooded with messages of protest. Hopefully, you will take a few moments to read about a few of my concerns. I promise to be brief.

Over the years the Town has not effectively managed development along Main Street East. This has led to massive traffic congestion and concerns over sanitary/storm sewer capacities. Reassurances from town planning ring hollow as traffic issues escalate; what is going on with sewer capacity is uncertain and will not be known until capacities are exceeded (can engineering consultations be trusted?).

The Town has already approved two towers east of the high school and another development immediately west of Migration Hall. When built, these will place enormous pressure on road and sewer assets. And what will become of the current high school site once vacated?

The developer and owner of 183 Main seem 'hell bent' to have it their way. Why is the Town obligated to rezone the property? Why is the Town forced to provide a demolition permit?

In closing, I am quite concerned with the process being used to deal with this issue. A public Zoom meeting is not adequate for residents to express their views in a meaningful way. I know that Covid protocols dictate what is permitted. There must be a better way to deal with this in a forthright manner.

Thank you for listening.

John & Kathleen Morand  
66 Augustine Drive  
Kingsville, ON

**From:** [Wayne Biggley](#)  
**To:** [Robert Brown](#)  
**Subject:** 183 Main St E, Kingsville  
**Date:** March 16, 2021 7:46:14 PM

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R.Brown

Please add my name to the list of those opposed to the rezoning of the property at 183 Main St. for the purpose of demolishing the existing house, for the construction of yet another condo complex and to the constant exceptions of setbacks and heights that the current wave of developers request in order for their wanting to profit in our town.

Is development necessary, of course.

Wisdom needs to prevail.

I understand you are not the final decision maker but the gatherer of these letters/emails that oppose.

I trust there is a balance in all this.

Wayne Biggley  
14 Herrington St, Kingsville  
519-733-3922  
[wbiggley@gmail.com](mailto:wbiggley@gmail.com)

Sent from [Mail](#) for Windows 10

**From:** [Krissie Dame](#)  
**To:** [Robert Brown](#)  
**Cc:** [Councillors](#)  
**Subject:** Stop the rezone  
**Date:** March 14, 2021 11:18:25 AM

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Dear Robert Brown,

I am against rezoning 183 main street east kingsville ontario. We do not need more condos .  
We need affordable housing and apartments.

Regards,

Krystiena Dame

100 county Rd 29, Cottam, ON N0R 1B0, Canada

**From:** [Jordon Delaurier](#)  
**To:** [Robert Brown](#)  
**Cc:** [amanda.hatt@hotmail.com](mailto:amanda.hatt@hotmail.com)  
**Subject:** Revised Proposal for 183 Main Street East:  
**Date:** Wednesday, March 10, 2021 11:37:23 AM

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Good morning Robert,

While reviewing the revised proposal for this project I have a long list of issues however the most important being the direct impact on my own property on Santos Drive.

This three story towering building will quite literally become my view from the rear, while just down the road another condo will appear in the view from the front of our home...this new proposed complex will tower over everything around our area blocking sunlight and view of anything but neighboring windows, brick and mortar... then during the evenings we will experience even more of a nuisance...an addition to the greenhouse lights that glow and light up our entire area, we will never experience a clear sky evening in our backyard ever again when they are already few and far between due to the aforementioned greenhouse issue. The six-foot privacy fence will no longer serve any other purpose aside from separating my lot to those of my neighbors, my property value I hold will plummet when potential suitors view my home and see nothing but buildings unless looking directly above or down at their feet. The medical building across the street was enough of a sore spot and it practically only affected two homes sight lines, this proposal effects the heritage property as well as many homes on Santos Drive's east side. Three stories is at least a story too high for such a project in such a neighborhood. This development should not be supported in that particular spot of town (and at that size, including adding a "pitched roof") for reasons such as:

- 1) Encroachment on all East end properties of Santos Drive as well as multiple properties just west of the proposed build on Main.
- 2) Traffic burden on an already burdened area which has yet to feel the effects of the medical building being in full motion, another proposed condo to the west and this project, traffic in and out of a complex of that size across from another will impede everyone. Citizens will begin avoiding Main Street East between Division and Wigle all together as they get stuck between light after light, and vehicles turning/entering/exiting these buildings with only 3 lanes...let's see the log jam once construction of the new high school and adjustments to Jaspersen begin and there is no choice but for traffic to use Main East to get groceries, pharmaceuticals banks etc. This will force people in frustration to use Santos' as an alternate route winding down to Lansdowne which is already an issue with which the speed vehicles travel down such a short stretch. We have a young child and purchased a home in an area in town that should be safe for her to walk and play, with this traffic issue none of that sounds safe...at a minimum a sidewalk would need to be run on the east side of Santos to pair with what is existing on the west side so pedestrians won't need to cross the street to continue walking in that area (school aged children, seniors etc). This would be an absolute necessity for safety and in the interest of safety I lose greenspace and would then be tasked with keeping that stretch of sidewalk clear during winter seasons to protect my own personal liability...that's a lose/lose situation in regards to time, equity and risk for myself and others on the east side of Santos to win safety for others which is surely paramount.

- 3) What type of apartment complex will this be considered? Will it be geared to income housing? It mentions Condo tenure however the town already has a Condo complex going up less than 200M away on the opposite side of the road.
- 4) What will the property tax implications be for those living in the area?

Your time as well as councils is much appreciated.

Regards,  
Jordon DeLaurier

**From:** [judygray](#)  
**To:** [Councillors](#)  
**Cc:** [Robert Brown](#)  
**Subject:** Esther Jasperson House  
**Date:** Wednesday, March 10, 2021 11:08:37 AM

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I would like to see this home kept as a “heritage home”.

I am opposed to the 22 unit apartment building behind this home.

We certainly don’t need another apartment building on Main Street, just think of the traffic this will cause.

There are lots of other vacant lands in Kingsville, so the builders should look elsewhere and not do anything to ruin our town.

I do hope council will get this done and protect Kingsville.

Thank you.

Don & Judy Gray

Sent from my iPad

**From:** [Larry Harrison](#)  
**To:** [Robert Brown](#); [Councillors](#)  
**Subject:** 183 Main Street  
**Date:** March 12, 2021 3:41:01 PM

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Robert

We are against the rezoning of 183 Main Street East, Kingsville.

Karen and Larry Harrison, 57 Division Street North, Kingsville.

Regards,

Larry and Karen



**From:** [Mary Ellen Havlik](#)  
**To:** [Robert Brown](#)  
**Cc:** [Gord Queen](#); [Kim DeYong](#); [Larry Patterson](#); [Laura Lucier](#); [Nelson Santos](#); [Thomas Neufeld](#); [Tony Gaffan](#)  
**Subject:** Re: Notification Regarding 183 Main Street East Rezoning Application  
**Date:** Monday, March 8, 2021 9:55:40 PM

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Resending with one edit.

On Mon, Mar 8, 2021 at 8:55 PM Mary Ellen Havlik <[mehavlik@gmail.com](mailto:mehavlik@gmail.com)> wrote:

Good evening, Robert,

I learned from my neighbour, Anne Marie Lemire, that there is a rezoning application meeting taking place this month for the above-noted property.

Under current policy, should I have received a notification with associated details? As a reminder, I reside at 147 Main Street East. I want to inform you that I did not receive any correspondence.

For the record, I remain opposed to this rezoning application. We need not look further than the new medical building on the north side of Main Street and the effect that it had in the Dupuis family. Furthermore, as a member of the Traffic sub-committee, I can confirm that our group does not recommend any additional access/egress points onto Main Street due to the current unmanageable volume of traffic that residents face.

Last point: I understand that this is a revised rezoning application, not a new one. Can you please confirm that all written letters of opposition previously received by the town regarding this application are still valid?

Kind regards,  
Mary Ellen Havlik

**From:** [Chrissy Holt](#)  
**To:** [Robert Brown](#)  
**Subject:** Re Zoning  
**Date:** March 12, 2021 7:12:20 PM

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Dear Robert Brown

I am totally against the re zoning

For 183 Main St.East

It is very disappointed that this developer is doing everything in his power to get his way ..

it's time to stand up and say it's enough ..

Thank you

Christine Holt

683 McCracken Road

Kingsville..

Sent from my iPhone

**From:** [Princess Hope](#)  
**To:** [Robert Brown](#)  
**Cc:** [Councillors](#)  
**Subject:** Stop the rezoning!!  
**Date:** March 14, 2021 10:24:13 AM

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Dear Robert Brown,

I am against rezoning 183 Main Street East!!!!!!!!!!!!!! We do NOT NEED MORE CONDOS! We need affordable housing for families and stop raising the rent!!!

Hope stein

57 mill st east kingsville

Get [Outlook for Android](#)

**From:** [DOUGLAS MCMILLAN](#)  
**To:** [Robert Brown](#)  
**Cc:** [Nelson Santos](#); [Gord Queen](#); [Kim DeYong](#); [Tony Gaffan](#); [Linda Luciere](#); [Larry Patterson](#); [Thomas Neufeld](#)  
**Subject:** RE ZONING OF 183 MAIN STREET, EAST TOWN OF KINGSVILLE, ONTARIO  
**Date:** March 15, 2021 11:05:11 AM

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Mr. Brown,

Please accept my email as a NO, to rezoning the address of 183 Main Street, East, Town of Kingsville. My reason, if required is based on a number of reasons and will be provided if required.

Sincerely,

Douglas McMillan

1311 Patricia Boulevard  
Kingsville, Ontario N9Y 2R3

Phone and Voice Mail  
519.329.1733

Copy

His Worship Mr. Nelson Santos  
Town Council Member and Deputy Mayor Mr. G. Queen  
Town Council Member Ms. K. de Yong  
Town Council Member Mr. T. Gaffan  
Town Council Member Ms. L. Lucier  
Town Council Member Mr. L. Patterson  
Town Council Member Mr. T. Neufeld

**From:** [DOUGLAS MCMILLAN](#)  
**To:** [Robert Brown](#)  
**Cc:** [Nelson Santos](#)  
**Subject:** 183 Main Street, East Kingsville, Ontario Rezone Application  
**Date:** March 15, 2021 11:15:25 AM

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Mr. Brown,

I DO NOT APPROVE the amendment to the bylaw for a condominium development to be built at the location of 183 Main Street, East, Town of Kingsville.

Sincerely,

Dennise Thompson

1311 Patricia Blvd.  
Kingsville Ontario  
N9Y 2R3

Phone 519.903.7996

Copy. Mr. Nelson Santos, Mayor

**From:** [Helen Noels](#)  
**To:** [Councillors](#); [Robert Brown](#); [Nelson Santos](#)  
**Subject:** 183 Main Street East  
**Date:** Tuesday, March 9, 2021 8:27:37 AM

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I vehemently oppose the rezoning of 183 Main Street East and the proposed construction of multi-level housing on that property.  
It's becoming abundantly apparent that the "so-called" Official Plan is not worth the paper it's written on.

Helen Noels  
63 Division St N  
Kingsville, ON



Sender notified by  
[Mailtrack](#)

**From:** [Sandy Kitchen](#)  
**To:** [Robert Brown](#)  
**Subject:** FW: 183 Main St  
**Date:** Tuesday, March 9, 2021 3:32:19 PM

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Sandra Kitchen, Deputy Clerk-Council Services  
Legislative Services  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
Web: [www.kingsville.ca](http://www.kingsville.ca)

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Please consider the environment before printing this email.

-----Original Message-----

From: KingsvilleWorks  
Sent: Tuesday, March 9, 2021 3:10 PM  
To: Sandy Kitchen <[SKitchen@kingsville.ca](mailto:SKitchen@kingsville.ca)>  
Subject: FW: 183 Main St

-----Original Message-----

From: noreply <[noreply@kingsville.ca](mailto:noreply@kingsville.ca)> On Behalf Of Penny Perrin  
Sent: Tuesday, March 9, 2021 3:02 PM  
To: KingsvilleWorks <[Kingsvilleworks@kingsville.ca](mailto:Kingsvilleworks@kingsville.ca)>  
Subject: 183 Main St

Please do not let a 3 story building be put up where 183 Main St is! The medical building was a big enough mistake. It destroys the town ambience! I have lived here most of my life and am really against this supposed rezoning!

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Origin: [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2fen%2ftown-hall%2fmayor-and-council.aspx&c=E.1aEk3dW1qBZEUtvc7bXGhBypMKVdmeiQ0xE9LktzmYv3QPUmop\\_jsX183lolHikiR4rhz0Zl\\_1rKu606xhzg2NlrKecphA6qjlh5KAqW9uZpFe-Ak-w.&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2fen%2ftown-hall%2fmayor-and-council.aspx&c=E.1aEk3dW1qBZEUtvc7bXGhBypMKVdmeiQ0xE9LktzmYv3QPUmop_jsX183lolHikiR4rhz0Zl_1rKu606xhzg2NlrKecphA6qjlh5KAqW9uZpFe-Ak-w.&typo=1)  
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This email was sent to you by Penny Perrin<[penfolk7@gmail.com](mailto:penfolk7@gmail.com)> through [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2f&c=E.1DfcKdycDtK5LmMxmMjzO0pFzoOA746rhbC\\_oXgxX\\_eX2\\_sTUZ-54cjVksAqz047JHlxzVORqgwhrhkuly\\_jxzdVAoMOg\\_xINTeShyEqwrXacZc.&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2f&c=E.1DfcKdycDtK5LmMxmMjzO0pFzoOA746rhbC_oXgxX_eX2_sTUZ-54cjVksAqz047JHlxzVORqgwhrhkuly_jxzdVAoMOg_xINTeShyEqwrXacZc.&typo=1)

**From:** [kyla gould](#)  
**To:** [Laura Lucier](#)  
**Cc:** [Robert Brown](#)  
**Subject:** Re: Rezoning 183  
**Date:** Monday, March 8, 2021 8:41:54 PM

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Thank you!

On Mon., Mar. 8, 2021, 8:41 p.m. Laura Lucier, <[llucierorawski@gmail.com](mailto:llucierorawski@gmail.com)> wrote:

Hi Kyla,

Thank you for sharing your comments. There's nothing on the agenda that I'm aware of but I will certainly keep it in mind. I'm forwarding to our Manger of Planning as well.

Regards,

Laura

Sent from [Mail](#) for Windows 10

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**From:** [kyla gould](#)  
**Sent:** March 8, 2021 8:17 PM  
**To:** [llucier@kingsville.ca](mailto:llucier@kingsville.ca)  
**Subject:** Rezoning 183

I say no to any form of rezoning to 183 Main street east in kingsville. Please do not even consider this application!!!



**From:** [rick reimer](#)  
**To:** [Robert Brown](#)  
**Subject:** Zoning Amendment - 183 Main Street East  
**Date:** Monday, March 8, 2021 10:53:15 AM

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Good day.

My name is Rick Reimer and I live at 203 Main Street East. I will start off with saying that I am rather disappointed that this project is still being tabled considering the views, concerns and opinions that were raised during the previous attempt to amend the zoning by-laws to further this project.

In my opinion the people who have been paying taxes, volunteering, working, protecting and with the upmost pride.... calling Kingsville "home", have made it abundantly clear that this project is not welcome here! Kingsville is a highly regarded town that hold strong to its heritage and (so far) has done an incredible job at retaining its small town charm that is revered by many, near and far!

In looking at neighboring towns and municipalities that have made the decision for the people within to turn their backs on what has been work at so hard and for so long, just to appease a market in which will only benefit a very small fraction of the people of this town and disappoint (to say the least) the vast majority of the town.

To make my opinion clear, I am not against "new builds" within Kingsville. I do understand that overtime population levels do increase overtime, which in turn the housing market does need to continuously evolve with that trend. However, nobody wants to have multi level condos or apartments being placed right in the heart of our town! They definitely do not hold true to the character and small town charm that the people of Kingsville are fighting so hard to retain.

To add to my opinion. I would hold no ill will to having the agricultural lot adjacent to my lot be re-zoned and permitted to have housing (to be "explicitly" clear, single family, town house or duplex) built throughout the lot.

I firmly believe that should this project be approved that it would just open the floodgates for other projects of this nature to be approved on a "well you let them do it" basis, and in turn, the downfall of a once loved and cherished town.

Another concern of mine is that should this project be approved (which would be a travesty on its own), the Council will approve any changes to building plan to meet the EOR and project owners original plans without consulting the public. As for an example, the new medical center directly across from my residence. I did not have too much of an issue with a single story establishment (as original plans depicted...), only to have the fact hidden from the public to make it a two story establishment. I do not know if council is aware that this has had such a profound impact on some long-time residence that they had no choice to relocate to a new town. I am also not a fan or supporter of the move to make it a second story establishment and I too have lost an immense amount of faith and respect for our council. Makes me feel as if the original residence of Kingsville are simply a tax "cash-cow" for the council to appease the 1% who wish to only provide a business transaction to a very few on the backs of many!

Should people want to live the big city life..... GO LIVE IN THE BIG CITY!!!! This is not only my town, but rather OUR town!!!! AND PLEASE LEAVE IT ALONE!!!!

Best Regards,  
Rick Reimer

Sent from [Mail](#) for Windows 10