

From: [Wayne Chisholm](#)
To: [Robert Brown](#)
Cc: [Councillors](#)
Subject: Application for Official Plan Amendment OPA/01/2021 and Zoning By-law Amendment ZBA/01/2021 by 2610349 Ontario Ltd. – 45 and 49 Division St North.
Date: March 22, 2021 4:25:07 PM

Hello Mr. Brown,

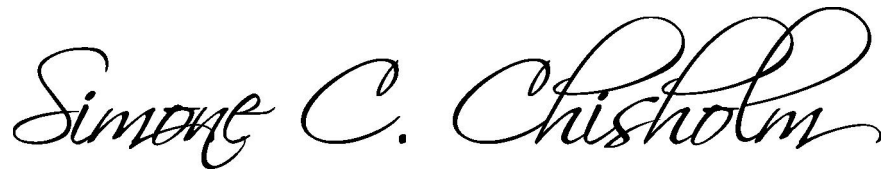
As a resident of Kingsville I am in support of Peralta Engineering's request to redevelop and rezone 45 and 49 Division St North.

Division is a mixed use of residential and commercial properties. It should not come as a surprise to residents that rezoning requests will come up especially on Division and Main. I agree with your statement at the recent PAC meeting that this is a low impact neighbour. Peralta has been a business in good standing for over 35 years in Kingsville. If it were a Stamping Plant such as Neudorf in a residential area that would be different due to noise and vibration. Peralta is an existing business at the same location and any increase demands on infrastructure would be minimal. It is not a high volume traffic destination such as a Tim Hortons. Their office is a professional service and an asset to Kingsville and surrounding area.

In closing I am in support of their request,

Regards

Wayne Chisholm



March 22, 2021

Town of Kingsville
2021 Division Rd North
Kingsville, ON N9Y 2Y9
Attention Robert Brown

Dear Mr. Brown,

Please accept this letter of support with respect to the rezoning that Peralta Engineering is requesting from the Town of Kingsville.

My formal background is in business and economic development. Having worked in small and rural communities all over Northern Ontario for over 20 years, I fully understand the impact of the decision that this means for the citizens of Kingsville.

Economic development in a community aims for positive results for the community. It should aim for common positive results such as:

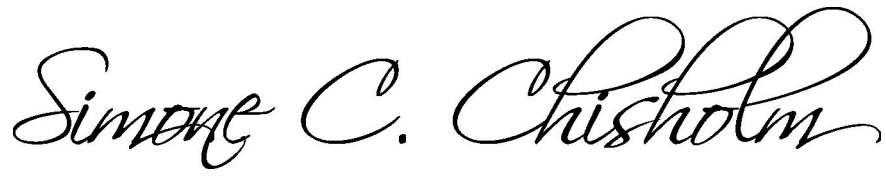
- Creating more jobs – in variety as well as quality. Specialty jobs such as professional positions in particular drive other job opportunities such as service sector.
- Keeping businesses and getting new ones
- Creating a better quality of life
- Business growth means additional residential growth – more people paying taxes
- More productive use of property
- Promotion of the community's assets – all assets including existing businesses, landscape, location, weather, business opportunities and more
- Making and selling of products
- Driving skilled workers to live in your community

During my career I've worked on proposals that with proper study, clearly showed that it was not in the best interest of the community and surrounding area. The negative impact of the proposed business clearly outweighed any gain to the community, both short term and long term.

In all communities while we want to encourage public opinion it is very important that we understand that not all opinions are coming from fact.

NIMBY

Not in my backyard



Residents of a neighbourhood designate for development or change of development may see the development or change as inappropriate, unwanted for their local area. Generally, this rejection falls on common arguments such as increases in crime, litter, theft, increase or decrease of property values and taxes.

B.A.N.A.N.A

- Build Absolutely Nothing Anywhere Near Anyone!
- People who oppose everything and anything
- Always point out other areas of the town that could/should go
- Claim that developments will harm others, ruin landscapes, create traffic

C.A.V.E

- Citizens Against Virtual Everything
- These are the people who are virtually object to everything. It wouldn't matter what the subject is the object
- Infrastructure, new housing, historic buildings (or so they say), industry and more.

A.B.C.D

Annoyed by CAVE Dwellers – LOL

We need to consider the IMPACT!

- What is the impact with the proposed change?
- How does it affect the homes in the area – positive and negative
- Does the proposed change create jobs?

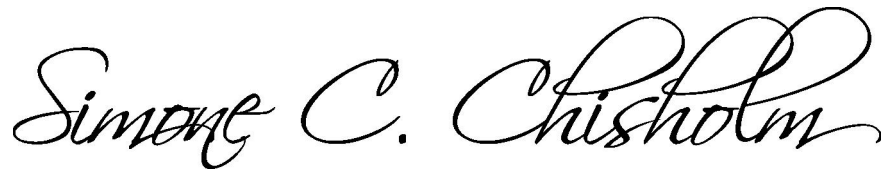
There are studies that predict what % disposable income staff spend in the community – what does this predict? On one project I worked on for the city of Greater Sudbury, it showed that the downtown core drove 10,000 people there Monday to Friday for work. The same 10,000 people spent an average of 10% of their disposable income in the businesses in the downtown area. I strongly encourage our mayor and council to read the results of studies.

- How many staff working at Peralta live in the Kingsville and area?
- What would the impact be if they built or purchased outside of the community – taxes, disposable income, corporate spending, corporate sponsorships?
- If they sell the existing property they are working out of, what could someone build in this space?
- What would be the impact if they sold both lots and how could that affect the neighbourhood?

Money and planning need to be set aside for growth and development. Decisions such as this one, require us to look at the impact of the decision from both sides.

What is the impact of this decision?

Pro



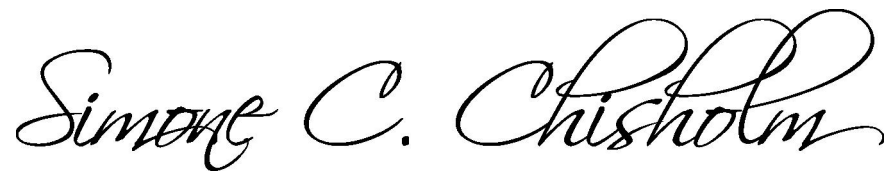
- Beautiful modern energy efficient building that is ethically pleasing. (Keeping in mind that beauty is in the eye of the beholder)
- Removal of an eye sore home that cannot be salvaged
- Increase in taxes paid to the municipality
- Increased employment in the community
- Increase in professional services to the community which attracts other professional services
- Increased disposable income in the community
- Increased spin off employment
- Increased community spending
- Increased community sponsorship and endorsement of activities
- No environmental impact
- No substantial increase in traffic
- No impact to the public services, (water, sewer)

Con

- Adjacent neighbour(s) disapproval of commercial zoning in residential/commercial area as it will encourage additional rezoning – myth, each rezoning request is considered independently
- Loss of a business to another community
- Loss of taxes
- Loss of employment
- Loss of disposable income in the community
- Loss of professional services which attracts other professional services
- Loss of community sponsorship and endorsement of activities

Depending on one's mindset, you could look at these two lists and say, "we don't want any of the things listed in Pro list; we are closed for business and don't want to see growth. I don't think this is the case for most of the people who live here and are moving here.

I'm from Belle River; born and raised. I married a Northern Ontario man and we lived in Northern Ontario for 25 years. I moved back to SW Ontario 3 years ago and we chose Kingsville. I didn't want to live in Belle River. The town has absolutely nothing to offer me. They have not seen the level of economic development and growth that it should have and as a result the infrastructure is declining. The appeal is lacking and the disposable income of the residents is being spent elsewhere. I don't want to see this in Kingsville.

A handwritten signature in black ink, reading "Simone C. Chisholm". The script is fluid and cursive, with the first name "Simone" and last name "Chisholm" clearly legible, and the middle initial "C." in between.

Thank you for giving me the opportunity to share my thoughts with respect to Peralta Engineering and my views on economic development. I truly hope that mayor and council see the opportunity and the positive impact of allowing this development to proceed.

Sincerely,

Simone Chisholm

From: [Mark Dault](#)
To: [Robert Brown](#)
Subject: New Peralta Eng. Building
Date: Thursday, March 11, 2021 7:26:47 PM

Good evening Mr.Brown,

I would like to express my thoughts on this new building.

This is a great opportunity for our town. It will bring a new look to our town that show cases small business and also shows we are going in the right direction as a municipality.

I support this new build.

Thank you for your time. If you have any questions please let me know.

Mark Dault
DiMenna Excavating Contractors Inc.

From: [Jason Dean](#)
To: [Robert Brown](#)
Subject: Support for N.J. Peralta Engineering Ltd - 45 Division N
Date: March 15, 2021 3:00:12 PM

Good Afternoon Mr. Brown,

I understand there has been opposition to the proposal from N.J. Peralta Engineering Ltd for their new office building. This email serves to the contrary to show our support for their proposal. N.J. Peralta Engineering Ltd has been a valued business in Kingsville for many decades and with their needs changing because of growth within their business their current building can no longer accommodate their business needs which requires a new office building. It would be a shame to force this local business out of their location and even possibly out of Kingsville when the new building proposal can be accomplished within their own properties and will be a drastic enhancement to the uptown. This is a major investment by these business owners that bring value to the Town of Kingsville. Kingsville Council and its residents should be encouraging growth within our local businesses and help support and keep them in Kingsville.
Jason and Lindsay Dean

From: [Brandon DiMenna](#)
To: [Robert Brown](#)
Subject: Proposal for 45 / 49 Division Street North
Date: March 12, 2021 10:33:34 PM

Mr. Robert Brown,

I would just like to express my support for the development initiative put forth by Peralta Engineering. Indeed, I am currently employed by Peralta Engineering, but I am also a resident of the area.

As a lifelong resident of the Kingsville area (originally from Ruthven), I have been able to witness and even be involved in the growth of this Town. I am a new home owner and recently purchased my home here in Kingsville after considering options in the surrounding municipalities. One of the many reasons for the purchase in Town was due to proximity to work of course, but also for everything else the Town offers. I see potential in this Town moving forward and I hope to be a part of it.

I believe that this particular development will be a positive for the Town overall by allowing the business to expand and better serve those in the local municipality, as well as the surrounding communities. I personally believe that the admittedly modern aesthetic of the proposed building will serve to attract new working professionals to the area. Being near to Town ensures that workers will be able to visit the various businesses in the downtown core, such as restaurants during lunch, without the need for vehicle transportation (considering traffic volumes being a touchy subject more recently). (Personally, it also allows me to continue to bike to work when the weather allows).

Regards,
Brandon DiMenna

From: [Dino DiMenna](#)
To: [Robert Brown](#)
Subject: New Peralta Engineering Office
Date: March 21, 2021 6:20:29 PM

Good afternoon Robert,

I would like to express my thoughts regarding the new Peralta Engineering Office. As a business owner of 54 years in the Town of Kingsville I know first hand the need for growth in a community. I understand that many have had negative feelings and complaints regarding the new design. I believe the downtown corridor can and always will have that historical heritage feel.

Over the past ten years I have seen new restaurants, grocery, banks, car washes, agricultural farms, and many other new businesses join our community. This growth sets many new demands, and these demands allows many of our local businesses to meet them. My business alone has tripled in just over ten years, and have this communities growth to thank.

Peralta Engineering has operated in the Town of Kingsville for over 35 years. They have operated their business out of an old house. I have been to the office on many occasions and can see the need for their decision to grow and expand their business. Their time is now, and believe we as a community can and should respect their decision. The new building design in my opinion is absolutely awesome. It well suits an engineering firm and is very nicely designed.

Robert, thank you for your time, and I hope the community can come together on this decision!

I am in their support 100%.

Thanks, Dino DiMenna
DiMenna Excavating Contractors Inc.
519-796-1359

From: [Jessie Hou](#)
To: [Robert Brown](#)
Subject: Suppprt For N.J. Peralta New Office Building
Date: March 13, 2021 8:09:07 PM

Dear Mr Brown,

My name is Jessie and living at . I am writing in support of the new building proposed
by N.J. Peralta Engineering in the town.

Based on the pictures posted on Facebook, I believe that the new modern building will be a really beautiful and recognizable addition in our town. Other than that, the conceptual design depicts more green area and is more eco-friendly than what it currently looks like, which may bring in a new concept for future planning. The new office building is also a good sign that the firm is growing, and the growth means more opportunities either for our town or our young generation. Therefore, I feel I need to express my support and hope more of our residents will like this proposal.

Thank you very much for your time!

Yours sincerely,
Jessie

From: [Sue Malott](#)
To: [Robert Brown](#); [Nelson Santos](#)
Subject: 45 & 49 Division N
Date: March 15, 2021 12:27:54 PM

I say no to amending the bylaw. The builder can amend his plan to suit our bylaws. Do we ever say no to developers? Why do we even have bylaws if we keep pandering to developers?

Sent from my iPad

From: [Helen Noels](#)
To: [Robert Brown](#)
Subject: Re: 49 Division Street North, Kingsville
Date: March 12, 2021 9:15:42 AM

For your records, we would like to attend the meeting on March 16th but do not request to speak. It would be appreciated if someone at the meeting could address the concerns I've expressed to you and I ask that those questions be raised and addressed. If I need to speak in order to ask the questions, please advise. As per your suggestion we would welcome an overview of the pros and cons and of the comments made to date. You mention a report that is prepared for Council, how and when can the public get access to this? In regards to my use of the term "Victim Impact Statement", I find it hard to believe that it's not clear to you that this reference was intended purely as an analogy, one born out of the frustration of this severely flawed process. If you feel compelled to remove the reference so be it.
H



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On Tue, Mar 9, 2021 at 12:51 PM Robert Brown <rbrown@kingsville.ca> wrote:

Helen

I certainly understand that the public in general is not going to be familiar with the process so I try to help where I can. I agree that PAC perhaps did not engage as much as I would have liked. This is the first attempt at a more open discussion or presentation. Hopefully this will improve as they get more comfortable.

PAC reports in the past did go into greater detail on the provincial, county and local policy side but since most people don't have a full understanding of it there was little point in spending large amounts of time on it hence the shift to encourage more engagement, not perfect but trying at least. The report to Council will go into more detail on these items.

PAC was provided with the PRR so I don't know if they will seek clarity on those items. The public is certainly welcome to raise that question(s). I can provide some overview in the March 16th report on the pros and cons side including addressing many of the comments to-date. It is not PAC's role to specifically address concerns. They are to provide direction to Council based on public feedback, my report and the applicant's input and supporting documents.

If people wish to attend the process is the same as the last meeting. If someone has already provided comment and has nothing new then they don't need to present again. All of the Feb 16th comment will be included with the report to Council along with anything new from March 16th.

I do have one request that I would ask of you if you are attending next meeting. You referred to your comments as a "victim impact statement." I'm not sure if you are aware of this but this is something more suited to the justice system and victims of violent crime and abuse, families who lost loved ones to violent crime etc. Although the public may feel they are being victimized I do not believe it is politically correct to use it in this context. I have asked that the minutes not reflect that terminology as a matter of respect to its intended use.

Regards,

Robert Brown, H. Ba., MCIP, RPP
Manager of Planning Services
Planning Services Department
 **The Corporation of the Town of Kingsville**
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305 Ext # 250
rbrown@kingsville.ca

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Please consider the environment before printing this email.

From: Helen Noels <turnbullnoels@gmail.com>
Sent: Tuesday, March 9, 2021 11:45 AM
To: Robert Brown <rbrown@kingsville.ca>
Cc: Laura Lucier <llucier@kingsville.ca>; Don Noels <dnoelsgroup@gmail.com>
Subject: Re: 49 Division Street North, Kingsville

Thank you for your response Robert.

Perhaps naively, we anticipated that members of PAC would engage in a discussion surrounding the rezoning and plan amendment specifically since that is how you described the purpose of the meeting. All of the commentary that you refer to regarding impact on the neighbourhood came from the community itself not from the members of PAC!

I have reviewed the revised PRR provided by Lassaline and there are several areas where opinion is provided in support of Governmental Planning Guidelines instead of factual information. Will PAC members be seeking clarity to the rhetoric contained in the PRR to ensure that it satisfies the Provincial, County and Municipal Planning guidelines? When will the dialogue take place in regards to the pros and cons of approving these changes to the OPA and ZBA and the further request for reclassification to a site-specific regulatory framework of General Commercial Exception? Will PAC specifically address the concerns raised by the community prior to making a recommendation to Council?

These are just a few of our questions.

I trust that the public will have an opportunity to be present at the meeting?

On Mar 9, 2021, at 10:50 AM, Robert Brown <rbrown@kingsville.ca> wrote:

Helen & Don

You have described the process quite well and in my opinion we have been and have always followed those steps. The difference in opinion seems to be what the expectations were at PAC, specifically what discussion you wanted to have. There was comment about impact on the neighbourhood and the larger impact of the change on the community. A lot of the discussion was about the building as it is the main focus of the proposal and often is. I have reviewed your comment which was provided to PAC which they have read and will continue to consider. If there are specific items you feel were not addressed feel free to let me know so I can provide an answer or address again at the upcoming meeting.

 Robert Brown, H. Ba., MCIP, RPP
Manager of Planning Services
Planning Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305 Ext # 250
rbrown@kingsville.ca

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 Please consider the environment before printing this email.

From: Helen Noels <turnbullnoels@gmail.com>
Sent: Tuesday, March 9, 2021 10:04 AM
To: Laura Lucier <lucier@kingsville.ca>
Cc: Robert Brown <rbrown@kingsville.ca>; Don Noels <dnoelsgroup@gmail.com>
Subject: 49 Division Street North, Kingsville

Councillor Lucier - We're writing to you in your capacity as Chair of the PAC.

We are so disappointed with the path that the meeting regarding the Official Plan Amendment and Rezoning application for 49 Division Street North took on February 16th. When we received notice of the application we specifically asked Robert Brown about the sequencing of events. He said that the process would involve a discussion of the application at PAC with input from those who asked to speak. PAC would in turn provide a recommendation on the Applications which would then be brought forth to Council and a Public Meeting would be held regarding the Application with 20 days notice given to all concerned. Council would vote on the Application and then an Appeal could be made to the Planning Tribunal by any of the affected parties who wished to contest the ruling. IF rezoning moved forward the Site Plan process would then begin with demolition applications being made and meetings to discuss what the plan, set backs etc.would entail.

However, on February 16, the discussion jumped straight to the building with absolutely **no** discussion by PAC of the actual Amendment and Rezoning Applications that the meeting purported to be about. We appreciate that committee members would need some notion of what the site plan might look like for context but, surely there is far more to consider on such a pivotal decision as changing the Official Plan and rezoning a residential property to commercial than what the building will look like? This application could be precedent setting for our neighbourhood but also has implications for all other residential areas in the Town of Kingsville. We are so disheartened and disillusioned at this failure of what should have been a democratic collection of the facts. Instead our neighbour was sent away to negotiate a setback with the applicant which clearly implied zoning approval would be granted.

If the process is actually different than has been described to us by Robert Brown, please enlighten us ... this is all new territory for us having never been in this unfortunate position before. We are appealing to you for your help to get things back on point.

Helen & Don Noels

Sender notified by



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Sláinte, Helen

From: [Devin Pavao](#)
To: [Robert Brown](#)
Subject: Take notice: Against Re-zoning 45 & 49 Division St North
Date: March 15, 2021 1:26:58 PM

Hello & To Whom It May Concern,

TAKE NOTICE:

Let it be known that we are against the re-zoning of 45 & 49 Division St. North, Kingsville by the registered applicant: 2610349 ONTARIO LTD.

This sets a dangerous precedent that re-zoning of residential properties that have been zoned specifically to contain residential dwellings that businesses can ask for various adjustments to current by-laws to suit their needs and severely depreciating property values of surrounding homes thus forcing property owners to give up their investments for significantly less, especially in unprecedented circumstances such as the current Novel Coronavirus pandemic.

This is not the first time an application like this was received (and approved to my knowledge) and the current zoning should be upheld and not modified to suit the needs of the developer.

Sincerely,
Devin.

From: [Alyssia Batrincha](#)
To: [Robert Brown](#)
Subject: Zoning By-Law Amendment & Official Plan Amendment Application
Date: Monday, February 8, 2021 9:38:07 PM

Re: Applicant: 2610349 Ontario Ltd.

Attention: Robert Brown, Manger, Planning Services:

Alyssia Batrincha & Paul Langlois - Home owners of the residence at:

Written Comment:

To ensure appropriate buffering from the proposed two storey commercial office building adjacent to our residential home, we ask that the applicant provide a screening barrier, such as cedar trees in order to assist and protect our privacy.

Question:

Is the zoom meeting only available to those participants that have requested to speak?

Are we able to listen to the meeting, questions being asked and responses, but not speak?

Thank you,

From: [Russ Adam](#)
To: [Robert Brown](#)
Subject: New Office Buidling for N.J. Peralta Engineering Ltd.
Date: Tuesday, March 2, 2021 9:27:15 PM

Good afternoon Mr. Brown,

I am a Kingsville resident at

I would like to voice my support for the new office building of N.J. Peralta Engineering at 45 & 49 Division Street North. I believe this new building would be an excellent addition to this Town as well as a beautiful feature which would accent our downtown core. I truly believe it would be a missed opportunity not to allow this proposed building to pass through planning.

I hope this email is transferred to the planning committee and helps aid them in their decision.

Kindest Regards,

Russell Leclair

From: [Jamie Caldwell](#)
To: [Robert Brown](#)
Subject: Peralta Engineering Building
Date: Tuesday, March 2, 2021 11:12:57 AM

Good morning Robert,

My name is Jamie Caldwell and I am in full support of the New Peralta Engineering Building. I am currently employed here and we are all looking forward to moving into the new building.

I am not a Kingsville resident, but I do spend much of my time here. I often contribute to Kingsville's economy by purchasing food, gas and goods from local businesses. Also from time to time I use local services to fix my car or restaurants.

Thank you,

Jamie Caldwell

From: [Ed Cornies](#)
To: [Laura Lucier](#)
Cc: [Robert Brown](#)
Subject: Division Road North Redevelopment Proposal
Date: Friday, February 26, 2021 12:44:31 PM

Dear Ms. Lucier

This message is addressed to you in your capacity as Chair of the Planning Advisory Committee. Its purpose is to voice my support for the office development being proposed on the east side of Division Street just north of the Red Apple.

I believe the proposal adheres to basic good land use planning principles as well as conforms to the general intent and policies of the Town's official plan. If approved, it would result in a logical extension of the Town's central commercial area. In addition, the lot on which it is to be located is of sufficient size to allow for a good setback to the residential building on its north side.

One of the two houses that would be demolished as part of this proposal is already being used as an office and the second house is old, in poor condition and has no historical significance.

The Town is fortunate to receive a proposal of this kind. In most cases, such proposals are situated on the outer edges of small towns in areas that are designated for highway commercial uses. Hopefully the local real estate market will generate additional proposals of this sort for other older residential properties adjacent to the downtown on both Division Road as well as Main Street East and West. The Town's planning policies should encourage the redevelopment of these properties for commercial and/or higher density residential uses whenever possible. This will assist with the Town's important objective of building and maintaining a viable central commercial area.

Attempts at protecting older residential uses with little or no historical significance in close proximity to the downtown from the pressures of the market would, in my opinion be misdirected and ultimately unsuccessful. One only has to look at the past history and current poor state of the older residential uses on Talbot and Erie Streets adjacent to downtown Leamington (and many other small towns) to come to the conclusion that good planning policies in these situations should aim to expand the downtown commercial core in order to increase its viability and eliminate the inevitable blight of the older residential uses adjacent to it.

Best Regards
Ed Cornies

From: [David](#)
To: [Robert Brown](#)
Subject: To speak on matter by phone
Date: Wednesday, February 10, 2021 2:57:53 PM

Zoning By-law amendment ZBA/01/2021

Official plan amendment application OPA/01/2021

Hello, I am a resident of Kingsville and the executor of the estate of . I have concerns and questions about the development at the addresses of 49 and 45 Division ST North . I would like to speak on this by phone on the February 16th zoom meeting.

My concerns and questions are:

- imposing height of a building that seems to tower over neighbouring properties
- building proximity to front sidewalk/road blocks visibility from neighboring house and driveway
- building proximity to neighboring property line is too close
- second floor north side windows have view into neighboring property drastically reducing privacy
- building design "sticks out like a store thumb" compared to neighboring properties
- 49 Division st north is listed as a heritage home and I would not like to see heritage homes being destroyed rather I would like them preserved and maintained

Thank you for your time

Sincerely

David Harrison

From: [JUMP](#)
To: [Robert Brown](#)
Cc: [jump](#)
Subject: Kingsville, growth
Date: Tuesday, March 2, 2021 5:27:06 PM

Dear Robert Brown,

I have grown up in Wheatley, and raised our family in Wheatley and Leamington. My Mom, Maeve has been a resident of Kingsville, as well as many cousins, my sister and 2 brothers. My Mom ran a successful B & B for a decade on Pelee island and we as a family have participated in many fundraisers and supported Kingsville projects in the past.

I have had an ongoing relationship with many local business owners and I believe that Kingsville has made many great decisions to turn a small town, I did not care to frequent in my younger days, to a place I recommend over and over as a destination or a place to call home.

As you know it is hard for businesses to thrive on Pelee Island due to residents fighting progress at every turn. My hope is that Kingsville residents who are fighting progress in Kingsville, do not take precedence over the future of Kingsville. We as a community need to look beyond Social Media as a negative platform, which can affect council decisions. Council needs to concentrate on facts. Why are people moving to Kingsville? What is the draw to Kingsville over surrounding areas?

With the new school coming, new business and housing coming. Projects like N.J. Peralta Engineering should not be squashed over Facebook threads. This business wants to grow and spend their dollars downtown Kingsville. I myself compare Kingsville to a small Birmingham MI. Collingwood ON, Niagara On The Lake or Bobcaygeon ON.... Not just another town, but a destination.

It's taken years for Kingsville to evolve and it would not have happened if it's focus had been on naysayers.

Congratulations on all the past council decisions to strive and make Kingsville stand out as a Hidden Gem. Please continue to allow local Businesses to grow and keep their roots in Kingsville.

Kind Regards,

Stacey DiNiro

Broker
JUMP REALTY
519-796-3891 M
519-977-2320 W
stacediniro@buysellwithstacey.com

From: [Bruce Durward](#)
To: [Robert Brown](#); [John Norton](#); [Nelson Santos](#); [Gord Queen](#); [Kim DeYong](#); [Tony Gaffan](#); [Laura Lucier](#); [Thomas Neufeld](#); [Larry Patterson](#)
Cc: sista5@ctcn.ca
Subject: 45-49 Division St N - PAC Meeting February 16, 2021 7 pm
Date: Monday, February 15, 2021 2:36:55 PM
Attachments: [Division St N.pdf](#)

APPLICATION FOR: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

APPLICATIONS: **ZONING BY-LAW AMENDMENT – ZBA/01/2021 (Section 34 of the Planning Act, R.S.O 1990, C.P 13)**

OFFICIAL PLAN AMENDMENT APPLICATION OPA/01/2021 (Section 22 of the Planning Act, R.S.O 1990, C.P 13)

APPLICANT: **2610349 ONTARIO LTD**

LOCATION OF PROPERTY: **45 & 49 DIVISION ST N**

The Official Town Plan Town of Kingsville as stated on the town website...

The Official Plan is a statement of goals, objectives and policies intended to **guide future land use, physical development, and growth within the Town of Kingsville**. The policies of the Plan are designed to promote the public interest in the future development of the Town, reduce uncertainty relating to future development, and to provide a basis for the Zoning By-law and other land use controls.

The application for official plan and zoning bylaw amendments DO NOT reflect the guide to future land use as stated in the official town plan of goals, objectives and policies. Therefore, we are strongly against the rezoning of 49 Division North at this time.

1. The property is not currently designated in the official town plan that was recently revised and presented to council in December 2020. It has never been zoned for future commercial use in the official town plan as a future commercial hold. See included attachment.
2. The town has yet to address the harmony and integration between commercial and residential zones. Example, 200 Main Street E was grossly mishandled by the Building Department, CAO and Council which resulted in closed door meetings. Town residents have no way of obtaining any information or explanation of what transpired.
3. Property ownership does not and should not guarantee rezoning to commercial in favour of the applicant simply because they own the adjacent property. This property application is not part of the official town plan.
4. There are several properties in town that have the proper zoning according to the official town plan that would suit the needs for the applicant to expand at this time.

In closing, it would be irresponsible for PAC, Council and the Town Planner to recommend and amend this property to an appropriate classification for the applicant at this time. All residential property owners would be at risk no matter where they reside in the Town of Kingsville where properties are not set for future commercial use or hold. This would set precedence, in which future applicants could change property zoning. It is the responsibility and commitment of PAC, Council and the Town Planner to uphold and follow the official plan goals, objectives and policies to guide future land use that THEY have put in place.

Respectfully,

Bruce and Tina Durward

Kingsville, ON

From: [Sarah-Jane Ford](#)
To: [Robert Brown](#)
Subject: Support for Peralta Engineering Office Location
Date: Wednesday, March 10, 2021 12:54:24 PM

Good Afternoon Robert,

I am writing to express my support for the proposed N.J Peralta Engineering build/office location in the town of Kingsville.

Sincerely,

•Sarah-Jane Paraskevin

From: [Larry Harrison](#)
To: [Robert Brown](#)
Subject: Re: Advisory Committee Open House Rezoning and Official Plan Amendment for 45 & 49 Division St. North
Applicant: 2610349 Ontario Ltd.
Date: Friday, February 5, 2021 2:22:43 PM

ZONING BY-LAW AMENDMENT - ZBA/01/2021
Section 34 of the Planning Act, R.S.O.1990, C.P.13)

OFFICIAL PLAN AMENDMENT APPLICATION OPA/01/2021
(Section 22 of the Planning Act R.S.O. 1990, C.P.13)

Applicant: 2610349 ONTARIO LTD

Location of Property: 45 & 49 DIVISION ST. N.

COMMENTS SUBMITTED BY: Larry and Karen Harrison, current residents of

Lot No. 8 in accordance with Registered Plan No. 184/185

To: Robert Brown, Manager, Planning Services

Our main objections are:

1. If the rezoning is approved what guarantee do we have that the proposed project would go ahead. Once this property is zoned commercial, it could be used for anything that would impede us from enjoying our property even more.
2. The proposed building does not enhance the neighborhood. The removal of two houses replaced with a two storey, 5,952 square foot professional office building does nothing in keeping with the original footprint. The facade of this building would have been more appropriate in keeping with the town of Kingsville's allure if it was designed to look like a victorian home instead of the more modernistic design they have in their proposal.
3. The proposed greenspace directly to the North of this office building is 3.08m at the front and 3.74m at the rear. In reality this is an unacceptable 10 feet from our property line. There have already been privacy issues in the past which required the construction of a 7 foot fence along the property line to the north, paid for by Peralta Eng. When this project was first brought to my attention some time ago, the buffer zone was to be 20 feet. What are the town of Kingsville's requirements before any amendments are considered? Our biggest concern with a two storey office building abutting our property line is not feeling dwarfed by the building as we exit our side door. We feel that anything less than 20 feet of buffering will not achieve the separation required to alleviate the conflict that will distract from the enjoyment and or functioning of the adjoining property whether it includes any form of landscaping or screening. Anything less than a twenty-foot buffer would interfere with our enjoyment of the open green space we currently have.

4. The proposed office building shows a number of windows (5) on the north side adjacent to our property looking directly into our backyard creates a privacy issue. One of the main reasons we purchased this home seven years ago, was the distance from neighboring houses. We feel that such a large building on these two small lots would tower over the existing homes within this block.
5. Kingsville's reputation of a family friendly town has been changing constantly with these larger than life buildings and looking at this one as you drive into Kingsville would be another deterrent. One only has to look at the recent Medical Center that went up on Mainstreet, east of the high school, to see how they change the allure of Kingsville.

I, Larry Harrison, wish to request time to speak during the meeting in regards to the above noted applications. My email address is LHarrison49@Cogeco.ca.

From: [Laura Lucier](#)
To: [Robert Brown](#)
Subject: FW: Rezoning of Residential Properties Division Street North
Date: Tuesday, February 16, 2021 12:45:55 PM

Please be cautious

This email was sent outside of your organization. Please check the "From" e-mail before replying.

Sent from [Mail](#) for Windows 10

From: [Mary Ellen Havlik](#)
Sent: February 15, 2021 9:20 PM
To: [Gord Queen](#); [Kim DeYong](#); [Larry Patterson](#); [Laura Lucier](#); [Nelson Santos](#); [Thomas Neufeld](#); [Tony Gaffan](#)
Subject: Rezoning of Residential Properties Division Street North

Good evening,

I am writing with respect to the application for rezoning and official plan amendment for lots located at 45 and 49 Division Street North, specifically 49 Division Street North which must be rezoned to commercial.

I would like to put on record that I oppose these changes. It seems that an amendment to a previously agreed official plan negates the need for one if it's going to be altered. Also, I'm concerned that this will contribute to the continued erosion to our small town look.

Finally, there are other residents in this vicinity who have expressed concern about the impact on their residential properties. I write in support of them, as well.

Respectfully,
Mary Ellen

From: [noreply](#) on behalf of [Sue Malott](#)
To: [Robert Brown](#)
Subject: New office building on Division N
Date: Friday, February 5, 2021 2:38:09 PM

This building will overlook the residential property next to it. Have we learned nothing from the Main St. fiasco? There is nothing Victorian looking about this proposed design.

Origin: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2fer%2ftown-hall%2fadministration-and-departments.aspx&c=E,1,Xhp-8JolHFL1woXLN_gzSyWmYIKjVUmmY1jjHZ-fobhzO7Pe4rXZlXnJaHu_XPKjPlykY5F-mh7H44CXgZMHs0zfjPRTYFknzMglheC6JQ...&typo=1

This email was sent to you by Sue Malott<grandma2daxkol@hotmail.com> through https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kingsville.ca%2f.&c=E,1,XtQHt3QS_iSbbPgcAtm39hZ9ZqaK8SLXoOAguQtXCQ3DmG8nQaTP1Cs5QTcAq7jNFdQ1orc2PgyS3pUyUUVYeiHKIFCoabb_c16R_Ji2-W-0l6qkJWjAtXxCQ...&typo=1

From: [Robert Brown](#)
To: [Robert Brown](#)
Subject: Objection to OPA 01 2021
Date: Thursday, February 11, 2021 3:59:33 PM

Guy Merry – – expressed objection to the proposed development, would prefer houses to remain, believes that the building will be constructed and then sold to make money.



Robert Brown, H. Ba., MCIP, RPP
Manager of Planning Services
Planning Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305 Ext # 250
rbrown@kingsville.ca

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Please consider the environment before printing this email.

**Town of Kingsville
2021 Division Street North
Kingsville Ontario N9Y 2Y9**

2021-03-10

Attention: Robert Brown & Town Council

As someone who has been an active citizen in the Town of Kingsville since 2011, please consider my comments of utmost support regarding the **Application for Official Plan Amendment and Zoning By-Law Amendment for 45 & 49 Division Street North to facilitate the proposed office building for N.J. Peralta Engineering Ltd.**

Peralta Engineering has been a contributing business in this Town for over 35 years and is a pillar of this great community. As a business that started in a home basement, Peralta Engineering is now ready for its next step of a professional new office building to match its reputation. I believe this company deserves the opportunity to expand their business in this great Town and will enhance the gateway into the downtown core.

Considering all that this company does to support the Town of Kingsville, it would be a shame to lose their contributions to festivals, sports programs and fundraisers to some other Municipality. With the COVID pandemic hitting everyone hard over the past year, it would be a shame and hypocritical to turn our back on local business and not fully support Peralta Engineering's need for a new building. As a community, it is our turn to now support their initiative for a new building.

Despite the loud vocal facebook group (a small representation of the overall community) that claim they speak for "the town", I would like to stress the importance of a thriving downtown and the financial benefits gained by a growing economy. **Growth in Kingsville is GOOD!** Without the growth in our community, we would not have many amenities, such as grocery stores, public transit, arenas, and our soon-to-be favourite hotspot Dairy Queen! Please do not shutdown developments this Town requires because 15 naysayers comment the most on facebook. They do not speak for all of us in this community of 20,000 strong.

My last point for consideration relates to my support regarding the proposed building design. I struggle to find reasons as to why a "Victorian Style" building is popular. I did not choose to move into this community 10 years ago for the architectural design of its buildings; but rather its amenities, tropical climate, ecological diversity, accessibility to local produce, and its tight knit community. Kingsville is not a great place to live because of the style of its buildings, but it's people and their businesses. Peralta Engineering's proposed new building is professional office design that represents who they are as a successful consulting business.

I ask that you please consider my comments in support of Peralta Engineering's proposed development and zoning amendments and hope to see continued growth in this Town.

AnneMarie Moniz

To: Robert Brown
Planning Advisory Committee

From: Don & Helen Noels

February 9, 2021

Re: Zoning By-Law Amendment – ZBA/01/2021 & Official Plan Amendment Application OPA/01/2021

49 Division Street North, Kingsville - Notice received by mail on February 2, 2021 and dated January 28th, 2021.

We are profoundly disappointed that we only received 1 week to respond to this application in order to have our input included in the printed reports sent to PAC members and to be added to the agenda as a speaker. Considering that the Rezoning Application had to be submitted by December 9th to be eligible for presentation at the February 16th PAC meeting, the lack of preparation time accorded to neighbouring residents is unconscionable! The fact that we are under lockdown and not permitted to gather provided no time for affected families to confer on this all-important rezoning request. A delay until the next PAC meeting was requested but fell on deaf ears leaving residents who are impacted by this zoning issue to feel railroaded. ***We sincerely hope this is not how this process will be handled moving forward.***

Regardless, this letter serves to register our **vehement opposition** to the rezoning of 49 Division Street North from Residential to Commercial for the following reasons:

- The 5 Year Review of the Town Official Plan dated September 2020 states: “Based on past commercial development activity and with recent amendments, it is estimated that there are adequate lands currently designated for commercial development to meet the needs of existing and projected residents.” If this rezoning from residential to commercial were essential wouldn’t the Official Plan reflect that?
- Rezoning 49 Division St North would eliminate any buffering from the downtown Commercial Zone that current residents depended on when purchasing their properties. The Land Use Plan and Town Official Plan made no mention of this changing in 2015, when we purchased _____, nor was it anticipated in the Town’s September 2020 review. It begs the question, why did the Town make the investment to develop an Official Plan and pay to amend it in 2020 if it can be tweaked at will?
- The section of Division Road North in question currently has a residential streetscape and a small-town vibe, quite remarkable and unusual considering the volume of traffic on this main artery. Removal of the two properties at 45 and 49 would destroy that. Residential properties and the people in them are what help keep downtown cores vibrant, friendly, and safe. There are over 14 families and their properties directly impacted by this decision and numerous others in the immediate vicinity.



- Commercial Zoning of 49 Division St N. will infringe on the lifestyles and outdoor enjoyment of current residents. Families living closest to 49 Division St. N. have pools and backyards that are all frequently used relaxation and entertainment areas. The development proposed with this rezoning application is a 2-story structure set along the entire lot line of the neighbouring property, overlooking all of these backyard oases. The Town Official Plan states: 2.6 BUFFERING Adequate buffering will be required between all uses of land where there may be a conflict such that one use will detract from the enjoyment and/or functioning of the adjoining use. Such buffering may include landscaping using local native plantings, screening, and greater separation distances between incompatible uses. The site plan included with this zoning application allows for only 10 feet between the properties.

- Regardless of the design of any commercial development that may be approved, for the families who live here there are all kinds of unwanted pollution that are inherent with large commercial properties:
 - Noise – The incessant beeping of the car horns of visitors and employees entering and exiting their vehicles along with the noise of their engines. HVAC systems also add noise pollution depending on where they are placed. There will also be the coming and going of snow removal vehicles, landscaping vehicles, and waste management trucks at all hours of the day and night with their compulsory back-up beeping indicators blaring.
 - Light – Light standards will illuminate parking areas and pathways from dusk to dawn and there will also be light pollution from the offices spilling down onto neighbouring yards along with any security lighting.
 - Air – Division Street North is already a busy thoroughfare and increased business activity will mean more vehicles coming and going throughout the day.
 - Visual
 - The architecture style of the early 20th century is evident across all properties in the immediate vicinity currently. The streetscape is residential regardless of the activities taking place inside. The houses on the applicant's property were built in the 1880's and the 1920's. If the zoning is approved and commercial development is to move forward, it is hoped it would fit with the neighbourhood.
 - Large, old trees have already been removed from this property and more will have to be eliminated to accommodate any development. Most notable is one of the town's sycamore trees that will require removal to make way for a driveway. This loss is not only visually offensive but results in the loss of needed photosynthesis, shading and cooling, and wildlife habitats. Trees are critical to downtown neighbourhoods in order to help offset all of the paving and concrete inherent with commercial development.
 - Vermin - Garbage storage location and pick-up protocols can lead to unwanted vermin, particularly in more urban settings. No doubt litter will be even more of a problem than it already is.
- Security is undoubtedly an issue since this enterprise will not necessarily be occupied 24/7. It is no small comfort to homeowners in knowing that your neighbours are there and watching out for their property and the neighbourhood. With Commercial Zoning this will not be the case.
- If the Rezoning is approved families here will be vulnerable as there is no guarantee that site plans will not be sought that impinge even further on our enjoyment of our own property or in loss of the equity in our homes. Where will this end for residents? The Town Official Plan states: the predominant use of land in the "Central Commercial" designation shall be for the buying, selling, and provision of goods and services. The permitted uses shall include retail and service commercial stores, banks and other financial institutions, business and professional offices, restaurants, taverns, clubs, recreational establishments, public buildings, parking lots, places of entertainment and amusement, places of worship, institutional uses, and similar type uses. Residential apartment type uses will also be permitted in the "Central Commercial" designation in accordance with the policies in this subsection. What if the applicant decides to build a 3-story building, an apartment building, a drive-thru restaurant, a strip mall, a carwash or even sell the property to someone else? Once the zoning has been changed, all of these are possible.

Surely it is feasible that Peralta Engineering could operate anywhere as, by its own account, it principally services Windsor-Essex Towns with Municipal Engineering & Drainage Contracts, Greenhouse Development, and Agriculture. If their business needs to expand why not move to a larger facility as most Kingsville taxpayers and families would have to or build in an area that is already zoned commercial? Peralta does not depend on walk in traffic nor the public at large for their survival so why do they need to expand their business in the middle of a residential neighbourhood?

Ordinary people determine the character of a town not buildings and businesses. We implore this committee to take seriously our concerns as taxpayers of the Town of Kingsville, 14+ families who live in the in the immediate vicinity and will be adversely affected by the aspirations of 2 Engineering Partners. We live downtown rather than in a subdivision because we enjoy the proximity of the various amenities that we can avail ourselves of and the uniqueness of the neighbourhood. However, we did not sign up to be overwhelmed by a commercial building. Would you want this next door to your home?

From: [Helen Noels](#)
To: [Laura Lucier](#)
Cc: [Robert Brown](#); [Don Noels](#)
Subject: 49 Division Street North, Kingsville
Date: Tuesday, March 9, 2021 10:04:55 AM

Councillor Lucier - We're writing to you in your capacity as Chair of the PAC.

We are so disappointed with the path that the meeting regarding the Official Plan Amendment and Rezoning application for 49 Division Street North took on February 16th. When we received notice of the application we specifically asked Robert Brown about the sequencing of events. He said that the process would involve a discussion of the application at PAC with input from those who asked to speak. PAC would in turn provide a recommendation on the Applications which would then be brought forth to Council and a Public Meeting would be held regarding the Application with 20 days notice given to all concerned. Council would vote on the Application and then an Appeal could be made to the Planning Tribunal by any of the affected parties who wished to contest the ruling. IF rezoning moved forward the Site Plan process would then begin with demolition applications being made and meetings to discuss what the plan, set backs etc.would entail.

However, on February 16, the discussion jumped straight to the building with absolutely **no** discussion by PAC of the actual Amendment and Rezoning Applications that the meeting purported to be about. We appreciate that committee members would need some notion of what the site plan might look like for context but, surely there is far more to consider on such a pivotal decision as changing the Official Plan and rezoning a residential property to commercial than what the building will look like? This application could be precedent setting for our neighbourhood but also has implications for all other residential areas in the Town of Kingsville. We are so disheartened and disillusioned at this failure of what should have been a democratic collection of the facts. Instead our neighbour was sent away to negotiate a setback with the applicant which clearly implied zoning approval would be granted.

If the process is actually different than has been described to us by Robert Brown, please enlighten us ... this is all new territory for us having never been in this unfortunate position before. We are appealing to you for your help to get things back on point.

Helen & Don Noels



Sender notified by
[Mailtrack](#)

From: [Elena Olsen](#)
To: [Robert Brown](#)
Subject: Peralta Engineering Support
Date: Monday, March 8, 2021 8:07:51 AM

Mr. Brown,

We are writing this email to show support for Peralta Engineering in their endeavor to build a new office building. Peralta Engineering is a small business that has been a part of the Kingsville community for over 35 years, supporting and sponsoring many local endeavors, like Kingsville youth sports, and should be able to grow like many other businesses have. As residents and local grain crop farmers, we feel it is important to support local businesses and keep them local. We see this need for Peralta Engineering to expand their office building capacity as a good thing and we see their desire to stay here in Kingsville as an even better thing. The jobs they currently provide to the community will stay here and with the larger building they would be able to grow and potentially expand the employment opportunities here locally as well.

While the proposed building is a departure from what currently stands in the location as far as design, with it being a business design that would be located next to Red Apple, another commercial style building, we don't see a concern with the proposed design. While the current building may have a residential look, it has been used as the office building for Peralta Engineering for 35 years and replacing this with the new building is not going to impact the residential housing situation in Kingsville.

We will be disappointed if the Town decides not to support this proposal.

Thank you,

Bret & Elena Olsen

From: [Tim Ondejko](#)
To: [Robert Brown](#)
Subject: RE: N.J. Peralta Engineering Ltd. -- New Office Building
Date: Tuesday, March 9, 2021 12:06:18 PM

Att: Mr. Robert Brown
Manager of Planning Services
Town of Kingsville

Dear Mr. Brown,

I am a resident of the Town Kingsville and live at 97 McCallum Drive, Kingsville, Ontario N9Y1G6. Previously and for many years I also owned a greenhouse plant on County Road 18 in the Town of Kingsville. Today I am a commercial realtor with Royal LePage Commercial and work throughout Southwestern Ontario and cross border in the State of Michigan.

I am in favour of the new development that N.J.Peralta Engineering Ltd. is proposing. It seems to me this would be the flagship and a highly visible focal point when entering the Town from the north or upon exiting all the while leaving people with a memorable experience and a desire to return as soon as possible.

The plans are attractive, modern, well landscaped and I believe is at the heart of inspiring both tourism and also more importantly migration into the Town of Kingsville. This project definitely adds a level of class that identifies the Town as being progressive. It would create a balance to the heavily weighted east end of the Town and I would hope that it would attract future similar development along that corridor.

I have worked with N.J. Peralta Engineering Ltd. personally on my own projects in the past and currently work extensively with them and many of my clients. I can attest to their high level of expertise, quality of work and attention to detail and have the utmost of confidence that this will be an outstanding development when completed.

It would be a pleasure to discuss this further if the need arises.

Thanks for all the hard work and planning to make this the Town of the future.

Sincerely, Tim

TIM ONDEJKO | Sales Representative
ROYAL LEPAGE BINDER REAL ESTATE | COMMERCIAL
Advisory and Transaction Services
3181 Marentette Ave., Unit 3 | Windsor, Ontario N8X 4G1
Cell 519 567 4296 | Office [519 948 5300](tel:5199485300) | Fax [519 948 1619](tel:5199481619)
tim.ondejko@royallepage.ca

From: [Rob Pallotto](#)
To: [Robert Brown](#)
Subject: Support for NJ Peralta Engineering new building proposal
Date: Wednesday, March 3, 2021 10:51:31 AM
Attachments: [image001.png](#)

Good morning Mr Brown

My name is Rob Policella and I am been employed with Domric International and we have been doing business with NJ Peralta Engineering for over 15 years since we started out in the greenhouse industry

NJ Peralta Engineering has assisted us thru our growth process on the building of the warehouse and greenhouses.

It has came to our attention that NJ Peralta Engineering Ltd are looking to expand their business with a new office building in Kingsville and have received negative comments/concerns from the town and town council.

It saddens us to hear this that NJ Peralta Engineering is getting resistance from the town and town council as they have done allot for this area for the last 35 years and a nice building like that in downtown Kingsville would look good

We have their support to the projects that they want to do to make their business grow as they are a great company to deal with

Thanks and we hope that town can assist NJ Peralta Engineering on their next building proposal

Rob Policella

Senior Sales Account Manager

Policella Farms Sales



From: [Joumana saba](#)
To: [Robert Brown](#)
Cc: [Joumana saba](#)
Subject: Peralta Engineering.
Date: Thursday, March 4, 2021 2:47:17 PM

Hello Mr. Brown,

We hope you are staying safe during these unprecedented times. This email is in regards to the possible expansion of N.J. Peralta Engineering.

As two small business owners that have known Tony Peralta and his team for a few years, we support their expansion proposal and think it'll promote growth within our town. Their proposal will ultimately benefit the town of Kingsville and we believe they need this expansion to further benefit their clients. The building will be a great addition to this lovely town.

We are located at Kingsville, for reference.

Thank you for your time and have a great weekend.

Jimmy and Joumana Saba

Sent from my iPhone

From: [Al Sauve](#)
To: [Robert Brown](#); tony@peraltaengineering.com
Subject: Support for N.J. Peralta Engineering Ltd. New Office Building
Date: Wednesday, March 3, 2021 8:33:23 AM

Mr. Brown

I operate an auto repair shop across the street from the proposed new office building of N.J. Peralta Engineering. I would like to express my support for this new development. Not only would it improve the atmosphere and beautification of the downtown, the added parking lot would greatly improve the flow of traffic, improving the safety of the children attending the nearby schools. I am in full support of this project.

Sincerely,

Al Sauve
2615453 Ontario Limited o/a
Division Road Auto Sales
Al's Auto Repair
42 Division Street North
Kingsville, ON N9Y 1C9
519-733-2771

From: [Chad Sinkevitch](#)
To: [Robert Brown](#)
Subject: Support for New N.J. Peralta Engineering Office Building
Date: Wednesday, March 3, 2021 6:52:25 PM

Hi Robert,

My name is Chad Sinkevitch and I have been a resident of Kingsville my entire life. I have grown up on my entire life and have done all my schooling and sports here in Kingsville. After seeing the proposal for N.J. Peralta's new Office Building, I believe this would be a great addition to the town. I believe this shows a great advancement for the growing community and would also be very attractive to any visitors, may even draw in more members to the community. As the business being an engineering firm, this would be a great example of modern engineering and would stick in peoples memories as a nice and attractive piece of Kingsville as a whole. I hope you consider these thoughts in the future decisions to come.

Thankyou for your time and considerations.

Best Regards,

Chad Sinkevitch

From: [Kory Snelgrove](#)
To: [Robert Brown](#)
Subject: Proposed Office Building - 45 & 49 Division St N - N J Peralta Engineering
Date: Tuesday, March 2, 2021 8:20:59 PM

Good evening,

I am writing this email in regards to the proposed office building for N J Peralta Engineering at [45 Division Street North](#), including [49 Division Street North](#).

I am an employee of N J Peralta Engineering where I have more recently been given this opportunity this past June of 2020. N J Peralta has experienced growth within their staff the past few years in efforts to meet the demand for Drainage Engineering and Land Development within the Essex County. Since working at N J Peralta Engineering, I have had the experience of eating at a number of restaurants, shopping at grocery stores and convenience stores, and utilizing gas stations the Town has to offer which has become a regular occurrence for myself and my family.

I believe that this proposed office building makes sense in it's current location as it is on the Main Street entering town and surrounded by a number of commercial properties (directly next door to Red Apple, across the street from an Automotive Shop, Church, and Canada Post etc.). Furthermore, it is of my opinion that in order for the company to continue to grow to meet industry needs, within the Town of Kingsville, it is essential.

I want to thank you for taking the time to read my email in support of this proposed office building. I am hopeful that Council will give consideration to this email for supporting the proposed office building so that I can continue to work within your beautiful Town and experience more that it has to offer.

Kindest Regards,

Kory Snelgrove

Kingsville, March 3, 2021

To: Town of Kingsville
Attn: Mr. Robert Brown
Re: Letter of Support for development new office NJ Peralta

Dear Mr. Brown:

Please accept this letter as an official Letter of Support for the new development for an office building for NJ Peralta Engineering.

NJ Peralta Engineering is an important engineering firm that has been in business for multiple decades and is an essential service provider not only for new development but also with existing businesses and projects. The upcoming proposed development of their new office is necessary to continue the great services they have been providing to the Town of Kingsville as well as its residents and business community.

It is therefore that I ask you to not impede this upcoming development but that it is facilitated to continue the economic development and success of our great town.

Sincerely,

Guido van het Hof

Vice President
Soave Hydroponics Company



5 O'Halloran Street
Kingsville, ON, Canada, N9Y0B3



To: Town of Kingsville

Kingsville, March 3, 2021

Attn: Mr. Robert Brown

Re: Letter of Support for development new office NJ Peralta

Dear Mr. Brown:

Please accept this letter as an official Letter of Support for the new development for an office building for NJ Peralta Engineering.

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Sincerely,

Guido van het Hof

President

WimRoos LTD.

To: Town of Kingsville

Kingsville, March 3, 2021

Attn: Mr. Robert Brown

From: Family Van het Hof, Kingsville residents

Re: Letter of Support for development new office NJ Peralta

Dear Mr. Brown:

Please accept this letter as an official Letter of Support for the new development for an office building for NJ Peralta Engineering.

NJ Peralta Engineering is an important engineering firm that has been in business for multiple decades and is an essential service provider not only for new development but also with existing businesses and projects. The upcoming proposed development of their new office is necessary to continue the great services they have been providing to the Town of Kingsville as well as its residents and business community.

It is therefore that I ask you to not impede this upcoming development but that it is facilitated to continue the economic development and success of our great town.

Sincerely,

Family Van het Hof

Kingsville, ON

Canada,

From: [Dave Wilson](#)
To: [Robert Brown](#)
Subject: Support for N.J. Peralta Engineering Ltd. New Office Building
Date: Sunday, March 7, 2021 7:29:30 PM

To whom it may concern,

I am writing today in support of the new office building considered by N. J. Peralta Engineering Ltd at 45-49 Division Street North, Kingsville, Ontario.

Unfortunately, it has recently come to my attention that a small group of vocal residents have voiced negative comments and concerns regarding the building improvements at this address. After reviewing the negative feedback, their comments largely seem baseless.

After moving to Kingsville from Toronto a year ago, I can appreciate the desire to maintain a historic, small town feel. However, not at the expense of progress.

The architectural renderings of the proposed office building appear to be a significant improvement to the area and the properties already owned by the local engineering firm. The new office building, located amongst other commercial properties, will have much nicer street appeal than the already existing Discount Store, Auto Garage, Convenience Store, Gas Station, and several other commercial properties within a couple hundred meters.

In order to continue to grow, this local business simply wishes to replace their existing office building with modern, up to date, office building on land they already own. Allowing this private business to build a larger office space on their private land will ultimately result in additional high quality professional job opportunities for the Town of Kingsville's residents.

Thank you for your time and consideration.

Regards,
Dave Wilson

5 O'Halloran Street
Kingsville, ON, Canada, N9Y0B3



To: Town of Kingsville

Kingsville, March 3, 2021

Attn: Mr. Robert Brown

Re: Letter of Support for development new office NJ Peralta

Dear Mr. Brown:

Please accept this letter as an official Letter of Support for the new development for an office building for NJ Peralta Engineering.

NJ Peralta Engineering is an important engineering firm that has been in business for multiple decades and is an essential service provider not only for new development but also with existing businesses and projects. The upcoming proposed development of their new office is necessary to continue the great services they have been providing to the Town of Kingsville as well as its residents and business community.

It is therefore that I ask you to not impede this upcoming development but that it is facilitated to continue the economic development and success of our great town.

Sincerely,

Guido van het Hof

President

WimRoos LTD.



Jeremy Wood

519-796-0026

JJWpowerhouseboiler@gmail.com

Town of Kingsville

2021 Division Road North
Kingsville, Ont N9Y 2Y9

Dear Robert Brown

Small towns and rural communities throughout Essex county are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Many rural communities and small towns are facing challenges, with slow-growing business areas they might find that their policies are not bringing the prosperity they seek.

I have seen that Peralta Engineering is looking to build a new office space on the fringe of the business sector of Kingsville, I have been living in Kingsville for 45 years and have seen the familiar business Peralta Engineering there for 35 plus years.

With that being said I think that the addition of this new and improved office and parking space at the Division North location is great use of these space as it will be one of the first buildings a person will see as they enter the downtown core of our town, I as a long time resident and small business owner and am in support of this improvement and hope that council will agree this is a great opportunity to retain this long time business and improve the appearance of our town.

Warm Regards Jeremy Wood

From: [Karen MacDougall](#)
To: [Robert Brown](#)
Subject: Fwd: #45 and # 49 Division St. North, Kingsville
Date: March 16, 2021 3:09:29 PM

----- Forwarded Message -----

Subject: #45 and # 49 Division St. North, Kingsville

Date: Tue, 16 Mar 2021 15:07:09 -0400

From: Karen MacDougall <k.macdougall@cogeco.ca>

To: councillors@kingsville.ca

I am emailing on behalf of my husband and myself regarding the properties known as # 45 and # 49 Division Street North, Kingsville and the proposed zoning by law amendment and official plan amendment that are being addressed by Mayor and Council in Kingsville. We are residents of Kingsville having relocated here in the fall of 2015 from northwestern Ontario. Winters were becoming too harsh for us in the north and we are seniors. We bought a home on Union Park Street, Kingsville and chose the spot we did not just because of the lake but because of the history in our neighbourhood and with our quaint homes on this street. We are shocked and astounded by all of the changes that have occurred in Kingsville and area just in the short time we have been here. We bought in Kingsville because we loved the charm and quaintness of this community, the wonderful farmland, orchards, small family run greenhouses, the beautiful and vintage homes and buildings that have been lovingly restored and are homes, and lastly the look of the commercial and business area in downtown Kingsville. Some of the older homes have been repurposed to accommodate businesses but have kept the character.

My husband and myself are saddened to learn that more properties are being looked at for a tear down to make way for some other big build by developers that does not fit into the neighbourhood surroundings. We took a drive by the 2 properties on Division North and see that an engineering firm is located in #45 and # 49 looks like a residence that is likely occupied as a home. We can see that the area on Division North has many old brick homes and vintage homes, and think we recognize the red bricks used in the builds as likely being from the Jack Miner and family tile and brickworks. We noted Red Apple and across from Red Apple on the corner is a lovely old property that appears to have sat empty in the time we have been here. In addition there are other buildings in the commercial downtown area that appear empty and we wonder why a developer with money to burn is not buying and fixing these buildings up a bit without destroying the character of the buildings and the downtown.

We are aware of the controversy with the condo building built by the Lakeside pavilion area, that still has not sold all of the units and of the ugly big build on main near Migration Hall and Highschool area that turned out to be not what the neighbours were expecting. Some of these neighbours are being overlooked. We are also aware of the controversy with respect to 183 Main and the heritage property and the new big build proposed for the area behind the house. I won't get started on the big greenhouses being built nearby, far too close to residences and overlooking properties. Then there is the horrid light issue at night and the offensive

marijuana odours from many of these greenhouses. We are impacted by the lights and odours. But I digress.

We would like to see a NO decision being made by Mayor and Council with respect to the tear down of these properties at 45 and 49 Division North for the purpose of a developer putting up a new commercial building and parking lot. This in our opinion is not an appropriate location for this. Please leave these 2 properties be. If Peralta do not wish to remain where they are they can relocate and perhaps #45 can be returned to being a residence.

We appreciate that decision making is not an easy matter at the Council table.

Respectfully Submitted,

Karen MacDougall for Karen MacDougall and Peter Kathmann

From: [Scott Shilson](#)
To: [Robert Brown](#)
Subject: Peralta expansion
Date: March 16, 2021 4:01:44 PM

Hi Roberthoping this note finds you well.

After discussions with the owners at Peralta engineering i was excited to hear of their intention of expansion and creating more office space and employment opportunities within their existing properties. They are as we know a very reputable and professional local business who are leaders in what they do. I would definitely encourage and support their additional office facilities as they would only provide a larger foundation of leadership and professionalism in our community with their desire to grow and improve their services. Thanks for the opportunity to share my opinion!! Scott Shilson

Sent from my iPhone