

As Kingsville residents we are concerned about both the process for approval of minor variances including the peripheral implications, as well as the situation in our particular area. A flawed process has resulted in the need for us to go the route of a petition. The petition has received overwhelming support with about 170 signatures that represent 115 homes, of the 145 residences in this area. If a minor variance had not been requested to construct a home at 866 Erie W. the issue of misrepresenting a converted dwelling or a semi-detached dwelling as a single-detached dwelling would never have come to light. Neighbours should not be responsible for policing new construction in their neighbourhood.

The situation I am referring to, is a builders request to construct a "a single-family dwelling" (term used in the towns definition section is single-detached dwelling) "without garage and including a secondary dwelling unit (shown on Applicants Sketch)." At the committee of Adjustments meeting on May 18 2021, the variance was not approved. However, the issue of a 2-unit home in an area designated as LR-1, (only single-detached dwellings) does not seem to have been resolved. The proposed home would be classified as a semi-detached, or converted dwelling, neither of which can be located in this area (plans 1022 & 1169). In the definitions section for the town, no two-unit term was found.

High density, affordable housing is the current provincial notion that would be more applicable to the GTA and Golden Horseshoe, but not in this area of Kingsville. We are too far away from the two critical variables for affordable housing: proximity to schools and grocery stores. The provincial regulations imply that for a converted home, the initial residence would be modified at some later date, not built concurrently. Also, the owner would be a resident of one unit, and landlord for the second unit. Again, semi-detached homes are not authorized for this area (Plans 1022 & 1169).

As one of the oldest "subdivisions" in Kingsville we are proposing the following:

**We recognize the importance of following the provincial guidelines that indicate the need for affordable housing, however this is not the area [plans 1022 and 1169] where it should be done. For this area, represented by these two plans, we think that infilling on a 35 or 40 foot lot, of sufficient depth, with a single detached dwelling would be acceptable. Only homes that have a minimum of 70 foot frontage would be permitted to develop the second unit, but only after the first unit was present. Again the resident-landlord regulation would apply to keep this area from becoming primarily rentals. We would like council to accept this as a motion to preserve the integrity and ambiance of the area.**

To focus on the process....

There is a ton of construction taking place locally and no doubt both the planning and building departments are stretched to meet the demand. However, there are other examples within these two plans where variances were approved that are questionable with respect to the municipal guidelines. In these cases the final construction does not fit into the neighbourhood. Fitting-in to an existing area is one of the goals of the provincial guidelines. A variance request provides information about the footprint of a proposed construction, but nothing about the height or "bulk", so some imposing structures have been built. It has been explained that privacy issues prevent other information being made to the adjacent neighbours. So, under the guise of privacy, irregularities are being approved.

Examples include a huge two story home on a 40x 100 foot lot that does not appear to conform to the 40% by-law. Neighbours were told that it would be only a single story, so did not oppose the request. Also the time of year was late fall so few were aware of the request.

A second example involves two enormous two story garages (on different properties) that could have an apartment on the upper floor. Both garages seem to push the regulations to their limits, again a question of fit to the neighbourhood.

A third situation involves line-of-sight on Waterview. There is a proposal to build 25 feet out beyond the line of existing homes. It has been rumoured that the old/ former line-of-sight by-law was repealed within the last few years. Yet no information about how or when this took place seems to be available to the neighbours involved. This example also contravenes the fit-in concept. With two vacant homes, on this street, this line-of-sight could again become an issue.

Neighbours are put in an awkward position to oppose minor variance requests, as opposition can create hard feelings in a neighbourhood. Also, the turn around time to respond to the variance request, in our case 866 Erie was extremely short (less than a week). This process needs rethinking to allow oversight by Council, who are elected members of the community.

We would like to meet with the Council to elaborate our position, make the petition available, and answer questions.

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| Principal Petitioner |             | Contact Address | Signature     |
|----------------------|-------------|-----------------|---------------|
| S. Bogert            |             |                 |               |
| Name                 | Phone/Email | Address         | Signature     |
| KEN RAMSEY           |             | WATERVIEW RD    | K Ramsey      |
| Bob Hajda            |             | 468 " "         | B Hajda       |
| SANDY McKEOP         |             | 466 " "         | Sandy McKeop  |
| SHERRY BOGERT        |             | 460 " "         | S Bogert      |
| CHUCK LEONARD        |             | 494 Waterview   | C Leonard     |
| Nada Leonard         |             | 454 Waterview   | N. Leonard    |
| Heather Arrowood     |             | 450 Waterview   | H Arrowood    |
| Andrea Korneksh      |             | 417 Pearse Rd.  | A Korneksh    |
| Hana Buchan          |             | 405 Pearse Rd   | H Buchan      |
| Robert Buchan        |             | 405 Pearse Rd   | R Buchan      |
| Dave GRANT           |             | 383 Pearse Rd   | D Grant       |
| Paul Grant           |             | " "             | P Grant       |
| Beth Rezkowski       |             | 438 Parkview    | B Rezkowski   |
| Donna                |             | 436 WATERVIEW   | Donna         |
| Jeanine Hajda        |             | 468 Waterview   | Jeanine Hajda |



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|----------------------|-------------|------------------|-----------------|
|                      |             |                  |                 |
| Name                 | Phone/Email | Address          | Signature       |
| Doreen d             |             | 870 Park (owner) | DRI             |
| O. Pashat            |             | 870 Park "       | O. Pashat       |
| V. J. ACO            |             | 450 WATERVIEW RD | JOHN ARROWSMITH |
| Bob Nixon            |             | 383 Pearlie Pl.  |                 |
| Kathy Nixon          |             | 393 Pearseld.    | K. Nixon        |
| Keisha Myers.        |             | 472 Watervicwld  | K. Myers        |
| Ken MYERS            |             | 1155 CAMP BELL   | Ken Myers       |
| LYNN MYERS           |             | 1155 CAMP BELL   | L. Myers        |
| MARIE LEILI          |             | 865 BAYVIEW      | M. Leili        |
| LES Spencer          |             | 912 Bayview Ave  | Ken S.          |
| Pat Spencer          |             | 912 Bayview Ave  | P. Spencer      |
| Mark Simpson         |             | 437 Forman Rd.   | M. Simpson      |
| Launie Simpson       |             | 437 Forman Rd.   | L. Simpson      |
| Natalie Crowe        |             | 464 Heritage Rd  | N. Crowe        |



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| Principal Petitioner |             | Contact Address        | Signature        |
|----------------------|-------------|------------------------|------------------|
| KIM DeLaurier        |             | 864 Erie W. Kingsville | Lux DeLaurier    |
| Name                 | Phone/Email | Address                | Signature        |
| SHAWN KUNAT          |             | 428 HERITAGE RD.       | Shawn Kunat      |
| MARIE LOPATA         |             | 853 PARK AVE           | M. Lopata        |
| PAVOL LOPATA         |             | 853 PARK AVE           | P. Lopata        |
| Dona Nolan           |             | 846 Park Ave           | Dona Nolan       |
| Ashley Fleming       |             | 870 Park Ave           | Ashley Fleming   |
| Joe Baghianich       |             | 894 PARK AVE           | Joe Baghianich   |
| NEIG WARE            |             | 906 PARK AVE           | Neig Ware        |
| Kyle Teskey          |             | 912 Park Ave           | Kyle Teskey      |
| M BRIEN SORRELL      |             | 897 PARK AVE           | M. Brien Sorrell |
| Susan Sorrell        |             | 897 PARK AVE           | Susan Sorrell    |
| Dorothy Finlay       |             | 911 Park Ave           | Dorothy Finlay   |
| GORD FINLAY          |             | 911 Park Ave.          | Gord Finlay      |
| Rob MINDBAK          |             | 921 PARK AVE.          | Rob Mindbak      |
|                      |             |                        |                  |
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|------------------------|-------------|-----------------|---------------------|
| Julie & Dave           |             |                 |                     |
| Name                   | Phone/Email | Address         | Signature           |
| Billie & Lee Porterson |             | 855 Erie Ave.   | Billie Porterson    |
| Karen & Sal Gambino    |             | 847 Erie Ave.   | Karen Gambino       |
| Diana Gleason          |             | 841 Erie Ave.   | Diana Gleason       |
| Joe Kunkel             |             | 842 Erie Ave.   | Joe Kunkel          |
| Brian & Tripp          |             | 863 Erie Ave.   | Brian & Tripp       |
| Paula Tripp            |             | " " "           | Paula Tripp         |
| Julie & Dave Seyler    |             | 875 Erie Ave.   | Julie & Dave Seyler |
| Marc Masse             |             | 444 Heritage    | Marc Masse          |
| Robert & Lisa          |             | Heritage        | Robert & Lisa       |
| Karen Lucas            |             | 461 Heritage    | Karen Lucas         |
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Liz Jackson

410 Heritage

L. Jackson

| Principal Petitioner | Contact Address  | Signature   |
|----------------------|------------------|-------------|
| MARIE LEILI          | 865 Bayview Ave. | Marie Leili |

| Name             | Phone/Email | Address         | Signature        |
|------------------|-------------|-----------------|------------------|
| Gwen Tonant      |             | 889 Bayview Ave | Gwen Tonant      |
| ROSS A NESBITT   |             | 889 BAYVIEW     | R Nesbitt        |
| Linda Nesbitt    |             | 889 Bayview     | Linda Nesbitt    |
| Terry Jacks      |             | 410 Heritage    | T Jacks          |
| Liz Jackson      |             | 410 Heritage    | L. Jackson       |
| Brenda Falkner   |             | 919 Bayview Ave | B Falkner        |
| Bradie Hedges    |             | 864 Bayview Ave | B Hedges         |
| Nick Haines      |             | 864 Bayview Ave | N HAINES         |
| Brian George     |             | 888 Bayview Ave | B George         |
| Samantha George  |             | 888 Bayview Ave | S George         |
| MATT VERMETTE    |             | 894 Bayview Ave | M Vermette       |
| Olivia Antonucci |             | 901 Bayview Ave | Olivia Antonucci |
| Olivia Bonnerie  |             | 856 Bayview Ave | Olivia Bonnerie  |
| Y. Bonnerie      |             | 856 Bayview Ave | Y Bonnerie       |
| CD Valley        |             | 900 Bayview Ave | CD Valley        |



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| Principal Petitioner |             | Contact Address  | Signature        |
|----------------------|-------------|------------------|------------------|
| FRANK.               |             |                  |                  |
| Name                 | Phone/Email | Address          | Signature        |
| Frank Froese         |             | 861 Wride Ave    |                  |
| Nancy Froese         |             | 861 Wride Ave    |                  |
| Mary Elias           |             | 875 Malott Ave   | Mary Elias       |
| Pete Elias           |             | 875 Malott Ave   | Pete Elias       |
| Denise Laliberte     |             | 889 Malott Ave   | Denise Laliberte |
| DINA RODRIGUES       |             | 888 MALOTT AVE   |                  |
| Bill Knott           |             | 911 Malott Ave   | Bill Knott       |
| MIKE MIKALL          |             | 870 MALOTT       | Mike Mikall      |
| Mike Sohn            |             | 371 Heritage     | Mike Sohn        |
| Yvonne Norman        |             | 859 W/19101      | Yvonne Norman    |
| LINDA NORMAN         |             | 380 HERITAGE RD. | Linda Norman     |
| Tony NORMAN          |             | 380 HERITAGE RD  | Tony Norman      |
| Jim Augerman         |             | 869 Malott Ave   | Jim Augerman     |



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| Principal Petitioner |             | Contact Address  | Signature          |
|----------------------|-------------|------------------|--------------------|
| Lizanne              |             |                  |                    |
| Name                 | Phone/Email | Address          | Signature          |
| Kel EVERAERT         |             | 959 ERIE AVE W   | Kel Everaert       |
| MARY BETH EVERAERT   |             | 959 Erie Ave W   | Mary Beth Everaert |
| Lizanne Lebedyk      |             | 952 Erie Ave. W. | Lizanne Lebedyk    |
| Dan Lebedyk          |             | 952 Erie Ave. W. | Dan Lebedyk        |
| Rob Bloomer          |             | 975 ERIE AVE W   | Rob Bloomer        |
| Christina Thompson   |             | 975 Erie Ave W.  | Christina Thompson |
| Jade Bosse           |             | 979 Erie Ave W   | Jade Bosse         |
| STEVE J              |             | 943 - - -        | Steve J            |
| Andrew Lebedyk       |             | 952 Erie Ave     | Andrew Lebedyk     |
| Hannah Lebedyk       |             | 952 Erie Ave.    | Hannah Lebedyk     |
| CATTY WRIGHT         |             | 933 ERIE AVE     | Catty Wright       |
| Mare Drummond        |             | 901 Erie Ave     | Mare Drummond      |
| David Drummond       |             | 901 Erie Ave     | David Drummond     |
| Rick Kai             |             | 905 Erie Ave     | Rick Kai           |
| BEATRICE KAI         |             | 905 Erie Ave     | Beatrice Kai       |



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| Principal Petitioner |             | Contact Address | Signature        |
|----------------------|-------------|-----------------|------------------|
| Laura S.             |             |                 |                  |
| Name                 | Phone/Email | Address         | Signature        |
| Laura Seaburn        |             | 843 Wide Ave    | Laura Seaburn    |
| Mildred MALOTI       |             | 838 Wide        | Mildred Maloti   |
| Randy COUSSENS       |             | 828 Wide Ave    | R. CousSENS      |
| Beth HANGETT         |             | 853 Wide Ave    | Beth HANGETT     |
| AL KESSE             |             | 853 " "         | Al Kesse         |
| ALEX MURCI           |             | 866 Wide Avenue | Alex Murci       |
| DENNIS DRESSER       |             | 844 Wide Ave    | Dennis Dresser   |
| Dorothy SULLIVAN     |             | 832 Wide Av.    | Dorothy Sullivan |
| John BERGERON        |             | 865 Wide Ave    | John Bergeron    |
| George Seaburn       |             | 843 Wide Ave    | George Seaburn   |
|                      |             |                 |                  |
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| Principal Petitioner |             | Contact Address | Signature        |
|----------------------|-------------|-----------------|------------------|
| TAMMY S.             |             | 476 Heritage    | [Signature]      |
| Name                 | Phone/Email | Address         | Signature        |
| Jocelyn Finakli      |             | 893 Wride Ave   | Jocelyn Finakli  |
| John Brennan         |             | 905 Wride Ave   | John Brennan     |
| Crystal Abbott       |             | 929 Wride Ave   | Crystal Abbott   |
| Brian Kimm           |             | 931 Wride Ave   | Brian Kimm       |
| Theresa Lane         |             | 943 Wride Ave   | Theresa Lane     |
| Emilie Blair         |             | 951 Wride       | Emilie Blair     |
| Derek Renner         |             | 955 Wride       | Derek Renner     |
| Sharon Berto         |             | 959 Wride       | Sharon Berto     |
| Carrie Champagne     |             | 963 Wride Ave   | Carrie Champagne |
| TERRY MCKEEGAN       |             | 967 " "         | Terry McKeeagan  |
| GARY ADOBS           |             | 971 Wride Ave   | Gary ADOBS       |
| DAVE SCRATCH         |             | 901 MA LOT. AVE | Dave Scratch     |
| Michelle Polguin     |             | 901 Malet Ave   | Michelle Polguin |



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|----------------------|-------------|------------------------------|----------------|
| Aline LaFleche       |             | 969 Erie Ave<br>343 264-2654 | Aline LaFleche |
| Name                 | Phone/Email | Address                      | Signature      |
| Josh McKellar        |             | 914 Erie Ave W               |                |
| Kelsey Heister       |             | 914 Erie Ave W               |                |
| Robert McLean        |             | 870 Erie Ave W               |                |
| DIANNE HILLMAN       |             | 890 ERIE AVE. W              |                |
| Dylan Lewis          |             | 928 Erie Ave W               |                |
| JEFF CORNETT         |             | 958 ERIE AVE W               |                |
| LOUISE WHITE         |             | 958 ERIE AVE                 |                |
| Fred Hickmott        |             | 968 Erie Ave                 |                |
| Nancy Hickmott       |             | 968 ERIE AVE                 |                |
| Doreen Damm          |             | 978 Erie Ave                 |                |
| Cathy Foltz-Wall     |             | 896 Erie Ave W               |                |
| Karen Wall           |             | 894 Erie Ave W               |                |
| Nicole Battistoni    |             | 920 Erie Ave W               |                |
| Matt Battistoni      |             | 920 Erie Ave W               |                |
| Lecticia Sulja       |             | 942 Erie Ave W               |                |

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Geno Wall [REDACTED] wallena01agmail.com

Armand La Fleche [REDACTED] 969 Erie Ave W.

*Armand La Fleche*



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|----------------------|-------------|-----------------|-----------|
| Cristian             |             |                 |           |
| Name                 | Phone/Email | Address         | Signature |
| CRISTIAN             |             | 954 WIDE        |           |
| Marlene              |             | 914 Wide Ave    |           |
| R. Mutterbaed        |             | 884 Wide Ave    |           |
| BRENT KLESHI         |             | 900 WIDE AVE    |           |
| TON MOSEY            |             | 906 WIDE        |           |
| Jan Tracy            |             | 906 Wide        |           |
| Ann Bradford         |             | 934 Wide        |           |
| Christina Bradford   |             | 934 Wide        |           |
| Jonathan Bin         |             | 958 Wide        |           |
| Nicole Higgins       |             | 958 Wide        |           |
| Christine GLO        |             | 962 Wide ave    |           |
| Robert GLO           |             | 962 Wide ave    |           |
| Sheila Wheeler       |             | 978 WIDE Ave    |           |
| John Pinnic          |             | 974 WIDE AVE    |           |
| SHANNON RICHARDSON   |             | 966 WIDE AVE    |           |

SEE OVER



Tom Richardson 519 733 8166 966 Wride Ave R

Tina Schroeder 519 613 8628 942 Wride Ave. T. Glab

Cristy Hargel

Eladio Ramirez

912 Wride

928 Wride

DAVID MELEZ

950 WRIDE





(12)



Hi Sherry:

Ron and I have read the petition. We agree and support it and wish for our names to be added to the said petition. Since we do not have a printer at the trailer nor a smart phone, this email is our only way of responding.

Barb and Ron Fick

...



me 6:03 PM

to barb v



OK will do

Hi Sherry:

Ron and I have read the petition. We agree and support it and wish for our names to be added to the said petition. Since we do not have a printer at the trailer nor a smart phone, this email is our only way of responding.

Barb and Ron Fick

Sent from [Mail](#) for Windows 10**From:** [Sherry Bogert](#)**Sent:** July 27, 2021 6:22 PM**To:** [barb fick](#)**Subject:** Re: Petition

Another idea!!!

Send me an e-mail that says you have read the petition and agree with it, support it and wish





## Petition to the Town of Kingsville

We, the undersigned, are concerned citizens of Linden Beach (Plan 1022 and 1169) who call upon Town Council to uphold the present zoning of this area: Lakeshore Residential (L.R-1), and to deny the proposed construction of a 2 Unit, Single-Detached Dwelling at 866 Erie Ave and any future proposed developments of multi-unit dwellings in our area. This proposed development was approved with no communication to the residents of the community nor any opportunity for their input.

**This type of development will negatively impact our area by:**

- changing the historic nature and character of the neighborhood
- increasing traffic and parking hazards
- accelerating the cutting of mature trees thereby affecting bird and animal habitat
- augmenting noise and light pollution to a natural area of large lots and without street lights
- decreasing our quality of life and our property values
- setting a precedent for this type of development intensification in a neighborhood of single family homes

We Are Petitioning the Town of Kingsville to Deny Construction of Multi-Unit Residences in our Community of Linden Beach which is Currently and MUST Continue to be Zoned Lakeshore Residential (LR-1).

[illegible]