

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

From: Marlene augerman [REDACTED]

Sent: March 11, 2023 10:35 AM

To: George Robinson <[grobinson@kingsville.ca](mailto:grobinson@kingsville.ca)>; Town of Kingsville  
<[requests@kingsville.ca](mailto:requests@kingsville.ca)>

Subject: Concern about Winterberry proposed condo development Division Road North

Hi, I'm concerned about the proposed Winterberry condominiums on Division Rd., North. As a longtime resident of Millbrook Estates, my concern is about the traffic, shade, esthetic, residential charm, electrical power impact on my quaint Millbrook Estates neighbourhood. I'm concerned about the loss of the small town feel and that our traffic, electricity and service infrastructure doesn't support the proposed incoming population.

When moving into Millbrook Estates, I agreed to adhere to bylaws restricting the height of homes. I expect no less from the town of Kingsville when planning where to locate new development. I already experience, minor and major power outages frequently.

Thank you,  
Marlene Augerman

**From:** Charlotte Torrens [REDACTED]  
**Sent:** March 14, 2023 8:21 PM  
**To:** George Robinson <[grobinson@kingsville.ca](mailto:grobinson@kingsville.ca)>  
**Subject:** Winterberry

Hi George,

My name is Charlotte Torrens and I presently live across from 1666 Division Road North which is the location of the proposed “Winterberry” condominium structure. I am in opposition to the development of this land for a building of this size. We fully expected this land to be developed, however a structure of this size among residential homes is disappointing. This is yet another development that will add pressure to in-town traffic, something the Town has failed to properly address. And it is yet another reduction in green space within Kingsville. It is a shame that many residents oppose these larger condominium structures, and yet the Town continues to approve them. We hope that perhaps Council will listen to the residents, especially those of us directly impacted by this development.

This is my official letter of opposition. I apologize I cannot make the in person meeting on the 22nd.

Thank you,

Charlotte

**From:** Janet Molzan [REDACTED]  
**Sent:** March 15, 2023 9:53 AM  
**To:** Town of Kingsville <[requests@kingsville.ca](mailto:requests@kingsville.ca)>; George Robinson <[grobenson@kingsville.ca](mailto:grobenson@kingsville.ca)>  
**Subject:** Concerns about Winterberry proposed condo development Division Rd N

Hi,  
I'm concerned about the proposed Winterberry condominiums on Division Rd., North. As a longtime resident of Millbrook Estates, my concern is about the traffic, shade, esthetic, residential charm, and electrical power impact on my quaint Millbrook Estates neighbourhood.  
I'm concerned about the loss of the small town feel and that our traffic, electricity and service infrastructure doesn't support the proposed incoming population.  
When moving into Millbrook Estates, I agreed to adhere to bylaws restricting the height of homes. I expect no less from the town of Kingsville when planning where to locate new development. I already experience minor and major power outages frequently.

Thank you,  
Janet Molzan

## ZBA-27-21 - Public Comments - Appendix E

**From:** jgboomer1 [REDACTED]  
**Sent:** March 29, 2023 11:01 AM  
**To:** Dennis Rogers <[drogers@kingsville.ca](mailto:drogers@kingsville.ca)>  
**Cc:** Larry Patterson <[lpatterson@kingsville.ca](mailto:lpatterson@kingsville.ca)>; Debby Jarvis-Chausse <[djarvis-chausse@kingsville.ca](mailto:djarvis-chausse@kingsville.ca)>; Sheri Lowrie <[slowrie@kingsville.ca](mailto:slowrie@kingsville.ca)>; Tony Gaffan <[tgaffan@kingsville.ca](mailto:tgaffan@kingsville.ca)>; Kim DeYong <[kdeyong@kingsville.ca](mailto:kdeyong@kingsville.ca)>; Thomas Neufeld <[tneufeld@kingsville.ca](mailto:tneufeld@kingsville.ca)>  
**Subject:** Proposed Rezoning: The Winterberry Condominiums by Liovas Homes

Good Morning Mayor, Council Women and Men.

I am writing you today to express my concern and totally reject the idea of a 4 story condominium proposed by Liovas homes on a parcel of land located at 1666 Division Rd.

First of all I live on [REDACTED] as per site plan this project will have a dramatic and direct affect on our values and most of all our serene lifestyle. One must first recognize why we and others from this community moved from other cities or and locations to Kingsville and specifically to the location which we live. The answer is very simple for peace and quiet and the beauty of this small town community.

If you look at the demographics of this area and specifically of the Liovas semi-detached community you will find one common denominator the age group!

We are either retired or are working by choice. When we were looking at an area to live the subdivision comprising of Cranberry & Holly was appealing not only for the present development, but we were specifically lead to believe there was a phase two an extension of the current development in the spring of 2019.

Liovas and their representatives put on an information meeting that took place on March 22. I can tell you the community did not respond well and believe we were lied to. A great amount of resistance came out of the meeting and some of the notable concerns, such as value, increased traffic and noise, retirement community(our area), privacy, peace and tranquility, increased power outages, drainage, on and on. We were led to believe these 100 units will be priced at 500k to 800k! Looking at the quality I don't believe that to be the case, look around at some of the Condominium that are in better areas in our town selling for less. i.e. Park St...etc

I have consulted with several professional that believe this will have a negative affect on our specific area. They asked the following question: " What brought you to the area?" "What were the specific reasons why you purchased the home you currently live in?" In those questions you will find your answers and they were right. Will you?

Approving this application it is our belief if a rezoning does occur it will be an unforgivable slap in the face by our community leaders. Please do not allow this to happen.

We are not apposed to single or semi-detached homes for that parcel of land. We understand the need for housing but it has to be the right housing to protect the fabric of the community and its people.

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We need your help to turn down the rezoning application to construct a 4 story condominium to be located at 1666 Division Rd.

As retirees we ask you to maintain the fabric of this community to understand why we are here. To have our voice heard as our elected officials. Thank you.

Respectfully,

John G



Kingsville

From: Wayne Janisse [REDACTED]  
Sent: April 21, 2023 10:19 AM  
To: planning <planning@kingsville.ca>  
Subject: Winterberry Condominiums Proposal

To whom it may concern,

I recently attended a meeting hosted by Liovas Homes. I came out of the meeting shocked at what was being proposed. We heard rumblings that there could be a townhouse or two in the works but never could imagine a build of this scale! I live at [REDACTED] which is next to the proposed building site. When we asked what was being built there we were told that townhouses would continue around a cul-de-sac. This was their sales pitch and we weren't the only ones that were told this. When asked at the meeting what happened to the cul-de-sac and townhouses they denied ever saying that! For Liovas Homes to even propose this project shows absolutely no consideration to homeowners of this neighborhood. We understand that the government is pushing for more housing and Kingsville has been doing its part. We have many retirees surrounding this proposal and I would like to see the builder honor what he originally told us which was phase two of cul-de-sac and townhouses. Listed below are some of my main concerns:

- Storm and sanitary sewers. We have been living on [REDACTED] for four years. We finished our basement and have never had a drop of water enter the house. This is something I do not have to worry about. We have seen the overflow pond at the end of cranberry filled right to the top more than once after storms. The size of this project probably wouldn't help the situation.
- Traffic on Holly and Cranberry
- Parking lot lights, Car doors, Headlights
- With an abundance of unsold condominiums in Kingsville (main st.) and the builder saying they will be selling for \$400,000 - \$800,000, we are sure many of these units will be rented out and turn Holly and Cranberry into a playground.
- The builder says he will plant cedar trees for privacy. I don't think they will be maintained or replaced.

In closing this is primarily a retirement neighbourhood which is why many of us moved here. Please consider the impact this would have on the citizens in this community.

Wayne Janisse  
[REDACTED]

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**From:** jgboomer1 [REDACTED]

**Sent:** May 5, 2023 9:54 AM

**To:** Debby Jarvis-Chausse <djarvis-chausse@kingsville.ca>; Sheri Lowrie <slowrie@kingsville.ca>; Tony Gaffan <tgaffan@kingsville.ca>; Kim DeYong <kdeyong@kingsville.ca>; Thomas Neufeld <tneufeld@kingsville.ca>

**Cc:** planning <planning@kingsville.ca>; [REDACTED]

**Subject:** FW: Proposed Rezoning: The Winterberry Condominiums by Liovas Homes

Good Morning,

I received a letter regarding taking up the rezoning application.

Reading this letter is causing tremendous concern. How is it possible you can vote on an application immediately after hearing the proposal. Are we not tax payers? I make a motion that no decision or vote is conducted until our concerns are addressed and investigated. Make no mistake we will fight this to the bitter end, Liovas Group outright misled people into thinking they were doing an exact mirror of the Cranberry and Holly construction, in other words semi-detached construction. Putting a Condominium in that parcel of land is not only wrong but negligent and shows lack of respect for the current tax payers of this community. Please look at the traffic, and all of our concerns in my previous email to the town. Please take our concerns seriously as your decision will affect the entire community. Keep in mind we have nothing personally against Liovas Group other than we feel that they should just live up to their word. Thank you.

Respectfully,

John G  
[REDACTED]

## ZBA-27-21 - Public Comments - Appendix E

**From:** cmacvittie [REDACTED]  
**Sent:** May 8, 2023 7:45 AM  
**To:** planning <planning@kingsville.ca>  
**Cc:** Dennis Rogers <drgers@kingsville.ca>; Kim DeYong <kdeyong@kingsville.ca>; Tony Gaffan <tgaffan@kingsville.ca>; Debby Jarvis-Chausse <djarvis-chausse@kingsville.ca>; Sheri Lowrie <slowrie@kingsville.ca>; Thomas Neufeld <tneufeld@kingsville.ca>; Larry Patterson <lpatterson@kingsville.ca>  
**Subject:** Zoning Amendment Application ZBA / 27 / 21

Good Day,

Your Notice of Intention To Pass a Zoning By-Law Amendment has been received. I also recently attended the meeting with Liovas Homes and Storey Samways Planning Ltd. where the plans to build 100 unit condominiums on 1666 and 1678 Division Road North was presented.

I would like to go on record as being vehemently opposed to this type of development. As a resident on [REDACTED], as well as most others on Holly and Cranberry streets, were told the vacant land was going to be used for the continuation of the duplexes that form this subdivision. Liovas denied this at the meeting however I can tell you there are many witnesses both who live here in this subdivision as well as some who don't who were told the same thing by both Jimmy Liovas and his real estate agent [REDACTED]. To say we as a neighbourhood are upset would be an understatement. I understand the developer/builder has the right to change their plans, yet there are valid concerns of water control, the added traffic not to mention the infringement of privacy resulting from the additional height of the planned building.

While I'm aware of the governments push to build additional housing, I do not believe this proposed structure is suitable for this area which consists primarily of **single storey** duplexes, townhouses and single family dwellings. A more suitable structure would be limited to 2 but no more than 3 storeys. Further, since the structure they propose no longer ties in with the units built on Holly and Cranberry I don't believe it should have access directly to Holly Street and the proposed entrance/exit be closed off. Mr. Liovas himself was adamant that no residents of the condominium units would use Holly/Cranberry streets as an entrance/exit to the proposed parking lot when they would have a direct



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route to Division Street. I fear this may not be the case. However whether they would use this entrance/exit thereby increasing the traffic on Holly/Cranberry or they don't thereby eliminating the need for it, I kindly request the access to Holly Street be eliminated as an entrance/exit from this proposed structure, should the Town deem it necessary to approve this zoning amendment. In the event that the Town feels there must be a secondary entrance/exit, it could be provided along the north side of the structure providing a second direct route to Division Street.

The peacefulness of the existing neighbourhoods will be adversely affected by allowing this structure to be built and I trust the Planning Division of the Town of Kingsville will see this and vote to deny the approval of Zoning Amendment Application ZBA/27/21. Neighbourhoods should mean more than just more tax dollars!

Thank you.

Cyndi MacVittie

[REDACTED]

[REDACTED]

## ZBA-27-21 - Public Comments - Appendix E

**From:** Ron Lepine [REDACTED]

**Sent:** Sunday, May 7, 2023 3:10:30 PM

**To:** [planning@kingsville.ca](mailto:planning@kingsville.ca) <[planning@kingsville.ca](mailto:planning@kingsville.ca)>

**Cc:** [drogers@kingsville.ca](mailto:drogers@kingsville.ca) <[drogers@kingsville.ca](mailto:drogers@kingsville.ca)>; [kdeyong@kingsville.ca](mailto:kdeyong@kingsville.ca) <[kdeyong@kingsville.ca](mailto:kdeyong@kingsville.ca)>; [tgaffan@kingsville.ca](mailto:tgaffan@kingsville.ca) <[tgaffan@kingsville.ca](mailto:tgaffan@kingsville.ca)>; [djarvischausse@kingsville.ca](mailto:djarvischausse@kingsville.ca) <[djarvischausse@kingsville.ca](mailto:djarvischausse@kingsville.ca)>; [tneufeld@kingville.ca](mailto:tneufeld@kingville.ca) <[tneufeld@kingville.ca](mailto:tneufeld@kingville.ca)>; [lpatterson@kingsville.ca](mailto:lpatterson@kingsville.ca) <[lpatterson@kingsville.ca](mailto:lpatterson@kingsville.ca)>

**Subject:** Subject: Proposed Winterberry Condominium

I will be unable to participate in the scheduled online session regarding the subject proposed project.

Please accept my comments as provided below. It is my opinion the proposed Winterberry Condominium will have a number of significant adverse impacts on residents adjacent to or within the line of site of this development, and it is requested Town Officials do not approve the necessary rezoning application to allow this project to go forward. Reasons for this request include:

- Previous town administrations zoned this property as part of a master plan based on compatible uses, traffic, sewers, and so on. Many property owners mentioned during the information session that they purchased properties in this area based on the current zoning. If they knew their was to be a four story apartment to be built adjacent to or within eye site of their property they may not have purchased in this location.
- This next point is connected to the above comment, specifically this development will have a negative impact on existing property values of a number of adjacent and nearby properties.
- The diagrams provided show some property owners will experience a 40 foot high wall with 50 feet of their property line and in one case 30 feet. Some of the affected property owners may never see a sunset again or live in the shadow of this building for several months a year.
- Would any councillors, mayors or town officials want a 160 car parking lot with 24 hour security lighting, noise, deliveries, idling, diesel operated personal vehicles, diesel operated snow clearance vehicles or garbage trucks with reverse alarms, and overhead dumpsters within fifty to a hundred or so feet of their homes?

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- Additionally snow clearing activities on a parking lot of this size will likely result in snow stockpiles 15 feet or more high at times and will be visually apparent by a number of adjacent property owners for months and how will the drainage from melting be managed if not on paved areas.
- Much was raised concerning traffic flow, and increased traffic on both Division and Holly/Cranberry streets. Despite arguments to the contrary by the developer there will be significant traffic flow on Holly and Cranberry Streets and aggravate the already difficult problem of accessing both onto or off Division road.

Elected officials and senior Town Administration are urged to keep the best interest of existing adjacent and nearby property owners/taxpayers in mind, by not approving the rezoning application for this project as currently proposed.

Sincerely Ron Lepine [REDACTED] Kingsville On N9Y 4A6

Sent from [Mail](#) for Windows

## ZBA-27-21 - Public Comments - Appendix E

**From:** Melina Georgiou [REDACTED]  
**Sent:** May 8, 2023 8:51 PM  
**To:** planning <planning@kingsville.ca>  
**Subject:** RE: Proposed Rezoning: The Winterbury Condominiums Liovas Homes

Hi Richard,

I am writing to you today to express my concerns in regards to the Winterbury development in Kingsville, Ontario.

My husband and I we decided to move to Kingsville, Ontario so we could plan our retirement. We lived in Windsor, Ontario most of our lives then in LaSalle, Ontario then decided to move to Kingsville, Ontario.

Our attraction to Kingsville is the quietness, the beauty and small town environment.

When we purchased our semi-detached home on Holly Street we knew it was our final move.

[REDACTED] Liovas mentioned that the empty lot at the end of Holly Street Liovas was going to build a mirror semi-detached homes. But today we are now hearing a different story. Had we known in 2018 this was the case my husband and I would have never purchased this home in this location.

The reason we don't want the condominium built in our sub division are the following:

1. Heavy Traffic
2. More noise
3. More parked vehicles on our street (congestion)
4. Wait times going onto Division road and vise versa; Division road can't handle the increased volume of traffic.
5. Concerns about Drainage, electrical, and power outages.
6. My peaceful and quiet home will no longer be tranquil.
7. The condominium doesn't match our area, our area is more elderly and of a retirement community and this was our attraction to this area.

We're not opposed to them building the semi-detached or single family dwellings.

I hope you understand our concerns and hope our voices will be heard to reject the Winterbury rezoning application.

Sincerely,

Melina Georgiou

ZBA-27-21 - Public Comments - Appendix E

**From:** Kingsville ventures [REDACTED]  
**Sent:** May 12, 2023 12:14 PM  
**To:** planning <planning@kingsville.ca>  
**Subject:** Comments on Zoning Amendment Application ZBA/27/21

Hi Planning Services, Town of Kingsville

I recently received an application for Rezoning amendment ZBA/27/21 for Property 1666 & 1678 Division Road North.

I would like to register my objection to this rezoning application due to the very high density nature of the proposed plan.

I am a home owner in this area. The big draw for me to come to this neighbourhood was its low density and suburban look and feel of the neighborhood. It's a very family oriented neighborhood with lots of cul de sacs and children's parks. There is also a significant population of Seniors that like it because of it being quite, slow traffic and homogeneous look and feel of the building structures. Putting in a very dense building structure will take away the essence of this neighbourhood. This is far from waterfront or downtown and a high density project seems out of place. I would be very happy if another project with single family houses and townhomes are planned in this neighbourhood instead.

Please let me know if you have any further questions.

Thanks

Lalit Rastogi

Home owner [REDACTED]