

Ron & Elsie Galbraith,  
1298 Wigle Grove Road,  
Kingsville, ON N9Y 3S1

April 23, 2024

Dear Sir/Madam,

We are writing to address the proposed zoning application for Part of Lot 4, Concession 1 in the Eastern Division of the Town of Kingsville. On Friday, April 19, 2024. We received a communication from the town's Planning Services Department detailing the applicant's request for the Council to consider changes to the zoning of certain sections of the land parcel. The applicant is specifically seeking a rezoning for sixteen **proposed** lot configurations, identified as lots 19-26 and 30-37 in the proposed subdivision plan. The rezoning would entail modifying the existing zoning to allow semi-detached dwellings as an additional permitted use.

Our comments/objections regarding this application for rezoning are as follows:

- It is important to record that the applicant has not yet acquired absolute title to the land in accordance with the Land Titles Act. There are several formal objections to the land boundaries shown on the proposed subdivision plan provided by Planning Services. It seems the applicant may have overlooked these legal objections in their application. These disputes could alter the land and lot boundaries as they are currently shown on the preliminary subdivision plan and could change the legal ownership of areas under dispute. Consequently, the granting of absolute title to the Lot Parcel will probably be postponed until these disputes over boundaries are resolved. Any rezoning to parts of Lot 4 would be premature and prejudicial at this point and should be deferred until boundary challenges have been resolved.
- The surrounding land is exclusively used for single-family detached homes. Therefore, rezoning to permit semi-detached homes would not be compatible with the existing adjacent land use.
- The application fails to address adequate road infrastructure, access, and sewage services. This omission further emphasizes the premature nature of approving a rezoning request that would permit increased density use of the lands in question.
- The comprehensive zoning bylaws of Kingsville, established through amendments on March 06, 2023, have been in place for only a year. Therefore, this application, being submitted so soon after the amended bylaws, should not be accepted solely on that ground.

We appreciate your consideration of the information provided before deciding on the applicant's rezoning request.

Sincerely,

Ron & Elsie Galbraith,  
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Kingsville, ON N9Y 3S1