

## Stephanie Olewski

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**From:** Stephanie Olewski  
**Sent:** Thursday, October 19, 2017 10:51 AM  
**To:** Stephanie Olewski  
**Subject:** FW: 1021 Oak Ave Kingsville, ON

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**From:** Sandra Zwiers <[szwiers@kingsville.ca](mailto:szwiers@kingsville.ca)>  
**Sent:** Monday, October 16, 2017 6:29 AM  
**To:** Jennifer Astrologo  
**Cc:** Peggy Van Mierlo-West; Councillors  
**Subject:** Fw: 1021 Oak Ave Kingsville, ON

Good morning Jennifer,

Please have your staff contact Mr. Doll and explain the delegation process with him. It appears he's dissatisfied with my response to his question, wishes to make application to council and has asked that I forward this exchange to council. For that reason only have I copied council on this email. May I ask that this exchange also be included in the council package for council 's information at the meeting Mr. Doll is scheduled to appear before council. It's important council have copy of the response administration gave to the resident's request. Please let me know what date is set so I can ensure I'm present at council to respond to any questions.

Thank you,  
Sandra

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Richard Doll <[REDACTED]>  
**Sent:** Sunday, October 15, 2017 10:21 PM  
**To:** Sandra Zwiers  
**Subject:** RE: 1021 Oak Ave Kingsville, ON

Hi Sandra I understand that this is the outlook for my question but I am still asking that this request be looked at and discussed by are council members I would expect that they could appreciate my request as it is not uncommon for a person to look at the issues that we run into I would also ask that you include the following an answer on my request and how and why it was granted or denied and by who as I would like to see the full procedure I am interested in moving forward with this matter and appreciate your time. Thank you Richard Doll

On Oct 10, 2017 12:07 PM, "Sandra Zwiers" <[szwiers@kingsville.ca](mailto:szwiers@kingsville.ca)> wrote:

Good morning Mr. Doll,

I'm pleased to hear your experience with town staff has been good and that your plans to develop your property are going smoothly.

In response to your inquiry regarding development charges I'm able to offer an explanation as to why you're being charged. A review of your property was conducted in our records which includes aerial photography information dating back to 2004 and building department applications back to 1999. During the review we were able to confirm that the property has remained vacant for at least the last 13 years (supported by aerial photography) and likely back to 1999

(supported by a demolition permit for a workshop in 1999 with no subsequent building permit applications to replace demolished structures).

Our development charges Bylaw 12-2013, which I have attached for your reference, includes direction to administration on how to evaluate previously developed property. In paragraph 3.13 we are generally not to assess a property if a building or structure existed on the same land within 5 years prior to the date of development charges (some restrictions apply). In the case of your property, no building or structure has existed on the property in more than 5 years. In fact we have determined that no building or structure has existed on your property in the last 18 years (since the demolition permit processed in 1999). Since the 5 year exemption test is not met, we are required to charge development charges.

The Town is required to review its development charges every 5 years. Your property has been factored into the growth calculation in every 5 year review since 2004 (5 years after the 1999 demolition permit was processed) and is therefore subject to collection of development charges at the time of building permit issuance in accordance with our Bylaw.

I've copied members of council and our CAO in this email so that my supervisor and Council is aware of my response to your request for consideration.

Should you wish to discuss this further please do not hesitate to contact me.

Warm regards,

Sandra



**Sandra Zwiers MAcc CPA, CA**

**Director of Financial Services**

**Financial Services Department**

**The Corporation of the Town of Kingsville**

**2021 Division Road North**

**Kingsville, Ontario N9Y 2Y9**

**Phone: [\(519\) 733-2305](tel:5197332305)**

**[www.kingsville.ca](http://www.kingsville.ca)**

**From:** Richard Doll [REDACTED]

**Sent:** October-09-17 3:24 PM

**To:** Sandra Zwiers <[szwiers@kingsville.ca](mailto:szwiers@kingsville.ca)>

**Cc:** Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)>; Gord Queen <[gord.queen@gmail.com](mailto:gord.queen@gmail.com)>; Susanne Coghill <[suscoghill@gmail.com](mailto:suscoghill@gmail.com)>; Nelson Santos <[nsantos@kingsville.ca](mailto:nsantos@kingsville.ca)>; John Driedger <[jldriedger@gosfieldtel.com](mailto:jldriedger@gosfieldtel.com)>; Tony Gaffan <[tonygaffan@gmail.com](mailto:tonygaffan@gmail.com)>; Thomas Neufeld <[tneufeld77@gmail.com](mailto:tneufeld77@gmail.com)>; Larry Patterson <[larry.patterson@gosfieldtel.com](mailto:larry.patterson@gosfieldtel.com)>; Peter Valore <[pvalore@kingsville.ca](mailto:pvalore@kingsville.ca)>; Cindy Mills <[CMills@kingsville.ca](mailto:CMills@kingsville.ca)>; Ken Vegh <[kvegh@kingsville.ca](mailto:kvegh@kingsville.ca)>; Shaun Martinho <[smartinho@kingsville.ca](mailto:smartinho@kingsville.ca)>  
**Subject:** 1021 Oak Ave Kingsville, ON

To whom it may concern;

My name is Richard Doll. I have acquired the property 1021 Oak Ave Kingsville ON, with the intent to build my family home. I have completed an application and permit with ERCA, for permission to build on the property on their behalf. I have had a site meeting and conversation with the chief building official Peter Valore. I have also been in contact with the town planner Robert Brown, and have had a site meeting with the drain inspector Ken Vegh. They have both been a tremendous help, and have answered many questions that I have had, giving sound advice. I would also like to take a moment to mention my appreciation for their professionalism and their prompt responses.

It has been brought to my attention after purchasing this property, that I will be required to pay the development fee for the property before I am able to build. I would like to appeal to the council to have this development fee waived or adjusted, as the property was previously developed in the 1960's and had a dwelling present at one time. In addition the services for the property are already in place, therefore there will be no need for service hook-ups and there will be no encroachment upon the road. Also, the taxes will increase upon completion of the home.

I will of course be paying for the building permit and any other permits required for construction, but I ask that the council consider waiving or adjusting this development fee.

In recent conversations with other builders and developers, they have come across similar situations and have worked with other municipalities including Kingsville. New home constructions improve the overall appearance of our town and increase the value of properties around them. I would appreciate it if the council would look into this matter closely and consult the Director of Finance, the town planner and the chief building official for their opinions, and suggestions on this request.

Please respond by e-mail so that I will know this request has been received.

Happy Thanksgiving.

Sincerely,

Richard Doll

[REDACTED]

[REDACTED]