



**Notice of Application for Draft Plan of Subdivision &
Notice of Public Meeting for Zoning By-law Amendment**

Changes are proposed for
part of the vacant lands located at **175 Wigle Avenue** (see attached maps)

Location: Part of vacant lands Municipally known as 175 Wigle Avenue
(PART OF LOTS 73, 74, 75 & 76 PART OF BAUSLAUGH AVENUE,
PART OF UNNAMED STRIP REGISTERED PLAN 344 in The Town of Kingsville)

Applicant: 1364674 Ontario Ltd.

File No.: SUB-2026-1 – Residential Subdivision
(Approval Authority - County of Essex File No.: 37-T-26003)

ZBA-2025-9 – Zoning change from “General Commercial - Holding [C4(h)]” to a “Low Density Urban Residential 2.1 - with exception 19 [R2.1-19]” and a site-specific “Low Density Urban Residential 2.1 - with exception 20 [R2.1-20]”.

Public Meeting of Council

When: July 13, 2026 - 6:00 p.m.

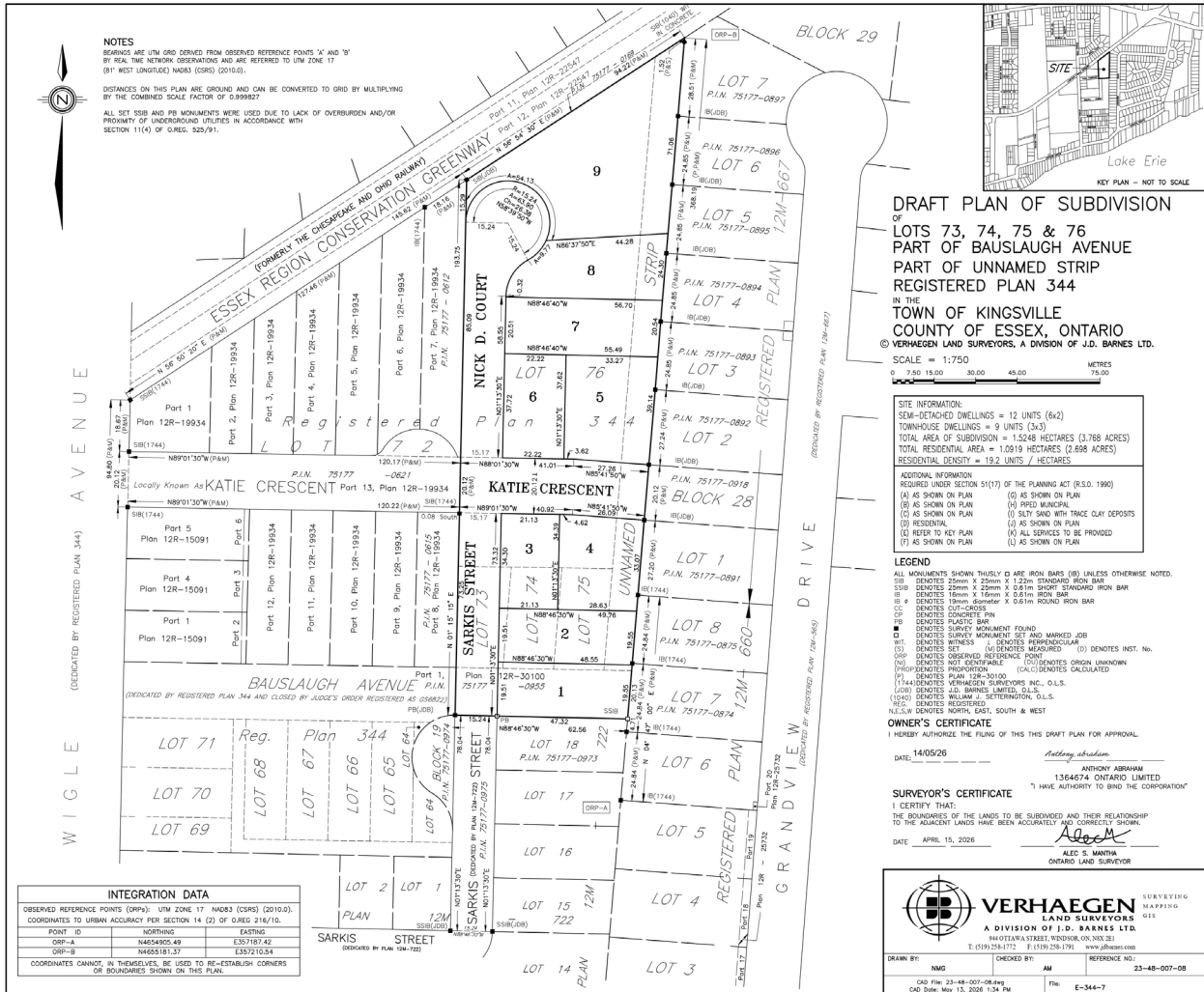
Where: Unico Hall Community Centre, 37 Beech Street, Kingsville, ON N9Y 1A9
OR

Via Zoom (to request a Zoom link, please email clerks@kingsville.ca)

If you simply wish to watch the meeting, visit www.kingsville.ca and click the yellow “Watch Livestream” button in the top right corner of your screen. Please note that the Livestream button does not allow for electronic participation.

DESCRIPTION OF THE PROPOSED PLAN OF SUBDIVISION (SUB-2026-01 / 37-T-26003)

The **County of Essex** (Approval Authority) has received and deemed complete an application for a Draft Plan of Subdivision, File No. 37-T-26003. The portion of the land which is being considered for the Draft Plan of Subdivision is designated Residential within Kingsville Official Plan. This is the second phase of development of Tamam Gardens subdivision and includes six blocks for a total of 12 semi-detached dwelling units and three blocks for a total of nine townhouse dwelling units.



County Of Essex Planning Services

As part of the County's Subdivision Approval process, the County has requested that the municipality hold a public meeting and forward all comments to the Manager of Planning for their consideration before approval. Any person or public body may make written submissions to the approval authority (County of Essex) before the approval authority makes its decision under subsection (31) of the *Planning Act*.

Any comments regarding this proposed subdivision should be submitted to the County of Essex for consideration no later than July 13, 2026 at 4:00 pm.

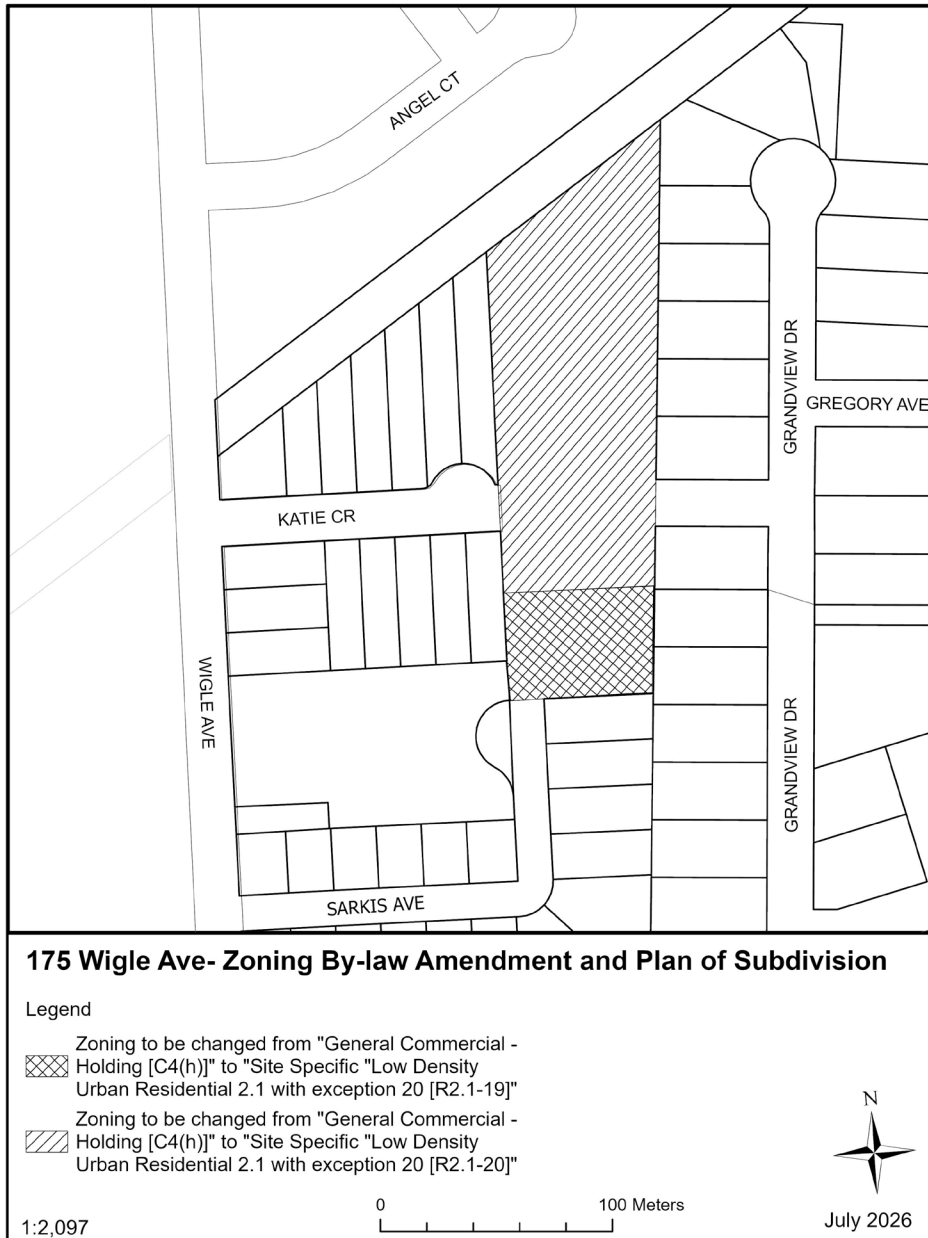
For More Information about this matter, including the information about preserving your appeal rights, please contact: Rebecca Belanger, Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or via email at belanger@countyofessex.ca, indicating the **County of Essex** file number, **No. 37-T-26003 – 175 Wigle Residential Subdivision**, in the subject of the email.

DESCRIPTION OF THE REQUIRED ZONING BY-LAW AMENDMENT (ZBA-2025-9)

The applicant is requesting:

- a site-specific a “Low Density Urban Residential 2.1 - with exception 19 [R2.1-19]” (Blocks one and two). This zone is already being utilized in phase one of this development; and,
- a site-specific “Low Density Urban Residential 2.1 - with exception 20 [R2.1-20]” (Blocks three to nine) to allow the construction of Semi-Detached Dwellings and Townhouse Dwelling units. If approved, the proposed zone will reduce the required lot area and side yard setbacks and permit increased lot coverage to allow semi-detached and townhouse units to be constructed.

Key Map for ZBA-2025-9 / SUB-2026-1



Town of Kingsville Planning Services

The Council for the Town of Kingsville encourages your input on these types of applications. Comments and opinions submitted on these matters, including your name and address, may form part of the public record, be viewed by the general public, and be published in a Planning report, The Committee agenda, and minutes of the meeting.

Any comments regarding the proposed zoning for the subdivision should be submitted to the Town of Kingsville for consideration no later than July 13, 2026 at 4:00 pm.

For More Information about this matter, or if you would like to make comment on the proposed Zoning By-law Amendment, please contact:

Allen Burgess
Manager of Planning, Town of Kingsville, 2021 Division Road N., Kingsville, ON, N9Y 2Y9
Phone: 519-733-2305 ext. 244.

If you would like to receive notice of the decision in respect of the proposed Zoning By-law Amendment, please email planning@kingsville.ca.

Any owner of any land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all the residents.

Right to Appeal to the Ontario Land Tribunal (“OLT”)

Subdivision

If a person or public body would otherwise have the ability to appeal the decision of the Manager of Planning for the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of County of Essex in respect of the proposed plan of subdivision, you must make a written request to Rebecca Belanger, Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or via email at rbelanger@countyofessex.ca, indicating the County of Essex file number, No. 37-T-26003 – 175 Wigle Residential Subdivision, in the subject of the email.

Rezoning

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Kingsville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kingsville before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Kingsville before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, Subsections 53(19) and 34(19) of the Planning Act define the parties that are eligible to appeal the decision to the OLT.

Dated at the Town of Kingsville this 18th day of June 2026.