



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
planning@kingsville.ca

Notice of Public Meeting: Committee of Adjustment & Appeals

A change is proposed for:

372 Road 11

Application: A-2025-10

Applicant: Glen & Sherry Baker

Zoning Designation: Agriculture (A1)

Official Plan Designation: Agricultural

Purpose of the Application:

To consider a request for a minor variance from Section 4.35.1(f) of the Town of Kingsville's Comprehensive Zoning By-law 1-2014

What is Being Proposed:

The applicants are requesting permission to build an Additional Dwelling Unit (ADU) in the front yard of their property. The current zoning by-law only allows ADUs in the rear yard or interior side yard

The Effect of the Proposal:

If approved, the applicants would be able to construct an ADU in the front yard

If you would like to know more about this application or to tell us what you think you can attend the Public Meeting of the Committee of Adjustment & Appeals

When: November 18, 2025 - 6:00 p.m.

Where: In-person by attending the public meeting at:

**Unico Hall Community Centre
37 Beech Street
Kingsville, ON N9Y 1A9**

OR

Virtually (Zoom) – Please see the attached “Electronic Participation” document for instruction



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
planning@kingsville.ca

Your comments on these matters are important and may be submitted until 4:00 p.m. on November 18, 2025 by email planning@kingsville.ca, or by regular mail or hand delivery to:

**Town of Kingsville, Planning & Development
2021 Division Road North
Kingsville, ON N9Y 2Y9**

Comments and opinions submitted on these matters, including your name and address, may form part of the public record, be viewed by the public, be published in a Planning report, The Committee agenda, and minutes of the meeting.

If you wish to be notified of the decision in respect of the proposal, you must make a written request by email to planning@kingsville.ca, or mail to the attention of:

**Town of Kingsville, Planning & Development
2021 Division Road North
Kingsville, ON N9Y 2Y9**

As of November 28, 2022, The Province of Ontario's Bill 23, the *More Homes Built Faster Act*, limits those who are allowed to appeal a decision made by the Committee of Adjustment & Appeals ("COAA"). With this Provincial change, only the applicant, the Minister of Municipal Affairs and Housing, or "specified person" or "public body", as specified under section 1(1) of the *Planning Act*, may appeal a decision of the COAA. **Individuals are no longer permitted to do so.** If a person or public body would otherwise have an ability to appeal the decision of the COAA for the Town of Kingsville to the Ontario Land Tribunal ("OLT"), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Kingsville before it gives or refuses to give provisional consent, 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 Clerk before a decision is made, the person or public body is not entitled to appeal the decision of COAA to the OLT. The person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

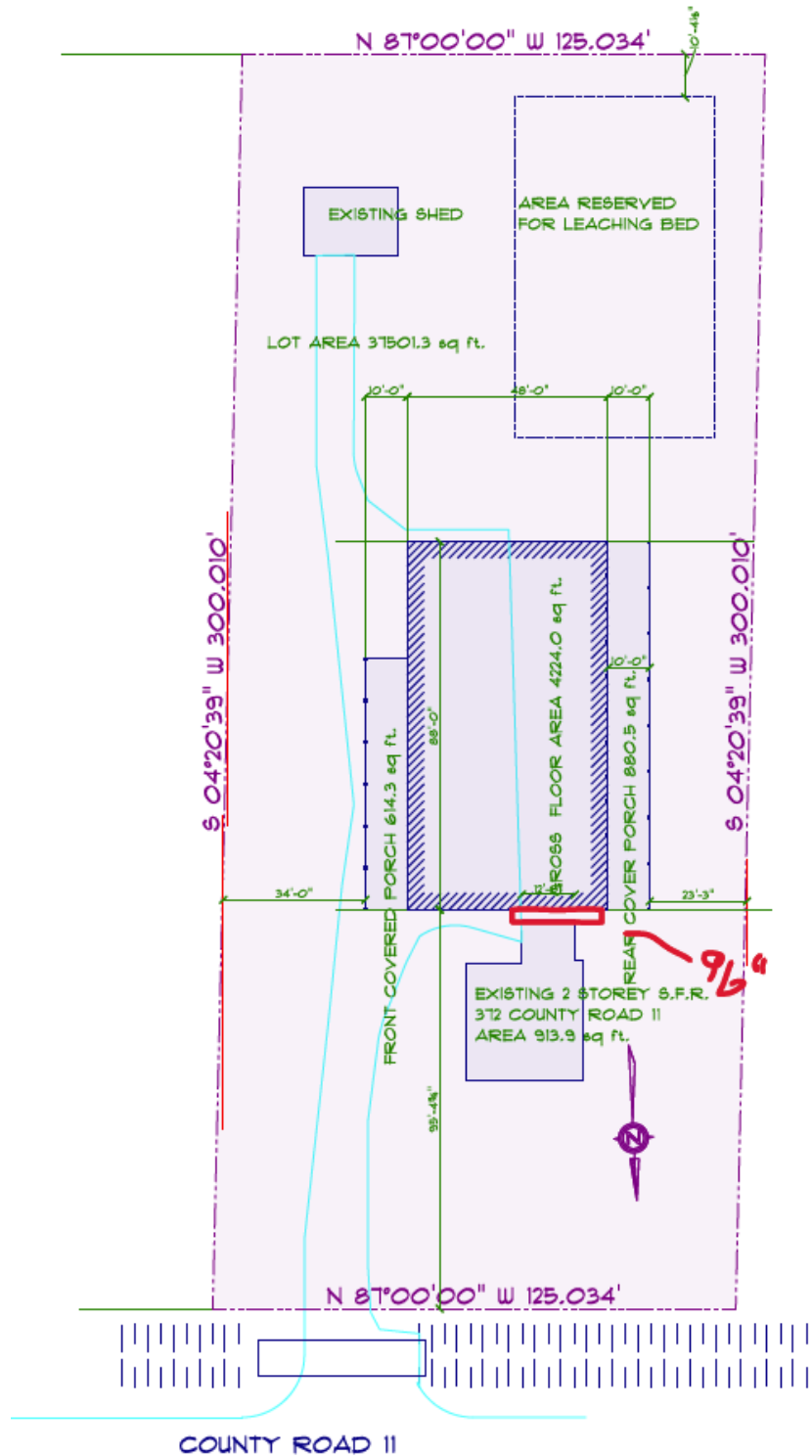
Notwithstanding the above, Subsections 45(12) of the *Planning Act* define the parties that are eligible to appeal the decision to the OLT.

For more information about this matter contact The Town of Kingsville, Planning & Development at planning@kingsville.ca, 519-733-2305 ext. 244, or visit www.kingsville.ca

Location Map



Site Plan



Electronic Participation

This meeting will be held in person, with an electronic element, in accordance with Procedural By-law 77-2021. Delegates and presenters will be provided with the option to attend in-person or electronically and spectators will be allowed into the building to watch or can continue to use the livestream option.

If you wish to participate via zoom, please read the instructions below:

Delegates, participants, and members of the public wishing to participate electronically **must request Zoom details by 11:00 am on the date of the public meeting**, as per By-Law 77-2021. Please refer to the contact information provided with this notice.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline.

Persons who intend to participate electronically during the meeting may wish to register/sign up in Zoom, if they have not already done so. The following information is provided for your consideration and guidance during remote participation in the meeting:

- **Please join the meeting by 5:55 PM in order to avoid any delays.** If you have not joined the public meeting while your Agenda Item is up for public comment you will have forfeited your request.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- If you join the Zoom meeting through your phone, please **Do not put the phone on hold at any time**, as this will result in broadcasting "hold music" online once your mic function is unmuted.
- To optimize call quality when using a laptop, a headset with microphone is recommended. If you are using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- **Please do not forward the Zoom meeting details with anyone or post through social media.** Only registered participants will be admitted to the Zoom meeting.
- **Participants should keep comments directly related to the matter to which they are speaking to.** Questions are to be directed to the Chairperson. Committee Members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to your comments.
- After providing your comments and answering any questions that may be directed to you, the Meeting Coordinator will disconnect you from the Zoom meeting.

For more information, please contact:

Town of Kingsville, Planning Services
Phone: 519-733-2305 Ext. 244
Email: planning@kingsville.ca
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9