



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

Notice of Public Meeting of Council

A change is proposed for

Vacant Land, Seacliff Drive; Part of Lot 4, Concession 1, Eastern Division

Town of Kingsville File Numbers: ZBA-2023-2 and SUB-2023-1

County of Essex File Number: 37-T-24001

Applicant: 1000057229 Ontario Inc.

Zoning Designation: Lakeshore Residential - Holding [LR(h)]

Official Plan Designation: Lakeshore Residential East

If you would like to know more about this application or to tell us what you think

you can attend the Public Meeting of Council.

When: September 15, 2025 - 6:00 p.m.

Where: Virtual meeting on Zoom – Please see the “Electronic Participation” document for instruction, attached to this notice

OR

In-person by attending the public meeting at:

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



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Description of Proposed Plan of Subdivision – SUB-2023-1 & 37-T- 24001:

The Applicant is proposing a residential plan of subdivision consisting of:

- 43 single-detached dwelling units; and
- 16 blocks for a total of 32 semi-detached & townhouse dwelling units with associated zoning regulations; and
- Local road connections to Seacliff Drive (Street 'A') & Wigle Grove Road; and
- New local roads shown as Streets 'D' & 'C' on the draft plan of subdivision

For More Information on the Draft Plan of Subdivision, including the information about preserving your appeal rights, contact:

Rebecca Belanger, Manager of Planning Services
County of Essex
360 Fairview Avenue West
Essex, ON, N8M 1Y6,
rbelanger@countyofessex.ca

Please indicate the County of Essex file number, No. 37-T-24001 – Gardner Estates Subdivision, in the subject of the email

Any comments regarding this proposed subdivision should be submitted to the County of Essex for consideration by 4:00 p.m. on September 15, 2025

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.

Any Person or Public Body may make written submissions to the approval authority before the approval authority makes its decision under subsection (31) of the *Planning Act*



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Description of Proposed Zoning By-law Amendment – ZBA-2023-1:

To facilitate this development, an amendment to the zoning by-law is required consisting of:

- Amendment to the zoning on Blocks 19-26 and 30-37 to include semi-detached & townhouse dwellings and dwelling units with associated amendments to regulations to permit construction of semi-detached & townhouse dwelling units
- Amendment to the zoning on the southern portions of Lots 56 to 59 inclusive to “Environmental Reserve District Holding” (ERD (h)) to restrict any improvements or construction within the lake bluffs; and
- Amendment to the zoning of Block 64 to “Environmental Reserve District (ERD)”, to be conveyed to the Town for park purposes
- Amendment to the zoning on Blocks 60 and 63 to “Public Utilities/Facilities – Holding (MG (h))” to permit the placement of required storm and sanitary sewer infrastructure to service the subdivision

Your comments on these matters are important. Town of Kingsville Council and Administration encourage your input on this application.

Comments may be submitted by 4:00 p.m. on September 15, 2025, by email to planning@kingsville.ca, or by regular mail or hand delivery to:

Town of Kingsville, Planning & Development
2021 Division Road North
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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, Council agenda, and minutes of the meeting.



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

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

This will also entitle you to be advised of an appeal, if one is submitted.

If you are the owner of any building or lands containing seven or more residential units, you are requested to post this notice in a location that is visible to all residents.

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

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 Council to the OLT or be added as a party to an appeal of the decision of the OLT.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Kingsville to the OLT 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 OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.



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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.

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

Dated at the Town of Kingsville this 26th day of August, 2025

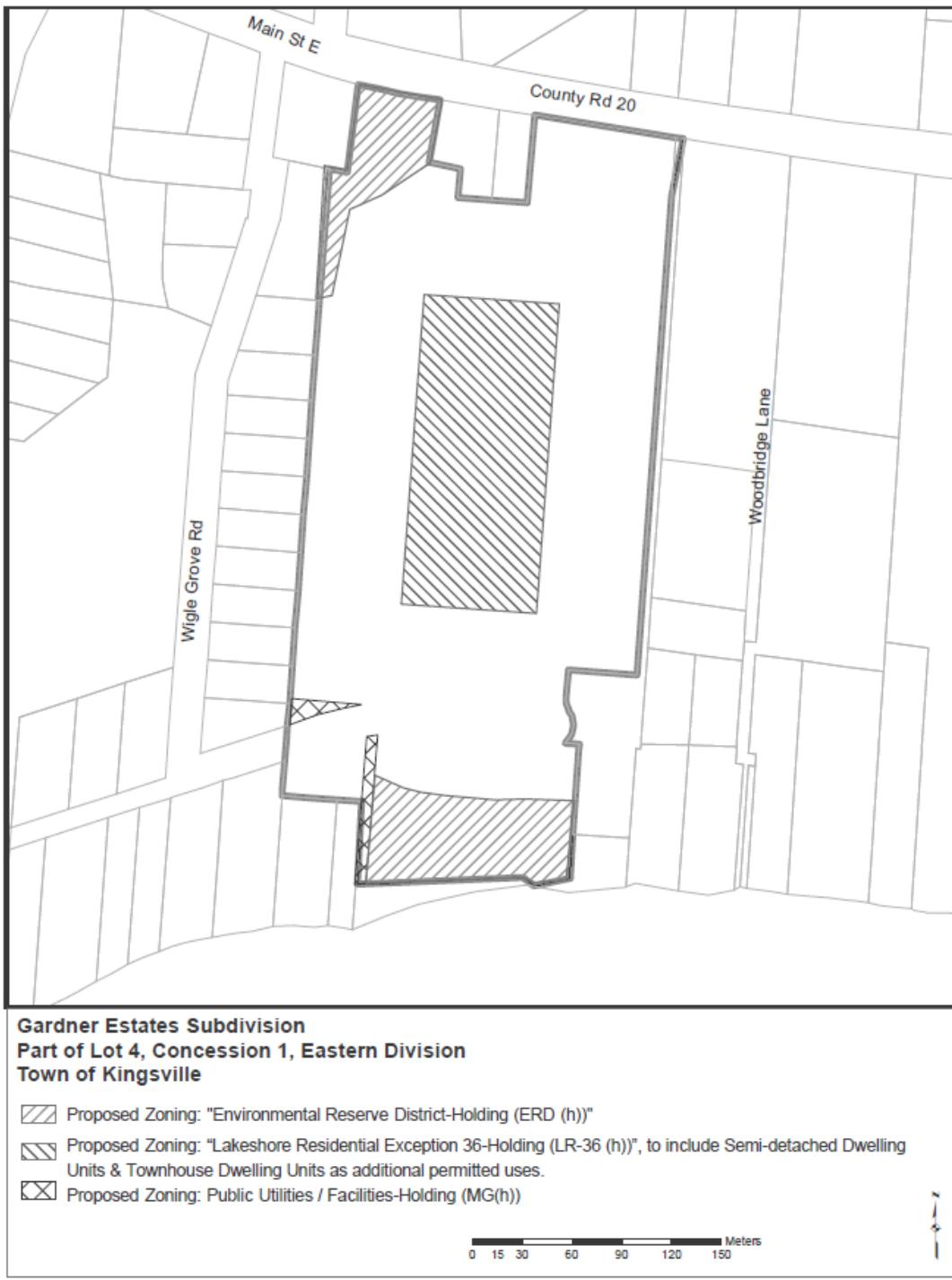
Location Map:





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Key Map showing Proposed Zoning Amendments:





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Draft Plan of Subdivision:

