



## Planning Services

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### 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 64, 65 & 69, PART OF BAUSLAUGH AVENUE, PART OF LANE REGISTERED PLAN 344, and PART OF BLOCK B REGISTERED PLAN 424 in The Town of Kingsville)

**Applicant:** 1364674 Ontario Ltd. c/o Anthony Abraham

**File No.:** SUB-2024-01 – Residential Subdivision  
(Approval Authority - County of Essex File No.: 37-T-24007)

ZBA-2023-16 – Zoning change from “General Commercial - Holding [C4(h)]” to a site-specific “Low Density Urban Residential 2.1 - Holding with exception 19 [R2.1-19 (h)]”

#### Description of Proposed Plan of Subdivision (SUB-2022-02 / 37-T- 24007)

The County of Essex (Approval Authority) has received and deemed complete an application for a Draft Plan of Subdivision, File No. 37-T-24007. The subject property is currently vacant (agricultural use) and is located on the east side of Wigle Avenue, between Katie Crescent and Glass Avenue as shown in the attached key map and the Draft Plan of Subdivision.

The portion of the land which is being considered for the draft plan of Subdivision is designated Residential within Kingsville Official Plan, and zoned “General Commercial - Holding [C4(h)]” in the Comprehensive Zoning By-law 1-2014, for the Town of Kingsville. The applicant has applied for Draft Plan of Subdivision Approval for (18) lots for thirty-six (36) semi-detached units, and one (1) block for temporary truck turnaround. The new lots will have access from the proposed L-shaped right-of-way (Street A), which will be dedicated as a public road.

It is part of the County of Essex process to request a resolution of support from the local municipal Council for a plan of subdivision approval. **Date this matter will be considered by the Town of Kingsville Council seeking a resolution of support is Monday, December 9th, 2024.**

Based on recent changes to the Planning Act, **there is no requirement to hold a statutory public meeting, and this notice is provided for information purposes to the public.** Further, based on Subsection 51(22) Notice of the application should also advise that “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 Act”.

## Planning Services

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**For More Information** about this matter, including the information about preserving your appeal rights, contact Rebecca Belanger, Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or via email at [rbelanger@countyofessex.ca](mailto:rbelanger@countyofessex.ca), indicating the **County of Essex file number, No. 37-T-24007 – 175 Wigle Residential Subdivision**, in the subject of the email.

**Any comments regarding this proposed subdivision should be submitted to the County of Essex for consideration no later than December 16, 2024.**

**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 Act.

### Description of the required Zoning By-law Amendment (ZBA-2023-16)

The portion of the land which is being considered for the draft plan of Subdivision is designated Residential within Kingsville Official Plan, and zoned “General Commercial - Holding [C4(h)]” in the Comprehensive Zoning By-law 1-2014, for the Town of Kingsville. To allow the proposed subdivision for residential development it is required that the lands be properly zoned for Low Density Urban Residential use. The applicant is requesting a site-specific Residential 2.1 zoning designation - Holding with exception 19 [R2.1-19 (h)], to allow for construction of Semi-Detached Dwellings and units, with reduced lot area and side yard setbacks, and increased lot coverage, when compared to R2.1 zone.

Furthermore, those areas of the subject land, which have been identified as needing environmental protection, remediation, and mitigation measures (according to the details provided by the ecologist in the EIA report, [rear of lots 14-18]), will remain under additional Holding Provisions until such time that The County of Essex provides Town of Kingsville Planning Services with the direction that the requirements of MECP have been satisfied and the “Hold” symbol may be removed.

**For More Information about the Zoning By-law Amendment Application** or to provide your input on this matter, **please contact Town of Kingsville Planning Services**. Your comments can be submitted until 4:00 p.m. on December 9, 2024, by email [planning@kingsville.ca](mailto:planning@kingsville.ca), or by mail to:

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

If you wish to be notified of the decision of the Town of Kingsville on the proposed Zoning By-law Amendment, you must make a written request to [planning@kingsville.ca](mailto:planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. This will also entitle you to be advised of appeals, if any are submitted.

If a person or public body would otherwise have an ability to appeal the decision 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.

## Planning Services

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.

If you would like to know more about this application or to tell us what you think you can attend the Council Meeting.

**WHEN:** December 9, 2024 - 6:00 p.m.

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

**OR**

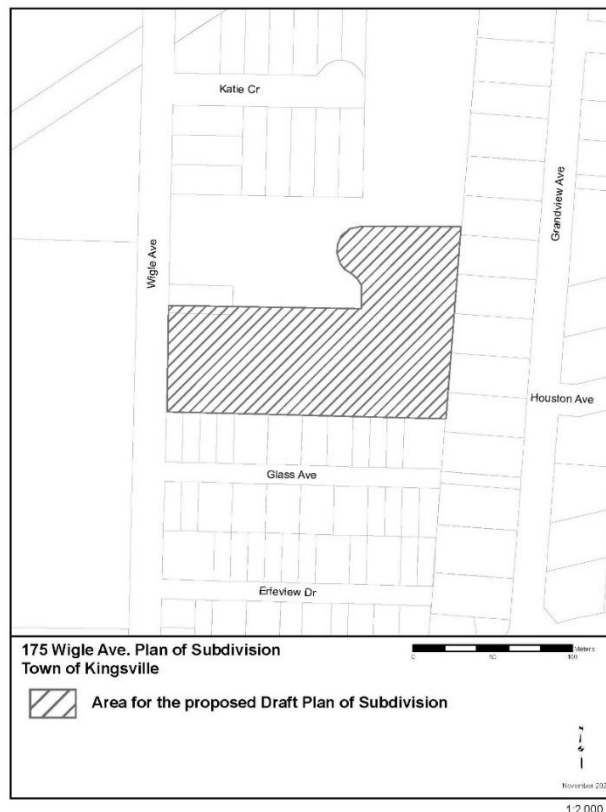
**In-person by attending the public meeting at:**

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

**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 Act.

**Dated at the Town of Kingsville this 18<sup>th</sup> day of November 2024.**

Key Map







## Planning Services

### Key Map for ZBA-2023-16



**175 Wigle Ave. Zoning By-law Amendment for  
 Plan of Subdivision - Town of Kingsville**



-  Zoning to be changed from "General Commercial - Holding [C4(h)]" to "Site Specific Residential Zone 2 Urban - Holding [R2.1-19(h)]"
-  Zoning to be changed from "General Commercial - Holding [C4(h)]" to "Site Specific Residential Zone 2 Urban - Holding [R2.1-19(h)]" with additional Holding Provisions to be placed for temporary protection of natural features.



November 2024

1:2,000

## Planning Services

### 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. Council 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](mailto:planning@kingsville.ca)  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9