



**Date:** September 15, 2025  
**To:** Mayor and Council  
**Author:** Angela Toole, Manager of Municipal Governance / Acting Clerk  
**RE:** Cedar Island Channel Lands

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## **RECOMMENDED ACTION**

That Administration **be directed** to prepare and send formal correspondence to Fisheries and Oceans Canada (the “DFO”) to initiate discussions on the potential acquisition of lands in the Cedar Island Channel.

## **BACKGROUND**

The Town of Kingsville (the “Town”) is uniquely positioned as Canada’s southernmost Town, with a reputation as a tourism destination along Lake Erie. While the majority of the properties along Lake Erie are privately owned and used for residential purposes, the Town owns several waterfront properties, including Cedar Island Beach, Lakeside Park, and Mettawas Park. These properties owned by the Town are open to the public and have several uses, including leisure, programming, and recreation.

Administration has identified that the Cedar Island Channel Lands, which outlet into Lake Erie, and abut Cedar Island Beach located at 875 Cedar Island Drive, may be of long-term value for a future waterfront development strategy. The Town’s Strategic Plan – A 2040 Vision for Kingsville (the “Strategic Plan”) identifies future investment in Cedar Beach and Cedar Island improvements as a priority.

While the development of an overarching Waterfront Master Plan was recently deferred to the next term of Council at the August 12, 2025 Committee of the Whole Meeting, land acquisition is generally a lengthy process and initiating discussions with Fisheries and Oceans Canada (the “DFO”) at this stage, will position the Town to potentially secure the subject lands for future investment and development once the Master Plan proceeds. Opportunities to expand the Town’s real estate portfolio, particularly through the acquisition of waterfront property, are rare as waterfront lands are limited and highly sought-after.

## **DISCUSSION**

Vacant lands provide the flexibility to introduce interim, low-impact uses such as food trucks, with the goal for longer-term commercial opportunities, including a restaurant or other tourism-focused development that would enhance Kingsville's waterfront experience. The potential acquisition would also allow the Town to explore a range of broader community benefits, including improved public access, waterfront beautification, and the creation of additional recreational amenities.

The actual development of these lands will be determined through future planning processes, but acquiring the land will ensure that the Town has control over the Cedar Island Channel Lands. Administration is therefore seeking Council's endorsement to initiate discussions with Fisheries and Oceans Canada on the potential acquisition.

## **FINANCIAL CONSIDERATIONS**

At this time, there are no financial considerations. Council would be asked at a future time to approve any financial impacts, including purchase price or anticipated operational costs.

## **ENVIRONMENTAL CONSIDERATIONS**

None.

## **CONSULTATIONS**

Senior Management Team

PREPARED BY:



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Angela Toole  
Manager of Municipal Governance / Acting Clerk

REVIEWED BY:



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Ryan McLeod  
Director of Finance and Corporate / Treasurer

A handwritten signature in black ink, appearing to read "John Norton". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

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John Norton  
CAO