Notice of Complete Application for Draft Plan of Subdivision and Notice of Public Meeting for Zoning By-law Amendment

Date of Meeting: December 14, 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.

If you wish to participate via Zoom, please email clerks@kingsville.ca and complete the "Request to Appear as a Delegate" form. The Clerk's Department will provide you with instructions on how to join the meeting electronically. You will need a computer, tablet, or phone with internet access or a telephone.

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.

Property: 174 Main Street, Part of Lot 3, Concession 1, Western Division

Applicant: Amico Properties

File No.: Draft Plan of Subdivision — County of Essex File No. 37-T-26007)
Municipal File No - SUB-2026-2 (known as Conklin Subdivision)

File No.: Zoning By-law Amendment - Municipal File No - ZBA-2024-15

Draft Plan of Subdivision

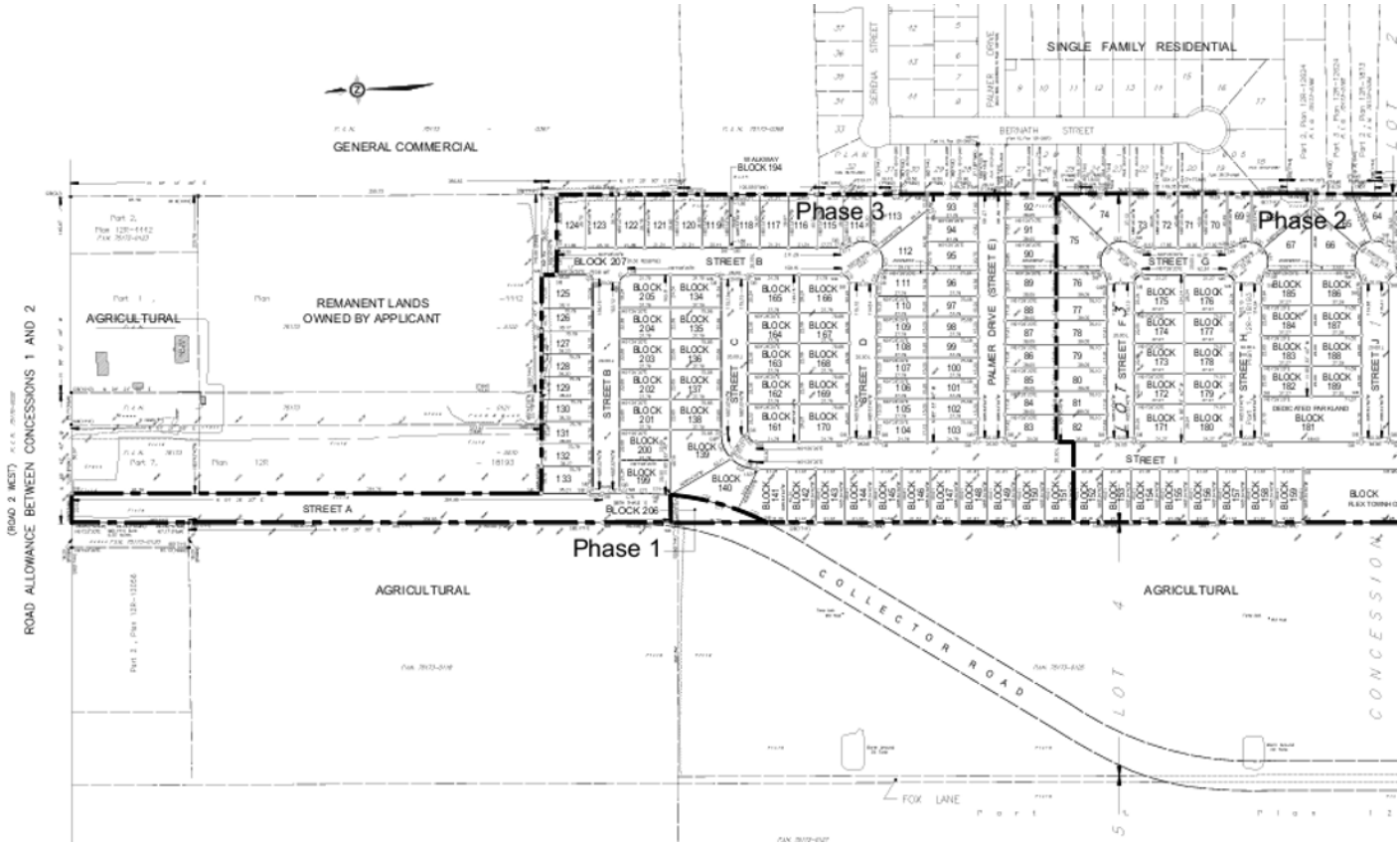
County Of Essex Planning Services
(County of Essex File No. 37-T-26007)

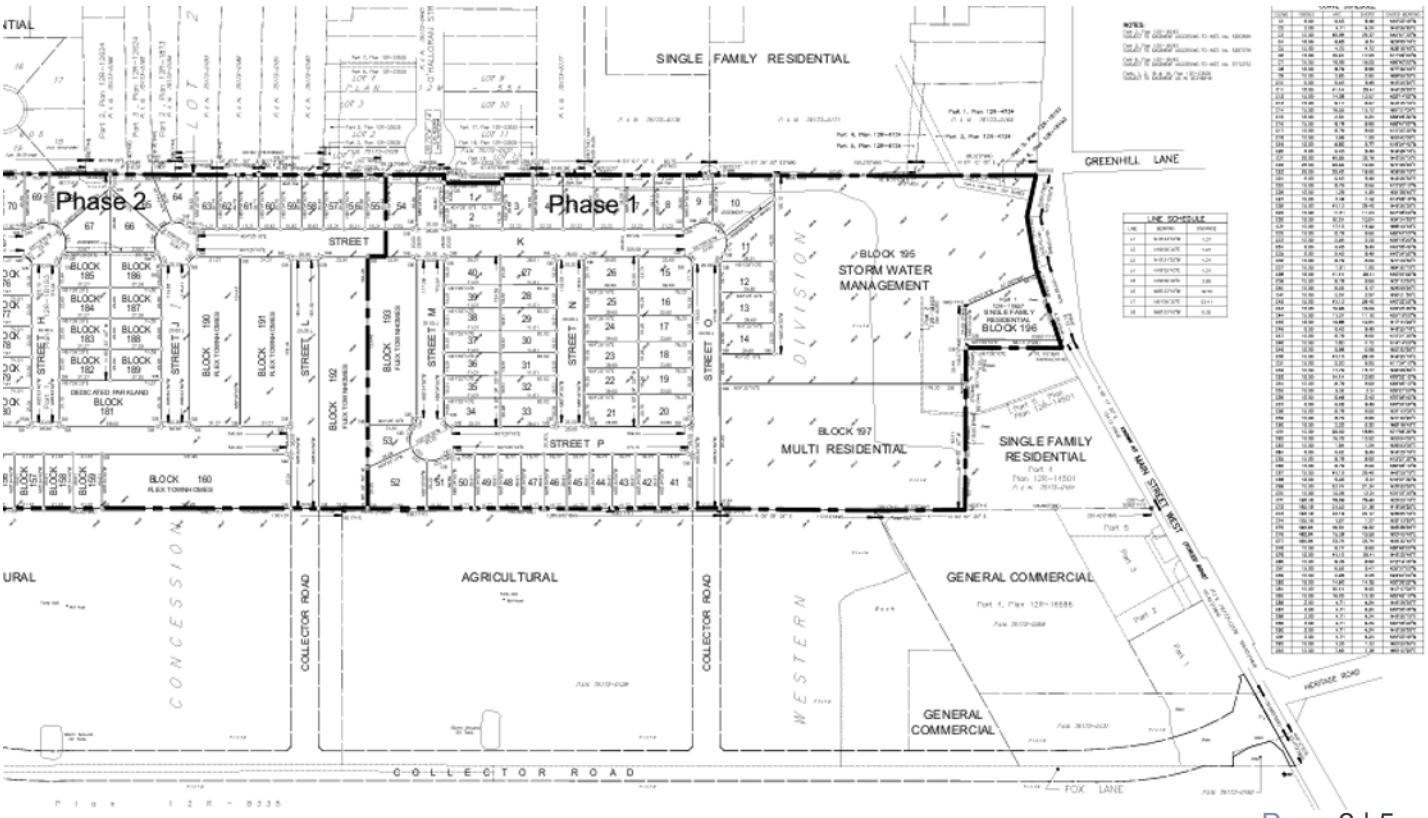
Pursuant to subsection 51(19.1) of the Planning Act, R.S.O. 1990, the County of Essex advised the Town of Kingsville that the Draft Plan of Subdivision application is complete and has requested that Council provide comments to the County for consideration as part of the draft conditions pursuant to subsection 51(25) of the Planning Act.

The purpose and effect of the Draft Plan of Subdivision application is to permit development of the subject lands for a residential neighbourhood containing:

- One hundred and thirty-four (134) single detached dwelling lots
- Sixty-one blocks for one hundred and twenty-two (122) semi-detached dwelling units
- Six blocks for eighty (80) townhouse dwelling units
- One (1) block for a multi-unit residential building to contain up to 185 units
- One (1) block for parkland, one (1) block for walkway connection and one (1) block for a stormwater management facility.

Proposed Draft Plan of Subdivision





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 December 15, 2026.**

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 rbelanger@countyofessex.ca, indicating the **County of Essex file number, No. 37-T-26007 – Conklin Residential Subdivision**, in the subject of the email.

Right to Appeal to the Ontario Land Tribunal ("OLT"): Plan of Subdivision

If a person or public body would otherwise have the ability to appeal the decision of the Manager, Planning Services, County of Essex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager, Planning Services, 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-26007 –Conklin Residential Subdivision, in the subject of the email.

Notwithstanding the above, Subsections 51(43) of the Planning Act define the parties that are eligible to appeal the decision to the OLT.

Zoning By-law Amendment

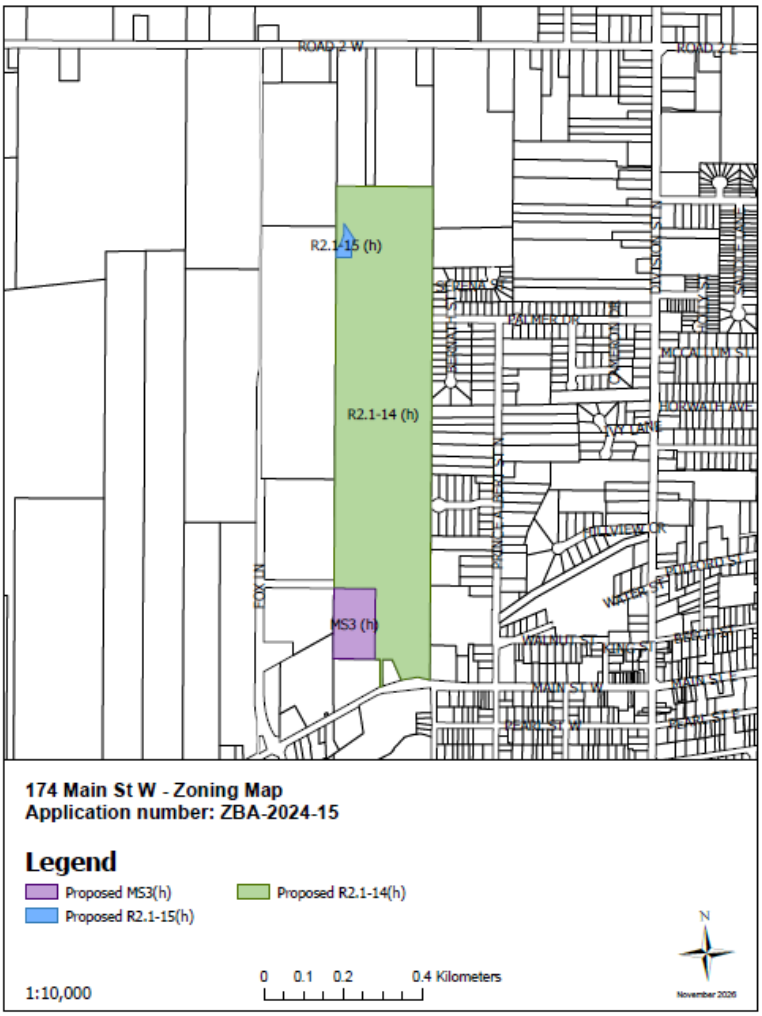
Town of Kingsville Planning Services
(Municipal File No - ZBA-2024-15)

Take notice that Council will consider an amendment to Kingsville's Zoning By-law No.1-2014, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13. The portion of the land which is being considered for the Rezoning is designated Residential within Kingsville Official Plan.

The purpose and effect of the Zoning By-law Amendment application is to rezone the subject lands as described below to implement the proposed Draft Plan of Subdivision:

- The zoning change from a site specific 'Low Density Urban Residential with exception 14-holding'(R2.1-14(h)) to an amended 'Low Density Urban Residential with exception 14- holding' (R2.1-14(h)) and to an amended 'Low Density Urban Residential with exception 15- holding' (R2.1-15(h)).
- Zoning change from 'Low Density Urban Residential with exception 15- holding' (R2.1-15(h)) to an amended 'Low Density Urban Residential with exception 14- holding'(R2.1-14(h)) and to Main Street Gateway- holding (MS3(h)).
- Zoning change from 'Low Density Urban Residential- holding' (R1.1(h)) to "Main Street Gateway-holding' (MS3(h)).

This multi-phase development includes a mix of dwelling types including single detached, semi-detached, townhouses, and one apartment building. The development when complete will contain 521 residential lot/units.



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 should be submitted to the Town of Kingsville for consideration no later than December 14, 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.

Right to Appeal to the Ontario Land Tribunal ("OLT"): 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, 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 23rd day of November 2026.