



COMMITTEE OF ADJUSTMENT MEETING

TUESDAY APRIL 17TH, 2018 AT 6:00 P.M.
CORPORATION OF THE TOWN OF KINGSVILLE
COUNCIL CHAMBERS
2021 DIVISION RD N, KINGSVILLE, ONTARIO N9Y 2Y9

A. CALL TO ORDER

Chairperson G. Queen called the meeting to order at 6:00 p.m. with the following Committee members in attendance:

Members of Committee of Adjustment	Members of Administration
<ul style="list-style-type: none">Deputy Mayor Gord QueenThomas NeufeldRussell HorrocksAllison VilardiJim Gaffan Jr.	<ul style="list-style-type: none">Manager of Planning & Development Services – Robert Brown

ABSENT: Town Planner – Kristina Brcic

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson G. Queen reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED TUESDAY, FEBRUARY 20TH, 2018.

CA - 04 - 2018

Moved by Jim Gaffan Jr., seconded by Allison Vilardi the Committee of Adjustment Meeting Minutes dated February 20th, 2018 be adopted.

CARRIED

HEARINGS

1. A/01/18 – Sterling Acre Farms Ltd. & Erie Sand and Gravel Ltd. – County Rd 31

Manager of Planning Services, Robert Brown introduced the minor variance application and reviewed Interim Town Planner, David French’s report dated February 27th, 2018 which provides details regarding the requested minor variance by the applicant to reduce certain setbacks for lands located in the northwest corner of the intersection of County Road 31 / Albuna Town Line and Road 5 East, Part of Lot 24, Concession 5, Parts 2 & 3, RP 12R 11020, in the Town of Kingsville.

The subject land is 8.89 ha (21.98 ac.) in area and contains an active gravel pit operation. It is proposed that a minor variance be considered to reduce the required setbacks along both the frontage of County Road 31 and Road 5 East from 30 m (98.4 ft.) to 15 m (49.2 ft.) to allow for extraction of aggregate from within the portion of the parcel currently restricted by the existing setbacks.

The applicant’s solicitor, Suzanne Balzer was in attendance. Ms. Balzer was in agreement with the presented report.

Committee Member Jim Gaffan Jr. commented that the requested variance was not going to really alter the operation on the site. Setback reduction will simply permit additional

aggregate to be removed. Manager of Planning Services, Robert Brown indicated that this was correct, none of the existing crushing or other fixed operations were changing location.

Committee Member Thomas Neufeld asked about the approximate remaining life span of the pit. Mr. Brown indicated it is dependent on a number of factors, weather, demand, etc. Based on the applicant's indication we are looking at approximately 10 years.

A letter dated April 17th, 2018 was submitted by the applicant's solicitor Suzanne Balzer of Sawatzky Balzer & Wiens LLP in response to the objection letter dated April 10th, 2018 from Parkbridge.

CA - 05 - 2018

Moved by Allison Vilardi, seconded by Thomas Neufeld to accept and include the letter submitted by Suzanne Balzer of Sawatzky Balzer & Wiens LLP in response to the objection letter dated April 10th, 2018 from Parkbridge.

CARRIED

Chairperson, G. Queen confirmed there were no other comments from the committee.

CA - 06 - 2018

Moved by Allison Vilardi, seconded by Thomas Neufeld that Minor Variance Application A/01/18, to reduce the required front and exterior side yard setbacks for the purpose of aggregate extraction, as per Section 9.4(c) (i) & (iii) of the Kingsville Zoning By-law, from 30 m (98.4 ft.) to 15 m (49.2 ft.), subject to final restoration back to a 30 m setback limit., be **Approved**.

CARRIED

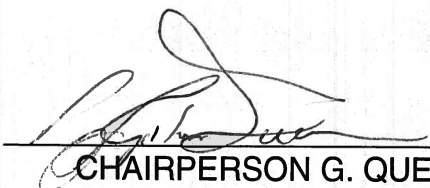
E. OTHER BUSINESS

F. ADJOURNMENT

CA - 07 - 2018

Moved by Jim Gaffan Jr., seconded by Russell Horrocks there being no further hearings scheduled, the meeting was adjourned at 6:10 p.m.

CARRIED


CHAIRPERSON G. QUEEN


SECRETARY-TREASURER