



MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY MAY 21<sup>ST</sup>, 2019 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, Thomas Neufeld 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"><li>Deputy Mayor Gord Queen</li><li>Councillor Thomas Neufeld</li><li>Allison Vilardi</li><li>Russell Horrocks</li></ul>	<ul style="list-style-type: none"><li>Town Planner – George Robinson</li><li>Administrative – Stephanie Coussens</li></ul> <p>ABSENT - Shannon Olson</p>

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson Thomas Neufeld 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, APRIL 16<sup>TH</sup>, 2019.

CA - 29 - 2019

Moved by Gord Queen, seconded by Russell Horrocks that the Committee of Adjustment Meeting Minutes dated April 16<sup>th</sup>, 2019 be adopted.

CARRIED

D. HEARINGS

1. A / 02 / 19 – 88 Road 2 W – Scott and Danielle RUSSELL

Town Planner, George Robinson introduced the Minor Variance application and reviewed his report dated April 30<sup>th</sup>, 2019 which provides details regarding the requested minor variance to the maximum lot coverage to allow construction of an addition to a detached garage on lands known as 88 Road 2 W, in the Town of Kingsville.

The subject land is a 1,756 sq. m (18,900 sq. ft.) rural residential lot. The applicants wish to build a 65.78 sq. m. (708.05 sq. ft.) addition to the 89.19 sq. m. (959.9 sq. ft.) existing accessory building used as a garage and storage (as shown on applicant’s Site Plan). The applicant is also proposing a 56.11 sq. m. (604 sq. ft.) covered porch on the east side of the structure, with an open breezeway between the house and garage. Relief is being requested from Section 4.2 g) which states:

*‘Accessory buildings shall be limited to a maximum lot coverage of 10% of the total lot area.’*

The total accessory building lot coverage proposed, including the attached porch, is 12.02% or a total of 211.07 sq. m. (2,271.94 sq. ft.). The existing house is 79.85 sq m. (859.5 sq. ft.) which is 4.55% of the lot. Total lot coverage is 16.6% or 290.92 sq m. (3,131.45 sq. ft.) which is well below the maximum lot coverage of 40% in the ‘Rural Residential (RR)’ zone.

The applicants Scott and Danielle Russell were in attendance.

Chairperson, Thomas Neufeld asked if there were any comments from the committee, applicant or the public.

Committee Member, Allison Vilardi asked the Town Planner if there had been discussion with the applicant regarding the use of the accessory structure and inquired if a home occupation was planned. The applicant, Scott Russell 88 Rd 2 W explained that there are no plans of a home occupation, he is planning to use the shed for personal storage, and make his property low maintenance as he has back problems. The applicant spoke to the existing sheds at the rear of the property that will be removed, and the items stored in those sheds will move to the new one being constructed.

Chairperson, Thomas Neufeld confirmed there were no other comments from the committee, applicant or the public.

#### **CA - 30 - 2019**

Moved by Gord Queen, seconded by Allison Vilardi that Minor Variance Application A / 02 / 19 to allow an increase in the maximum lot coverage for accessory buildings from 10% to 12% of the total lot area (Section 4.2(g)) pertaining to the lands known as 88 Road 2 W, in the Town of Kingsville, be **Approved** subject to the following conditions:

1. That any new construction complies with all other applicable provisions of the By-law.
2. That the owners obtain any applicable permits from the Town of Kingsville and ERCA for construction and site alteration.

**CARRIED**

#### **2. B / 06 / 19 – 1969 and 1971 Road 3 – 2492826 Ontario Ltd. / Mary Anne Policella and Load Boss Logistics Inc.**

Town Planner, George Robinson introduced the Consent application and reviewed his report dated April 30<sup>th</sup>, 2019 which provides details regarding the requested consent to establish a permanent easement for lands known as 1969 and 1971 Road 3 East, in the Town of Kingsville.

The subject land at 1969 Road 3 E is a 0.659 ha (1.63 ac.) parcel (shown in red – Appendix A) and contains an existing warehouse building and outdoor storage for a logistics business. The applicant has received a request from an abutting property owner (shown in blue) to establish an easement on approximately 1,481.15 sq. m (15,943 sq. ft.) of vacant land (shown as Part 1 highlighted on the Applicant's Sketch – Appendix B). These lands would be used as a fire lane and turn around area to servicing a new warehouse structure on the abutting parcel, 1971 Road 3 E.

Chairperson, Thomas Neufeld asked if there were any comments from the committee, applicant or the public.

The applicant(s) 2492826 Ontario Ltd. / Mary Anne Policella and Load Boss Logistics Inc. were in attendance. The applicant stated he is present to answer any questions the committee or public might have.

Chairperson, Thomas Neufeld confirmed there were no comments from the committee, applicant or the public.

#### **CA - 31 - 2019**

Moved by Russell Horrocks, seconded by Allison Vilardi that Consent Application B / 06 / 19, to establish a permanent easement for shared access and a fire lane on the lands known as 1969 Road 3 E (P.I.N. 75146-0092) in favour of 1971 Road 3 E (P.I.N. 75146-0116), as shown on the applicant's sketch as Part 1, in the Town of Kingsville, be **Approved** subject to the following conditions:

1. That a reference plan be deposited in the registry office, ***both an electronic and paper*** copy of the registered plan is to be provided for the files of the Secretary-Treasurer.

2. That the applicant install and maintain fire route signage to the satisfaction of the Town.
3. That the necessary deed(s), transfers or charges be submitted in triplicate; signed and fully executed (no photocopies), including a copy of the reference plan, prior to certification.
4. The conditions imposed above shall be fulfilled by **May 21, 2020** or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

**CARRIED**

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

**CA - 32 - 2019**

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

**CARRIED**



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CHAIRPERSON T. NEUFELD



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SECRETARY-TREASURER