



COMMITTEE MINUTES

**COMMITTEE OF ADJUSTMENT
AUGUST 18, 2020 @ 6:00 p.m.
ELECTRONIC PARTICIPATION – Via Zoom**

A. CALL TO ORDER

Chairperson Thomas Neufeld called the Meeting to order at 6:00 p.m. with the following persons in virtual attendance:

MEMBERS OF COMMITTEE OF ADJUSTMENT:

Councillor Thomas Neufeld
Deputy Mayor Gord Queen
Allison Vilardi
Shannon Olson
Russell Horrocks

MEMBERS OF ADMINISTRATION:

Town Planner, Kristina Brcic
Administration, Stephanie Coussens

B. DISCLOSURE OF PECUNIARY INTEREST

Chairperson Thomas Neufeld reminded the Committee that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

C. MINUTES OF THE PREVIOUS MEETING

- 1. ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED JULY 21st, 2020.**

CA-31-2020

Moved by Russell Horrocks, seconded by Allison Vilardi that the Committee of Adjustment Meeting Minutes dated July 21st, 2020 be adopted.

CARRIED

D. HEARINGS

1. A 07 20 – 1801 Talbot Rd (County Rd 34) – Mary Porrone

Town Planner, Kristina Brcic introduced the Minor Variance application and reviewed her report dated, August 11th, 2020 which provides details regarding the requested to increase the accessory structure lot coverage to allow construction of a new pool shed on lands known as 1801 Talbot Rd (County Rd 34), in the Town of Kingsville.

The Town of Kingsville has received the above-noted application for lands located on the south side of Talbot Rd (County Rd 34), west of Dolce Ave. The subject property is designated 'Hamlet' by the Official Plan. The parcel is zoned 'Residential Zone 2 Rural/Urban (R2.2)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 2,432.16 sq. m (26,179.56 sq. ft.) residential lot with a single detached dwelling and an outbuilding at the rear of the property. The applicants wish to build a 66.89 sq. m (720 sq. ft.) pool shed (shown on Applicants' Sketch) in the rear yard, between the house and the existing outbuilding. Relief is being requested from the Town of Kingsville Zoning By-law Accessory Buildings and Structures section 4.2 g) where "*Accessory buildings shall be limited to a maximum lot coverage of 10% of the total lot area*". The maximum lot coverage permitted at 10% would be 243.22 sq. m (2,617.95 sq. ft.). With the addition of the pool shed the accessory structure lot coverage total would be 13% at 308.44 sq. m (3,320 sq. ft.) build out. Therefore the applicants have requested a minor variance for the additional 3% in accessory structure lot coverage to construct a pool shed in the rear yard. All other zoning requirements are in compliance with the applicable regulations.

The applicant and agent, Mary Porrone and Pino Porrone were in attendance.

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

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

CA-32-2020

Moved by Shannon Olson, seconded by Gord Queen that Minor Variance application A/09/2020 to increase the maximum accessory building lot coverage from 10% to 13%, on lands known as 1801 Talbot Rd (County Road 34), be **APPROVED** subject to the following condition:

1. that any new construction complies with all other applicable provisions of the By-law.

CARRIED

2. A 09 20 – 696 Heritage Rd – Daniel & Shaylin HARPER

Town Planner, Kristina Brcic introduced the Minor Variance application and reviewed her report dated, August 11th, 2020 which provides details regarding the requested minor variance to increase the accessory structure height to allow for the construction of a pole barn on lands known as 696 Heritage Rd (County Rd 50), in the Town of Kingsville.

The Town of Kingsville has received the above-noted application for lands located on the north side of Talbot Rd (County Rd 34), west of Conservation Blvd. The subject property is designated 'Agriculture' by the Official Plan. The parcel is split zoned 'Wetland (WE)' to the west and 'Lakeshore Residential (LR)' to the east, under the Kingsville Comprehensive Zoning By-law.

The subject land is a 1.44 ha (3.56 ac.) residential lot with a single detached dwelling and a small shed. The applicants wish to build a 222.97 sq. m (2,400 sq. ft.) pole barn (shown on Applicants' Sketch) in the northeast corner of the rear yard. The pole barn will have 4.87 m (16 ft.) side walls and a 4/12 roof pitch to allow for a tall overhead door. The Town of Kingsville Zoning By-law Accessory Buildings and Structures section 4.2 h) permits a maximum mid-peak height of 5 m (16.4 ft.) for accessory structures. Therefore the applicants have requested a minor variance for the additional 0.53 m (1.75 ft.) in accessory structure height to construct a pole barn in the rear yard. All other zoning requirements for the proposed building will be in compliance with the applicable regulations.

The applicants, Daniel & Shaylin HARPER were in attendance.

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

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

CA-33-2020

Moved by Gord Queen, seconded by Allison Vilardi that Minor Variance application A/09/20 to increase the maximum accessory building height from 5m (16.4 ft.) to 5.5 m (18.2 ft.) for the construction of a new pole barn, on lands known as 696 Heritage Rd, in the Town of Kingsville be **APPROVED**, subject to the following condition:

1. that any new construction complies with all other applicable provisions of the By-law.

CARRIED

E. NEW AND UNFINISHED BUSINESS

F. NEXT MEETING DATE

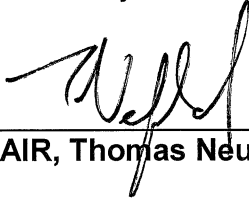
The next meeting of the Committee of Adjustment shall take place on September 22nd, 2020 at The Council Chambers, 2021 Division Road North, Kingsville @ 6:00 p.m.

G. ADJOURNMENT

CA-34-2020

Moved by Allison Vilardi, seconded by Russell Horrocks to adjourn this Meeting at 6:15 p.m.

CARRIED



CHAIR, Thomas Neufeld



**SECRETARY TREASURER,
Kristina Brcic**