



# COMMITTEE MINUTES

## COMMITTEE OF ADJUSTMENT JULY 20, 2021 @ 6:00 p.m. ELECTRONIC PARTICIPATION – Via Zoom

### A. CALL TO ORDER

Chairperson Thomas Neufeld called the Meeting to order at 6:30 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  
Manager of Planning Services, Robert Brown

### 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 JUNE 22<sup>ND</sup>, 2021.**

#### CA-33-2021

Moved by Gord Queen, seconded by Shannon Olsen that the Committee of Adjustment Meeting Minutes dated June 22<sup>nd</sup>, 2021 be adopted.

**CARRIED**



## **D. HEARINGS**

### **1. B 13 21 – VL SS County Rd 20 W – 2828060 Ontario Inc.**

Town Planner, Kristina Brcic introduced the Consent application and reviewed her report dated, July 12<sup>th</sup>, 2021 which provides details regarding the requested consent sever a portion of lands from a lot from Part Lot 15, Concession 1 WD, known as VL SS County Rd 20 in the Town of Kingsville

The Town of Kingsville has received the above-noted application for lands located on the north side of County Rd 20, east of McCain SdRd. The subject parcel is designated 'Agriculture' on the northern portion and 'Lakeshore Residential West' on the southern portion by the Official Plan. The property is split zoned with 'Agriculture (A1)' on the northern portion and 'Lakeshore Residential - Holding (LR (h))' on the southern portion, under the Kingsville Comprehensive Zoning By-law.

The parcel is a 10 ha (24.5 ac.) vacant farm lot. The applicant wishes to move forward with a consent application to establish a new lot within the portion of the property designated 'Lakeshore Residential West', shown as Part 2 on the applicants sketch. The proposed severed lot would have access to both County Rd 50 (Heritage Road) and McCain SdRd and have a lot area of 1.0 ha (4.6 ac.). The retained farm land would be approximately 24.6 ha (60.8 ac.) in area.

The applicant 2828060 Ontario Inc, Tony Mastronardi, was in attendance.

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

Deputy Mayor Gord Queen asked about the holding zone and what would happen to it and how it would be removed.

Town Planner, Kristina Brcic indicated that application would need to be made to remove the H and conditions for removal would need to be met prior to approval of the removal by Council.

The applicant, Tony Mastronardi, concurred with the report and recommendations

Sawyer Dejonge, the applicant's agent, asked what the timeline was for full service availability to the area.

Manager of Planning Services, Robert Brown, outlined that water service to the area is the main item that is outstanding and that the extension is a multi-phase project and may be two to three years before the full project is completed. What servicing is needed is also dependent on the scale of development proposed.

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

### **CA-34-2021**

Moved by Gord Queen, seconded by Russel Horrocks, that Consent application B/13/21 to sever a lot, shown as Part 1 on the Applicants' Sketch, from Part Lot 15, Concession 1 WD,



known as VL SS County Rd 20, in the Town of Kingsville; be **APPROVED**, subject to the following:

1. That a plan of survey be prepared or a reference plan deposited in the registry office, ***both an electronic and paper*** copy of either to be provided to the Town for the files of the Secretary-Treasurer.
2. That the deeds, such plan of survey or reference plan, for property lines being newly created, shall be in accordance with the existing zoning requirements for the municipality including satisfactory proof as to compliance of the location of all buildings on the subject lands either by way of a plan showing the location of all buildings located thereon, or a certificate from a qualified surveyor indicating the location and sizes of all buildings on the said lands and/or favourable minor variances shall have been processed for any non-compliances.
3. That the owner shall provide that all municipal taxes be paid in full and that necessary apportionments of storm drainage be established pursuant to the provisions of the Local Improvement Act and/or the Municipal Act.
4. That as a result of severance, owners shall become liable by way of up front monies for the assessment and taxation of their properties for any waterworks or sanitary sewer systems affecting their properties, in accordance with the Fees By-law in effect on the date the consent is being endorsed on the deeds.
5. The conditions imposed above shall be fulfilled by **July 20, 2022** for this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

**CARRIED**

## **2. A / 08 / 21 – Pete Dewar and Marian Reffle– 691 McCracken Rd**

Town Planner, Kristina Brcic introduced the Minor Variance application and reviewed her report dated, July 14<sup>th</sup>, 2021 which provides details regarding the requested minor variance to increase the accessory structure height to allow construction of a new pole barn for storage, on lands known as 691 McCracken Rd, in the Town of Kingsville.

The Town of Kingsville has received the above-noted application for lands located on the east end of McCracken Rd and west of Lake Erie Dr. The subject property is designated 'Lakeshore Residential East' by the Official Plan and zoned 'Lakeshore Residential – Holding (LR(h))' by the Comprehensive Zoning By-law.

The subject land is a 4 ha (9.78 ac.) farm lot with a single detached dwelling. The applicant would like to build a new pole barn on the property. The applicant is seeking a 0.2 m (0.6 ft.) variance to increase the height of the pole barn to 5.2 m (17 ft.), in order to accommodate the storage requirements of the owner. Therefore, relief is being requested from the Town of Kingsville Zoning By-law Accessory Buildings and Structures section 4.2 h) where the maximum permitted height is 5m (16.4 ft.). All other zone performance standards shall be met in accordance with the applicant's drawings.

The applicants Pete Dewar and Marian Reffle were in attendance.

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



Allison Vilardi moved, seconded by Gord Queen to receive the letter of support into the record.

Chairperson, Thomas Neufeld asked if the Town was continuing to receive requests for accessory building height increases.

Town Planner, Kristina Brcic, indicated that we are seeing more request and that they are either coming in at the permit stage or people are asking in advance of permit submission.

Applicant, Pete Dewar, explained the need for the minor variance is for storage of large items such as a boat.

Brendan Payne of 728 Lake Erie Dr was in attendance and had no objection to the application.

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

### **CA-35-2021**

Moved by Gord Queen, seconded by Russell Horrocks that Minor Variance application A/08/21 to pertaining to the lands known as 691 McCracken Rd to increase the maximum permitted accessory structure height from 5m (16.4 ft.) to 5.2 m (17 ft.); be APPROVED subject to the following:

1. That any new construction complies with all other applicable provisions of the By-law.
2. That any new construction complies with the Ontario Building Code.

**CARRIED**

## **E. NEW AND UNFINISHED BUSINESS**

### **F. NEXT MEETING DATE**

The next meeting of the Committee of Adjustment shall take place on August 17<sup>th</sup>, 2021 via Zoom at 6:00 p.m.

### **G. ADJOURNMENT**

### **CA-36-2021**

Moved by Gord Queen, seconded by Allison Vilardi to adjourn this Meeting at 6.51 p.m.

**CARRIED**

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**CHAIR, Thomas Neufeld**

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**SECRETARY TREASURER,  
Kristina Brcic**