



## COMMITTEE MINUTES

### COMMITTEE OF ADJUSTMENT & APPEALS JANUARY 18, 2022 @ 6:00 p.m. ELECTRONIC PARTICIPATION – Via Zoom

#### A. CALL TO ORDER

Chairperson Thomas Neufeld called the Meeting to order at 6:01 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  
Deputy Clerk, Roberta Baines

#### 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 DECEMBER 21, 2021.

##### CAA-01-2022

Moved by Queen, seconded by Horrocks that the Committee of Adjustment Meeting Minutes dated December 21, 2021 be adopted.

**CARRIED**

#### D. HEARINGS

##### 1. A / 21 / 21 – 357 County Rd 34 E – Christopher & Amy FILLION

Manager of Planning Services, Robert Brown introduced the Minor Variance application and reviewed the Town Planner's report dated, January 10<sup>th</sup>, 2022 which provides details regarding the requested minor variance to construct an accessory structure with increased height, on lands known as 357 County Rd 34 E, in the Town of Kingsville.

The subject land is an approximately 1.2 ha (2.9 ac.) rural residential lot with a single detached dwelling an accessory storage building and a small shed. The applicants would like to build a 341.9 sq. m (3,680 sq. ft.) pole barn (shown on the Applicants' Sketch in Appendix B). The proposed location of the new accessory building is in the rear yard, 4.9 m (16 ft.) from the western side lot line. The applicants are seeking a variance to increase the height of the pole barn to 6 m (19.25 ft.), in order to accommodate the storage of an RV camper which requires 14 ft. roll up doors. 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 applicants' drawings.

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

Committee member Allison Vilardi; asked if discussion was had with the applicant regarding the planned use of the new accessory structure. Manager of Planning Services, Robert Brown confirmed that personal storage is the planned use of the applicant. It is not permitted to run a business with out proper approval from the Town.

The applicant, Amy Fillion was present.

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

#### **CAA-02-2022**

Moved by Gord Queen, seconded by Allison Vilardi that Minor Variance application A/21/21 to increase the maximum accessory building height from 5m (16.4 ft.) to 6 m (19.25 ft.) for the construction of a new pole barn, on lands known as 357 County Rd 34 E, in the Town of Kingsville be **APPROVED** subject to the following:

- i. that the minimum side yard and rear yard setback of the proposed structure is 3 m (9.84 ft.), minimum.
- ii. 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 & Appeals shall take place on March 22<sup>nd</sup>, via Zoom at 6:00 p.m.

#### **G. ADJOURNMENT**

#### **CAA-03-2022**

Moved by Shannon Olson, seconded by Allison Vilardi to adjourn this Meeting at 6:09 p.m.

**CARRIED**

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**CHAIR, Thomas Neufeld**

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**SECRETARY TREASURER,  
Robert Brown**