



COMMITTEE MINUTES

Committee of Adjustment & Appeals

June 20th, 2023, 6:00 p.m.

Town Hall, Council Chambers

2021 Division Road North

A. Call to Order

Chairperson Gord Queen called the Meeting to order at 6:00 p.m. with the following persons in attendance:

MEMBERS OF COMMITTEE

OF ADJUSTMENT:

Councillor Thomas Neufeld

Nicole Hackett

Gord Queen

Russell Horrocks

Sandra Zwiers

MEMBERS OF ADMINISTRATION:

George Robinson, Manager of Planning

Angelina Pannunzio, Recording Secretary

B. Disclosure of Pecuniary Interest

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

C. Minutes of the Previous Meeting

Adoption of Committee of Adjustment & Appeals Meeting Minutes, dated May 16th, 2023

CA-26-2023

Moved by Russell Horrocks, seconded by Councillor Thomas Neufeld, that the Committee of Adjustment & Appeals Meeting Minutes dated May 16th, 2023, be adopted.

CARRIED

D. Committee of Adjustment & Appeals - Hearings

1. A-2023 – Minor Variance – 167 Grandview Drive

George Robinson, Manager of Planning, introduced the minor variance application, and reviewed the report dated June 20th, 2023, which provides details regarding the request to permit the addition of a second entrance off Gregory Drive, to lands known as 167 Grandview Drive, in the Town of Kingsville.

The subject parcel is located on the east side of Grandview Drive. The subject property is designated 'Residential' by the Official Plan, and zoned 'Residential Zone 1 Urban Exception 24 (R.1.1-24)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 1,487.50 sq. m (16,011.32 sq. ft.) residential corner lot fronting on Grandview Drive. The applicant has an existing 372.54 sq. m (4,010 sq. ft.) single-detached dwelling on the property, including an attached garage and covered porch. The applicant is proposing a new 47.57 sq. m (512 sq. ft.) detached garage in the north-east corner of the property. The proposal includes a 4.88 m (16.0 ft.) wide driveway entrance connection onto Gregory Drive.

Under section 5.9(a) of the Comprehensive Zoning By-law, only one entrance is permitted for a single, residential lot. As a result, the applicant is requesting a minor variance to allow for a second entrance to the lot. All other aspects of the proposed detached garage and entrance comply with zoning regulations.

The applicant, Tom Jraiche, was in virtual attendance.

Chairperson, Gord Queen noted there were no members of the public in attendance. Mr. Queen asked if there were any comments or questions from the Committee or the applicant.

Councillor Thomas Neufeld noted the Planner's report referred to a neighbouring property had constructed a second entrance and questioned whether a previous Committee approved the entrance.

George Robinson, Manager of Planning, confirmed the Town does not have record of Committee approval for the second entrance at the parcel in question.

Chairperson, Gord Queen, confirmed there were no other comments or questions from the Committee, nor the applicant.

CA-27-2023

Moved by Councillor Thomas Neufeld, seconded by Nicole Hackett, that minor variance application A-2023-6, to permit the addition of a second entrance off Gregory Drive to the subject parcel, be APPROVED, subject to one condition:

- 1. That the applicant apply for and receive an Entrance and Encroachment Permit from the Infrastructure and Engineering Department.*

CARRIED

E. New Business

George Robinson, Manager of Planning, informed the Committee that Sarah Campbell has resigned from her position as Planner for the Town of Kingsville.

The Committee expressed their regret and cited the exceptional work Ms. Campbell has done during her time as Planner for the Town of Kingsville. They stated they wish her the best in her future endeavors.

CA-28-2023

Moved by Russell Horrocks, seconded by Sandra Zwiers, that the Committee is thankful for Sarah Campbell's service with the Town of Kingsville, and wish her the best in her future endeavors.

CARRIED

F. Next Meeting Date

The next meeting of the Committee of Adjustment & Appeals shall take place July 18th, 2023 at 6:00 p.m.

G. Adjournment

CA-29-2023

Moved by Russell Horrocks, seconded by Sandra Zwiers, to adjourn this meeting at 6:06 p.m.

CARRIED

CHAIR, Gord Queen

**SECRETARY TREASURER,
George Robinson**