



## **The Corporation of the Town of Kingsville**

### **Minutes of the Committee of Adjustment and Appeals of the Town of Kingsville**

Tuesday, April 16, 2024

5:00 p.m.

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

#### **Members Present:**

Thomas Neufeld, Councillor

Phil Caruana

Nicole Hackett

Gord Queen, Chair

Russell Horrocks

#### **Administration Present:**

Vitra Chodha, Town Planner

Sahar Jamshidi, Manager of Planning

Angelina Pannunzio, Office Support

Richard Wyma, Director of Planning and Development

#### **A. Call to Order**

The Chair called the meeting to order at 5:00 p.m.

#### **B. Disclosures of Pecuniary Interest**

The Chair asked members if there were any disclosures of pecuniary interest.

None were noted.

**C. Adoption of Minutes**

Moved By: Phil Caruana  
Seconded By: Nicole Hackett

That the Minutes of the Committee of Adjustment and Appeals meeting dated March 19, 2024, **BE ADOPTED** as presented.

**Carried**

**D. Committee of Adjustment Hearings**

**D.1 Requests for Withdrawal or Deferral**

None noted.

**D.2 A-2024- 02 - Minor Variance Application**

Vitra Chodha, Planner, introduced the minor variance application and reviewed the report dated April 16, 2024, which provides details regarding a request for relief from the required front yard and rear yard depth for lands municipally known as 606 Peter Street.

606 Peter Street is designated 'Lakeshore Residential West' in the Official Plan and zoned 'Lakeshore Residential (LR)' in the Town of Kingsville Comprehensive Zoning By-law 1-2014.

The subject parcel is a 283.28 square metre (3,049.2 square foot) vacant residential lot. The applicant is proposing to build a single detached dwelling having an area of 74.14 square metres (798 square feet). The proposed dwelling extends into the minimum required front yard setback and rear yard setback for the Lakeshore Residential zone.

The minimum required front yard setback is 6 metres (20 feet), and the applicant is requesting a front yard setback of 4.2 metres (13.75 feet).

The minimum required rear yard setback is 7.5 metres (25 feet), and the applicant is requesting a rear yard setback of 3.05 metres (10 feet).

The requested reductions in front yard and rear yard setbacks will match those of neighbouring homes. All other requirements of the proposed development are in compliance with the zoning regulations.

The applicant, Michelle Koiranen, was in attendance.

Gord Queen, Chair, asked if there were any comments or questions from the Committee, the applicant, or the public. None were noted.

Moved By: Thomas Neufeld, Councillor  
Seconded By: Nicole Hackett

That the Committee of Adjustment **APPROVE** minor variance application A-2024-3, to allow a reduced front yard depth of 4.2 m (13.75 ft), from the required depth of 6 m (20 ft), and a reduced rear yard depth of 3.05 m (10 ft), from the required depth of 7.5 m (25 ft) as seen on the applicant's site plan in Appendix B.

**Carried**

**E. Court of Revision**

No Court of Revision at this time.

**F. Property Standards Appeal Hearings**

No Hearings at this time.

**G. By-law Appeal Hearings**

No Hearings at this time.

**H. Next Meeting Date**

The next regularly scheduled meeting of the Committee of Adjustment and Appeals is May 21, 2024, at 6:00 p.m. at the Unico Community Centre.

**I. Adjournment**

Moved By: Phil Caruana

Seconded By: Thomas Neufeld, Councillor

That the meeting be adjourned at 5:13 p.m.

**Carried**

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Chair

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Recording Secretary