



The Corporation of the Town of Kingsville

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

Tuesday, May 21, 2024

6:00 p.m.

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

Members Present:

Thomas Neufeld, Councillor

Nicole Hackett-Winkels

Gord Queen, Chair

Russell Horrocks

Members Absent:

Phil Caruana

Administration Present:

Vitra Chodha, Town Planner

Sahar Jamshidi, Manager of Planning

Angela Toole, Acting Clerk

A. Call to Order

Gord Queen, Chair, called the meeting to order at 6:00 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: Thomas Neufeld, Councillor

Seconded By: Russell Horrocks

That the Minutes of the Committee of Adjustment & Appeals Meeting dated April 16, 2024, **BE ADOPTED** as presented.

Carried

D. Committee of Adjustment Hearings

D.1 Requests for Withdrawal or Deferral

None noted.

D.2 Current Applications

D.2.1 A-2024-4 - Minor Variance Application

Vitra Chodha, Town Planner, made a presentation for application

Moved By: Russell Horrocks

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment & Appeal **APPROVE** minor variance application A-2024-4, to recognize the reduced setback between the main dwelling and the proposed accessory garage structure on the subject parcel from 1.8 m (6 ft.) to 1.2 m (4 ft.).

Carried

D.2.2 B-2024-13 - Application for Consent

Vitra Chodha, Town Planner, made a presentation for application

Sebastien Schmoranz, Solicitor for the Applicant was present.

Moved By: Thomas Neufeld, Councillor

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment & Appeals **APPROVE** consent application B-2024-13, to re-establish the boundaries of two previously existing lots of records shown as Part 1 having an area of 9.34 acres and Part 2 having an area of 30.00 acres on the Applicant's survey, known as 355 and 395 Road 3 East, in the Town of Kingsville, subject to the following conditions:

1. That the necessary deed(s), transfer, or changes be submitted electronically, signed and fully executed, including a copy of the reference plan (R-Plan), prior to certification.
2. The conditions imposed above shall be fulfilled by May 21, 2026, or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

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 June 18, 2024, at 6:00 p.m. at the Unico Community Centre.

I. Adjournment

Moved By: Thomas Neufeld, Councillor

Seconded By: Nicole Hackett-Winkels

That the meeting be **ADJOURNED** at 6:08 p.m.

Carried

Chair

Recording Secretary