



The Corporation of the Town of Kingsville

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

Tuesday, July 16, 2024

6:00 p.m.

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

Members Present:

Gord Queen, Chair

Thomas Neufeld, Councillor

Nicole Hackett-Winkels

Russell Horrocks

Phil Caruana

Administration Present:

Vitra Chodha, Town Planner

Yuxi Liu, Acting Office Support

Matthew Ducharme, Recording Secretary

A. Call to Order

The 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.

Phil Caruana declared a pecuniary interest on A-2024-6 - Minor Variance Application (174 County Road 34 East).

C. Adoption of Minutes

Moved By: Thomas Neufeld, Councillor

Seconded By: Phil Caruana

That the Minutes of the Committee of Adjustment and Appeals meeting dated June 18, 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-2024-6 - Minor Variance Application

Vitra Chodha, Town Planner, presented the application.

Russell Horrocks inquired if relief was required for the existing dwelling. Vitra Chodha, Town Planner, noted that no relief from the Zoning By-law was required.

Thomas Neufeld, Councillor, inquired as to why the recommended condition was necessary. Vitra Chodha, Town Planner, noted that there is a requirement in the Zoning By-law that an accessory structure used as an ADU cannot be higher than the main dwelling.

Gord Queen, Chair, inquired if it was possible to waive the recommended condition. Vitra Chodha, Town Planner, noted that the application would not be in compliance with the Zoning By-law if the condition was waived.

The applicant was present and available for questions from the members. The applicant noted that the purpose for the creation of an ADU in an accessory structure is to accommodate a family member moving into the main dwelling.

Moved By: Thomas Neufeld, Councillor

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment **APPROVE** minor variance application A-2024-6, to allow relief from the maximum height limit for an accessory structure, allowing for a 7.22 m (23.7 ft) height, exceeding the 5 m (16.40 ft) maximum accessory height as per the Kingsville Comprehensive Zoning By-law (1-2014) subject to the following conditions:

1. The applicant raises the height of the existing main house as noted on the building permit application number BP-2024-180.

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

Moved By: Russell Horrocks

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment and Appeals hold its next regularly scheduled meeting on August 20, 2024 at 6:00 p.m. at the Unico Community Centre.

Carried

I. Adjournment

Moved By: Nicole Hackett-Winkels

Seconded By: Russell Horrocks

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

Carried

Chair

Recording Secretary