



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

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

Tuesday, October 15, 2024

6:00 p.m.

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

#### Members Present:

Councillor Thomas Neufeld, Acting Chair

Russell Horrocks

Nicole Hackett-Winkels

Phil Caruana

#### Administration Present:

Vitra Chodha, Town Planner

Colin Kelly, Town Planner

Angelina Pannunzio, Office Support

Matthew Ducharme, Recording Secretary

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

The Acting Chair called the meeting to order at 6:00 p.m.

Colin Kelly, Town Planner, was introduced to the members.

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

The Acting Chair asked members if there were any disclosures of pecuniary interest. None were noted.

#### **C. Adoption of Minutes**

##### 1. August 20, 2024

Matthew Ducharme, Recording Secretary, provided procedural comments regarding the adoption of the August 20, 2024, Committee of Adjustment and Appeals Minutes. A motion was not put on the floor and as such, the Minutes were not adopted.

2. September 17, 2024

**CA-48-2024**

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Minutes of the Committee of Adjustment and Appeals meeting dated September 17, 2024, **BE ADOPTED** as presented.

**Carried**

**D. Committee of Adjustment Hearings**

1. Requests for Withdrawal or Deferral

None.

2. Current Applications

1. A-2024-8 - Application for Minor Variance

Vitra Chodha, Town Planner, presented the application.

Russell Horrocks noted to the Planning Department that many minor variance applications have been heard regarding height and this may be considered in a future amendment to the Comprehensive Zoning By-law.

**CA-49-2024**

Moved By: Phil Caruana

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment and Appeals **APPROVE** minor variance application A-2024-8, to allow relief from the maximum height limit for an accessory structure at 177 County Road 14 East, allowing for a 5.9 m (19.5 ft) height, exceeding the 5 m (16.4 ft) maximum accessory height as per the Kingsville Comprehensive Zoning By-law (1-2014).

**Carried**

2. B-2024-24 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

The applicant, Cal Everett, was present electronically.

**CA-50-2024**

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **APPROVE** consent application B-2024-24 for the purpose of a lot-line adjustment, shown on the Applicant's Sketch, for the lands known as 339 County Road 50 (Heritage Road) & 347 County Road 50 (Heritage Road), in the Town of Kingsville, subject to the following conditions:

1. Prior to the consent being endorsed on the deeds, the property owner shall provide a registered 12R-Plan to the Municipality.
2. That, prior to consent being endorsed on the deeds, the house on 347 County Road 50 must be demolished and confirmation from building department that the demolition permit is closed.
3. That the necessary deed(s), transfer, or changes be submitted electronically, signed and fully executed, including a copy of the reference plan, prior to certification.
4. The conditions imposed above shall be fulfilled by **October 15, 2026**, or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

**Carried**

3. B-2024-25 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

**CA-51-2024**

Moved By: Phil Caruana

Seconded By: Nicole Hackett-Winkels

That the Committee of Adjustment and Appeals **APPROVE** consent application B-2024-25 for the purpose of a lot-line adjustment, shown on the Applicant's Sketch, for the lands known as 3066 Graham Side Road & V/L Graham Side Road, in the Town of Kingsville, subject to the following conditions:

1. Prior to the consent being endorsed on the deeds the property owners are to execute an agreement for drainage apportionment due to lands severance approved by the Municipality for each parcel being severed. Drainage Apportionment Agreement Request and the 12R plan shall be submitted to the Municipality a minimum of one month prior to the stamping of the deeds.
2. Prior to the consent being endorsed on the deeds, the property owner shall provide a registered 12R-Plan to the Municipality.
3. That the necessary deed(s), transfer or changes be submitted electronically, signed and fully executed, including a copy of the reference plan, prior to certification.
4. The conditions imposed above shall be fulfilled by **October 15, 2026**, or this application shall be deemed to be denied in accordance with Section 53(41) of the Planning Act.

**Carried**

**E. Court of Revision**

None at this time.

**F. Property Standards Appeal Hearings**

None at this time.

**G. By-law Appeal Hearings**

None at this time.

**H. Next Meeting Date**

The next regularly scheduled meeting of the Committee of Adjustment and Appeals is November 19, 2024, at 6:00 p.m. at the Unico Community Centre.

**I. Adjournment**

**CA-52-2024**

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the meeting **BE ADJOURNED** at 6:19 p.m.

**Carried**

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Acting Chair

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Recording Secretary