



The Corporation of the Town of Kingsville

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

Tuesday, February 18, 2025

6:00 p.m.

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

Members Present:

Nicole Hackett, Chair

Thomas Neufeld, Councillor

Phil Caruana

Ed Cornies

Russell Horrocks

Administration Present:

Vitra Chodha, Town Planner

Lu-Ann Marentette, Drainage Superintendent

Angelina Pannunzio, 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.

None were noted.

C. Adoption of Minutes

COAA-07-20250218

Moved By: Phil Caruana

Seconded By: Ed Cornies

That the Minutes of the Committee of Adjustment and Appeals meeting dated January 21, 2025, **be adopted** as presented.

Carried

D. Committee of Adjustment Hearings

1. Requests for Withdrawal or Deferral

None noted.

2. Current Applications

a. B-2025-1 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

Tracey Pillon-Abbs, Agent for the Applicant, provided a brief explanation of the application.

Anne Messore, 1855 Heritage Road, spoke to the application regarding the lot grading plan.

COAA-08-20250218

Moved By: Thomas Neufeld, Councillor

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **approve** consent application B-2025-1 for 1871 Heritage Road, in the Town of Kingsville, to create two additional residential lots, each 1,400 square metres (15,070 square feet) in size, and establish three permanent service easements as shown on the Applicant's Draft Survey, subject to the following conditions:

1. Prior to consent being endorsed on the deeds, the property owners provide the following to be reviewed to the satisfaction of the Municipality:
 - a. proof of permits from the County of Essex to establish one driveway on each of the severed parcels, with the existing driveway remaining with the retained parcel;
 - b. a lot grading plan, submitted at least three months prior to stamping deeds, to serve the lands being conveyed, and the lands being retained, with the cost of such drainage being solely at the expense of the Applicant;
 - c. a completed building permit or demolition permit to confirm that the existing garage on the property has been demolished or converted into a primary residential dwelling;

- d. private locates to confirm that there are no existing municipal services that cross the new property lines;
 - e. extension of the sanitary main to the proposed severed and retained lots, including top-end manhole for Municipal maintenance.
- 2. 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.
 - 3. The conditions imposed above shall be fulfilled by **February 18, 2027**, or this application shall be deemed to be refused in accordance with Section 53(41) of the *Planning Act*.

Carried

E. Court of Revision

- 1. North Branch of the East Branch of the No. 47 Drain - Realignment for Intersection Improvements
 - a. Engineer's Report

Lu-Ann Marentette, Drainage Superintendent, presented the drainage work.
 - b. List of Appeals

None noted.
 - c. Deliberation and Decision

COAA-09-20250218

Moved By: Russell Horrocks

Seconded By: Ed Cornies

That the Schedule of Assessment for the No. 47 Drain – North Branch of the East Branch for a realignment of a portion of the drain for the intersection of County Road 29 and Road 5 improvements, forming part of the Engineer's Report as prepared by Rood Engineering Inc. and dated December 23, 2024, **be adopted** as presented.

Carried

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 March 18, 2025, at 6:00 p.m. at the Unico Community Centre.

I. Adjournment

COAA-10-20250218

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the meeting **be adjourned** at 6:17 p.m.

Carried

Chair

Recording Secretary