



The Corporation of the Town of Kingsville

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

Tuesday, April 15, 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

Angelina Pannunzio, Office Support

Natalie Sharp, Deputy Clerk

A. Call to Order

The Chair called the meeting to order at 6:01 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-14-20250415

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Minutes of the Committee of Adjustment and Appeals meeting dated March 18, 2025, **be adopted** as presented.

Carried

D. Committee of Adjustment Hearings

1. Requests for Withdrawal or Deferral

None.

2. Current Applications

a. B-2025-3 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

COAA-15-20250415

Moved By: Ed Cornies

Seconded By: Thomas Neufeld, Councillor

That the Committee of Adjustment and Appeals **approve** consent application B-2025-3, to re-establish the boundaries of two previously existing lots of records shown as Parts 1 & 2 having an approximate area of 555.1 square metres and Part 3 having an approximate area of 607.9 square metres on the Applicant's Survey for the properties known as 1357 Heritage Road & V/L Heritage Road, in the Town of Kingsville, subject to the following conditions:

1. That the applicant confirm that all municipal services are contained within the property lines and do not cross over to the neighbouring properties;
2. 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; and
3. The conditions imposed above shall be fulfilled by April 15, 2027, or this application shall be deemed to be refused in accordance with Section 53(41) of the *Planning Act*.

Carried

b. B-2025-4 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

COAA-16-20250415

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **approve** consent application B-2025-4, to allow a technical lot line adjustment between 614 County Road 8 (shown as Part 1 on the Applicant's Survey) and V/L County Road 8 (shown as Part 3 on the Applicant's Survey) with a frontage of 9.1 metres and an area of 0.14 hectare (shown as Part 2 on the Applicant's Survey) that will be added to 614 County Road 8 from V/L County Road 8, subject to the following conditions:

1. That the applicant executes an agreement for drainage apportionment and proof of drainage to the satisfaction of the Drainage Superintendent;
2. That the applicant executes an agreement for shared access for the driveway access on Graham Side Road between 614 County Road 8 and V/L County Road 8;
3. That the applicant provides the Planning Department with a registered 12R-Plan;
4. 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; and
5. The conditions imposed above shall be fulfilled by April 15, 2027, or this application shall be deemed to be refused in accordance with Section 53(41) of the *Planning Act*.

Carried

c. B-2025-5 - Application for Consent

Vitra Chodha, Town Planner, presented the application.

Applicants Colin and Monica Kelly, appeared before the Committee, and were available for questions from the members.

Craig and Patti Farquharson, residents, appeared before the Committee in opposition to the application.

Member Ed Cornies expressed that the severed lot could potentially be used for commercial purposes. He inquired whether the zoning could be restricted to residential use only, prohibiting commercial use. Vitra Chodha, Town Planner, responded that

changing the zoning is beyond the Committee's authority and must be referred to Council for consideration.

COAA-17-20250415

Moved By: Phil Caruana

Seconded By: Thomas Neufeld, Councillor

That the Committee of Adjustment and Appeals **approve** consent application B-2025-5, to create a new lot with an area of 404.7 square metres (4,356.0 square feet) with a frontage of approximately 9.6 metres (31.5 feet) shown as Part 2 on the Applicant's Survey, for the property known as 124 Mill Street West, in the Town of Kingsville, subject to the following conditions:

1. That the following be provided by the applicant to the satisfaction of the Town:
 - a. confirmation that no services cross the proposed lot lines;
 - b. a registered 12-R Plan; and
 - c. a heritage impact memo outlining the impact of development on 101 Mill Street East, a heritage designated property to the south;
2. 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; and
3. The conditions imposed above shall be fulfilled by April 15, 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

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 May 20, 2025, at 6:00 p.m. at the Unico Community Centre.

I. Adjournment

COAA-18-20250415

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the meeting **be adjourned** at 6:36 p.m.

Carried

Chair

Deputy Clerk