



The Corporation of the Town of Kingsville

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

Tuesday, May 20, 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:

Colin Kelly, Town Planner

Angelina Pannunzio, Office Support

Natalie Sharp, Deputy Clerk

Matthew Ducharme, Recording Secretary

A. Call to Order

The Vice-Chair called the meeting to order at 5:00 p.m.

B. Closed Session

COAA-19-20250520

Moved By: Russell Horrocks

Seconded By: Nicole Hackett, Chair

That the Committee of Adjustment and Appeals **enter** into Closed Session at 5:00 p.m. on May 20, 2025, pursuant to Section 239(3.1) of the Municipal Act, 2001, being educating or training members of the council, a local board or committee, to discuss the following items:

Item I - Court of Revision Procedural Training

Item II - Property Standards Appeal Hearing Training

Item III - Fence Viewers Procedural Training

Item IV - Consent Application Training

Carried

COAA-20-20250520

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **rise** from Closed Session at 5:54 p.m.

Carried

COAA-21-20250520

Moved By: Nicole Hackett, Chair

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **resume** the open portion of its Regular Meeting at 6:03 p.m.

Carried

C. Disclosures of Pecuniary Interest

The Vice-Chair asked if there were any disclosures of pecuniary interest.

Phil Caruana declared a conflict of interest on Item E.2.a. - Application for Minor Variance (426 Road 10) as he conducted a land survey at this property.

D. Adoption of Minutes

COAA-22-20250520

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Minutes of the Committee of Adjustment and Appeals meeting dated April 15, 2025, **be adopted** as presented.

Carried

E. Committee of Adjustment Hearings

1. Requests for Withdrawal or Deferral

None noted.

2. Current Applications

a. A-2025-3 - Application for Minor Variance

Phil Caruana declared a conflict on this item and abstained from discussing and voting on the item.

Colin Kelly, Town Planner, presented the application.

The applicant, Peter Friesen, was present and available for questions from the Members.

COAA-23-20250520

Moved By: Russell Horrocks

Seconded By: Nicole Hackett, Chair

That the Committee of Adjustment and Appeals **approve** minor variance application A-2025-3, for the property known as 426 Road 10 in the Town of Kingsville, to allow relief from Section 4.35.1 of the Kingsville Comprehensive Zoning By-law (1-2014) for an additional dwelling unit to have a maximum floor area of 107.8 square metres (1,160 square feet).

Carried

b. A-2025-2 - Application for Minor Variance

Colin Kelly, Town Planner, presented the application.

The applicant, Nevan Bronco, was present and available for questions from the members. His representative, Walter Bronco, spoke to the application's relationship to the residential development in that area.

COAA-24-20250520

Moved By: Phil Caruana

Seconded By: Nicole Hackett, Chair

That the Committee of Adjustment and Appeals **approve** minor variance application A-2025-2, to allow a reduced front yard depth

of 4 metres (13.1 feet), from the required depth of 5.5 metres (18 feet), and a reduced rear yard depth of 4 metres (13.1 feet), from the required depth of 6 metres (19.7 feet), as per the Kingsville Comprehensive Zoning By-law (1-2014).

Carried

c. B-2025-6 - Application for Consent

Colin Kelly, Town Planner, presented the application.

The applicant, Colin De France, was present and available for questions from the members.

John Breeze, 22 Mill Street East, spoke in opposition to the applicant's proposed use of the severed lot.

COAA-25-20250520

Moved By: Russell Horrocks

Seconded By: Phil Caruana

That the Committee of Adjustment and Appeals **approve** consent application B-2025-6, to create a new lot with an area of 446.63 square metres (4,811.76 square feet) with a frontage of approximately 11.54 metres (37.88 feet) shown as Part 2 on the Applicant's Survey, for the property known as 30 Mill Street East, 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; and
 - b. a registered 12-R Plan;
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;
3. The conditions imposed above shall be fulfilled by May 20, 2027, or this application shall be deemed to be refused in accordance with Section 53(41) of the *Planning Act*.

Carried

F. Court of Revision

None at this time.

G. Property Standards Appeal Hearings

None at this time.

H. By-law Appeal Hearings

None at this time.

I. Next Meeting Date

The next regularly scheduled meeting of the Committee of Adjustment and Appeals is June 17, 2025, at 6:00 p.m. at the Unico Community Centre.

J. Adjournment

COAA-26-20250520

Moved By: Nicole Hackett, Chair

Seconded By: Phil Caruana

That the meeting **be adjourned** at 6:39 p.m.

Carried

Vice-Chair

Recording Secretary