



The Corporation of the Town of Kingsville

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

Tuesday, July 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:

Richard Wyma, Director of Planning and Development

Angelina Pannunzio, Office Support

Natalie Sharp, Deputy Clerk

Haris Wilkinson, Summer Student – Planning

A. Call to Order

The Chair called the meeting to order at 5:59 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-33-20250715

Moved By: Phil Caruana

Seconded By: Thomas Neufeld, Councillor

That the Minutes of the Committee of Adjustment and Appeals meeting dated June 17, 2025, **be adopted** as presented.

Carried

D. Committee of Adjustment Hearings

1. Requests for Withdrawal or Deferral

None.

2. Current Applications

a. B-2025-11 - Application for Consent

Haris Wilkinson, Summer Student - Planning, presented the report.

Cindy Prince, representing Amico Properties, was present and available for questions from the members.

COAA-34-20250715

Moved By: Phil Caruana

Seconded By: Ed Cornies

That the Committee of Adjustment and Appeals **approve** consent application B-2025-11 for the purpose of a lot line adjustment, shown on the Applicant's Sketch, for the lands known as 174 Main Street West and 11 O'Halloran Street, 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 the Town with a registered 12R-Plan.
2. That the applicant demonstrate to the satisfaction of the Town that the proposed development will not adversely affect drainage on adjacent properties, that each parcel can manage its own storm water, and that legal access to the assessed municipal drain is confirmed with the Drainage Superintendent.
3. That the necessary deed(s), transfer documents, or applicable changes be submitted electronically, fully signed and executed, along with a copy of the reference plan, prior to final certification.
4. The conditions imposed above shall be fulfilled by July 15, 2027, 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 August 19, 2025, at 6:00 p.m. at the Unico Community Centre.

I. Adjournment

COAA-35-20250715

Moved By: Thomas Neufeld, Councillor

Seconded By: Russell Horrocks

That the meeting **be adjourned** at 6:09 p.m.

Carried

Chair

Recording Secretary