



MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY FEBRUARY 20TH, 2018 AT 6:00 P.M.

CORPORATION OF THE TOWN OF KINGSVILLE

COUNCIL CHAMBERS

2021 DIVISION RD N, KINGSVILLE, ONTARIO N9Y 2Y9

A. CALL TO ORDER

Chairperson G. Queen called the meeting to order at 6:00 p.m. with the following Committee members in attendance:

Members of Committee of Adjustment	Members of Administration
<ul style="list-style-type: none"> • Deputy Mayor Gord Queen • Thomas Neufeld • Russell Horrocks • Allison Vilardi • Jim Gaffan Jr. 	<ul style="list-style-type: none"> • Manager of Planning & Development Services – Robert Brown • Interim Planner – David French

ABSENT: Town Planner – Kristina Brcic

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson G. Queen reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ADOPTION OF COMMITTEE OF ADJUSTMENT MEETING MINUTES DATED TUESDAY, DECEMBER 19TH, 2017.

CA - 01 - 2018

Moved by Russell Horrocks, seconded by Thomas Neufeld the Committee of Adjustment Meeting Minutes dated December 19th, 2017 be adopted.

CARRIED

D. HEARINGS

1. A / 11 / 17 – 1501 Heritage Rd – Jefferson Todd PRESTON

Manager of Planning Services, Robert Brown introduced the minor variance application and reviewed Interim Planner, David French’s report dated January 30th, 2018 in which it is requested by the applicant that a minor variance to grant relief from Section 4.29(e) of the Kingsville Zoning By-law be considered by the Committee of Adjustment to permit the installation of two separate air-conditioner (A/C) condenser units along the westerly wall of the dwelling (westerly interior side yard). As such it is proposed that the westerly interior side yard setback for an A/C unit, as per Section 4.29(e), be reduced from 1.22 m (4 ft.) to 0.4 m (16 in.) to allow for the proposed installation.

It should be noted that the applicant stated he has spoken with the neighbour immediately to the west (most affected), and as a result, the neighbour did not voice any opposition/objection to the proposed placement of the new A/C units.

The subject land is a 962 sq. m (10,354 sq. ft.) lakefront residential lot containing a new single detached dwelling which is currently under construction.

The applicant, was not in attendance.

Committee Member Jim Gaffan Jr. asked if the location of the house could have been moved to avoid the requirement of a Minor Variance. Manager of Planning Services Robert Brown explained that the home was utilizing the entire width of the building envelope.

Chairperson, G. Queen confirmed there were no other comments from the committee.

CA - 02 - 2018

Moved by Thomas Neufeld, seconded by Russell Horrocks that Minor Variance Application A/11/17, to reduce westerly interior side yard setback for an A/C unit, as per Section 4.29(e) of the Kingsville Zoning By-law, from 1.22 m (4 ft.) to 0.4 m (16 in.) to allow for the proposed installation of two A/C units on the property municipally known as 1501 Heritage Rd, in the Town of Kingsville, be **Approved**, without conditions.

CARRIED

E. OTHER BUSINESS

F. ADJOURNMENT

CA - 03 - 2018

Moved by Jim Gaffan Jr., seconded by Thomas Neufeld there being no further hearings scheduled, the meeting was adjourned at 6:10 p.m.

CARRIED



CHAIRPERSON G. QUEEN



SECRETARY-TREASURER