

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

SECOND MEETING

MINUTES

MARCH 4 2024

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday March 4 2024 at 4:30 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum, Wally Van Dun, Judy Krall and Chad Burke

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That the minutes of the meeting of February 20 2024 be adopted as circulated.
Carried.

- B. Application B002/24 has been made by Donna McCormick as the owner of 4348 LaSalle Line in the Township of Enniskillen. The applicant proposes to sever approximately 0.81 hectares (2.0 acres) vacant farm land to allow her son a lot to build a house.

Correspondence:

Jarod Preston- County of Lambton

Corrine Nauta- Manager Building Services

Present: Donna McCormick, Greg McCormick, Christine Greydanus and Peter Greydanus.

Jarod Preston County of Lambton

Mr. Preston reviewed his report which outlined the location of the proposed lot. He reported that there was no support in the Provincial Policy statements, or the Official plan for the County of Lambton and Township of Enniskillen for the proposed lot.

Mr. Preston noted that the position of the lot would meet the minimum distance separation requirements from the Greyda Plains Poultry farm.

Mr. Preston recommended that application B002/24 be denied in that it was not supported by the various policy documents.

Donna McCormick asked that the application be approved. Mrs. McCormick noted that her son wanted to move to the Township. Having someone present on the property would reduce the trespass activities taking place on the farm property.

Peter Greydanus asked whether the existence of the greenhouse growing cucumbers and cannabis would be an issue.

Greg McCormick noted that the greenhouse activities would not be a problem.

Moved by Mary Lynne McCallum
Seconded by Judy Krall
That application B002/24 be denied.
Carried.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

Submissions were made by the applicant, County Planning and Development Services, Building Services and the County Public Works Department which helped the Committee make an informed decision with appropriate conditions of approval.

REASONS:

The proposal does not comply with the PPS, County of Lambton OP, Enniskillen OP and Zoning by-law regulations.

- C. Application A001/24 has been made by Tom and Nancy Sinclair as owners of 4548 Keating Street in the Township of Enniskillen. The applicants propose to construct a 40 ft by 56 ft accessory building for personal storage. The applicants request variances from Bylaw 58 of 2015 Section 3.3.4 (c) to increase the accessory building lot coverage to approximately 200 square meters and to Section 3.3.4 (e) to increase the maximum accessory building height to 6.1 metres.

Correspondence:

Jarod Preston- County of Lambton
Corrine Nauta- Manage Building Services

Present: Tom Sinclair, Courtney Sinclair
Jarod Preston County of Lambton

Jarod Preston reviewed his report for the minor variance application.

He reported that the applicant would be tearing down an existing accessory building and constructing an accessory building of 211 square meters with a height of 6.1 meters

Mr. Preston reported that there was sufficient land for the project and it was compatible with other accessory buildings in the area.

Mr. Preston reviewed the Official Plan polices and confirmed that in his opinion the application was consistent with the policies.

Mr. Preston noted that he supported the application with recommended conditions. The conditions were reviewed by Mr. Preston.

Courtney Sinclair stated that there was no need for conditions that required a grading plan for the proposed accessory building. She recommended that conditions 2 and 3 be abandoned by the Committee

Moved by Wally Van Dun

Seconded by Mary Lynne McCallum

That minor variance application A001/24 be approved with conditions.

Carried.

CONDITIONS:

1. Demolition Permit is required for the existing structure, which shall be removed.
2. Proposed grading plan shall be approved by Township prior to permit issuance, which reflects the actual site-specific conditions.
3. Final grading certificate will also be required upon final completion and subject to Township final approval.
4. Ensure the property is generally maintained and drained during the construction process and that drainage waters are not diverted to neighbouring properties, including municipal land and that weeds and grass are always maintained within 8 inches (20 cm) or less.
5. Ensure eavestrough downspouts and grading is maintained accordingly and within property boundaries, no exceptions.
6. Any new driveway accesses are to be approved by the Township and shall be obtained prior to building permit issuance.
7. No commercial, industrial, agricultural or livestock uses are permitted for the accessory building; and
8. That the accessory building is for personal storage use only and there is no habitable space.
9. If plumbing is proposed, then a plumbing permit will be required.

REASONS FOR RECOMMENDATION:

The proposed minor variances are consistent with the Planning Act, Provincial Policy Statement (PPS), County and Township Official Plan (OP) and Zoning By-Law (ZBL).

D. Adjournment

Moved by Wally Van Dun

Seconded by Judy Krall

SECOND MEETING

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MARCH 4 2024

That the meeting of the Committee of Adjustment be adjourned and the meeting of Council opened.

Carried.

Chair

Secretary