

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FOURTH MEETING MINUTES APRIL 19 2016

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday April 19 2016 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum, Wally Van Dun, Judy Krall and Kathy O'Hara Wilson

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Kathy O'Hara Wilson

That the minutes of the meeting of April 5 2016 be adopted with amendment noting that Wally Van Dun had moved the motion to close the meeting.

Carried.

B. Application A005/16

An application by Lorne Font the owner of 3140 Rokeby Line Township of Enniskillen. The applicant requests that the Committee of Adjustment approve a minor variance to permit the construction of additions to the house on the lot. The applicant requests that a variance to Bylaw 58 of 2015 Table A to reduce the front yard setback from 30 meters to approximately 26 meters.

Correspondence:

Will Nywening County of Lambton

Corrine Nauta County of Lambton

Present: Lorne and Vicky Font, Will Nywening

Will Nywening reported that the Building Department had confirmed that a new septic system had been installed on the property with adequate capacity to handle the septic from the proposed additions to the house.

The Building department requested that no construction take place over the septic system.

Mr. Nywening reported that the applicants requested a reduction in the 30 meter front yard setback to permit the construction of a garage and deck on the house. He reported that both the deck and garage encroached into the front yard.

He noted that the encroachments did not raise any concerns. He noted that the appearance of the house would be enhanced with the proposed additions.

The applicants made no comments.

Moved by Kathy O'Hara Wilson

Seconded by Judy Krall

That application A005/16 be approved reducing the front yard setback of Bylaw 58 of 2015 Table A from 30 meters to approximately 26 meters.

Conditions:

That the septic areas be protected and clearly identified throughout the construction process.

Reasons: That the reduction in the front yard setback is minor in nature meets the general purpose and intent of the Official Plan and Zoning Bylaw and is appropriate for the development of the land.

C. Adjournment

Moved by Wally Van Dun

Seconded by Mary Lynne McCallum

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

Carried.

Chair

Secretary