

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

FOURTH MEETING

MINUTES

APRIL 2 2013

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday April 2 2013 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, John Phair, Mary Lynne McCallum, Kathy O'Hara Wilson and Christine Greydanus

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Christine Greydanus

Seconded by Kathy O'Hara Wilson

That the minutes of the meeting of March 5 2013 be adopted as circulated.

Carried.

- B. Application A002/13 by Dan Vouriot owner of 4251 Marthaville Road, Township of Enniskillen. The applicant requests that the Committee of Adjustment approve minor variances to permit the construction of an oversized accessory building. The applicant requests variances to Bylaw 17 of 2009:

- (1) Section 3.3.4 increasing the accessory building area from 1700 square feet to 3,900 square feet to permit the construction of a 2,400 square foot accessory building.
- (2) Section 3.3.3 to recognize that the accessory buildings will be located in the front yard of the lot.

Correspondence:

Rob Nesbitt County of Lambton

Corrine Nauta County of Lambton

Present: Dan Vouriot, Mary Anne Terpstra, Rob Nesbitt

Rob Nesbitt reviewed his report on the application. He reviewed the zoning for the property noting that the area in which development was to take place was in the Residential R2 zone. He noted that applicant proposed to construct an accessory building larger than that permitted in the residential zone. He also noted that the applicant proposed to tear down the existing house and replace it with a new house to the west. As a result the second variance recognized that the accessory buildings would be located in the front yard of the lot once the new house was constructed.

Mr. Nesbitt requested that the applicant confirm to the Committee that the size of the accessory building was warranted. He noted that the applicant proposed to use the accessory building for personal purposes. He expressed concern that the building appearance should be compatible with a residential area.

The report from Corrine Nauta noted that the septic system on the property be located on the property.

Dan Vouriot noted that he planned to construct a house of 3,700 square feet on the property. He noted that the septic system for the current house was located to the west of the old house.

Mr. Vouriot confirmed that the old barn would be maintained on the property.

Kathy O'Hara Wilson requested that a site meeting be held to review the location of the accessory building on the property.

Marianne Terpstra reported that she was thankful that someone had purchased the property and was interested in cleaning it up. She noted that she had no problem with the application.

Christine Greydanus questioned the location of the accessory building on the lot. From the discussion Rob Nesbitt noted that the accessory building would be setback from the road and would be sheltered by existing vegetation.

A discussion took place that confirmed that the septic system on the property would not be in the area of the construction.

Moved by Kathy O'Hara Wilson

Seconded by John Phair

That a site meeting be held on April 5 2013 and that the Committee reconvene on Tuesday April 16 2013 to review the application.

Carried.

- C. Application A003/13 by Neil Lucier on behalf of Carol Ducharme the owner of 3179 Rokeby Line. The applicant requests that the Committee of Adjustment approve a minor variance to permit the construction of an accessory building closer to the top of bank than permitted in the zoning bylaw. The applicant requests a variance to Bylaw 17 of 2009 Section 3.17.1 reducing the top of bank set back from 15 meters to 6 meters.

Correspondence;

Rob Nesbitt County of Lambton

Corrine Nauta County of Lambton

Present: Neil Lucier, Rob Nesbitt

Mr. Nesbitt reviewed his report on the application. Mr. Nesbitt noted that the applicant proposed to construct an addition to an existing shed to permit the movement of his small engine repair business to a new property. He asked that the top of bank setback in the zoning bylaw be reduced from 15 meters to 6 meters. It was reported that discussions had taken place with the Conservation Authority which had indicated that a 6 meter setback would be adequate for the proposed addition.

Mr. Nesbitt noted that the correspondence from Corrine Nauta indicated no concern with respect to the review of the location of the septic system on the property.

Moved by Christine Greydanus

Seconded by John Phair

That application A003/13 be approved reducing the top of bank setback of Section 1.17.1 of Bylaw 17 of 2009 from 15 meters to 6 meters.

Carried.

Conditions:

1. That the applicant must make an application to the St. Clair Region Conservation Authority and the SCRCA must give its written approval of the proposed applicant's site plan and grading plan.
2. The applicant should be required to enter into a site plan agreement with the Township to specify how the proposed small engine repair ship will be operated. The site plan should address the portion of the building to be used for the business any outdoor storage areas, parking and signage.
3. The proposed building is to be used for small engine repair only and is not to be used for the repair of automobiles, trucks and other non-recreational motor vehicles.

Reasons: That the application is minor in nature, meets the general purpose and intent of the Official Plan and Zoning Bylaw and is appropriate for the use of the property.

D. Adjournment

Moved by Kathy O'Hara Wilson

Seconded by Christine Greydanus

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

Carried.

FOURTH MEETING

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APRIL 2 2013

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Chair

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Secretary