

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

EIGHTH MEETING

MINUTES

JUNE 18 2013

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday June 18 2013 at 7:00 p.m. at the Enniskillen Council chambers.

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

A. Minutes

Moved by Councillor O'Hara Wilson

Seconded by Councillor McCallum

That the minutes of the meeting of May 21 2013 be adopted as circulated.
Carried.

- B. Application A004/13 by Linda Van Dun the owner of 3718 LaSalle Line, Concession 13 Part Lot 8 Township of Enniskillen. The applicant requests that the Committee of Adjustment approve a minor variance to permit the construction of a 24 foot by 40 foot garage on the property. The garage would exceed the maximum square footage for an accessory building. The applicant has requested a minor variance to Section 3.3.4 to increase the building coverage on the lot to exceed 10% and to permit an accessory building greater than the habitable floor area of the main building.

Present: Linda Van Dun, Rob Nesbitt

C. Correspondence:

Rob Nesbitt County of Lambton

Mr. Nesbitt reviewed his report noting that the property was located in the Marthaville Policy area of the Official Plan and was zoned Marthaville Residential R 2. He reported that the proposed accessory building was 176 square feet larger than that permitted by the zoning regulations.

Mr. Nesbitt reported that the applicants proposed to use the building for personal storage. The planner recommended that the Council confirm the proposed usage and appearance of the building.

Mr. Nesbitt noted that the proposed building met the conditions of a minor variance and indicated that he had no objection to the proposal.

Corrine Nauta County of Lambton

Ms. Nauta reported that there were no records on the septic system at the County for this property.

She recommended that a site inspection take place in regards to the positioning of the septic system and the proposed building.
Ms. Nauta recommended that the septic system be protected during the construction of the new building.

Jocelyn Kerrigan County of Lambton

Ms. Kerrigan reported that a site inspection of the septic system had taken place. She confirmed that the septic system would not be impacted by the positioning of the new accessory building.

The applicants confirmed that the building would be used for personal storage.

Mary Lynne McCallum questioned the applicants in regards to the drainage impact of the new building on the property to the west.
The applicants confirmed that eve troughs were to be installed on the building to redirect the water unto their property.
The applicants confirmed that the positioning of the building would meet the setback requirements of the zoning bylaw.

Moved by Kathy O'Hara Wilson

Seconded by John Phair

That minor variance A004/13 be approved permitting the construction of a 24 foot by 40 foot garage on the property, increasing the accessory building area of Bylaw 17 of 2009, Section 3.3.4 by 176 square feet.
Carried.

Conditions:

No Conditions

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 land.

Mr. Nesbitt reported that the date for the OMB hearing concerning the Official Plan amendment for the property at the intersection of Oil Heritage Road and Churchill Line would likely take place in December 2013.

D. Adjournment

Moved by Mary Lynne McCallum
Seconded by Kathy O'Hara Wilson
That the meeting of the Committee of Adjustment be adjourned and the
meeting of Council be opened.
Carried.

Mayor

Secretary