

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

FIFTH MEETING

MINUTES

OCTOBER 24 2017

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday October 24 2017 at 7:30 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 Kathy O'Hara Wilson

Seconded by Judy Krall

That the minutes of the meeting of October 10<sup>th</sup> 2017 be adopted as circulated.  
Carried.

- B. Application A004/17 by Floyd & Judith Vander Wal of 3917 Petrolia Line Township of Enniskillen. The applicants propose to construct an accessory building on their lot. A minor variance is required to recognize an increase in the accessory building coverage and building height of Bylaw 58 of 2015 Section 3.3.4.

Present: Floyd Vander Wal, Nick Vander Wal, Bob Marriott and Seth Marriott  
Will Nywening County of Lambton

Correspondence:

Will Nywening County of Lambton

Corrine Nauta County of Lambton

Will Nywening reviewed the planning report concerning the application. He discussed the maximum lot coverage for accessory buildings in a residential area. He noted that the applicant only proposed to access the new building from Marthaville Road. He noted that there was a commercial property abutting the site.

He discussed how the view of the property was sheltered by trees in the area. Mr. Nywening discussed the potential use of the buildings in the future. The applicant had noted that the building would be used to store personal boats and other personal motor vehicles. The height of the building was necessary due to the height of one of his boats.

Mr. Nywening noted that due to the location of the building and due to the commercial property next door he could support the application.

Mr. Nywening requested that conditions be applied to the approval positioning access off of Marthaville Road and limiting the width of the access driveway to 25 feet south of the new building.

Bob Marriott questioned whether the building would be used for commercial use or residential use. He noted that his building abutting the property was assessed at commercial tax rates.

Mr. Marriott questioned whether the building could have been built on Nick Vander Wal's property on the north side of Petrolia Line. Nick Vander Wal reported that a minor variance would have been required for that site also.

Floyd Vander Wall noted that he wanted his personal materials to be stored inside the new building.

Kathy O'Hara Wilson questioned the location of the septic system on the property.

Mary Lynne McCallum requested that a site drainage plan be required for the accessory building

Moved by Kathy O'Hara Wilson

Seconded by Judy Krall

That minor variance application A004/17 be approved with conditions, That Section 3.3.4 c) and e) of Bylaw 58 of 2015 be varied to permit an accessory building height of 8.1 meters and a maximum detached accessory coverage of 168 square meters.

Carried.

Conditions:

1. That the proposed building be constructed to the dimension, location and design shown in the information submitted as part of the minor variance application.
2. That the applicant obtain an entrance permit from the Township public works department.
3. That the dimensions and location of the gravel or paved yard associated with the building not extend further than the width of the building and not greater than 25 feet south from the building.
4. That the septic area be protected and clearly identified throughout construction. Compaction of this area is not permitted and access should be denied by equipment and the general public at all times.
5. That a site drainage plan be provided to incorporate the new accessory building.

Reasons: The use is appropriate for the development of the lands and the impact of the variance is minor.

C. Adjournment

Moved by Judy Krall

Seconded by Kathy O'Hara Wilson

That the meeting of the Committee of Adjustment be adjourned.

Carried.

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Chair

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Secretary