

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SECOND MEETING

MINUTES

FEBRUARY 5 2013

A meeting of the Committee of Adjustment for the Township of Enniskillen was held on Tuesday February 5 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 Councillor Greydanus

Seconded by Councillor McCallum

That the minutes of the meeting of January 8 2013 be adopted as circulated.
Carried.

B. Application A001/13 by Ken and Lorraine Colborne owners of 3483 Churchill Line of the Township of Enniskillen. The applicants request that the Committee of Adjustment approve minor variances to permit the construction of an oversized accessory building closer to the rear lot line than permitted. The applicant requests variances to Bylaw 17 of 2009:

(1) Table A reducing the rear yard setback from 7 meters to 3.5 meters.

(2) Section 3.5.5 (b) increasing the lot coverage of the accessory buildings to 2,100 square feet.

Present: Rob Nesbitt and Ken Colborne

Correspondence: Rob Nesbitt County of Lambton

Corrine Nauta County of Lambton

Rob Nesbitt reviewed the report prepared for the Committee on the application. He noted that the applicants were proposing to construct an oversized accessory building which would be located closer to the rear lot line than permitted by the zoning bylaw. In reviewing the application the Planner had noted that in his opinion the applicant could put all his vehicles into a smaller building than proposed.

The Planner recommended that the accessory building be reduced in size to 40 feet by 26 feet. The Planner noted that with a smaller building the rear yard setback reduction would not be required.

Mr. Colborne asked what drawings had been circulated to the Committee. He noted that a second drawing providing more detail about the building had been sent for circulation.

The secretary noted that the committee had been circulated all drawings submitted by the applicant.

A discussion took place in regards to the size and number of vehicles that the applicant planned to place in the accessory building.

Mr. Nesbitt noted that the applicant had proposed to reduce the size of the garage and remove a garden shed from the property.

Mr. Colborne noted that the existing garage was in good shape but the ceiling height made it difficult to bring a van into the garage. He noted that the existing garage would be used for storage of lawn equipment.

Kevin Marriott recommended that the committee arrange a site meeting for Saturday February 9 2013 to review the site.

Mr. Colborne asked for clarification in regards to the amount of work required to satisfy the septic coordinator concerning the septic system on the property. Kevin Marriott noted that Mr. Colborne should discuss the inspection requirements with the septic coordinator.

Moved by Christine Greydanus

Seconded by John Phair

That the Committee of Adjustment attend to the Colborne property on February 9 at 9:00 am and that the application be reconsidered on March 5 2013.

Carried

C. Adjournment

Moved by Kathy O'Hara Wilson

Seconded by Christine Greydanus

That the meeting of the Committee of Adjustment be adjourned.

Carried.

Chair

Secretary