

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

SIXTH MEETING

MINUTES

MAY 7TH 2013

A meeting of the Committee of Adjustment for the Township of Enniskillen was held on Tuesday May 7th 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 Kathy O'Hara Wilson

Seconded by Christine Greydanus

That the minutes of the meetings of April 2, 5 2013 be adopted as circulated.
Carried.

- B. Application B001/13 by Clayton McLauchlin the owner of 4851 Petrolia Line. Mr. McLauchlin has purchased the farm and has made application to separate the house with a 2.2 acre lot from the 150 acre farm. The dwelling unit is surplus to the needs of Mr. McLauchlin.

Present: Clayton McLauchlin, Deb Blackstock, Mr. and Mrs. Vandenberghe
Rob Nesbitt County of Lambton

Correspondence:

Rob Nesbitt County of Lambton

Corrine Nauta County of Lambton

Greg Botting County of Lambton

Councillor Greydanus declared an interest indicating that her son owned an abutting property to the applicants.

Mr. Nesbitt reviewed his planning report to the committee. He noted that the planning policies permitted surplus dwelling units to be separated from farm properties. He noted that the new lot would comply with the minimum distance separation requirements for livestock operations in the area. He noted that the house was located closer to the road than permitted in the zoning regulations. He indicated that this would continue to be a legal non-conforming use.

He reviewed the comments from the septic coordinator which recommended that a new septic system be installed to the house on the property.

Moved by Mary Lynne McCallum

Seconded by John Phair

That application B001/13 be approved subject to conditions.

Carried.

Conditions:

1. That a copy of the deed and survey in a form suitable for registration be deposited with the Secretary-Treasurer.
2. That a fee of \$400.00 be paid to the "Township of Enniskillen" by cash or certified cheque.
3. That all conditions are to be fulfilled within one year of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act must be obtained within one year after notice of decision of this consent. The applicant is responsible for ensuring that the Provisional consent does not lapse. If the Provisional consent lapses (meaning the deed has not been stamped within one year of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional consents.
4. That the applicants at their expense install adequate access to the retained property as determined by the Township Road Superintendent.
5. That the existing septic system be abandoned and a new septic system installed to the existing dwelling.
6. That the Municipal Engineer prepare amendments to all Drainage Act reports assessing the severed lot and the retained lot for their appropriate share of future maintenance of any drain. The applicants agree to the assessments.
7. That a fee of \$75 be made payable to the County of Lambton for septic inspection.
8. That a parks dedication fee be made payable to the Township of Enniskillen in the amount of \$1,000.
9. That the retained farmland be rezoned to prohibit the construction of a dwelling unit.

Reasons: That the application is in conformity with the consent policies of the Township of Enniskillen.

C. Adjournment

Moved by Kathy O'Hara Wilson

Seconded by Mary Lynne McCallum

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

Carried.

SIXTH MEETING

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MAY 7 2013

Mayor

Secretary