

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FOURTH MEETING

MINUTES

MAY 6 2014

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday May 6 2014 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 Mary Lynne McCallum

Seconded by Kathy O'Hara Wilson

That the minutes of the meeting of April 22 2014 be adopted as circulated.

Carried.

- B. Application A005/14 made by Dale and Gail Moore the owners of 3749 LaSalle Line, Concession 12 Part Lot 8 Township of Enniskillen. The applicants request that the Committee of Adjustment approve a minor variance to permit the construction of a 26 foot by 24 foot accessory building on the property. The applicant has requested a minor variance to Bylaw 17 of 2009 Section 3.3.4 c to increase the accessory building area from 1600 square feet to 2224 square feet.

Present: Dale and Gail Moore, Will Nywening

Correspondence:

Will Nywening County of Lambton

Corrine Nauta County of Lambton

Mr. Nywening noted that the property was located in the Residential R2 zone.

The maximum accessory building area was limited by the livable area of the dwelling unit. He noted that the existing accessory area was 2,280 square feet.

He noted that the actual proposed accessory area was 2904 square feet.

Mr. Nywening noted that the proposed structure included a breeze way attachment to the garage. The actual building area was 480 square feet.

In reviewing the application Mr. Nywening noted that the addition looked like a part of the dwelling. He noted that he had no concern with the proposed addition.

He noted that the application met the four tests of the Planning Act.

Moved by John Phair

Seconded by Christine Greydanus

That minor variance application A005/14 be approved increasing the accessory building area of the property to approximately 2,904 square feet to permit the construction of a 26 foot by 24 foot accessory building.
Carried.

Conditions:

That the accessory building be constructed as per the drawings submitted with the application.

Reason:

That the accessory building addition forms part of the existing dwelling. That the application is minor in nature, and is appropriate for the development of the land and meets the general purpose and intent of the Official Plan and Zoning bylaw.

C. Adjournment

Moved by Christine Greydanus

Seconded by Kathy O'Hara Wilson

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

Carried.

Chair

Secretary