

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

NINTH MEETING

MINUTES

SEPTEMBER 2 2014

A meeting of the Committee of the Committee of Adjustment was held on Tuesday September 2 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 Kathy O'Hara Wilson

Seconded by Christine Greydanus

That the minutes of the meeting of August 5 2014 be adopted as circulated.

Carried.

- B. Application A009/14 by Toni and Rita Felder the owners of 4922 LaSalle Line Township of Enniskillen. The applicants requests that the Committee of Adjustment approve minor variances to permit the construction of an addition to the house/office. The applicants request variances to Bylaw 17 of 2009 (1) Table A to reduce the front yard setback from 30 meters to +/-22 meters, (2) Section 3.10.2.c to increase the agriculture home industry area to 205 square meters and (3) Section 3.10.1 a to permit up to 15 employees engaged in the agriculture home industry at the site.

Present: Toni and Rita Felder and Greg Chamberlain, Will Nywening

Correspondence:

Will Nywening, County of Lambton

Corrine Nauta, County of Lambton

Mr. Nywening reviewed his report prepared for the minor variance application. He reported that the reduction in the front yard setback was consistent with other houses located in the neighbourhood.

Mr. Nywening noted that the applicant was operating an agricultural home industry. He noted that the activity being expanded on the property was consistent with the Official Plan policies that provided support for diversification of farm income. He noted that the activity was clearly secondary to the primary farm operation. He noted that the expansion of the activity did not change the character of the area. He noted that the current regulations limited the home business to two employees and 90 square meters.

Mr. Nywening noted that the area of the agriculture home industry was proposed to increase to 2242 square meters and that the number of employees would increase to 15.

Mr. Nywening discussed the consolidation of the grain handling capacity of the hog operation to one property. He noted that future changes in the expansion of the grain handling business may require a commercial zoning change.

The septic coordinator noted that the septic concerns associated with the addition to the office/house would be addressed in the building permit process.

Kathy O'Hara Wilson asked whether the front of the house would change.

Toni Felder noted that the front of the house would not change.

Mary Lynne McCallum questioned whether anyone lived on the farm at 4922 LaSalle Line.

Rita Felder noted that no one lived on the property.

Moved by Christine Greydanus

Seconded by Kathy O'Hara Wilson

That minor variance Application A009/14 be approved:

1. That the front yard setback for the A1 zone on Table A be reduced to 22 meters.
2. That Section 3.10.2.c be altered to increase the agriculture home industry area to 205 square meters.
3. That Section 3.10.1.a be altered to permit up to 15 employees engaged in the agriculture home industry at the site.

Carried.

No Conditions were applied.

Reasons:

1. The proposed office addition and it's intended use meet the intent and purpose of the Official Plan and Zoning Bylaw and are appropriate for the development of the lands, that the variances are minor in impact and that the tests of a variance under the Planning Act are met.

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 opened.

Carried.

Chair

Secretary