

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FOURTH MEETING

MINUTES

MAY 8 2018

A meeting of the Committee of Adjustment for the Township of Enniskillen was held on Tuesday May 8th 2018 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.

1. Minutes

Moved by Mary Lynne McCallum

Seconded by Wally Van Dun

That the minutes of the meeting of March 27 2018 be adopted with amendment by the inclusion of "Kathy O'Hara Wilson noted that the policy for road widening in the County Official Plan was permissive. The County should proceed to provide compensation to any affected property owner."

Carried.

2. Application B002/18 by Ken and Pam Dobbin of the Township of Enniskillen. The applicants have recently purchased a farm at 4942 Oil Springs Line. The applicants have made to application to separate the dwelling from the farm property.

Present: Ken Dobbin, Mr. and Mrs. Alderman

Will Nywening County of Lambton

3. Correspondence:

1. St Clair Region Conservation Authority
2. Will Nywening County of Lambton
3. Corrine Nauta County of Lambton

Mr. Nywening reported that the St Clair Region Conservation Authority received the correspondence but did not comment on the application because the proposed severance was outside the regulated area.

Mr. Nywening reported that the applicant had recently purchased the farm and wanted to separate the house from the farm property as surplus to his needs. He confirmed that the owner met the criteria of the Official Plan policy.

Mr. Nywening commented that the minimum distance separation requirements were met from the alpaca farm on the south side of Oil Springs Line. Mr.

Nywening reported he was satisfied that the bunk barn on the retained property was not usable for livestock. In conversation with Mr. Dobbin he had confirmed that the manure tank had been filled with soil and no further action was required for remediation.

Mr. Nywening commented that the building department could not locate septic plans for the house and advised that conditions be applied to provide for an onsite inspection of the septic system.

A discussion took place in regards to the access to the retained farm parcel. It was noted that a condition would be required to address the installation of an access to Oil Springs Line.

The applicants did not comment on the application.

Moved by Mary Lynne McCallum

Seconded by Judy Krall

That application B002/18 be approved with conditions.

Carried.

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 \$250.00 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.
4. That the Township Engineer review existing drainage reports and where required prepare amended schedules to reflect the new property owners. That the applicant pay the cost of the work and agree to the revised schedules.
5. That the retained farm be rezoned to prohibit the construction of a dwelling (i.e. as per the concurrent zoning application).
6. That the Township public works superintendent confirm he is satisfied with existing entrances to both the severed and retained lots or that such accesses be installed to his satisfaction.
7. That a review of the existing septic system be conducted to the satisfaction of the Building Services Department, and that a new system be installed if the existing system is found not to be functioning, not wholly contained to the proposed lot, or not in general conformity with the Ontario Building Code. That the

- septic system location be included on the survey (plotted on a copy by owner) and a copy provided to the Building Services Department.
8. That a parks dedication fee of \$1,000 be paid to the Township of Enniskillen.

Reasons:

The farm severance has been approved to recognize a farm lot as provided for in the Official Plan and Zoning Bylaw.

4. Adjournment

Moved by Wally Van Dun

Seconded by Mary Lynne McCallum

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

Carried.

Chair

Secretary