

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FOURTH MEETING

MINUTES

MAY 22 2018

A meeting of the Committee of Adjustment for the Township of Enniskillen was held on Tuesday May 22nd 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 May 8 2018 be adopted with amendment including Trevor Dobbin as present at the meeting.

Carried.

2. Application A001/18 by Keith and Christina Houle of 3800 Caroline St in the Township of Enniskillen. The applicants propose to construct a 40 foot by 56 foot accessory building for personal storage that will be 6 meters in height. The applicants request a minor variance to Bylaw 58 of 2015 Section 3.3.4 c to increase the maximum building coverage to 2,840 square feet and to increase the maximum building height to 6.0 meters.

Present: Keith Houle, Bill Babula

Will Nywening- County of Lambton

3. Correspondence:

1. Will Nywening County of Lambton
2. Corrine Nauta County of Lambton

Will Nywening presented his planning report to the Committee. He reported that the Houle's proposed to construct a 40 by 56 foot shed on the property that would be 6.0 meters in height. He reported that the height of the accessory building was determined by the size of the residential lot. He noted that the lot was just under that required for a 6 meter height. Mr. Nywening advised that he considered the increase in height to 6 meters to be acceptable.

Mr. Nywening reviewed the proposal to construct a new 2,240 square foot accessory building on the lot. He note that the combined coverage for accessory

buildings was limited to 1,800 feet. With the inclusion of the proposed building the accessory building coverage would exceed 2,950 square feet. Mr. Nywening reviewed the existing lots of Caroline Street and came to the conclusion that the proposal was too large for the area. He also concluded that the accessory building would dominate the view of the house to the west of Mr. Houle.

Mr. Nywening noted that the Committee needed to consider that the building could in the future be used for an inappropriate use.

Mr. Nywening recommended to the Committee that the application be approved subject to a reduction in the proposed building size to 1,800 square feet that the proposed building be moved to within 70 feet of the northerly lot line.

Mr. Nywening reported that the building department had noted that the septic system was adequate for the property. The department had requested that a 5 meter setback be maintained from the septic system and that during construction the area was not damaged by the construction process.

Mr. Houle reported that moving the building to within 70 feet of the rear lot line would require the removal of the trees at the north end of his lot. He reported that flooding caused by the reconstruction of the house to the west of his lot had led to the removal of a number of trees in his rear yard.

Mr. Houle indicated that he had agreed with Rick Smith to the west to plant trees on the property boundary.

Mr. Houle indicated that a driveway would be constructed west of the house leading to the rear of his lot.

Mr. Houle reported that he had 8 vehicles, three trailers and a ditch witch. He reported that he wanted to be able to house all his equipment on his property. Roll up doors were to be constructed on the building facing the south.

Wally Van Dun noted that the proposed building was similar to others on the street. He noted that there was merit in having a structure to house all of Mr. Houle's vehicles and equipment.

Moved by Wally Van Dun

Seconded by Judy Krall

That application A001/18 be approved as submitted:

1. increasing the proposed accessory building height to 6.0 meters,
2. that the accessory building coverage for the lot be increased to 2,950 square feet to permit the construction of a 40 foot by 56 foot accessory building.

Carried.

Conditions:

No conditions were applied.

Reasons:

1. That the accessory building was appropriate for the development on Caroline Street similar to other structures on the street.
2. That the proposal was minor in nature taking into consideration the nature of development on Caroline Street.
3. That the proposal met the general purpose and intent of the Official Plan and Zoning bylaw.

3. Adjournment

Moved by Wally Van Dun

Seconded by Judy Krall

That the meeting of the Committee of Adjustment be adjourned into an open Council meeting.

Carried.

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Chair

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Secretary