

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SECOND MEETING

MINUTES

FEBRUARY 5 2019

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday February 5 2019 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum, Wally Van Dun, Judy Krall and Chad Burke

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Chad Burke

That the minutes of the meeting of January 8 2019 be adopted as circulated.
Carried.

- B. Application A002/19 by John & Lisa Nauta the owners of 3764 Oil Springs Line in the Township of Enniskillen. The applicants propose to construct a single family dwelling on the property. The applicants request minor variances to Bylaw 58 of 2015 Section 5.2 (a) to reduce the minimum distance separation to 120 meters from a livestock operation and to Section 5.3 (c) to reduce the kennel separation distance to 197 meters.

Present: Lisa and John Nauta and Terry Callaghan
Rob Nesbitt County of Lambton

Correspondence:

Robert Nesbitt: County of Lambton

Mr. Nesbitt reviewed his report regarding the minor variance application.

He noted that most of the large property was designated and zoned as protected woodlot. He noted that a small portion of the south part of the property was located in an agricultural A1 Zone where the applicants proposed to construct a dwelling.

Mr. Nesbitt noted that the positioning of the proposed house was closer to the calculated minimum distance separation from the sheep farm to the south. The setback from the kennel to the east was less than 250 meters.

Mr. Nesbitt noted that the minimum distance separation was based on the size of the farm to the south. The actual MDS calculation based on the number of sheep

was 90 meters. Based on the applicants positioning of the house the sheep farmer could expand the flock size to 120 sheep.

Mr. Nesbitt explained how the application met the general purpose and intent of the Official Plan polices and was minor in nature and was appropriate for the development of the land.

Mr. Nesbitt recommended supporting the application with conditions. He noted that the new house and accessory buildings should be no closer than 10 meters to the dripline of the forested area. He also recommended that a tree buffer be planted between the kennel and the proposed house.

The applicants made no comment on the application.

Mr. Callaghan noted that he could support the application as long as it had no impact on his ability to operate the farm now and in the future.

Moved by Judy Krall

Seconded by Chad Burke

That minor variance application A002/19 be approved.

Carried.

Conditions:

1. The dwelling and any accessory structures (e.g. shed, deck) must be located at least 10 meters from the dripline of the woodlands located to the north of the proposed dwelling.
2. A row of evergreen trees must be planted between the proposed dwelling and the property occupied by the kennel. The number of trees shall be sufficient to establish a vegetative buffer.

Reasons:

The reduction in the minimum distance separation and the kennel setback was minor in nature and meets the general purpose and intent of the Official Plan and Zoning Bylaw and was appropriate for the development of the land.

C. Adjournment

Moved by Wally Van Dun

Seconded by Mary Lynne McCallum

That the meeting be adjourned and the regular Council meeting be opened.

Carried.

Mayor

Clerk