

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

THIRD MEETING

MINUTES

FEBRUARY 19 2019

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday February 19 2019 at 8:00 pm at the Enniskillen Council Chambers.

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

Kevin Marriott declared a conflict of interest in that his nephew was the applicant.

Councillor Krall chaired the meeting.

A. Minutes

Moved by Wally Van Dun

Seconded by Chad Burke

That the minutes of the meeting of February 5 2019 be adopted as circulated.

Carried.

B. Application A003/19 by Seth Marriott the owner of 3928 Petrolia Line in the Township of Enniskillen. The applicant proposes to remove an accessory building and construct a new accessory building on the property. The applicant requests minor variances to Bylaw 58 of 2015:

1. Section 3.3.3 (d) reducing the interior side yard to 2.1 meters,
2. Section 3.3.4 (e) increasing the maximum building height to 7.1 meters and
3. Section 3.3.4 (c) increasing the maximum accessory building lot coverage to 310 square meters

Correspondence:

Rob Nesbitt County of Lambton

Corrine Nauta County of Lambton

Present: Seth Marriott, Robert Marriott

Robert Nesbitt County of Lambton

Rob Nesbitt presented his report regarding the requested minor variances for the construction of an oversized accessory building on the property. Mr. Nesbitt noted that the proposed accessory building was larger in area and higher than the existing dwelling. Mr. Nesbitt noted that he could not support the proposed application.

The correspondence from the Chief Building Official requested that if the application were approved that the septic system be protected during construction.

Seth Marriott noted that the accessory building would be used for personal use to permit working on his classic cars and to provide parking for his own personal use vehicles.

Seth Marriott reported that the residential lot was bordered by a two story 50 unit apartment building. He circulated a photo indicating the location of the parking lot for the apartment and his property. The photo indicated the light cast from the parking lot unto his property.

He noted that the proposed structure would be lower in height than the apartment building.

Mr. Marriott circulated drawings for the proposed building providing a layout for the positioning of vehicles in the building. He noted that the space was necessary to provide working room around the vehicles. The height of the building was necessary to provide sufficient height to raise a vehicle with the proposed hoist.

Mr. Marriott noted that the exterior façade would be attractive.

Mr. Marriott noted that the existing building was structurally unsound. The cement floors were cracked and the doors would not close.

He noted that the Quonset building would be used for storage of lawn equipment.

Mary Lynne McCallum noted that she could not support the reduction in the interior side yard requested by the applicants.

Mr. Marriott noted that he would withdraw his request for a reduction in the interior side yard.

Wally Van Dun reported that he had undertaken measurements at the shop where he currently worked. He noted that the work area around vehicles presented by Mr. Marriott was reasonable.

Moved by Wally Van Dun

Seconded by Chad Burke

That minor variance application A003/19 be approved increasing the maximum accessory building height to 7.1 meters and by increasing the maximum accessory building lot coverage to 310 square meters.

Carried.

Conditions:

1. That the septic area be protected and clearly identified throughout the construction process.
2. That a site drainage plan be required as part of the building permit process to ensure adequate drainage is provided for the property.

Reasons:

The increases in the maximum lot accessory building coverage and building height are minor in nature in light of the abutting institutional uses and meets the general purpose and intent of the Official Plan and Zoning Bylaw and is appropriate for the development of the lands.

C. Adjournment

Moved by Wally Van Dun

Seconded by Chad Burke

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

Carried.

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Chair

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Secretary