

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SIXTH MEETING

MINUTES

JUNE 18 2019

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday June 18 2019 at 7:10 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum and Judy Krall

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That the minutes of the meeting of May 7 2019 be adopted as circulated.

Carried.

Judy Krall declared a conflict of interest as she was a participant in Applications B005/19 and B006/19. Mrs. Krall left the meeting room during the consideration of the applications.

B. Application B005/19

An application by Rudy Krall for property located at 4817 and 4829 Rokeby Line Township of Enniskillen. Rudy Krall proposes to separate a dwelling at 4829 Rokeby Line and add it to the abutting property of Doug Krall Farms Ltd.

C. Application B006/19

An application by Doug Krall Farms Ltd at 4831 Rokeby Line to transfer land to Rudy Krall at 4817 Rokeby Line. Portions of the septic system and lawn of 4817 Rokeby Line are located on the abutting farm property. The severance will transfer approximately .84 acres to the property of Rudy Krall to correct the encroachment.

Present: Doug Krall, Mathew Krall and Rudy Krall  
Rob Nesbitt County of Lambton

Correspondence:

Rob Nesbitt- County of Lambton

Corrine Nauta- County of Lambton

Kevin Marriott introduced the two applications.

Rob Nesbitt provided a review of his report regarding the two applications. He reviewed the Official Plan policies and zoning regulations affecting the two applications.

Mr. Nesbitt noted that the planning department did not have any objections to the two severance applications.

Mr. Nesbitt recommended standards conditions to be applied to each application.

Moved by Mary Lynne McCallum

Seconded by Kevin Marriott

That application B005/19 be approved subject to conditions.

Carried.

Conditions:

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 severed land must be deeded in the same name and interest as the property immediately to the east (4831 Rokeby Line).
5. That Section 50 (3) of the Planning Act applies to any future transaction involving the severed land.
6. That the Township Road Superintendent review the access to the municipal road and where required that the applicant at their expense have installed an access approved by the Road Superintendent.
7. That the Township Engineer review existing drainage reports and where required prepare amended schedules to reflect the new property owners. That the applicants pay the cost of the work and agree to the revised schedules.

#### EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

Submissions were made by the applicants, County Planning and Development Services and Building Department and helped the Committee make an informed decision with appropriate conditions of approval.

#### REASONS:

The severance transfers a dwelling to the property of Doug Krall Farms Inc. The second dwelling on the farm property conforms to the Official Plan policies.

Moved by Mary Lynne McCallum

Seconded by Kevin Marriott

That application B006/19 be approved subject to 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 severed land be deeded in the same name and interest as the property to the north (4817 Rokeby Line)
5. That Section 50 (3) of the Planning Act applies to any future transaction involving the severed land.
6. That the Township Road Superintendent review the access to the municipal road and where required that the applicant at their expense have installed an access approved by the Road Superintendent.
7. That the applicants pay for a water service to be installed at 4817 Rokeby Line.
8. That the Township Engineer review existing drainage reports and where required prepare amended schedules to reflect the new property owners. That the applicants pay the cost of the work and agree to the revised schedules.

#### EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

Submissions were made by the applicants, County Planning and Development Services and Building Department and helped the Committee make an informed decision with appropriate conditions of approval.

#### REASONS:

The severance corrects an encroachment of the septic system onto the property located at 4817 Rokeby Line.

#### D. Adjournment

Moved by Mary Lynne McCallum

Seconded by Kevin Marriott

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

Carried.

SIXTH MEETING

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JUNE 18 2019

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Chair

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Secretary