

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SEVENTH MEETING

MINUTES

AUGUST 20 2019

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday August 20 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 July 2 2019 be adopted as circulated.

Carried.

- B. Application A005/19- An application made by Mark Schoenmaker the owner of 4259 Marthaville Road in the Township of Enniskillen. The applicant proposes to construct an accessory building in the front yard of the property. The applicant request a minor variance to Bylaw 58 of 2015 Section 3.3.3 (a) to permit the construction of a 728 square foot accessory building in the front yard 85 feet from Marthaville Road.

Present: Mark Schoenmaker

Rob Nesbitt County of Lambton

Correspondence:

Rob Nesbitt-County of Lambton

Corrine Nauta-County of Lambton

Kevin Marriott introduced the application and requested that Mr. Nesbitt review his report on the minor variance.

Mr. Nesbitt read his report in which he reviewed the location of the property and the nature of relief from the zoning bylaw requested by the applicant. In his report Mr. Nesbitt outlined that he believed that the application met the purpose and intent of the Official Plan and Zoning bylaw and was minor in nature and was appropriate for the development of the land.

Mr. Nesbitt noted that the positioning of the proposed accessory building in the front yard of the property was further away from Marthaville Road than most of the houses in the neighbourhood.

Mr. Nesbitt recommended that a condition be applied to the new garage be located as depicted on the drawing with the application.

The report from the Chief Building Official noted that the department had no objection to the application. She requested that a condition be added to the approval which would require that during construction that the applicant refrain from working over the septic system on the property.

Moved by Mary Lynne McCallum

Seconded by Judy Krall

That minor variance application A005/19 be approved to Section 3.3.3 (a) of Bylaw 58 of 2015 permitting a 67.6 square meter accessory building to be constructed in the front yard within 25.90 meters of Marthaville Road.

CONDITIONS:

1. That the septic area be protected and clearly identified through out the construction process.
2. That the proposed garage be located as depicted in the drawing with the application.

REASONS FOR DECISION:

The minor variance to permit the construction of the accessory building in the front yard maintains the purpose and intent of the Official Plan and Zoning Bylaw and is appropriate for the development of the land and is minor in nature.

C. Adjournment

Moved by Chad Burke

Seconded by Judy Krall

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

Carried.

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Chair

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Secretary