

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

THIRD MEETING

MINUTES

AUGUST 17 2020

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday August 17 2020 at 7:00 pm at the Enniskillen Council Chambers.

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

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Councillor Krall

Seconded by Councillor McCallum

That the minutes of the meeting of July 6 2020 be adopted with an amendment in spelling.

Carried.

B. Application A002/20- 7:00 pm

An application submitted by Tom & Kim Wilkins the owners of 4511 Keating Street Oil City. The applicants propose to construct a storage building on their property. The applicant requests minor variances to Bylaw 58 of 2015 increasing the accessory building lot coverage to 117 square meters, increasing the accessory building height to 7 meters and reducing the rear and interior side yard to 1.2 meters.

Present: Rob Nesbitt County of Lambton, Tom Wilkins and Kim Wilkins

Correspondence:

Rob Nesbitt: County of Lambton-Planning Report

Ben McLean- 4505 Keating Street

Mr. Nesbitt reviewed his report regarding the application for minor variance. He noted that increase in accessory building coverage was minor. He requested confirmation that the existing 150 square foot storage building would be removed from the property.

Mr. Nesbitt noted that the height of the building would be compatible with the existing large accessory buildings on Keating Street. Mr. Nesbitt noted that the reduction of the rear yard setback was acceptable due to backing unto the County of Lambton public works yard.

Mr. Nesbitt noted that the increase in height of the building could be better accommodated if the interior side yard remained 3 meters.

Mr. Nesbitt noted that with no change to the interior side yard he could recommend that the application met the four tests of the Planning Act for a minor variance.

A letter was received from Ben McLean of 4505 Keating Street. Mr. McLean noted that he had seen the site plan for the new accessory building and had no concerns.

Tom Wilkins noted that he had laid out the accessory building with the 3 meter interior side yard. He noted that it would be difficult to get small maintenance equipment into the backyard of his property. He noted that his existing deck on the house would be too close to the accessory building.

Mary Lynne McCallum questioned what the stakes placed in the yard were to represent. A discussion took place in regards to the neighbour's fence being located on the property line.

Moved by Judy Krall

Seconded by Chad Burke

That minor variance application A002/20 be approved to Bylaw 58 of 2015 Section 3.3.3 (d) and 3.3.4 (b) and (e) increasing the accessory building coverage to 117 square meters the accessory building height to 7.0 meters and to reduce the interior and rear side yards to 1.2 meters.

Carried.

CONDITIONS:

That eve troughs be placed on the new accessory building directing water to the rear yard of the dwelling.

REASONS FOR DECISION:

The minor variance to permit the construction of the accessory building 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 Wally Van Dun

Seconded by Mary Lynne McCallum

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

Carried.

THIRD MEETING

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AUGUST 17 2020

Chair

Clerk