

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FIRST MEETING

MINUTES

APRIL 18 2017

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday April 18<sup>th</sup> 2017 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum, Wally Van Dun, Judy Krall and Kathy O'Hara Wilson

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Kathy O'Hara Wilson

That the minutes of the meeting of September 6 2016 be adopted as circulated.

Carried.

- B. Application A001/17- An application made by Kristen Van Stempvoort of 3735 Courtright Line Township of Enniskillen. The applicant proposes to construct a greenhouse of 10,342.5 square feet on the property. The applicant requests that the Committee of Adjustment approve a minor variance to Bylaw 58 of 2015, Section 3.3.5 c)ii) to increase the accessory building area from 3,200 square feet to 14,578 square feet.

Present: Kristen Van Stempvoort and Dave Henderson  
Will Nywening County of Lambton

Correspondence:

Will Nywening- County of Lambton

Mr. Nywening reviewed his report regarding the application. He noted that there were some measurement concerns about the application. The applicant proposed to construct a 960 square meter greenhouse. The first portion would be 120 square meters. Mr. Nywening noted that the total accessory building coverage including the proposed greenhouse was 1062 square meters or 18,000 square feet. He noted that the zoning bylaw permitted up to 3,200 square feet of coverage.

Mr. Nywening noted that the 3 acre parcel included a number of older farm buildings. He noted that the proposed greenhouse would comply with the policy goals to diversify the agricultural industry.

Mr. Nywening noted that the current proposal was to construct a 120 sq. meter greenhouse. Expansion would be contingent upon future decisions.

Mr. Nywening noted that the department could support the application subject to conditions. He recommended that the setbacks for the side yard and the rear yard be established at a minimum of 3 meters. That if the greenhouse expanded beyond 120 square meters that a site plan agreement be required to address lighting, water usage, and site grading and storm water.

Corrine Nauta- County of Lambton

The Building Services Manager requested that a condition be applied to the approval requiring that no construction work take place over the septic system.

Dave Henderson noted that he was present to hear about the application. He noted that the construction of the greenhouse would not take place on the farm surrounding the applicant's property.

Mrs. Van Stempvoort noted that she was reviewing growing cut flowers and the structure would be made of glass.

Mary Lynne McCallum noted that she had a problem with the size of the proposed greenhouse on the applicant's lot.

Moved by Judy Krall

Seconded by Wally Van Dun

That minor variance application A001-17 be approved increasing the accessory building coverage on the applicants property to 1662 square meters.

Conditions:

1. That a greenhouse of a maximum size of 960 square meters be permitted on the applicant's property.
2. That a three meter setback from the side yard and the rear yard be required.
3. That a site plan with the Township of Enniskillen be required for the construction of the greenhouse when it exceeded 120 square meters in size.
4. That the septic area be protected and clearly identified throughout the construction process. Compaction of this area is not permitted and access should be denied by equipment and the general public at all times.

Reasons:

Sections 2.12 and 2.27.1 of the Official Plan promotes rural economic diversification and home businesses. The application is minor in nature and meets the general purpose and intent of the Official Plan and Zoning Bylaw.

FIRST MEETING

3

APRIL 18 2017

Adjournment

Moved by Wally Van Dun  
Seconded by Mary Lynne McCallum  
That the meeting be adjourned.  
Carried.

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Chair

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Secretary