

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SECOND MEETING

MINUTES

MARCH 1 2016

A meeting of the Committee of Adjustment for the Township of Enniskillen was held on Tuesday March 1, 2016 at 7:00 pm at the Enniskillen Council Chambers.

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

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That the minutes of the meetings of December 15, 2015 and February 2 2016 be adopted with a modification to the minutes of December 15 2015 with the inclusion of Mrs. Van der wal as an attendee at the meeting.

Carried.

B. Application B001/16 by Wayne Anderson agent for Karen Thompson of 3110 Shiloh Line Township of Enniskillen. Mr. Anderson has entered into an agreement to purchase the Thompson farm and is seeking permission to separate the house from the farm as surplus to his needs.

C. Application A002/16 by Wayne Anderson agent of Karen Thompson, the owner of 3110 Shiloh Line Township of Enniskillen. The applicant proposes to separate the house and buildings from the farm. A minor variance is required to recognize a reduction to the minimum distance separation for livestock from 216 meters to 165 meters and an increase in the accessory building coverage of the new lot from 298 square meters to 511 square meters.

Correspondence:

Will Nywening County of Lambton

Corrine Nauta County of Lambton

Present: Wayne Anderson, Perry and Julie Pearce and Will Nywening.

Kevin Marriott introduced the two applications and asked Mr. Nywening to present his report.

Mr. Nywening noted that the applicant proposed to purchase the farm owned by Karen Thompson. He noted that the purchaser Mr. Anderson did not require the single family dwelling unit on the farm.

Mr. Nywening reported that due to the severance the zoning regulations had to be modified to recognize a reduction in the required minimum distance (MDS) separation between the existing dwelling and the existing livestock barns located on the Pearce property. The reduction in the setback MDS from 216 meters to 165 meters was required.

Mr. Nywening also reported that Mr. Anderson planned to leave two farm buildings with the proposed house lot. This total lot coverage of the buildings exceeded that permitted on a residential lot.

Mr. Nywening noted that the department was supporting both applications. Mr. Nywening reviewed his recommended conditions for the severance.

Mr. Anderson questioned why a rezoning was required to prohibit the construction of a new dwelling on the retained farm land.

Mr. Nywening noted that the rezoning flowed from the provincial policy statements for severances in rural areas.

Mrs. McCallum questioned about the removal of the grain bins from the farm lot. Mr. Anderson confirmed that the grain bins would be removed from the farm property.

Perry Pearce acknowledged that he had discussed the severance with the Planner and was aware that the implications for construction on his farm were the same whether the house in this application was part of a farm or on a separate lot. He noted that he had no concerns with the two applications.

The report from the Building Department recommended that a new septic system be installed on the lot. It was reported that the existing septic system would not be contained within the confines of the proposed lot.

Mr. Anderson was concerned that a new septic system would be required for the application.

Kevin Marriott noted that the applications could be tabled to the first meeting in May to permit Mr. Anderson time to investigate the matter.

Moved by Mary Lynne McCallum

Seconded by Wally Van Dun

That applications B001/16 and A002/16 be tabled to a meeting to be held on May 1st 2016.

Carried.

D. Adjournment

Moved by Wally Van dun

Seconded by Judy Krall

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

Carried.

Chair

Secretary