

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SIXTH MEETING

MINUTES

DECEMBER 1 2015

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday December 1st 2015 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

A. Minutes

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That the minutes of the meeting of October 6 2015 be adopted as circulated.

Carried.

- B. Application A006/15 made by Countryside Realty Limited (Horst Richter) the owner of 3121 Wanstead Road. The applicant requests that the Committee of Adjustment approve a minor variance to Table A of Bylaw 58 of 2015 reducing the front yard setback from 30 meters to 24.705 meters to permit the construction of a house on the property.

Correspondence:

1. Will Nywening County of Lambton
2. Horst Richter- request to amend ApplicationA006-15 to reduce the front yard to permit the construction of a deck on the house.

No person was present regarding the application.

Will Nywening noted that Mr. Richter had moved a house to the lot and was approved for a building permit. The applicant incorrectly located the house on the lot too close to the road than permitted in the zoning bylaw.

Mr. Nywening reported that the applicant had requested an amendment of the application to permit the construction of an eight foot deck on the front of the house reducing the front yard setback to 77 feet.

Mr. Nywening reported that the house had a similar setback to other houses on the road. He reported that due to the low volume nature of the road he had no planning concern with respect to reducing the front yard setback.

Moved by Kathy O'Hara Wilson

Seconded by Judy Krall

That application A006/15 be approved reducing the front yard setback established in Table A of Bylaw 58 of 2015 from 30 meters to 23.4 meters.

Carried.

Conditions:

1. That the house and open deck be constructed as per the amended application.

Reasons:

That the reduction in the front yard setback in the house location is maintains the general purpose and intent of the Official Plan and Zoning Bylaw, 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 that the meeting of Council be opened.

Carried.

Chair

Secretary