

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

THE COMMITTEE OF ADJUSTMENT

SEVENTH MEETING

MINUTES

JULY 22 2014

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday July 22 2014 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, John Phair, Mary Lynne McCallum. Kathy O'Hara Wilson and Christine Greydanus

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Christine Greydanus

Seconded by Councillor McCallum

That the minutes of the meeting of June 3rd 2014 be adopted as circulated.

Carried.

- B. Application B003/14 by Edwin and Mary Jane Britney the owners of 5241 Rokeby Line. The applicants request that a one acre parcel be separated from the abutting farm and be merged to their residential lot increasing the lot size to approximately two acres.

Present: Ed Britney and Will Nywening.

Correspondence:

Will Nywening, County of Lambton

Mr. Nywening reported that the severance application proposed to separate one acre of land from the farm property owned by Ed and George Britney and add it to a one acre residential lot owned by Ed and Mary Jane Britney at 5241 Rokeby Line. He reported that a review of the site indicated that there were no livestock considerations affecting the application.

Mr. Nywening reported that the proposed lot addition would include a shed.

He reported that the planning department could support the application.

Mr. Nywening recommended that the severance apply to the farm property. He noted that the proposed one acre lot would merge with the residential lot. He noted that a portion of the Britney residential lot would be required to be transferred to the Township to permit the merging of the two properties.

Corrine Nauta, County of Lambton

The correspondence from Ms. Nauta noted that there were no septic system concerns with the proposed lot.

Moved by Mary Lynne McCallum
Seconded by Kathy O'Hara Wilson
That application B003/14 be approved with conditions.
Carried.

Conditions:

1. That a copy of the deed and survey in a form suitable for registration be deposited with the Secretary-Treasurer.
2. That a fee of \$250 be paid to the Township of Enniskillen by cash or certified cheque.
3. That a one foot strip of land across the entire frontage of the existing residential lot is to be dedicated to the Township of Enniskillen.
4. That the one acre parcel be deeded in the same name and interest and merged with the parcel known as 5241 Rokeby Line.
5. That all conditions are to be fulfilled within one year after notice of decision of this consent. The certificate of consent required by Section 53 (42) of the Planning Act must be obtained within one year after notice of decision of this consent. The applicant is responsible for ensuring that the Provisional consent does not lapse. If the provisional consent lapses a new application will be required. There is no provision in the Planning Act for extensions to provisional consents.
6. That a fee of \$75 be made payable to the County of Lambton for septic inspection of the lots.
7. That the municipal engineer prepare amendments to all Drainage Act reports assessing the severed lot and the retained lot for their appropriate share of future maintenance of any drain. The applicants agree to the assessments.
8. The rear lot line for the new lot be located no closer than 7 meters to the existing building.

Reasons:

1. That the application complies with the severance policies for rural areas.

C. Adjournment

Moved by Christine Greydanus
Seconded by John Phair
That the meeting of the Committee of Adjustment be adjourned and the meeting of Council be opened.
Carried.

Chair

Secretary