

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FIRST MEETING

MINUTES

FEBRUARY 18 2020

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday February 18 2020 at 7:00 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Mary Lynne McCallum, Wally Van dun, Judy Krall and Chad Burke

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Wally Van Dun

That the minutes of the meeting of September 17 2019 be adopted as circulated.  
Carried.

- B. Application B001/20 by Justin Thompson for part lot 8 Concession 13 Township of Enniskillen. The applicant proposes to separate a 2 acre residential lot from the property to permit the construction of a dwelling.

Present: Jay Thompson, Rob Nesbitt

C. Correspondence:

1. Rob Nesbitt- County of Lambton
2. Corrine Nauta- County of Lambton
3. Gus and Mary Anne Ruypers -4666 Kettle Lane

Mr. Nesbitt reviewed his report on the proposed severance. He reported that the property owned by Justin Thompson was a single property with multiple Official Plan and Zoning designations. He reported that the property subject to the application was within the Marthaville Policy area and zoned Marthaville Residential 2. The zoning permitted a single family dwelling unit on a minimum two acre lot.

Mr. Nesbitt recommended that the applicants be required to transfer to the municipality land for the creation of a turning circle. He also recommended that a process be initiated under the Drainage Act to address the surface water concerns associated with the property.

The Chief Building Official report indicated that the property met the requirements for a building lot. It was noted that a geotechnical report would be required to determine soil stability for a building on the site. This report

would also provide guidance for the construction of a septic system on the property.

A letter was read from Gus Ruypers expressing concern that with construction on the proposed lot that consideration be given to the drainage of the property. He noted that he did not want to have water from the property create a problem on his property.

Mr. Thompson reported that the development of the lot would be done correctly. He noted that the provision of the land for the turning circle would be accommodated.

Mary Lynne McCallum requested that the motorcycle bylaw be extended to this new lot to address any noise concerns. It was noted that the property was included in the area of the motor cycle bylaw.

Mr. Thompson reported that his operation of motorcycles in the area was within the provisions of the Township bylaw.

Moved by Mary Lynne McCallum

Seconded by Chad Burke

That severance application B001/20 be approved subject to 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 \$250.00 be paid to the Township of Enniskillen by cash or certified cheque.
3. That a fee of \$75.00 be paid to for the septic system review of the property.
4. That all conditions are to be fulfilled within one year of the 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.
5. That the Township Road Superintendent review the access to the municipal road and where required that the applicant at their expense have installed an access approved by the Road Superintendent.
6. That land sufficient to accommodate a cul-de-sac at the north end of Kettle Lane be dedicated to the Township of Enniskillen at the expense of the applicant. That the land area required for the cul-de-sac be approved by the Township Road Superintendent.
7. That a report be prepared under the Drainage Act to identify and install necessary improvements in drainage to address surface and subsurface

drainage issues associated with the subject property and neighbouring properties.

- 8. That a parks dedication fee of \$1,000 be paid to the Township of Enniskillen.
- 9. That the applicant be required to connect to the municipal water system.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

Submissions were made by the applicants, County Planning and Development Services and Building Department and helped the Committee make an informed decision with appropriate conditions of approval.

REASONS:

The severance complies with the Township Official Plan and Zoning Bylaw regarding the creation of a residential lot.

D. 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 opened.

Carried.

---

Chair

---

Secretary