

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

FIRST MEETING

MINUTES

JANUARY 24 2022

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday January 24 2022 at 8:00 pm. The meeting was held electronically using the internet. The public was able to view the meeting by following contact information found on the municipal website. [www.enniskillen.ca](http://www.enniskillen.ca)

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 December 20 2021 be adopted as circulated.

Carried.

B. Application A001/22

An application has been made by Ken Randall the owner of 4520 LaSalle Line in the Township of Enniskillen. The applicant proposes to construct an accessory building with a height of their accessory building to 25 ft 11 inches and lot coverage to 2520 square feet. The applicant requests minor variances to Bylaw 58 of 2015 Section 3.3.5 (c) i to increase the detached accessory area to 2520 sq ft and Section 3.3.5 (g) to increase the maximum accessory building height to 25 feet 11 inches.

Present: Ken and Leisa Randall

Rob Nesbitt County of Lambton

Correspondence:

Corrine Nauta County of Lambton

Rob Nesbitt County of Lambton

Mr. Nesbitt reviewed his report regarding application A001/22. He noted that the applicants proposed to construct an accessory building that was larger in area and higher than permitted by the zoning regulations in the A1 Zone.

Mr. Nesbitt noted that due to the location of the proposed accessory building on the lot and the trees on the site he supported the proposed application. Mr. Nesbitt noted that he had discussed with the Randall's their proposed use of the building and was satisfied that the building would be used for personal use.

Mr. Nesbitt reviewed the four tests of the Planning Act and was able to recommend to the committee support of the approval of the application.

Mr. and Mrs. Randall noted that Mr. Nesbitt had covered the application in his report and comments.

Mr. Nesbitt noted that the building proposed by the Randall's was attractive and would fit into the residential lot.

The Clerk reviewed the report from the Chief Building Official regarding the septic system. The Official had requested that a condition be attached to the decision requiring the applicants not work over the septic system during construction of the new building.

Moved by Mary Lynne McCallum

Seconded by Wally Van Dun

That minor variance application A001/22 be approved to Bylaw 58 of 2015 Section 3.3.5 (g) increasing the detached accessory building height from 18 feet to 25.92 feet and to Section 3.3.5 (c) i to increase the maximum lot coverage of the accessory building to 2520 square feet.

#### CONDITIONS:

1. The proposed accessory building must be located on the property as shown on the sketch that was submitted with minor variance application.
2. 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 FOR DECISION:

The minor variance as outlined in the planning report meets the four tests of the Planning Act, the purpose and intent of the Official Plan and Zoning Bylaw are maintained and is appropriate for the development of the land and is minor in nature.

#### C. Adjournment

Moved by Wally Van Dun

Seconded by Judy Krall

That the meeting of the Committee of Adjustment be adjourned.

Carried.

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Chair

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Secretary