

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SIXTH MEETING

MINUTES

JUNE 6 2022

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday June 6 2022 at 7:00 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

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

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Chad Burke

Seconded by Judy Krall

That the minutes of the meeting of May 2 2022 be adopted as circulated.

Carried.

B. Application B 004/22 by Gail Moore and Cheryl Cuthbertson, the owners of Part Lot 8 Concession 12 in the Township of Enniskillen. The applicants propose to separate a one-acre parcel from the farm to add to the residential lot at 3749 LaSalle Line.

Correspondence:

Rob Nesbitt-County of Lambton

Corrine Nauta-County of Lambton

Present: Ian Moore

Rob Nesbitt County of Lambton

Mr. Nesbitt reviewed his report regarding the proposed lot enlargement to 3749 LaSalle Line. Mr. Nesbitt noted that the applicants proposed to separate 1.1 acres from their farm holding and add it to the residential lot at 3749 LaSalle Line. He noted that the Official Plan polices promoted increasing the size of residential lots to meet the minimum zoning requirements.

Mr. Nesbitt reviewed the zoning on the residential lot and the 1.1 acres of land on the farm property.

He noted that he could support the application if the zoning on the severed parcel was altered to residential and the reduced farm lot size was approved.

Ian Moore noted that he had no comment on the application. He questioned whether the proposed conditions were mandatory.

Mr. Nesbitt noted that he could have used different words to comment on the proposed conditions to the approval of the application.

Moved by Judy Krall

Seconded by Chad Burke

That application B004/22 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 all conditions are to be fulfilled within two years 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 two years after the notice of decision of this consent.
4. That the Township Engineer review existing drainage reports and where required prepare amended schedules to reflect the new property drainage areas. That the applicants pay the cost of the work and agree to the revised schedules.
5. That the septic system location be included on the survey and a copy provided to the building department.
6. That the applicants obtain a rezoning of the severed land. The land must be rezoned from A1 Agricultural -1 to Residential -2 (Marthaville). That the rezoning recognize a reduction in the retained farm size.
7. The severed land must be deeded in the same name and interest as the property immediately to the north 3749 LaSalle Line.
8. Section 50 (3) of the Planning Act applies to any future transition involving the severed land.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

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

REASONS:

The severance complies with the Township Official Plan and Zoning Bylaw permitting the addition of a 1.1 acre parcel to the existing residential lot.

B. Adjournment

Moved by Judy Krall

Seconded by Chad Burke

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

Carried.

Chair

Secretary