

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

COMMITTEE OF ADJUSTMENT

SECOND MEETING

MINUTES

JUNE 19 2023

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday June 19 2023 at 7:00 pm at the Enniskillen Council Chambers.

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

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Judy Krall

Seconded by Wally Van Dun

That the minutes of the meeting of May 15 2023 be adopted as circulated.

Carried.

- B. Application B001/23 by Bryan Piggott as the agent to the owners of the East ½ Lot 1 and Lot 2 Concession 2 in the Township of Enniskillen. The applicants propose to divide a 306-acre farm into 3 farm parcels- 2 of 100 acres and 1 of 106 acres

Present: Mr. and Mrs. Grant Piggott, Mr. and Mrs. Bryan Piggott, Mr. and Mrs. Gary Piggott, Mr. and Mrs. Jeff Classen.

County of Lambton: Jarod Preston, Ken Melanson

Correspondence:

St Clair Region Conservation Authority

County of Lambton

Jarod Preston provided an overview of his report. He noted that the proposed division of the farm property into two lots of 100 acre and one lot of 106 acres was supported by the policies in the Township Official Plan and the regulations of the Township Zoning Bylaw.

He noted that the St Clair Conservation Authority had no objection to the proposed severance.

The applicants made no comment on the application.

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That application B001/23 be approved subject to conditions.

Carried.

## Conditions:

1. That a copy of the deeds and survey in a form suitable for registration be deposited with the Secretary Treasurer.
2. That a fee of \$250.00 for each new lot created 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 Township Road Superintendent review the accesses to the three lots and where required the applicants install at their expense a new access to the three lots as approved by the Township Road Superintendent.

## 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 Official Plan policies and zoning regulations for the creation of farm lots.

- C. Application A002/23 by Ray and Martha Dobbin, the owners of 3405 Black Ash Road in the Township of Enniskillen.

The applicants propose to construct an addition to an existing dwelling. The applicants request a minor variance to Bylaw 58 of 2015, Table A -Agricultural A1 reducing the exterior side yard from 20 meters to approximately 16 meters.

Present: Martha Dobbin

County of Lambton: Jarod Preston, Ken Melanson

Correspondence:

St Clair Region Conservation Authority

County of Lambton

Jarod Preston provided an overview of his report regarding the minor variance application. Mr. Preston noted that the application provided for the construction of an addition to the existing dwelling that was a legal nonconforming use. He noted that the proposed addition to the house maintained the same setback as the existing dwelling into the exterior side yard.

He noted that the application met the four tests of the Planning Act.  
Mr. Preston noted that the St Clair Region Conservation Authority did not object to the application.

Mr. Preston recommended approval of application A002-23.

Moved by Judy Krall

Seconded by Wally Van Dun

That minor variance application A002/23 be approved to Bylaw 58 of 2015 Table A -Agricultural A1 reducing the exterior side yard setback for the addition to the existing dwelling from 20 meters to approximately 16 meters.

Carried.

Conditions:

The applicant is required to receive written permission from the SCRCA prior to undertaking any construction, site alteration or any other activities regulated by Ontario Regulation 171/06.

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.

D. Adjournment

Moved by Mary Lynne McCallum

Seconded by Judy Krall

That the meeting be adjourned.

Carried.

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Chair

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Secretary