

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

FIRST MEETING

MINUTES

FEBRUARY 20 2024

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Tuesday February 20 2024 at 4:30 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 December 4th 2023 be adopted as circulated.
Carried.

- B. Application B001/24 made by David Gray the owner of 3760 Courtright Line in the Township of Enniskillen. The applicant proposes to sever an existing dwelling of approximately .08 hectares (2.0 acres) and merge the retained farm land with the abutting farm property at 3826 Courtright Line.

Present: David Gray

Jarod Preston and Rob Nesbitt County of Lambton

Correspondence:

Jarod Preston- County of Lambton

Corrine Nauta- Manager Building Services

St Clair Region Conservation Authority

Lambton County Public Works

Jarod Preston reviewed the planning report regarding application B001/24. He noted that the application was consistent with the County and Township Official Plan policies. The owner had other farm properties and the house was surplus to his needs.

Mr. Preston recommended that the Committee of Adjustment approve the application with conditions.

Mr. Gray questioned whether the condition applying to the septic system could be amended after review.

Mary Lynne McCallum questioned whether an additional access to Courtright Line would be required.

Jarod Preston noted that no additional access to Courtright Line was anticipated.

Moved by Judy Krall

Seconded by Wally Van Dun

That application B001/24 be approved with conditions.

Carried.

Conditions:

1. The applicant is required to merge the 23-acre retained farmland on 3760 Courtright Line with the 75-acre parcel on 3826 Courtright Line.
2. The applicant is required to obtain a re-zoning to change the retained land on 3826 Courtright Line from "Agricultural 1" (A1) to "Agricultural – No Dwelling (A-ND)" as per Section 2.17, subsection d (ii) of the Township of Enniskillen OP.
3. That a copy of the deeds and survey in a form suitable for registration be deposited with the Secretary Treasurer.
4. That a fee of \$250.00 for each new lot created be paid to the Township of Enniskillen by cash or cheque.
5. That a parks dedication fee of \$1,000 be paid to the Township of Enniskillen.
6. That all conditions 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.
7. That the Township engineer review existing drainage reports and where required prepare amended schedules to reflect the new property drainage areas. That the applicant pay the cost of the work and agree to the revised schedules.
8. As the proposed severed and retained parcels front onto a County Road, a new access would require a permit from the County of Lambton Public Works.
9. The County of Lambton Public Works requires that a road widening dedication (Approximately 13 feet (3.96 metres), to be determined by an OLS) be implemented along the severed and retained lands to achieve the County of Lambton's long-term goal to widen the road allowance along the section of County Road 80 (Courtright Line) to a minimum 100 feet (30.4 metres)
10. The County of Lambton Building Services requires that the Applicant obtain a new septic system permit and that a new septic system be installed.
11. The County of Lambton Building Services requires that the Applicant also includes the new septic system location on the survey (plotted on the copy by owner) and provide a copy to Building Services for their property files.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

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

REASONS:

The proposed consent is consistent with the Planning Act, Provincial Policy Statement (PPS), County and Township Official Plans (OP) and Zoning By-Law.

C. Adjournment

Moved by Judy Krall

Seconded by Chad Burke

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

Carried.

Chair

Clerk