

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

SIXTH MEETING

MINUTES

OCTOBER 7TH 2024

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday October 7 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 September 3 2024 be adopted as circulated.
Carried.

B. Applications A003/24 Correspondence:

An application has been made by Dan Vouriot the owner of 4251 Marthaville Road in the Township of Enniskillen. The applicant proposes to construct an accessory building in the front yard.

The applicant requests a minor variance to Bylaw 58 of 2015 **Section 3.3.3 (a)** to permit the construction of an accessory building in the front yard to replace a previous building.

Present: Nadine Vouriot

Jarod Preston County of Lambton

Jarod Preston- County of Lambton

Corrine Nauta- County of Lambton

Kevin Marriott introduced the application for minor variance and requested that Jarod Preston review his report.

Mr. Preston noted that the applicant was seeking permission to construct an accessory building in their front yard. He noted that Bylaw 58 Section 3.3.3 (a) did not permit the construction of accessory buildings in the front yard of a residential property.

Mr. Preston informed the committee that the proposed structure would replace an existing structure on the property.

He reported to the committee that in his opinion the application met the four tests of the Planning Act to qualify as a minor variance. Mr. Preston recommended that the committee approve the application with the condition that the septic system on the property be protected during construction and that the building not be used for the purposes of livestock or a commercial use.

Moved by Judy Krall

Seconded by Mary Lynne McCallum

That minor variance A003/24 be approved to Bylaw 58 of 2015 Section 3.3.3 (a) to permit construction of an accessory building in the front yard to replace a previous building.

Carried.

CONDITIONS:

1. No livestock, Commercial or habitable space be permitted.
2. The septic area be protected and clearly identified throughout the construction process and following. Compaction of this area is not permitted, and access should be denied by equipment and the general public at all times, including all final driveway configurations.

REASONS FOR RECOMMENDATION:

The proposed minor variance is consistent with the *Planning Act*, Provincial Policy Statement (PPS), County and Township Official Plan (OP) and Zoning By-Law (ZBL).

C. Adjournment

Moved by Judy Krall

Seconded by Wally Van Dun

That the meeting of the committee of adjustment be adjourned and the meeting of Council be opened.

Carried.

Chair

Secretary