

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

SEVENTH MEETING

MINUTES

NOVEMBER 4 2024

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday November 4th 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 Mary Lynne McCallum

That the minutes of the meeting of October 7th 2024 be adopted as circulated.
Carried.

Kevin Marriott introduced the severance and minor variance applications.

- B. Applications B008/24 was made by Gord and Marion Henderson the owners of 5347 Rokeby Line in the Township of Enniskillen. The applicants propose to sever approximately .33 acres of land containing two accessory buildings to merge with their abutting residential lot.

- C. Application A004/24 was made by Gord and Marion Henderson the owners of 5347 Rokeby Line in the Township of Enniskillen. The applicants request two minor variances to Bylaw 58 of 2015
Section 3.3.5 c (ii) to increase their detached accessory lot coverage from the required 298 square meters to approximately 308 square meters and
Section 3.3.5 e to reduce the interior side yard setback from the required 4.3 metres to approximately 3.05 metres.

Present: Gordon and Marion Henderson
Jarod Preston County of Lambton

Correspondence:
Jarod Preston- County of Lambton

Mr. Preston reviewed his report regarding applications B008/24 and A004/24.

He noted that the applicants wanted to merge two accessory buildings located on the abutting farm with their residential lot. The applicants proposed to add .33 acres of land to their lot that would include the two accessory buildings. The side yard and rear yard setback were proposed at 3.05 meters.

The minor variance application would recognize that the combined area of the two accessory buildings exceeded the maximum permitted in the zoning bylaw for a residential lot. The minor variance would also recognize a reduced side and rear yard from 4.3 to 3.05 meters.

Mr. Preston reported that the Building Department had recommended that due to the lack of fire rating in the accessory building walls that the rear and side yards to be increased to 10 meters to comply with the National Farm Building Code.

Mary Lynne McCallum recommended that the lot enlargement be increased to permit the formation of a two-acre parcel as recommended by the Chief Building Official.

The applicants agreed to the change in the application for severance.

Moved by Mary Lynne McCallum

Seconded by Chad Burke

That severance application B008/24 be approved with conditions.

Carried.

CONDITIONS:

1. The applicant is required to increase the lot size of 5347 Rokeby to 2 acres. That a cancellation certificate for the original severance be required as a condition of the current severance to merge the severed portion with 5347 Rokeby Line and that it be registered to title.
2. That a copy of the deeds and survey in a form suitable for registration be deposited with the Secretary-Treasurer.
3. That a fee of \$250.00 for each new lot created be paid to the Township of Enniskillen by cash or cheque.
4. That the certificate of consent under Section 53 (42) of the Planning Act shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance have been fulfilled. That if the conditions are not fulfilled in that two-year period, the consent expires (there is no ability to be extended).
5. That the Township engineer review existing drainage reports and where required prepare amended schedules to reflect the new property drainage areas. That the applicant pays the cost of the work and agree to the revised schedules.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

Submissions were made by the applicant, County Planning and Development Services and Building Services 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.

Moved by Judy Krall

Seconded by Wally Van Dun

That minor variance application A004/24 be approved to Bylaw 58 of 2015 Section 3.3.5 (c) (ii) to increase the detached accessory lot coverage from 298 square meters to approximately 308 square meters and that the interior side yard and exterior side yard setbacks be a minimum of 10 meters.
Carried.

CONDITIONS:

No conditions

REASONS FOR RECOMMENDATION:

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

D. Adjournment

Moved by Wally Van Dun

Seconded by Mary Lynne McCallum

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

Chair

Secretary