

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

FIRST MEETING

MINUTES

JANUARY 13 2025

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday January 13<sup>th</sup> 2025 at 4:30 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, 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 November 4<sup>th</sup> 2024 be adopted as circulated.  
Carried.

- B. Application B009/24 was made by Margaret Reed the owner 4760 Plowing Match Road in the Township of Enniskillen. The applicant proposes to sever approximately 2.43 hectares (6.0 acres) of land to create a new lot and allow the owner to build a house on the proposed lot.

Present: Margaret and Mike Reed  
Jarod Preston, County of Lambton

Correspondence:

Jarod Preston County of Lambton

Charles Zavitz

Greg Zavitz

Kevin Marriott introduced severance application B009/24 and asked Jarod Preston to present his planning report.

Jarod Preston reviewed the application noting the property location. He reported to the committee that the applicants proposed to create a six-acre lot to be used to construct a dwelling. Mr. Preston noted that the lands were in an area designated as Agriculture. He noted that there were no planning policies in place to permit the severance. Mr. Preston recommended to the committee that the application be denied.

Margaret Reed noted that prior to 1984 the land in question was a separate property. She noted that the property was not suitable for farming as it had been a gravel pit in the past.

Mike Reed noted that he planned to put a house on the property and naturalize the remaining property.

Margaret Reed indicated that the division of land would provide the opportunity in the future to provide a place for her two sons to live in the Township.

The Clerk noted that the Building Department requested that the septic system of the Reed dwelling be inspected.

Letters were received from Greg and Charles Zavitz opposing the approval of the application.

Moved by Judy Krall

Seconded by Chad Burke

That application B009/24 be denied.

Carried.

Reasons:

The proposal does not comply with the PPS, County of Lambton OP, Enniskillen OP and the Zoning Bylaw regulations.

- C. Application B010/24 was made by Ray and Martha Dobbin the owners of 5075 Shiloh Line in the Township of Enniskillen. The applicants propose to sever approximately 1.245 hectares (3.070 acres) to create a new lot containing an existing dwelling.

Present:

Ray Dobbin, Martha Dobbin, Nathan Zimmerman and Teresa Zimmerman  
Jarod Preston County of Lambton

Correspondence:

Jarod Preston- County of Lambton

Kevin Marriott introduced the application and requested that Jarod Preston present his planning report.

Mr. Preston presented an overview of the application with photos and maps of the property and the proposed severance lot.

Mr. Preston noted that the application conformed to the surplus farm policies within the planning policies. He reported that the retained farm parcel would be less than 38 hectares. Mr. Preston recommended denying the application as the retained farm land would be less than 38 hectares.

Ray Dobbin reported that the lot containing the dwelling would be sold to his daughter and son in law. They did not have sufficient funds to buy the entire farm parcel. Mr. Dobbin reported that there were 7 severances in the neighbourhood. He indicated another separated dwelling would not impact farming in the area.

The Clerk noted the Building Department had no concerns with the septic system on the proposed lot.

Moved by Wally Van Dun  
Seconded by Judy Krall  
That application B010/24 be denied.  
Carried.

Reasons:  
The proposal does not comply with the PPS, County of Lambton OP, Enniskillen OP and Zoning Bylaw regulations.

D. 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.

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Chair

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Secretary