

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

FOURTH MEETING

MINUTES

APRIL 7 2025

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday April 7 2025 at 4:30 pm at the Enniskillen Council Chambers.

Present: Kevin Marriott, Wally Van Dun, Judy Krall, Chad Burke and Tim Williams

Kevin Marriott chaired the meeting.

A. Minutes

Moved by Chad Burke

Seconded by Judy Krall

That the minutes of the meeting of March 17 2025 be adopted as circulated.

Carried.

- B. Application 002/25 by Jason and Jamie Armstrong the owners of 5547 and 5583 Churchill Line in the Township of Enniskillen. The applicants request minor variances to Bylaw 58 of 2015 to recognize a second dwelling unit on the farm property. The applicants request variances to Section 3.8 (k), (l) and (s) to permit the existing 175 square meter dwelling located 245 meters from the primary dwelling.

Present: Jason Armstrong

Jarod Preston County of Lambton

Correspondence:

Jarod Preston County of Lambton

St Clair Region Conservation Authority

Kevin Marriott introduced the application for minor variances to 5547 and 5583 Churchill Line.

Jarod Preston provided a brief history of the changes in the boundaries to the farm lots. He noted that the applicants had been required to enter into an agreement with the municipality as part of a severance approval to remove the house located at 5583 Churchill Line. The applicants had requested that the zoning regulations be altered to permit keeping the house at 5583 Churchill Line.

Mr. Preston noted that the provincial policy statements had been amended in the fall of 2024 to permit more flexibility in nonfarm housing on farm properties. He noted that Council had provided the planning staff with direction to support the policies until formal changes were made to the Township Official Plan and Zoning Bylaw.

Mr. Preston noted that the most recent severance of the farm properties had left an existing house located at 5583 Churchill Line. Variances were required to recognize a dwelling larger in area than permitted as well as further away from the main dwelling located at 5547 Churchill Line.

Mr. Preston noted that this was a unique situation due to the changes in provincial policy as well as the severances submitted by the Armstrongs and approved by the Committee.

Mr. Preston recommended that the Committee approve the minor variance application with the condition that the Council remove the provision of demolishing the house at 5583 Churchill Line.

Mr. Armstrong had no comments on the application.

Moved by Judy Krall

Seconded by Chad Burke

That application A002/25 be approved permitting variances to Bylaw 58 of 2015

(1) Section 3.8 (k) and (l) permitting an increase in the detached accessory dwelling size to approximately 1,407 square feet

(2) Section 3.8 (s) permitting the detached accessory dwelling to be located approximately 250 meters from the main dwelling.

Carried.

Conditions:

1. That the applicant be released from the house demolition agreement.

Reasons:

The proposed minor variance meets the four tests of the Planning Act and are consistent with the Planning Act, Provincial Policy Statements, County and Township Official Plans and Zoning Bylaw.

C. Adjournment

Moved by Wally Van Dun

Seconded by Tim Williams

That the meeting of the Committee of Adjustment be adjourned.

Carried.

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Chair

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Secretary