

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

THIRD MEETING

MINUTES

MARCH 17 2025

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday March 17 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 Chad Burke

That the minutes of the meeting of February 3 2025 be adopted as circulated.
Carried.

Application B001/25 has been made by Ray and Martha Dobbin the owners of West Part Lot 21 Con 6 in the Township of Enniskillen. The applicant proposes to sever approximately 20 hectares (49.42 acres) to be merged with the abutting 19 hectares (47.2 acres).

Correspondence:

Jarod Preston County of Lambton
St Clair Region Conservation Authority

Present: Ray and Martha Dobbin
Jarod Preston County of Lambton

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

Mr. Preston reported that the application would divide a farm parcel into two parcels and consolidate the easterly 49 acres to the property to the east. The combined property would be 96.6 acres in size. The retained farm parcel would be less than the minimum farm size.

Mr. Preston noted that he could support the severance in that it did not negatively impact on the farm operation.

Moved by Judy Krall

Seconded by Wally Van Dun

That application B001/25 be approved.
Carried.

Conditions:

1. That a copy of the deeds and survey in a form suitable for registration be deposited with the Secretary-Treasurer.
2. That a minor variance be obtained to address the proposed undersized parcel west of 5075 Shiloh Line.
3. That a fee of \$250.00 be paid to the Township of Enniskillen by cash or cheque.
4. That the final lot lines be placed so that the Ontario Building Code spatial separations and zoning setbacks are met from existing buildings.
5. 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).
6. 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.
7. That the westerly half of the lands be deemed the severed lot and the remnant parcel be registered in the same name and interest as, and merged with, 5075 Shiloh Line.

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 complies with the Planning act, Provincial Planning Statements (PPS), County of Lambton Official Plan, Enniskillen Official Plan and Zoning Bylaw regulations.

B. 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