

THE CORPORATION OF THE TOWNSHIP OF ENNISKILLEN

EIGHTH MEETING

MINUTES

OCTOBER 6 2025

A meeting of the Committee of Adjustment of the Township of Enniskillen was held on Monday October 6 2025 at 4:00 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 Tim Williams

Seconded by Judy Krall

That the minutes of the meeting of August 18 2025 be adopted as circulated.

Carried.

B. Application A006/25 by Lonnie O'Hara 4841 Forest Road

Purpose of Application (d) The applicant is seeking minor variances to Bylaw 58 of 2015:

| Required Standard:   | Proposed:  |
|--|--|
| 3.8 (k) Accessory Second Dwelling<br>Shall not exceed a Gross Floor Area equal to 30% of the gross floor area of the main dwelling.                              | The secondary dwelling's gross floor area is 65% of the primary dwelling's gross floor area. |
| 3.8(l) shall not exceed a Gross Floor Area of 46 square metres if located within a Detached Accessory Building.  | Secondary Dwelling is 146 square meters (217% variance over the required 46m <sup>2</sup> )  |
| 3.8(s) When in Detached Building<br>An Accessory Second Dwelling shall not be Permitted in a Detached Accessory Building further than 20m from the main dwelling | Separation between dwellings is approximately 30.5m (52% variance over the required 20m)     |

Moved by Judy Krall

Seconded by Tim Williams

That Application A006/25 be approved with the following conditions:

Building and Plumbing

- Change of Use building and plumbing permits are required to be undertaken, fees paid, and all renovations completed forthwith.
- A new septic system shall be installed for the new building/use, forthwith.
- Applicable Fees will be paid including building, septic, and plumbing fees, as they relate to permit issuance
- All Ontario Building Code matters will be addressed at the time of permit application, including any required professionally engineered components and maximum openings verifications.

Carried.

REASONS FOR RECOMMENDATION:

The proposed minor variances meets the four (4) tests and are consistent with the Planning Act, Provincial Policy Statement (PPS), County and Township Official Plan (OP) and Zoning By-Law (ZBL).

Carried.

Moved by Wally Van Dun

Seconded by Chad Burke

That the meeting of the Council be reconvened.

Carried.

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Chair

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Secretary