

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Thursday June 8th, 2006–7:00 PM
Council Chamber**

Members Present: Alvar Smith (Chair)
 Councilor Doug Sainsbury
 Susan Adams
 Brian Bannerman
 Howard Hood
 Bernard Robbins

Members Absent: Councilor Bill Jameson

Staff Present: Ali Chapple (Secretary-Treasurer)
 Wes Crown (Director of Planning)

Chair A. Smith called the meeting to order at 7:01 p.m.

1.0 MINUTES

MOTION: 2006-56 Moved by: Susan Adams
 Seconded by: Bernard Robbins

THAT the minutes of the Public Hearing held May 10th, 2006 be adopted as circulated.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST(S)

None of the Committee Members had an interest to disclose.

3.0 MEETING

3.1 Minor Variance Application A01/2006-H (Penrice)

 Location: 59B Burgess Road

Presenter: John Jackson, Planner

- No further comments or information to add.

Public Audience: None

3.2 Minor Variance Application A09/2006-H Application (Nadofski/Brown)

Location: 21B Maplehurst Drive

Written comments received and read into the public record (see file for details):

Agencies: None
Others: Stuart Clinton

Presenter: John Jackson, Planner & Ivan Nadofski and Jennifer Brown, Applicants

John Jackson, Planner, representing the Penrice application gave a presentation to the Committee explaining the Minor Variance request and addressed Committee member's comments.

Public Audience: Ivan Nadofski, Jennifer Brown (21B Maplehurst Dr.) and Stuart Clinton (21A Maplehurst Dr.)

John Jackson, Planner, representing the Nadofski/Brown application gave a presentation to the Committee explaining the Minor Variance request and addressed Committee member's comments.

Stuart Clinton, a concerned neighbour (21A Maplehurst Drive), gave a presentation objecting to the Nadofski/Brown (21B Maplehurst Drive). Mr. Clinton also claimed that he was representing the views of another neighbour Mr. Voors (21C Maplehurst Drive). Mr. Clinton expressed concerns about the obstruction of his view, the incompatibility of this development and the loss of natural vegetation. Mr. Clinton also presented the committee with a detailed letter that had been signed by both he and his wife, and reviewed by the neighbour Mr. Voors.

John Jackson, Planner, addressed some of Mr. Clinton concerns. At this Point Mr. Ivan Nadofski also addressed the Committee, regarding his proposal.

4.0 ADJOURN TO CLOSED SESSION

MOTION: 2006-57 Moved by: Brian Bannerman
Seconded by: Howard Hood

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby **adjourn** to a closed session to accept legal advise from the Townships Solicitor pursuant to Section 239(2)(e) of the Municipal Act.

5.0 ADJOURN FROM CLOSED SESSION

MOTION: 2006-58 Moved by: Brian Bannerman
Seconded by: Howard Hood

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby **adjourn** the closed session and return to the open public meeting.

6.0 DECISIONS

5.1 Minor Variance Application A01/2006-H (Penrice)

Location: 59B Burgess Road

MOTION 2006-59: Moved by: Brian Bannerman
Seconded by: Howard Hood

THAT,

REGARDING **MINOR VARIANCE APPLICATION NO. A01/2006-H (PENRICE)** MINOR VARIANCE BE **APPROVED TO INTERIM CONTROL BY-LAW 2005-073** FOR 27.22 METRES (89.30 FT) FROM THE MINIMUM FRONTAGE REQUIREMENT OF 90 METRES (SECTION 1. B) VIII) 2) OF ICB) TO PERMIT A 1 ½ STOREY BOAT HOUSE. THE VARIANCE, IF GRANTED, WOULD PERMIT A 1 ½ STOREY BOATHOUSE ON A LOT WITH A FRONTAGE OF 62.78 METRES (206 FT.);

SUBJECT TO THE FOLLOWING CONDITIONS,

1. THAT A BUILDING PERMIT SHALL BE APPLIED FOR AND OBTAINED WITHIN ONE YEAR OF THE DATE OF THE COMMITTEE'S DECISION.

FOR THE FOLLOWING REASONS,

IT WAS THE OPINION OF THE COMMITTEE THAT THIS APPLICATION IS CONSIDERED APPROPRIATE FOR THE SITE AND SURROUNDING AREA. THE COMMITTEE ALSO CONCURRED THAT THIS APPLICATION MAINTAINS THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW AND THE OFFICIAL PLAN, AND IS SUITABLE DEVELOPMENT OF THE PROPERTY AS THE RESULTING DEVELOPMENT WILL HAVE MINIMAL IMPACT ON LAKE ROSSEAU OR THE SURROUNDING AREA.

CARRIED.

MOTION 2006-60: Moved by: Susan Adams
Seconded by: Bernard Robbins

THAT,

REGARDING **VARIANCE APPLICATION A01/2006-H (PENRICE)** MINOR VARIANCE BE **DENIED TO ZONING BY-LAW Z200-97** FOR 4.13 METRES (13.54 FT.) FROM THE MINIMUM REQUIRED WEST SIDE YARD OF 9.0 METRES (SECTION 3.12.9 BOATHOUSE REGULATIONS) FOR A 1 ½ STOREY BOATHOUSE. THE VARIANCE, IF GRANTED, WOULD PERMIT A 1 ½ STOREY BOATHOUSE WITH A SIDE YARD OF 4.87 METRES (15.97 FT.).

FOR THE FOLLOWING REASONS,

THAT THE MINOR VARIANCE TO SECTION 3.12.9 OF ZONING BY-LAW NO. Z200-073 BE **DENIED** AS NOT SATISFYING THE INTENT OF THE OFFICIAL PLAN AND ZONING BY-LAW, NOT BEING APPROPRIATE TO THE DEVELOPMENT OF THE LANDS, AND NOT BEING MINOR.

CARRIED. **DIVISION LIST**
 ADAMS -YEA
 BANNERMAN - NAY
 HOOD- YEA
 SAINSBURY-NAY
 AMESON-ABSENT
 ROBBINS -YEA
 SMITH -YEA

4.2 Minor Varaince Application A09/2006-H (Nadofski/ Brown)

Location: 21B Maplehurst Drive

MOTION 2006-61: Moved by: Doug Sainsbury
 Seconded by: Susan Adams

THAT,

REGARDING CONSENT **APPLICATION A09/2006-H (NADOFSKI/BROWN)** MINOR VARIANCE BE APPROVED TO INTERIM CONTROL BY- LAW 2005-073 FOR :

1. A MAXIMUM 1 STOREY (WITH NO WALKOUT BASEMENT) 121 SQ. M. BUILDING FOOT PRINT (11M X 11M) ADDITION BE PERMITTED TO THE EXISTING COTTAGE;
2. THAT THE PROPOSED ADDITION SHALL BE ATTACHED DIRECTLY TO THE EXISTING COTTAGE IN A SUBSTANTIAL MANNER;

SUBJECT TO THE FOLLOWING CONDITIONS,

Respectfully Submitted:

A. Smith, Chair

A. Chapple, Secretary-Treasurer