

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN  
COMMITTEE OF ADJUSTMENT  
MINUTES OF MEETING  
Wednesday November 8th, 2006 – 4:00 PM  
Council Chamber**

Members Present:                   Alvar Smith (Chair)  
  Susan Adams  
  Bernard Robbins  
  Councillor Bill Jameson  
  Councillor Doug Sainsbury  
  Howard Hood

Absent:                                Brian Bannerman

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

Chair A. Smith called the meeting to order at 4:00 p.m.

**1.0    MINUTES**

**MOTION: 2006-113** Moved by:            Bernard Robbins  
  Seconded by:            Bill Jameson

**THAT** the minutes of the Public Hearing held October 18<sup>th</sup>, 2006 be adopted as circulated.

**CARRIED.**

**2.0    DISCLOSURE OF PECUNIARY INTEREST(S)**

**None**

**3.0    MEETING**

**3.1    Minor Variance Application A-2006-0035-H (COADY)**

                  Location:     48 Birch Blvd.

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

Agencies: None  
Others: None

Presenter: Bill Coady (Owner)

- Brief presentation and questioning.

Public Audience: None

**MOTION 2006-114:** Moved by: Doug Sainsbury  
Seconded by: Susan Adams

**THAT,**

THAT MINOR VARIANCE APPLICATION No. A-2006-0035-H (COADY), REQUEST TO DECREASE THE REQUIRED FRONT YARD SETBACK FOR A DWELLING, FROM 20 METRES TO 16.5 METRES (VARIANCE OF 3.5 METRES), AND TO REDUCE THE REQUIRED SETBACK FROM A SLOPE FROM 10 METRES TO 0.0 METRES AS PER SECTION 4.31 OF ZONING BY-LAW 2006-125, BE APPROVED AS SATISFYING ALL FOUR TESTS OF SECTION 45 OF THE PLANNING ACT.

**APPROVAL SHOULD BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) The owner makes application for and enters into a Site Plan Agreement with the Township of Seguin. The Site Plan shall be prepared by a professional engineer and shall include but not be limited to the following information:
  - slope stability
  - lot grading and drainage
  - erosion and sedimentation protection (both during construction and after)
  - drive way design
  - building location
  - sewage system location
  - tree preservation
  
- 2) Upon satisfaction of all of the preceding conditions, that the Owner obtain from the Township's Building Official all necessary permits or approvals within one-year of the date of the Township Committee decision regarding this Application.

**CARRIED.**

**3.2 Minor Variance Application A-2006-0041-C-H Application (WOODBECK)**

Location: 359 Water Access (Horseshoe Lake)

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

Agencies: None

Others: Wilfried Tschofen (Neighbour)

Presenter: Michael and Jacqueline Woodbeck (Owners)

Public Audience: NONE

**MOTION 2006-115:** Moved by: Doug Sainsbury  
Seconded by: Susan Adams

**THAT,**

THAT MINOR VARIANCE BE GRANTED PURSUANT TO APPLICATION A- 2006-0041-C TO THE NEW SEGUIN ZONING BY- LAW No. 2006-125, FOR AN INCREASE IN THE ALLOWABLE LOT COVERAGE FROM THE REQUIRED 5% TO A PROPOSED 9.3% (VARIANCE OF 4.3%) AND FOR THE PERMITTED HEIGHT OF A ONE STOREY ACCESSORY STRUCTURE FROM 4.5 METRES TO 5 METRES (VARIANCE OF 0.5 METRES), BE APPROVED.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Upon satisfaction of all of the preceding conditions contained herein, that the Owner obtain from the Township's Building Officials within one-year of the date of the Township Committee decision regarding this Application all necessary permits or approvals.

**CARRIED.**

**3.3 Minor Variance Application A-2006-0042-F Application (MULLER)**

Location: 168 Bradshaw Road

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

Agencies: None

Others: None

Presenter: Kerry and AJ Muller (Owners)

- Brief presentation and questioning.

Public Audience: None

**MOTION 2006-116:** Moved by: Bernard Robbins  
 Seconded by: Bill Jameson

**THAT,**

THAT MINOR VARIANCE APPLICATION No. **A-2006-0042-F (MULLER)**, WITH RESPECT TO THE VARIANCE OF 26% FROM THE MAXIMUM ALLOWABLE EXPANSION TO A NON COMPLYING STRUCTURE REQUIREMENT OF 20% (SECTION 1. B) V) OF ICB 2005-073) AND WITH RESPECT TO THE VARIANCE OF 0.5% TO THE LOT COVERAGE WITHIN THE FIRST 60 METRES OF 10% (SECTION 1. B) I) OF ICB 2005-073) BE **APPROVED** AS COMPLYING WITH ALL FOUR TESTS OF SECTION 45 (1) OF THE PLANNING ACT.

AND SUBJECT TO THE FOLLOWING CONDITIONS:

2. The owner makes application for and enters into a Site Plan Agreement with the Township of Seguin. The Site Plan shall be prepared by a professional engineer and shall include but not be limited to the following information:
  - slope stability
  - lot grading and drainage
  - erosion and sedimentation protection (both during construction and after)
  - building location
  - tree preservation
3. Upon satisfaction of all of the preceding conditions, that the Owner obtain from the Township's Building Official all necessary permits or approvals within one-year of the date of the Township Committee decision regarding this Application.

**CARRIED.**

### **3.4 Minor Variance Application A-2006-0040-F (ENNS)**

Location: 19B Tall Timbers

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

Agencies: None

Others: None

Presenter: Tom Enns (Owner)

- Brief presentation and questioning.

Public Audience: Mark Wheeler (Agent)

**MOTION 2006-117:** Moved by: Susan Adams  
 Seconded by: Doug Sainsbury

**THAT,**

The Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **DENY APPLICATION No. A-2006-0040-H (ENNS)**, MINOR VARIANCE TO INTERIM CONTROL BY- LAW No. 2005-073, AND EXTENDED BY LAW No. 2006-098, FOR AN INCREASE OF 3.4% TO THE ALLOWABLE 25% CUMULATIVE FRONTAGE, FOR THE ADDITION OF A BOAT PORT TO AN EXISTING BOATHOUSE ON LAKE JOSEPH AND TO INCREASE THE NUMBER OF BOAT SLIPS FROM TWO TO THREE, AS PER SEGUIN BY-LAW No. 2006-125 TABLE 4.

**CARRIED.**

### **3.5 Minor Variance Application A-2006-0033-F (FISCHER)-RECIRCULATION**

Location: 27C White Pine Road

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

Agencies: None

Others: None

Presenter: John Jackson (Planner, Agent)

- Brief presentation and questioning.

Public Audience: None

**MOTION 2006-118:** Moved by: Doug Sainsbury  
Seconded by: Susan Adams

**THAT,**

MINOR VARIANCE APPLICATION No. **A-2006-0033-F** TO INTERIM CONTROL BYLAW No. 2005-073 AND AMENDED BY BY-LAW No. 2006-098 TO PERMIT A 1 STOREY BOATHOUSE WITH A HEIGHT OF 7.3 METRES ON OTTER LAKE BE **DENIED**

**CARRIED.**

### **3.6 Minor Variance Application A-2006-0031-H (RITCHIE)**

Location: 32 Maureen Drive

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

Agencies: None

Others: 1 Petition in favour of development  
13 letters of Support  
2 letters of Objection

Presenter: Pat Brewin (Agent)

- Brief presentation and questioning.

Public Audience: Ron and Shelia Ritchie, Neighbours and Friends

**MOTION 2006-119:** Moved by: Bernard Robbins  
Seconded by: Bill Jameson

**THAT,**

TO PERMIT AN EXTENSION ONTO THE REAR OF THE DWELLING OF 9.11 SQUARE METRES, THIS WOULD INCREASE THE OVERALL LOT COVERAGE TO 12% FROM THE REQUIRED LOT COVERAGE OF 10%.

**CARRIED**

**MOTION 2006-120:** Moved by: Susan Adams  
Seconded by: Doug Sainsbury

**TO,**

DEFER THE MATTER OF THE ATTACHED GARAGE STRUCTURE TO A LATER COMMITTEE OF ADJUSTMENT HEARING.

**CARRIED**

#### **4.0 OTHER BUSINESS**

**4.1 Introduction of Susan Votour (Planning Assistant)**

**4.2 Discussion of new procedures for next Committee of Adjustment**

**4.3 Discussion of Application A-2006-0034 (Pape and Wadge) Appeal**

**4.4 Update on New Seguin Official plan and New Zoning By- law 2006-135 status**

