

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
DRAFT MINUTES OF MEETING
Wednesday May 14th, 2008 – 4:00 PM
Council Chambers**

Members Present: Councillor Susan Adams
Councillor Doug Sainsbury
Brian Bannerman
Paul Taylor

Staff Present: Wes Crown (Secretary-Treasurer-Director of Planning & Building Services)
Laurel St.Amant (Planning Assistant)
Linda Wuerfel (Planning Assistant)

Absent: Alvar Smith (Chair)
Todd Hrycyna
Bernard Robbins

1.0 NOMINATION OF DESIGNATED CHAIR

MOTION: 2008-019

Moved by: Doug Sainsbury
Seconded by: Paul Taylor

THAT the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) does hereby approve Susan Adams as acting chair.

CARRIED.

2.0 MINUTES

MOTION: 2008-020

Moved by: Paul Taylor
Seconded by: Doug Sainsbury

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby **accepts** as read and circulated the Minutes of its last hearing that took place on April 9, 2008.

CARRIED.

3.0 DISCLOSURE OF PECUNIARY INTEREST(S)

None.

4.0 MEETING

4.1 Minor Variance Application A-2008-0009-H (CAMPISI)

Location: 16 Birchview Crescent (Sucker Lake)
Purpose: To repair and replace an existing non-conforming boathouse on Sucker Lake.

Agencies: None
Others: None

Presenter: Charles & Anne Campisi

Public Audience: None

MOTION: 2008-021 Moved by: Brian Bannerman
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **APPROVES** the Request for Minor Variance regarding File No. A-2008-0009-H (Campisi) as meeting all four tests of Section 45(1) of the Planning Act, and grants a variance for relief to repair and replace an existing non-conforming boathouse on Sucker Lake. The proposal is to utilize the existing cribs, with some minor repair, to construct the replacement structure to the identical dimensions of the existing structure, being a one storey flat roofer, one slip boathouse having a width of 4.9 metres, length of 7.7 metres and a floor area of 37 sq.m, with a dock having a width of 6.8 m and a length of 8.6 metres.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.

4.2 Minor Variance Application A-2008-0011-F (HOCKIN)

Location: 65 Bon Echo Road (Hooton Lake)
Purpose: To allow the addition of a roof to an existing open deck.

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

Agencies: None
Others: letter from Mike & Hedy Scott

Presenter: Joseph Hockin
Public Audience: None.

MOTION: 2008-022 Moved by: Paul Taylor
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **APPROVES** the Request for Minor Variance regarding File No. A-2008-0011-F (Hockin) as meeting all four tests of Section 45(1) of the Planning Act, and grants a variance for relief a variance of 2.2 metres from the required front yard setback of 20 metres as set out in Section 6, Table 6.2 of Zoning By-law 2006-125 in order to allow the addition of a roof to an existing open deck.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.

4.3 Minor Variance Application A-2008-0012-H (REITH)

Location: 9 High Hill Road
Purpose: To allow the construction of an addition to an existing non-complying 2 storey cottage

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

Agencies: None
Others: letter from Debbie & David Kerr

Presenter: Michael Kelly
Audience: Craig Reith

MOTION: 2008-023 Moved by: Doug Sainsbury
Seconded by: Paul Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **APPROVES** the Request for Minor Variance

CARRIED.

4.5 Minor Variance Application A-2008-0014-H (LUNDY)

Location: 146 Cranberry Cove Drive
Purpose: To build a 230.28 sq.m one storey equipment storage shed.

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

Agencies: None
Others: letter from Giffels Design

Presenter: Valdemar Nickel (Giffels Design - Build Inc.)
Audience: Dan Albright

MOTION: 2008-025 Moved by: Brian Bannerman
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **approves** the Request for Minor Variance regarding File No. A-2008-0014-H (Lundy) as meeting all four tests of Section 45(1) of the Planning Act, and grants a variance for relief from the required 10 metre rear yard requirement of Section 6.3, Table 6.2 of Zoning By-law No. 2006-125, as amended, for a proposed 230.28 square metre one storey equipment storage shed to be located in full compliance with the by-law except the requested 5.0 metre proposed rear yard.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.
- 2) That the Owner obtain a legal release of the right-of-way in respect of the proposed building location and same be registered on title.
- 3) That all legal costs be at the expense of the applicant.

CARRIED.

MOTION: 2008-027

Moved by: Doug Sainsbury
Seconded by: Paul Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **APPROVES** the Request for Minor Variance regarding File No. A-2007-0046-H (Zemla) for permission to expand a legal non-conforming structure in relation to two provisions of Seguin Zoning By-law No. 2006-125 and in relation to the expansion of an existing boathouse by 3.3 sq. m of additional floor space in the ½ storey living area and 3.0 sq. m of additional dock and deck area above the approved 251.38 sq.m.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.

4.8 Minor Variance Application A-2008-0007-H (SMITH)

Location: 87 Little Morgan Bay Road
Purpose: To permit a guest cabin with associated deck, porch and deck to permitted dwelling.

Agencies: None
Others: None

Presenter: Mr. Robinson, architect & Darcy Pickles - Pickles & Sons Custom Homes
Audience: None

MOTION: 2008-028

Moved by: Doug Sainsbury
Seconded by: Paul Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **approves** the Request for Minor Variance regarding File No. A-2008-0007-H (Smith) as meeting all four tests of Section 45(1) of the Planning Act, and grants a variance of 2.6% from the maximum lot coverage to permit a 29 square metre guest cabin with associated deck, a 16.5 sq.m porch, a 13.0 sq.m deck to a permitted dwelling, and a 22.0 sq.m trellis feature The guest cabin shall be located the required 20 metres from the shoreline of Lake Rosseau.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.

5.0 OTHER BUSINESS

5.1

Draft Health and Safety Policy No.5 (Working Alone). Reference page 7, which dealt with site visits in pairs if possible or notify someone of locations and time of return.

5.2

OACA Membership Cards

6.0 CORRESPONDENCE

No correspondence

7.0 ADJOURNMENT

The Committee adjourned at 5:35 pm

MOTION: 2008-029

Moved by:

Doug Sainsbury

Seconded by:

Paul Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby adjourn this hearing at 5:35 p.m. on Wednesday May 14th, 2008. The Committee will hold its next hearing at 4:00 p.m. on Wednesday June 11th, 2008, unless the Secretary-Treasurer of the Committee has not received complete applications for the Committee's consideration.

Respectfully Submitted:

S. Adams, Chair

Wes Crown, Acting Secretary-Treasurer

