

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, June 9, 2010 - 4:00 PM
Council Chambers

Members Present: Susan Adams
Brian Bannerman
Todd Hrycyna
Bernard Robbins
Doug Sainsbury
Alvar Smith

Staff Present: Adam Kozłowski, Secretary-Treasurer/Intermediate Planner
Lori West, Planning Assistant

Absent: Paul Taylor

1.0 MINUTES

MOTION: 2010-030

Moved by: Bernard Robbins
Seconded by: Doug Sainsbury

THAT the Committee of Adjustment for The Corporation of the Township of Seguin (The "Committee") hereby accepts as read and circulated the Minutes of its last hearing that took place on Wednesday, May 12, 2010.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 APPLICATIONS

3.1 Minor Variance Application A-2010-0020-F (McINTYRE)

Location: Con 6 PT Lot 29 RP 42R7606; Parts 5 To 7 RP 42R8667 Part;3
PCL 21343 S/S Blue Lake
Address: 45 Dog Leg Path

Purpose: The applicant proposes to live in existing seasonal dwelling during construction of a new seasonal dwelling, and seeks relief from the following section of the Zoning By-law:

- 1) Section 4.6 Dwelling Units per Lot = 1, where the applicant requests to have 2 dwellings on one lot on a temporary basis.

Agencies: None
Others: None
Presenter: None
Audience: None

MOTION: 2010-031

Moved by: Bernard Robbins
Seconded by: Suzan Adams

That the Committee hereby **defers** Application A-2010-0020-F (McINTYRE) at the request of the Applicant.

CARRIED.

3.2 Minor Variance Application A-2010-00016-C (PLESH)

Location: Con 7 PT Lot 19 Together with ROW; Maple Lake (Former Township of Christie)
Address: 10 Blueberry Road

Purpose: The applicant proposes to construct a 139 square metre basement under an existing dwelling and a 6.7 square metre covered porch, and seeks relief from the following sections of the Zoning By-law:

- 1) Section 4.17, Table 4.1 - Maximum floor area expansion for non-complying dwelling (5 - 10 metres from shoreline) = 32.5 square metres. The total basement and porch area would be 145 square metres, requiring variance of 112.5 square metres.

Agencies: None
Others: None
Presenter: Michael Kelly, Agent
Audience: None

MOTION: 2010-032

Moved by: Suzan Adams
Seconded by: Bernard Robbins

That the Committee hereby approve Application A-2010-0016-C (PLESH), in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) The Owner apply for and obtain a building permit from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

CARRIED.

3.3 Minor Variance Application A-2010-0018-H (PAGE)

Location: Con 4 PT Lots 11 TO 13 Plan; 42R7135 Parts 2,3,6 &REM
5;Subject to R-O-W PCL 25793;S/S Lake Rosseau
Address: 34A Ashfield Rd.

Purpose: The applicant proposes to construct an 86.4 square metre, 1.5 storey garage, proposed to have a storage room within the upper half storey, and seeks relief from the following section of the Zoning By-law:

- 1) Section 4.10 Human Habitation: where only one 1.5 storey boathouse OR one 1.5 storey garage OR one guest cabin shall be permitted on a lot. The subject lands contain a 2 storey boathouse, requiring “use” variance to permit a 1.5 storey garage.

Agencies: None
Others: None
Presenter: None
Audience: None
Correspondence: E-mail from Patrick Phillips, no objection.

MOTION: 2010-033

Moved by: Bernard Robbins
Seconded by: Suzan Adams

That the Committee hereby **approve** Application A-2010-0018-H (PAGE), in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner apply for and obtain a building permit from the Township’s Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

CARRIED.

3.4 Minor Variance Application A-2010-0019-F (STILES)

Location: Con B PT Lot 114 RP 42R10412;Part 5
Address: 184 Horseshoe Lake Rd.

Purpose: The applicant seeks to replace a seasonal dwelling that was destroyed by fire in 2008, and requires variance from the following section of the Zoning By-law:

- 1) Section 6.3 Table 6.2 Minimum front yard setback = 20 metres. The new dwelling would be located 15 metres from the front lot line (Horseshoe Lake Road), requiring variance of 5 metres.

Agencies: None
Others: None
Presenter: Andy Stivrins
Audience: None

MOTION: 2010-034

Moved by: Bernard Robbins
Seconded by: Suzan Adams

That the Committee hereby **approve** Application A-2010-0019-F (STILES), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) The Owner apply for and obtain a building permit from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

CARRIED.

3.5 Minor Variance Application A-2010-0021-F (EDINGTON)

Location: CON A PT 137B (Former Township of Foley)
Address: 2 Switchback Trail

Purpose: The applicant proposes to construct a 77.9 square metre accessory structure (garage), and seeks relief from the following sections of the Zoning By-law:

- 1) Section 10.3, Table 10.2 Lot Coverage = 5% the proposed lot coverage for the new garage and existing dwelling would be 8.2%, requiring variance of 3.2%
- 2) Section 10.3, Table 10.2 front yard setback = 15 metres, where the garage would be located 12 metres from the front lot line, requiring variance of 3 metres.
- 3) Section 10.3, Table 10.2 Interior side yard setback = 10 metres, where the Garage would be located 7.5 metres from the west side lot line, requiring variance of 2.5 metres.

Agencies: None
Others: None
Presenter: None
Audience: None

MOTION: 2010-035

Moved by: Suzan Adams
Seconded by: Bernard Robbins

That the Committee hereby **approve** Application A-2010-0021-F (EDINGTON), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) The Owner apply for and obtain a building permit from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

CARRIED.

4.0 OTHER BUSINESS

None.

5.0 ADJOURNMENT

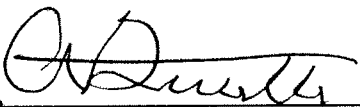
MOTION: 2010-036

Moved by: Suzan Adams
Seconded by: Bernard Robbins

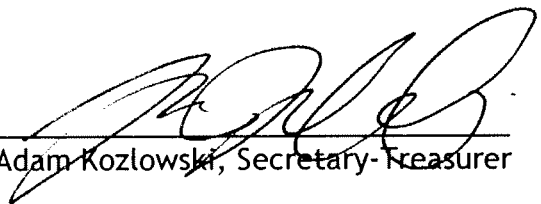
That the Committee does hereby **adjourn** this hearing at 4:24 p.m. on Wednesday June 9, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, July 14, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:



Alvar Smith, Chair



Adam Kozlowski, Secretary-Treasurer