

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, September 8, 2010 - 4:00 PM
Council Chambers**

Members Present: Alvar Smith - Chair
Susan Adams - Deputy Chair
Brian Bannerman
Todd Hrycyna
Doug Sainsbury

Staff Present: Chris Madej, Deputy Secretary-Treasurer
Lori West, Planning Assistant

Absent: Bernard Robbins

1.0 CALL MEETING TO ORDER

MOTION: 2010-051

Moved by: Brian Bannerman
Seconded by: Doug Sainsbury

THAT we hereby convene as a Committee of Adjustment for The Corporation of the Township of Seguin at 4:00 p.m. on Wednesday, September 8, 2010.

CARRIED.

2.0 MINUTES

MOTION: 2010-052

Moved by: Doug Sainsbury
Seconded by: Brian Bannerman

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, August 11, 2010.

CARRIED.

3.0 DISCLOSURE OF PECUNIARY INTEREST

None.

4.0 APPLICATIONS

4.1 Minor Variance Application A-2010-0031-F (LINK)

Location: Con 3 PT Lot 19
Address: 20 Long Arm Lane

Purpose: The applicant proposes to live in an existing dwelling during construction of a new 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: 2010-053

Moved by: Brian Bannerman
Seconded by: Doug Sainsbury

That the Committee hereby **approves** Application A-2010-0031-F (LINK), in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) The Owner obtains a demolition permit for the existing dwelling prior to issuance of a building permit for the new dwelling.
- 2) The Owner apply for and obtain a building permit for the proposed new dwelling from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.
- 3) The existing dwelling shall be completely demolished within 6 months of occupancy of the new dwelling.
- 4) Occupancy of the existing dwelling shall cease upon occupancy of the new dwelling.

CARRIED.

4.2 Minor Variance Application A-2010-0032-F (BLOWER)

Location: CON 11 PT LOT 32 PLAN;PSR-852 PCL 12278 S/S
Address: 37 Rose Point Road

Purpose: The applicant proposes to renovate the existing structure by adding a new ½ storey, garage bay, and enclose the area above the new garage bay to increase living space. The proposed Gross Floor Area (GFA) resulting from these enhancements would result in the dwelling having 2.01 x the maximum lot coverage, and seeks relief from the following section of the Zoning By-law:

- 1) *Section 6.3, Table 6.3, Column 3*: the proposed GFA would be 0.76 x the maximum lot coverage provision (or 0.54 x above “existing” maximum lot coverage). No increase to the building footprint or lot coverage is proposed.

Agencies: None
Others: Kelly Dixon, Agent
Presenter: Harold & Deborah Blower, Owners
Audience: None

MOTION: 2010-054

Moved by: Doug Sainsbury
Seconded by: Brian Bannerman

That the Committee hereby **approves** Application A-2010-0032-F (BLOWER), 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.

4.3 Minor Variance Application A-2010-0033-H (JOHNSON)

Location: CON A PT LOT 97 TOGETHER;WITH R-O-W
Address: 42 Little Whitefish Shores

Purpose: The applicant proposes to construct a 32.53 square metre deck addition at the front of a seasonal dwelling. As a result of the extension, the total lot coverage for the lands would be 8.9% where the maximum coverage permitted is 8%, and seeks relief from the following section of the Zoning By-law:

- 1) *Section 6.3, Table 6.3 Maximum Lot Coverage:* to permit an increase of 0.9% coverage

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

MOTION: 2010-055

Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee hereby **approves** Application A-2010-0033-H (JOHNSON), 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.

5.0 OTHER BUSINESS

Discussion of the Reid/Hill Minor Variance OMB decision allowing the appeal, and approving the variance.

The Committee Members expressed interest in having an information session with the Planning Department and Council, when significant changes are being proposed to the Zoning by-law, prior to the legislated public meeting requirements.

6.0 ADJOURNMENT

MOTION: 2010-056

Moved by: Todd Hrycyna
Seconded by: Doug Sainsbury

That the Committee does hereby **adjourn** this hearing at 4:35 p.m. on Wednesday September 8, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, October 13, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:



Alvar Smith, Chair



Adam Kozłowski,
Secretary-Treasurer