

Agencies: None
Others: None

Presenter: Frans Grootveld

- Brief presentation and questioning.

Public Audience: none

MOTION 2006-85: Moved by: Doug Sainsbury
Seconded by: Susan Adams

THAT,

THAT THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN HEREBY **APPROVE** MINOR VARIANCE APPLICATION NO. A-2006-0022-H (GROOTVELD), REQUEST TO PERMIT A DECK TO AN EXISTING NON-COMPLYING STRUCTURE THAT WILL FURTHER REDUCE THE REQUIRED FRONT YARD SETBACK FOR DECKS FROM 17 METRES TO 9.1 METRES AND INCREASING THE MAXIMUM SIZE OF A NEW ADDITION FROM 20% TO 73% OF GROSS FLOOR AREA.

APPROVAL SHOULD BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) *The applicant enter into a Site Plan Agreement with the Township of Seguin. The Site Plan shall include the following information and any measurements are to be confirmed by an Ontario Land Surveyor:*
 - o *The shoreline be buffered from the edge of the shoreline to a distance of 9.1 metres from the shoreline to prevent overland water runoff and to protect the view from the lake to the satisfaction of the Municipality. This will include the need for additional native plantings, which shall be detailed on the site plan.*
- 2) *That the Variance does not take effect until the Owner has executed and returned to the Secretary-Treasurer of the Township’s Committee an “Acknowledgement” regarding “A sensible Water-front Lighting Guide” and information on “Best Management Practices To Avoid Any Potentially Harmful Effects To Fish Habitat.”*

CARRIED.

3.2 Minor Variance Application A-2006-0024-H Application (FERGUSON)

Location: 72 Tall Timbers Road

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

Agencies: None
Others: None

Presenter: John Jackson, Planner & David Ferguson, Property Owner

- Brief presentation and questioning.

Public Audience: David Ferguson and Lynn Grogan (Property Owners)

MOTION 2006-86: Moved by: Doug Sainsbury
Seconded by: Brian Bannerman

THAT,

MINOR VARIANCE APPLICATION No. A-2006-0024-H (FERGUSON), REQUEST MINOR VARIANCE FROM INTERIM CONTROL BY-LAW 2005-073 1) B) VI), TO BY- LAW 2005-136 WHICH AMENDS 2005-073 1) B)VIII) AND TO SECTION 3.12.9 OF THE HUMPHREY ZONING BY LAW BE APPROVED. THE VARIANCES ARE AS FOLLOWS:

1. Request a variance of 1.8% from the maximum allowable cumulative width of all docks, boathouses and boatports from the required 25% (Section 1. b) vi) of ICB) to permit a boathouse and dock with a 15.49 metres width, on a shoreline frontage of 57.685 metres.
2. Request a variance of 3.3 metres from the maximum allowable shoreline frontage for a 1 ½ storey boathouse from 61 metres to 57.685 metres as per Exemption By law 2005-136 from (section 1. b)viii) of ICB).
3. Request a variance of 2.32 metres from the maximum allowable shoreline frontage for a 1 ½ storey boathouse from 60 metres to 57.685 metres as per Humphrey Zoning By-law Z200-97 (section 3.12.9).

SUBJECT TO FOLLOWING CONDITIONS:

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. DIVISION LIST

ADAMS	YEA
BANNERMAN	YEA
HOOD	YEA
SAINSBURY	YEA
JAMESON	YEA
ROBBINS	YEA
SMITH	NAY

3.3 Minor Variance Application A-2006-0017-H Application (PATEL)

Location: 33 (29) Rossmoyne Road

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

Agencies: None
 Others: Shriaz Patel (Property Owner) & Janice Klockars (Neighbour)

Presenter: John Jackson, Planner

- Brief presentation and questioning.

Public Audience: None

MOTION 2006-87: Moved by: Susan Adams
 Seconded by: Doug Sainsbury

THAT,

THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN HEREBY DENY THE REQUEST FOR MINOR VARIANCE APPLICATION NO. A-2006-0017-H (PATEL) TO INTERIM CONTROL BYLAW NO. 2005-073 SECTION 1. B) VIII) FOR A REDUCTION IN THE REQUIRED FRONTAGE FROM 90 METRES TO 77 METRES FOR A 1 ½ STOREY BOATHOUSE ON LAKE ROSSEAU.

CARRIED. DIVISION LIST

ADAMS	YEA
BANNERMAN	NAY
HOOD	YEA
SAINSBURY	YEA
JAMESON	NAY
ROBBINS	NAY
SMITH	YEA

3.4 Minor Variance Application A-2006-0002-F (BERNARDO)

Location: 5 Helens Way

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

Agencies: None
 Others: None

Presenter: Robin Lee Norris (Lawyer) & Edward Paluzzi (Neighbour)

- Brief presentation and questioning.

Public Audience: Edward and Kimberly Paluzzi (Neighbours), & Messia (Mike) and Linda Bernardo (Property Owners)

MOTION 2006-88: Moved by: Susan Adams

Seconded by: Doug Sainsbury

THAT,

THAT THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN HEREBY **APPROVE** THE REQUEST FOR MINOR VARIANCE APPLICATION NO. A-2006-0017-H (BERNARDO) TO REDUCE THE INTERIOR SIDE YARD SETBACK REQUIRED BY ZONING BY-LAW 93-1000 FROM 5M TO 2.46 VARIANCES OF 2.54 HAVE BEEN REQUESTED RESPECTIVELY.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. *That the owner enters into a Development Agreement with the Township including but no limited to the following conditions.*
 - i) *That the west property line adjacent to the house be buffered by A landscape board fence at a height of 2 metres (6 ft) and be placed along a 15 metre strip as to hide all visible encroaching structures from the abutting neighbours.*
 - ii) *That no storage of any kind be permitted along the west property line directly adjacent to the house, and that all existing storage be removed.*
 - iii) *That no additional encroachments be permitted within the 2.46 metre setback from the house to the property line, and that all existing structures be removed, except for the roof eaves.*
2. *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.

3.5 Minor Variance Application A-2006-0014-H (RIZZO/BAK)

Location: 91A Burgess Road

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

Agencies: None

Others: None

Presenter: John Jackson, Planner & Susan Rizzo

- Brief presentation and questioning.

Public Audience: None

MOTION 2006-89: Moved by: Susan Adams
 Seconded by: Doug Sainsbury

THAT,

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **APPROVES APPLICATION No. A-2006-0014-H (Rizzo/Bak) A Request for Minor Variance for:**

(A) INCREASE THE MAXIMUM AREA THAT LEGAL NON-COMPLYING DWELLINGS AND THEIR DECKS, PORCHES AND SCREENED-IN PORCHES ARE ALLOWED TO EXPAND FROM 20% TO 43% (Interim Control By-law No. 2005-073 . 1. b) ii); AND,

(B) REDUCE THE MINIMUM AREA IN THE REQUIRED FRONT YARD THAT MUST REMAIN IN A NATURAL STATE FROM 90% TO 88.5% (Interim Control By-law No. 2005-073 . 1. b) v),)

SUBJECT TO THE FOLLOWING CONDITIONS :

- 3) *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.

4.0 ADJOURNMENT

The Committee adjourned at 8:41p.m.

MOTION 2006-90: Moved by: Bernard Robbins
 Seconded by: Bill Jameson

THAT THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN (THE "COMMITTEE") DOES HEREBY ADJOURN THIS HEARING AT 8:41 P.M. ON WEDNESDAY, AUGUST 9TH 2006. THE COMMITTEE WILL HOLD ITS NEXT HEARING AT 7:00 PM ON WEDNESDAY, SEPTEMBER 13TH, 2006, UNLESS THE SECRETARY-TREASURER OF THE COMMITTEE HAS NOT RECEIVED COMPLETE APPLICATIONS FOR THE COMMITTEE'S CONSIDERATION.

Respectfully Submitted:

A. Smith, Chair

A. Chapple, Secretary-Treasurer