

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

Agencies: None
Others: Joy and Ron Rousseaux, 146 Maplehurst Road
Judy Provencher, 138 Maplehurst Road
Thomas and Birgit West

Presenter: Robert Cascaden, M.J. Davenport & Associates Ltd.

Public Audience: Joy and Ron Rousseaux of 146 Maplehurst Road
Andrew Frame of 144 Maplehurst Road
Judy Provencher of 138 Maplehurst Road

MOTION: 2007-176 Moved by: Bernie Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for the Corporation of the Township of Seguin (the "Committee") hereby **APPROVES** that portion of Application No. **A-2007-0031-H (Buso)** related to the construction of a boathouse and dock and grants the following variances:

Seguin Zoning By-law 2006-125				
#	Zoning By-law Provision	Required	Proposed	Variance
1.	S. 4.28 (c) - Side yard setback for boathouse and dock	9.0 m	3.24 m	5.76 m
2.	S. 4.28.2 (d) - Maximum length of dock extending into a water body	15 m	17.5 m	2.5 m
Humphrey Zoning By-law Z200-97				
6.	S. 3.12.3 - setback of a dock from side lot line	5.0 m	3.24 m	1.76 m
7.	S. 3.12.9 - setback of a one storey boathouse from side lot line	5.0 m	4.66 m	0.34 m
8.	S. 3.12.10 - maximum width of a boathouse	20 % (9.39 m)	9.76 m	0.37 m
	Section 3.12.12 - Maximum length of dock extending into a water body	15 m	17.5 m	2.5 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 respect to the dock and boathouse.

- 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.

3.3 Minor Variance Application A-2007-0023-C (Jackson)

Location: Pt. Lots 18 and 19, Concession 7, geographic Township of Christie, designated as Part 20, Plan PSR-2026

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

Agencies: None

Others: None

Presenter: Gord and Jane Jackson were in attendance to answer questions but did not make a formal presentation.

Public Audience: None

MOTION: 2007-179 Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. **A-2007-0023-C (Jackson)**, and grants a variance of 5% from Section 6.3, Table 6.3 of the new Seguin Zoning By-law No. 2006-125 to increase the permitted lot coverage from 8% to 13% to allow for the construction of a cottage, along with a deck, a porch and a dock for the cottage on a vacant lot.

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.

3.4 Minor Variance Application A-2007-0024-F (Gleeson)

Location: 128 James Bay Junction Road

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

Agencies: None

Others: None

Presenter: Michael and Michelle Gleeson were in attendance to answer questions.

Public Audience: None

MOTION: 2007-180 Moved by: Bernie Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. **A-2007-0024-F (Gleeson)** and grants a variance to increase the permitted lot coverage under Seguin Zoning By-law 2006-125, Section 10, Rural Zones, Table 10.2 from 5% or 159.8 sq. m to 6.9% (220.5 sq. m), a variance of 1.9% or 60.8 sq. m., in order to allow the construction of a carport and an addition between the dwelling and carport.

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.

3.5 Minor Variance Application A-2007-0025-H (Rundle/Lister)

Location: 261 Jean Marie Road

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

Agencies: None

Others: None

Presenter: Mark Furman, Lovegrove Construction, 11 Centre Street, Huntsville, Ontario.

Public Audience: None

MOTION: 2007-181 Moved by: Todd Hrycyna
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. A-2007-0025-H (Rundle) and grants a variance of 126.47 square metres from Section 4.28.2 (e) of Seguin Zoning By-law No. 2006-125 and permitting a maximum surface area of dock and deck of 238.47 square metres to permit the relocation of the approved handrail out by approximately 1 metre around the whole deck in order to increase the useable area of the existing deck on a boathouse under construction.

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.

3.6 Minor Variance Application A-2007-0026-H (Hurvitz)

Location: 134B Grays Road

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

Agencies: None

Others: None

Presenter: Paul Donaldson

Public Audience: None

MOTION: 2007-182 Moved by: Todd Hrycyna
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Minor Variance Application No. A-2007- 0026-H (Hurvitz) and grants a variance of 4.25% from the Maximum Lot Coverage of 6.75% as required in Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125 in order to allow the construction of a cottage having total Ground Floor Area of 450.4 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.
- 2) That the property be brought into compliance with the Seguin Zoning By-law in respect of the "Construction Camp" building.

CARRIED.

3.7 Minor Variance Application A-2007-0027-H (Keays)

Location: 30 Deer Point Road

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

Agencies: None

Others: Siegf Pflug

Presenter: Mel Keays

Public Audience: None

MOTION: 2007-183 Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. **A-2007- 0027-H (Keays)** and grants a variance to increase the permitted Maximum Lot Coverage under Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125 from 7.5% to 10.3% in order to allow the construction of a single storey addition and a garage having total Gross Floor Area of 97.8 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.

3.8 Minor Variance Application A-2007-0019-F (1259881 Ontario Inc.)

Location: 11 Tapatoo Trail

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

Agencies: None

Others: None

Presenter: Rick Jaklitsch (agent)

Public Audience: None

MOTION: 2007-184 Moved by: Todd Hrycyna
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. **A-2007-0019-F (1259881 Ontario Inc.)** and grants a variance to increase the Maximum Lot Coverage as required under Section 6.3, Table 6.3 of Township of Seguin Zoning By-law 2006-125 by 3.7% to permit the construction of a 15 sq. m enclosed sundeck that exceeds the permitted

8% lot coverage by increasing the existing lot coverage of 11.3% to 11.7%, an increase of 0.4 %.

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.

3.9 Minor Variance Application A-2007-0028-H (Jabbour)

Location: 27 Winchester Drive

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

Agencies: None
Others: None

Presenter: Brian Matthews, The Hicks Partnership Inc.

Public Audience: Nameh and Jacqueline Jabbour

MOTION: 2007-185 Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **APPROVES** Application No. **A-2007- 0028-H (Jabbour)** and grants variances to the Humphrey Zoning By-law Z200-97 and the new Seguin Zoning By-law No. 2005-125 allowing a variance of 0.3 m from the maximum width of a boathouse and a variance of 0.5 m from the maximum length of a boathouse, to allow for the projection of bay windows on the east and north sides of the structure and also to recognize the half storey Gross Floor Area as 69.1 sq. 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.

3.10 Minor Variance Application A-2007-0029-H (Schwartz)

Location: 134 Grays Road

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

Agencies: None
Others: Garry Hurvitz, 134A and B Grays Road
Andy Gray, 124 Grays Road

Presenter: Paul Roth, Roth Knibb Architects Inc.

Public Audience: None

MOTION: 2007-186 Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. **A-2007- 0029-H (Schwartz)** and grants a variance to the Seguin Zoning By-law No. 2006-125 to allow a variance of 0.6% from the required 6.5% Maximum Lot Coverage as required under Section 6.3, Table 6.3 in order to allow the construction of 49 sq. m of additional dock; and a variance from the definition of "Boathouse, One and a Half Storey" in both Humphrey Zoning By-law Z200-97 and Seguin Zoning By-law 2006-125 in order to allow the projection by 0.8 m of a bay window beyond the footprint of the first storey of a boathouse.

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.

3.11 Minor Variance Application A-2007-0030-H (Malowney)

Location: 37C Cockburn Lane

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

Agencies: None
Others: None

Presenter: Kip Phillips, MPS Engineering & Design Services Inc.

Public Audience: Craig Applegath & Jane Thompson, 37B Cockburn Lane
(in support of application)

MOTION: 2007-187 Moved by: Bernie Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Minor Variance Application No. **A-2007-0030-H (Malowney)** and grants the following variances:

1. Humphrey Zoning By-law Z200-97 Section 2.117 - Definition of "Reconstruction or Renovation" shall be amended with respect to this property to include the replacement of the existing dwelling unit on the property; and
2. Seguin Zoning By-law 2006-125: Section 4.1.7 - Building Setbacks - a variance of 1.2 m from the required 1.2 m setback of an accessory structure from all other buildings and structures;

in order to allow the replacement and reconfiguration of a cottage that was destroyed by fire.

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.

3.12 Minor Variance Application A-2007-0033-H (Eisentraut)

Location: 79 Little Morgan Bay Road

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

Agencies: None

Others: None

Presenter: Trevor McIvor; Altius Architecture

Public Audience: Ernest Eisentraut

MOTION: 2007-188 Moved by: Bernie Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Minor Variance Application No. **A-2007-0033-H (Eisentraut/Halkiotis)** and grants the following variances:

With respect to Seguin Zoning By-law 2006-125, Section 4.17, Non Complying Lots, Buildings and Structures:

1. A variance of 98.6 sq. m from the allowed Maximum Floor Area Increase of 32.5 sq. m;
2. A variance of 16% from the allowed Maximum Shoreline Width Increase of 20%;
3. A variance of 1.1 m from the allowed Maximum Height Increase of 2 m;
4. A variance of 13.4 sq. m from the allowed Maximum Ground Floor Area of 112 sq. m;

With respect to Seguin Zoning By-law 2006-125, Section 6, Residential Zones:

5. A variance of 2.2% from the allowed Maximum Lot Coverage of 6.5% for structures within 60 m of the shoreline in Section 6.3, Table 6.3;

6. A variance of 1.7% from the allowed Maximum Lot Coverage of 6.5% for structures outside 60 m of the shoreline in Section 6.3, Table 6.3, footnotes to Table 6.2;

With respect to Interim Control By-law 2005-073 as extended by 2006-098:

7. A variance of 49% from the allowed maximum expansion to a non-complying structure of 20%.

in order to allow the expansion of an existing non-complying structure on the property.

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.

4.0 CORRESPONDENCE

No correspondence.

5.0 OTHER BUSINESS

5.1 Application No. A-2007-0017-H (Culligan/Menard)

This matter was heard at the July 11th, 2007 meeting. An error was made in the calculation of the Ground Floor Area and an amended Decision was approved and signed by the Committee in order to rectify the error.

5.2 Identification of Committee Members

Councillor Sainsbury suggested that it may be appropriate for Committee members to have some form of identification with them when conducting site inspections. This could take the form of a Township of Seguin hat, business card or other form of laminated identification tag. This was discussed among the Committee and will be brought back to a future meeting.

5.3 Wording for Condition regarding Building Permit - Extension

This matter was discussed again with draft wording being provided by the Committee to planning staff. There was discussion around what a suitable fee might be for granting an extension of the standard one year condition and it was pointed out that Council would have to pass a by-law to set such a fee.

