



Others: None

Presenter: Mr. & Mrs. Rutley were present to answer questions

Public Audience: None

**MOTION: 2007-198** 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 Application No. **A-2007-0038-F (Rutley)** and grants a variance of 2.42% or 70.48 m<sup>2</sup> from the maximum lot coverage of 8% as set out in Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125 in order to allow the construction of a new one storey detached garage having total area of approximately 49.88 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 Committee decision regarding this Application, all necessary permits or approvals.

**CARRIED.**

### **3.2 Minor Variance Application A-2007-0039-H (Paton)**

Location: 36 Lynx Lane, geographic Township of Humphrey  
Purpose: The property owners wish to construct a new one storey cottage to replace their original cottage on Dyson Lake.

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

Agencies: None

Others: None

Presenter: John Jackson (agent)  
Neil Paton (applicant) also in attendance

Public Audience: None

**MOTION 2007-199** Moved by: Bernie Robbins  
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. A-2007-0039-H (Paton) and grants the following variances:

1. Humphrey Zoning By-law Z200-97 Schedule B - Building Setbacks - a variance of 8.2m from the required 20m front yard setback
2. Seguin Zoning By-law 2006-125: Section 4.1.7 - Building Setbacks - a variance of 8.2m from the required 20m front yard setback
3. Seguin Zoning By-law 2006-125: Section 4.1.7 - Buffer Area - a variance of 6% from the required 90% required front yard buffer area

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the Owner obtain from the Township’s Building Officials, within one year of the date of the Committee decision regarding this Application, all necessary permits or approvals.

**CARRIED.**

**3.3 Minor Variance Application A-2007-0040-H (Jankovic)**

Location: Part Lot 25, Concession 14, geographic Township of Humphrey, designated as Part 1, Plan 42R-13265

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

Agencies: None  
Others: None

Presenter: None

Public Audience: None

**MOTION: 2007-200** Moved by: Todd Hrycyna  
Seconded by: Paul S. Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby APPROVES Application No. A-2007-0040-H (Jankovic) and grants the following variances:

1. A variance of 6.9 m from the minimum front yard of 20 m under Section 6.3, Table 6.2 of Seguin Zoning By-law 2006-125 and under Section 4 and Schedule “B” of Humphrey Zoning By-law Z200-97;
2. A variance of 3.1% or 130 square metres from the maximum lot coverage of 6.75% as set out in Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125 for a property having frontage of 93.5 metres;
3. A variance of 5 m from the minimum rear yard of 10 m under Section 6.3, Table 6.2 of Seguin Zoning By-law 2006-125 and under Section 4 and Schedule “B” of Humphrey Zoning By-law Z200-97;

in order to allow the construction of a dwelling and a boathouse on the subject property in accordance with the owner's specifications.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Committee decision regarding this Application, all necessary permits or approvals.

**CARRIED.**

### **3.4 Minor Variance Application A-2007-0041-C (Mokriy)**

Location: 10 Hilltop Lane, geographic Township of Christie

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

Agencies: None

Others: None

Presenter: Mr. & Mrs. Mokriy were present to answer questions.

Public Audience: None

**MOTION: 2007-201** Moved by: Brian Bannerman  
Seconded by: Bernie Robbins

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. A-2007-0041-C (Mokriy) and grants the following variances:

1. A variance of 9.4 metres from the minimum front yard of 20 metres as required under Section 6.3, Table 6.2 of Seguin Zoning By-law 2006-125
2. A variance of 3 metres from the minimum rear yard of 10 metres as required under Section 6.3, Table 6.2 of Seguin Zoning By-law 2006-125 and under Section 6 and Schedule "B" of Christie Zoning By-law CT100-83;

In order to allow the construction of a new one and a half storey cottage on the footprint of an existing cottage together with the addition of a deck at the waterfront side of the structure.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Committee decision regarding this Application, all necessary permits or approvals.

**CARRIED.**

### 3.5 Minor Variance Application A-2007-0042-H (LUNDY)

Location: 146 Cranberry Cove Drive, geographic Township of  
Humphrey

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

Agencies: None

Others: None

Presenter: Valmore Nichol, Giffels Design-Build Inc.

Public Audience: None

**MOTION: 2007-202** Moved by: Paul Taylor  
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application No. A-2007-0042-H (Lundy) and grants the following variances:

1. A variance of 2.6 m from the required side yard of 5 m as set out in Section 4 and Schedule "B" of Humphrey Zoning By-law Z200-97;
2. A variance of 2.6 m from the required side yard of 5 m as set out in Section 6.3, Table 6.2 of Seguin Zoning By-law 2006-125;
3. A variance of 495.1 square metres from the maximum gross floor area of 750 square metres as set out in Section 1(b)(iv) of Interim Control By-law 2005-073 as extended by Interim Control By-law 2006-098;
4. A variance of 545.1 square metres from the maximum gross floor area of 700 square metres as set out in Footnote (2) to Table 6.3, Section 6.3 of Zoning By-law 2006-125;
5. A variance of 633.54 square metres from the Maximum Dwelling Gross Floor Area of 611.56 square metres calculated in accordance with Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125;

in order to allow an underground safety escape tunnel to be constructed on the subject 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 Committee decision regarding this Application, all necessary permits or approvals.

**CARRIED.**

### 3.6 Minor Variance Application A-2007-0031-H (Buso #1)

Location: 140 Maplehurst Road, geographic Township of  
Humphrey, Lake Rosseau

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

Agencies: None

Others: Joy and Ron Rousseax, 146 Maplehurst Road  
Judy Provencher, 138 Maplehurst Road  
Andy Frame and Joan Frame, 144 Maplehurst Road

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

Public Audience: None

**MOTION: 2007-203** Moved by: Bernie Robbins  
Seconded by: Brian Bannerman

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) dealing with the construction of a cottage and grants the following variances from Township of Seguin Zoning By-law 2006-125:

1. A variance of 2.66% or 74.23 sq. m from the Maximum Lot Coverage of 8% as required under Section 6.3, Table 6.3; and
2. A variance of 49.28 sq. m from the Maximum Dwelling Gross Floor Area of 279.49 sq. m as required under Section 6.3, Table 6.3.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Committee decision regarding this Application, all necessary permits or approvals.
- 2) That the Owner retain an Ontario Land Surveyor to mark out and pin the corners of the cottage and that the surveyor provide written confirmation to the Township that the location of the cottage conforms to the setbacks as required under Township of Seguin Zoning By-law 2006-125 prior to the issuance of a building permit for the cottage.
- 3) That the Owner make application for and obtain approval of a Site Plan Application addressing, but not limited to, additional landscaping and vegetative plantings.

**CARRIED.**

### 3.7 Minor Variance Application A-2007-0034-C (TUCK)

Location: 70B Tally Ho Swords Road, geographic Township of Christie Maple Lake  
Purpose: Variance requested for the construction of a one storey addition having a Gross Floor Area of 32.5 square metres onto an existing non-complying cottage on the shoreline of Maple Lake

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

Agencies: None

Others: None (refer to minutes of August 8, 2007 meeting for letters received)

Presenter: Graham Tuck

Public Audience: Ralph Van Dusen, Tri-Lakes Residents Association

**MOTION: 2007-204** 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 Application No. A-2007-0034-C (Tuck), as revised, and grants the following variances:

1. A variance of 1% or .94 m from the Maximum % of Width expansion of 20% as permitted under Section 4.17 (b) Table 4.1 of Seguin Zoning By-law 2006-125.
2. A variance of 0.3% from the Maximum Lot Coverage of 7% as required under Section 6.3, Table 6.3 of Seguin Zoning By-law 2006-125.
3. A variance of 1.4% or 2.2 sq. m from the Maximum % of expansion to an existing legal non-conforming structure of 20% as permitted under Section 1(b)(v) of Interim Control By-law 2005-073 as extended by Interim Control By-law 2006-098.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtains 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, including a demolition permit for the demolition of the existing sauna structure;
- 2) That prior to the issuance of a building permit for the proposed addition, the owner apply for and obtain approval of a Site Plan Control Approval application (picture) with respect to additional vegetative plantings within the shoreline buffer area.

**CARRIED.**



will be retaining a lawyer and a planner to represent the Township at the Ontario Municipal Board.

#### **5.4 Staff Reports**

The Committee voiced a concern that Staff Reports are not being provided until the day before or the day of the meeting and that this is not providing the Committee with sufficient time for review and consideration of the reports. The Director of Planning indicated that at present the Planning Department is involved in preparation for the Ontario Municipal Board hearing in late October with respect to the new Zoning By-law and the new Official Plan and that once that hearing has finished, it should be possible to return to the practice of having reports available to the Committee by the Thursday or Friday prior to the Committee of Adjustment meeting as this is the target set by the Planning Department.

#### **6.0 ADJOURNMENT**

The Committee adjourned at 5:00 p.m.

<b>MOTION: 2006-206</b>	Moved by:	Brian Bannerman
	Seconded by:	Bernard Robbins

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby adjourn this hearing at 5:40 p.m. on Wednesday, October 10, 2007. The Committee will hold its next hearing at 4:00 pm on Wednesday, November 14, 2007, unless the Secretary-Treasurer of the Committee has not received complete applications for the Committee's consideration.

Respectfully Submitted:

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A. Smith, Chair

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Susan Votour, Secretary-Treasurer