

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday July 9th, 2008 - 4:00 PM
Council Chambers**

Members Present: Alvar Smith (Chair)
Councillor Susan Adams
Councillor Doug Sainsbury
Brian Bannerman
Bernard Robbins
Todd Hrycyna

Staff Present: Adam Kozlowski (Secretary Treasurer & Intermediate
Planner)
Laurel St.Amant (Planning Assistant)

Absent: Paul Taylor

1.0 MINUTES

MOTION: 2008-039

Moved by: Bernard Robbins
Seconded by: Susan Adams

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 June 11th, 2008.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST(S)

None.

3.0 MEETING

3.1 Minor Variance Application A-2008-0020-H (HEIM)

Location: 6 Checker Lane
Purpose: To permit the construction of a boathouse.

Agencies: None

Others: letters from Bernie & Susan Hayhoe, Don & Becky Munnings, Tom & Karen McCullough

Presenter: Lanny Dennis- Wayne Simpson & Associates
Peter Praager

Audience: Karla Heim

MOTION: 2008-040

Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **DEFER** application A-2008-0020-H (HEIM) until such time that a revised application and revised drawings be received.

CARRIED.

3.2 Minor Variance Application A-2008-0021-H (LUNDY)

Location: 146 Cranberry Cove Drive
Purpose: A 0.0m side yard setback where a setback of 2.4m is required for construction of an emergency exit tunnel.

Agencies: None
Others: None

Presenter: None
Audience: None

MOTION: 2008-041

Moved by: Bernard Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **DEFER** application A-2008-0021-H (LUNDY) until such time that a Consent Application for a Boundary Adjustment and required site drawings be received for circulation and consideration.

CARRIED.

3.3 Minor Variance Application A-2007-0049-H (RIZZO)

Location: 1 Mills Lane
Purpose: A variance from the Minimum Required Front Yard Seguin Zoning By-law 2006-125; and a variance from the Minimum Shoreline Buffer Area of Seguin Zoning By-law 2006-125

Agencies: None
Others: None

Presenter: Lanny Dennis - Wayne Simpson & Associates
Audience: None

MOTION: 2008-042

Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **DEFERS** the Request for Minor Variance regarding File No. A-2007-0049-H (RIZZO) until such time that revised building drawings and a revised site plan can be received for circulation and consideration.

CARRIED.

3.4 Minor Variance Application A-2008-0023-H (LANDRY)

Location: 37 Maureen Drive
Purpose: To construct a 46.82 sq.m detached accessory garage in rear yard of property.

Agencies: None
Others: letter from Catherine Byers

Presenter: Edward Stevens
Audience: Juliette Landry

MOTION: 2008-043

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** the Request for Minor Variance regarding File No. A-2008-0023-H (LANDRY) a variance to construct a 46.82 sq.m detached accessory garage in rear yard of property. A variance of 8.1m

from the required 10m rear yard and requires a variance of 2.9% from the required Maximum Lot Coverage of 8%.

CARRIED.

3.5 Minor Variance Application A-2008-0024-C (MCGREGOR)

Location: 33 Johnston Road
Purpose: To permit the construction of a 36.22 square metre deck.

Agencies: None
Others: None

Presenter: None
Audience: None

MOTION: 2008-044

Moved by: Susan Adams
Seconded by: Bernard Robbins

That the Committee of Adjustment for The Corporation of the Township of Seguin (the “Committee”) hereby **APPROVES** the Request for Minor Variance regarding File No. A-2008-0024-C (MCGREGOR) to permit the construction of a 36.22 square metre deck at the front of an existing non-complying dwelling, where the deck is proposed to be setback 12.31 metres from the shoreline of Horseshoe Lake. Section 4.17 a) i) of Seguin Zoning By-law 2006-125 permits the expansion of non-complying structures, provided that the expansion does not increase volume in a required yard. A variance is granted for the construction of the deck within the required 20 metre front yard to Horseshoe Lake.

CARRIED.

4.0 OTHER BUSINESS

None.

5.0 CORRESPONDENCE

No correspondence.

6.0 ADJOURNMENT

The Committee adjourned at 5:00 p.m.

MOTION: 2008-045

Moved by: Bernard Robbins
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby adjourn this hearing at 5:00 p.m. on Wednesday July 9th, 2008. The Committee will hold its next hearing at 4:00 p.m. on Wednesday August 13th, 2008, unless the Secretary-Treasurer of the Committee has not received complete applications for the Committee's consideration.

Respectfully Submitted:

A. Smith, Chair

Adam Kozlowski, Secretary-Treasurer