

THE CORPORATION OF THE TOWNSHIP OF SEGUIN  
COMMITTEE OF ADJUSTMENT  
MINUTES OF MEETING  
Wednesday, August 12, 2009 - 4:00 PM  
Council Chambers

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

Staff Present: Adam Kozlowski, Secretary Treasurer/Intermediate Planner  
Laverne Gleeson, Planning Assistant

1.0 MINUTES

MOTION: 2009-035

Moved by: Susan Adams  
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 July 8, 2009.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

#### 4.0 APPLICATIONS

##### 4.1 Minor Variance Application A-2009-0016-H (SILVER LAKE RESORT)

Location: 7 Silver Point Road  
Purpose: To permit increased floor volume in the required exterior side yard for expansion of Cabin #8 and increased floor volume in the required side yard for dormer expansion on Cabin #1.

Agencies: None  
Others: None  
Presenter: None  
Audience: George DeCristoforo, Applicant  
Tracy Owen, Agent

**MOTION: 2009-036**

Moved by: Bernard Robbins  
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application A-2009-0016-H (SILVER LAKE RESORT) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- a) **Section 4.17 a) i)** to permit a total floor area expansion of 44.78 square metres (Cabin #8) within the required 15 metre exterior side yard.
- b) **Section 4.17 a) i)** to permit a total floor area expansion of 34.37 square metres (Cabin #1) within the required 15 metre interior side yard.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the owner enters into a Site Plan Agreement with the Township prior to the issuance of a building permit, and that the Site Plan Agreement is registered on title of the subject lands within 1 year of the date of Notice of Decision from the Committee of Adjustment.
- 2) That the owner apply for and obtain all required building permit(s) from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

**CARRIED.**

## 4.2 Minor Variance Application A-2009-0019-F (KYS)

Location: 18 Sterner Drive  
Purpose: To recognize a deck constructed without a permit that is attached to the cottage, guest cabin and gazebo, effectively 'linking' these structures.

Agencies: None  
Others: None  
Presenter: Patrick Kys, Applicant  
Audience: None

**MOTION: 2009-037**

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 A-2009-0019-F (KYS) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- **4.1.7 Building Setbacks** - Minimum setback between accessory structures = 1.2 metres. *The cottage, gazebo and guest cabin are connected by a common deck, requiring a variance of 1.2 metres (zero setback currently exists between structures).*

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner/applicant 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-2009-0020-H (HOLINATY)

Location: 26 Meter Road  
Purpose: To permit an increase in lot coverage from the required 8% (9.7% 'existing') to 11% (increase of 3% above By-law requirement, 1.3% above 'existing').

Agencies: None  
Others: Email dated August 13, 2009 appointing Louis Stich as Agent.  
Presenter: None  
Audience: Louis Stich, Agent

**MOTION: 2009-038**

Moved by: Bernard Robbins  
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application A-2009-0020-H (HOLINATY) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- ***Section 6.3 Zone Requirements, Table 6.3 - Maximum Lot Coverage = 8% (146.4 square metres). The garage addition would result in a total lot coverage of 11% (201.5 square metres), requiring a variance of 3% (55.1 square metres).***

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner/applicant 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.
- 2) That the owner removes the 2 existing sheds, as shown on the site sketch, prior to issuance of a building permit for the proposed garage addition.

**CARRIED.**

**4.4 Minor Variance Application A-2009-0021-C (PIGAT)**

Location: 21 Alex Lane  
Purpose: To construct a new single detached dwelling on a vacant parcel.

Agencies: None  
Others: None  
Presenter: Noel Hutchinson, Agent  
Audience: Mark & Lorie-Jane Pigat, Applicants

**MOTION: 2009-039**

Moved by: Bernard Robbins  
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby DEFERS Application A-2009-0021-C (PIGAT) at the request of the Applicant.

**CARRIED.**

#### 4.5 Minor Variance Application A-2009-0022-F (THORDARSON)

Location: 164 Bradshaw Road  
Purpose: To construct an accessory garage having a height of 6.2 metres.

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

**MOTION: 2009-040**

Moved by: Paul Taylor  
Seconded by: Todd Hrycyna

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application A-2009-0022-F (THORDARSON) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- ***Section 4.1.3 Lot Coverage & Height (Accessory Structures), Maximum height = 4.5 metres. The garage requires a height variance of 1.7 metres.***

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner/applicant 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.**

#### 4.6 Minor Variance Application A-2009-0023-H (POTTER)

Location: 1078B Highway 69  
Purpose: To recognize an existing deck setback 6.4 metres to the shoreline of Horseshoe Lake and a covered deck setback 10.6 metres to the shoreline of Horseshoe Lake.

Agencies: None

Others: Correspondence received from:

1. Robert J. Barrett, dated August 12, 2009 - no objections.
2. Mr. and Mrs. Koch, dated August 9, 2009, no objections.
3. MTO - no objections.

Presenter: None

Audience: Melanie Potter, Applicant  
Paul Flindall, Agent

**MOTION: 2009-041**

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 A-2009-0023-H (POTTER) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- ***Section 6.3 Zone Requirements, Table 6.2 - Minimum Front Yard Setback = 20 metres.*** The deck addition is located 6.4 metres from the shoreline, requiring a variance of 13.6 metres. The enclosed porch is located 10.6 metres from the shoreline, requiring a variance of 9.4 metres.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner/applicant 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.
- 2) That all outstanding property taxes be paid in full prior to the issuance of a building permit.

**CARRIED.**

#### 4.7 Minor Variance Application A-2009-0024-F (DICK)

Location: 54 Reptile Museum Road  
Purpose: To renovate an existing 'duplex' structure into an 80 square metre guest cabin and 70 square metre garage.

Agencies: None

Others: Correspondence received from:

1. Keith & Anne Mowling, dated August 11, 2009 - no objection.
2. Melanie & Chris Potter, dated August 10, 2009 - no objection.

Presenter: None

Audience: Anne Mowling, Neighbour

**MOTION: 2009-042**

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 A-2009-0024-F (DICK) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- **4.1.7 Building Setbacks - Minimum setback between accessory structures = 1.2 metres.** *The dwelling to be converted to guest cabin is proposed to be connected through the roof, requiring variance of 1.2 metres (zero setback);*
- **4.1.9 c) Maximum guest cabin floor area = 60 square metres.** *The proposed converted sleeping cabin would have a floor area of 80 square metres, requiring variance of 20 square metres.*

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the existing waterfront cottage be demolished prior to the issuance of a building permit to convert the existing duplex into a guest cabin & garage.
- 2) That the existing cabin be converted into a "storage shed" and relocated in conformity with the Zoning By-law prior to the issuance of a building permit to convert the existing duplex into a guest cabin & garage.
- 3) That the minimum breezeway width between the converted guest cabin and garage be a minimum 1.2 metres.
- 4) That the owner/applicant apply for and obtain a building permit for the proposed guest cabin & garage from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.

**CARRIED.**

#### 4.8 Minor Variance Application A-2009-0025-H (SCHNEIDER)

Location: 8 Shcawsi Trail  
Purpose: To construct a 58.93 square metre recreation accessory structure having a height of 5.25 metres.

Agencies: None  
Others: None  
Presenter: None  
Audience: Bill Hicks, Agent

**MOTION: 2009-043**

Moved by: Bernard Robbins  
Seconded by: Susan Adams

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby APPROVES Application A-2009-0025-H (SCHNEIDER) in accordance with Section 45(1) of the Planning Act and hereby grants variance from the following section(s) of the Zoning By-law:

- ***Section 4.1.3 Lot Coverage & Height (Accessory Structures), Maximum height = 4.5 metres. The structure requires a height variance of 0.75 metres.***

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner/applicant 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.**

**4.9 Minor Variance Application A-2008-0037-H (PATEL)**

Location: 33 Rossmoyne Road  
Purpose: To construct a single-storey 2 slip boathouse on a waterfront lot having 75 metres of by-law frontage.

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

**MOTION: 2009-044**

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 Application A-2008-0037-H (PATEL) at the request of the Planning Department.

**CARRIED.**

5.0 OTHER BUSINESS

None.

6.0 ADJOURNMENT

The Committee adjourned at 5:30 p.m.


MOTION: 2009-045

Moved by: Paul Taylor  
Seconded by: Todd Hrycyna

That the Committee does hereby **adjourn** this hearing at 5:30 p.m. on August 12<sup>th</sup>, 2009. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, September 9<sup>th</sup>, 2009, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:

  
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~~A. Smith, Chair~~  
S. ADAMS, ACTING  
CHAIR

  
\_\_\_\_\_  
Adam Kozlowski, Secretary-Treasurer