

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, December 9, 2009 - 4:00 PM
Council Chambers

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

Staff Present: Adam Kozłowski, Secretary-Treasurer/Intermediate Planner

Absent: Paul Taylor

1.0 MINUTES

MOTION: 2009-067

Moved by: Susan Adams

Seconded by: Brian Bannerman

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby accepts as read and circulated the Minutes of its last hearing that took place November 12, 2009.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

4.0 **APPLICATIONS**

4.1 **Variance Application A-2009-0037-H (PATEL)**

Location: 208 North Sandy Plains Road, Lot 101, Concession B Plan M-274; Lot 8 Parcel 11884 SS; Geographic Township of Humphrey
Purpose: Applicant requests variance from the Committee’s original decision of September 9, 2009 (variance A-2008-0037-H, permit 2 slip boathouse with a maximum dock area of 122.1 square metres) to construct a 167.8 square metre dock, requiring an increase to the dock area of 45.4 square metres.

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

MOTION: 2009-068

Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee of Adjustment hereby **APPROVES** Variance Application A-2009-0037-H (PATEL) in accordance with Section 45 the Planning Act, and hereby grants variance from previous Committee Decision (A-2008-0037-H, dated September 9, 2009) to permit the construction of a 167.5 square metre dock under the 2-slip boathouse, subject to the following conditions:

- 1) That the dock be built in accordance with the location and setbacks as depicted on drawing “Site Plan - Shiraz Patel rev. Nov 12 2009” submitted by John Jackson Planner Inc. and as depicted on drawing “SK-2, Footprint” and drawing “SK-1, Elevation” both dated 13/11/09, prepared by Georgian Engineering.
- 2) That the owner 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.

4.2 Variance Application A-2009-0040-H (KAREG CONSULTING INC.)

Location: 55A Old Portage Road, CON 2 PT LOTS 14 & 15 RP;42R5384 PART 1 TOGETHER WITH R-O-W

Purpose: Applicant requests variance to replace an existing non-complying boathouse and make additions to an existing non-complying dock.

Agencies: None

Others: None

Presenter: Angela Ghikadis (Planscape), Agent for Applicant.

Audience: None

MOTION: 2009-069

Moved by: Bernard Robbins

Seconded by: Susan Adams

That the Committee of Adjustment hereby **APPROVES** Variance Application A-2009-0040-H (KAREG CONSULTING INC.) in accordance with Section 45 of the Planning Act, and hereby grants variance from the following sections of the Zoning By-law:

- Section 4.28 c) (minimum side yard setback = 15 metres) in order to construct the new boathouse approximately 0.9 metres from the side lot line projection (identical location of existing boathouse), requiring variance of 14.1 metres.
- Section 4.28.1, Table 4.4 (maximum boathouse floor area = 121 square metres), in order to construct the new boathouse having a footprint of 128.9 square metres, requiring variance of 7.9 square metres.
- Section 4.17 a) i) (expansion of non-complying structure), in order to construct a 16.8 square metre addition onto the existing non-complying dock that is located within the required 15 metre side yard setback.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the boathouse and dock structures be built in substantial conformity to the drawings and dimensions submitted with this application.
- 2) That the owner 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 Variance Application A-2009-0038-H (BROWN/JEAN-MARIE)

Location: 282 Jean-Marie Road, CON 1 PT LOT 17 PT SHORE RD; ALLOW RP 42R5458 PARTS 12 TO;17 PCL 19571 AND 7336 SS

Purpose: Applicant requests lot coverage and dock projection variances to construct a boathouse and dock addition.

Agencies: None

Others: Letter from John & Anne Harvey - No objection.

Presenter: Christie Hamilton (MPS Engineering), Agent for Applicant.

Audience: None

MOTION: 2009-070

Moved by: Todd Hrycyna

Seconded by: Doug Sainsbury

That the Committee of Adjustment hereby **APPROVES** Variance Application A-2009-0038-H (BROWN/JEAN-MARIE) in accordance with Section 45 of the Planning Act, and hereby grants variance from the following sections of the Zoning By-law:

- Section 6.3, Table 6.3 (maximum lot coverage = 7.5%) where the total lot coverage proposed is 8.7%, requiring a variance for 1.2% additional lot coverage.
- Section 4.28.2 (d) (Maximum dock projection from shoreline = 15 metres) where the proposed new dock is located 16.8 metres from the shoreline, requiring variance of 1.8 metres.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the boathouse and dock structures be built in substantial conformity to the drawings and dimensions as prepared by MPS Engineering and submitted with this application.
- 2) That the owner 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.

4.4 Variance Application A-2009-0039-H (ALGONQUIN ENTERPRISES INC.)

Location: 23 Appledale Road, Con 7 Pt Lot 30 RP 42R 6220; Part 1 to 4 & 17 to 20; Subject/together with ROW PCL 20260 S/S
Purpose: Applicant requests front yard setback variance for new septic tank.

Agencies: None
Others: None
Presenter: Wayne Moore (Cottage Country Environmental Services) Agent for Applicant.
Audience: None

MOTION: 2009-071

Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee of Adjustment hereby **APPROVES** Variance Application A-2009-0039-H (ALGONQUIN ENTERPRISES INC.) in accordance with Section 45 of the Planning Act, and hereby grants variance from the following sections of the Zoning By-law:

- Section 6.3, Table 6.2 (minimum front yard setback = 20 metres) where the septic tank is located 15 metres from the shoreline, requiring variance of 5 metres.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the owner receive “final approval” from the North Bay Mattawa Conservation Authority for the installed septic system within 1 year of the date of Notice of Decision from the Committee of Adjustment.

CARRIED.

5.0 OTHER BUSINESS

None.

6.0 ADJOURNMENT


MOTION: 2009-072

Moved by: Susan Adams
Seconded by: Bernard Robbins


That the Committee does hereby **adjourn** this hearing at 4:30p.m. on December 9, 2009. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, January 13, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:



Alvar Smith, Chair



Adam Kozlowski, Secretary-Treasurer