

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, February 11, 2009 - 4:00 PM
Council Chambers**

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

Regrets: Brian Bannerman

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

1.0 MINUTES

MOTION: 2009-005

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 January 14th, 2009.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST(S)

None.

3.0 HEARINGS

3.1 Minor Variance Application A-2008-0037-H (PATEL)

Location: 33 Rossmoyne Road
Purpose: permit the construction of a single-storey 2 slip boathouse and 1 slip boat port on a waterfront lot having 75 metres of By-law frontage.

Agencies: None
Others: None
Presenter: John Jackson, Agent for Applicant
Audience: None

MOTION: 2009-006

Moved by: Doug Sainsbury
Seconded by: Todd Hrycyna

That the Committee hereby DEFERS the Request for Minor Variance A-2008-0037-H (PATEL) until such time that additional background information on the proposed variance is received by Committee.

CARRIED.

3.2 Minor Variance Application A-2008-0040-H (TAJOE LTD.)

Location: 78A Scully Road
Purpose: construction of a new dock and 1.5 storey, 2 slip boat house with 1 boat port; where the new dock and decking is proposed to have a floor area of 194.9 square metres; to permit the dock to project 26.37 metres from the shoreline and for the boathouse to project 25.3 metres from the shoreline; where the proposed boathouse has a length of 14.6 metres.

Agencies: None
Others: None
Presenter: Michael Kelly, Agent for Applicant
Audience: John Robert Carley, Project Architect

MOTION: 2009-007

Moved by: Brian Bannerman
Seconded by: Susan Adams

That the Committee hereby APPROVES Application A-2008-0040-H (TAJOE LTD.) as meeting all four tests of Section 45(1) of the Planning Act, and grants variance from the following sections of the Zoning By-law:

- 1) **Section 4.28.1 Table 4.4: Maximum boathouse length**
Required: 11 metres
Proposed: 14.6 metres
Variance: 3.6 metres
- 2) **Section 4.28.1 i) Maximum boathouse projection into water**
Required: 15 metres
Proposed: 25.3 metres
Variance: 10.3 metres
- 3) **Section 4.28.2 d) Maximum dock projection into water**
Required: 15 metres
Proposed: 26.37 metres
Variance: 11.37 metres
- 4) **Section 4.28.2 e) Maximum combined surface area of docks & decks**
Required: 168 square metres
Proposed: 194.9 square metres (167.4 square metres total docking, 27.5 square metres total decking)
Variance: 26.9 square metres

SUBJECT TO THE FOLLOWING CONDITION:

- 1) That the applicant apply for and obtain a building permit for the additions/renovations constructed on the boathouse, from the Township's Chief Building Official, within 1 year of the date of Committee's decision.

CARRIED.

3.3 Minor Variance Application A-2009-0001-H (LOUIS)

Location: 183 Jean Marie Road
Purpose: to permit the replacement of a 49.5 square metre boat house with an identically-sized boat port; to construct a new 49.5 square metre, single slip, single storey boathouse on a new 76.5 square metre dock; where the combined length of the new structure would be 13.41 metres; where the proposed new dock would be located 4.5 metres from the side lot line projection and the proposed new boathouse would be located 5.48 metres from the side lot line projection; where the proposed boathouse and existing dwelling would have a total overall lot coverage of 10.8%.

Agencies: None
Others: None
Presenter: Mike Shruiff, Agent for Applicant
Audience: None

MOTION: 2009-008

Moved by: Todd Hrycyna
Seconded by: Paul Taylor

That the Committee hereby APPROVES Application A-2009-0001-H (LOUIS) as meeting all four tests of Section 45(1) of the Planning Act, and grants variance from the following sections of the Zoning By-law:

- 1) **Section 4.28 c) Table 4.3 - Minimum side lot line projection setback**
Required: 12.5 metres
a) Proposed: 4.5 metres (Boathouse)
b) Proposed: 5.48 metres (dock)
a) *Variance: 8 metres (boathouse)*
b) *Variance: 7.02 metres (dock)*
- 2) **Section 4.28.1 j) ii) Table 4.4 - Maximum boathouse length**
Required: 11 metres
Proposed: 13.41 metres
Variance: 2.41 metres
- 3) **Section 6.3, Table 6.3 - Maximum lot coverage within 60 metres of shoreline**
Required: 8% (164.96 square metres)
Proposed: 10.8% (222.7 square metres)
Variance: 2.8% (57.74 square metres)

SUBJECT TO THE FOLLOWING CONDITION:

- 1) 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, where such permit shall require Transport Canada and/or Ontario Ministry of Natural Resources approval for construction.

CARRIED.

4.0 OTHER BUSINESS

None.

5.0 CORRESPONDENCE

None.

6.0 ADJOURNMENT

The Committee adjourned at 4:57 p.m.

MOTION: 2009-009

Moved by: Susan Adams
Seconded by: Bernard Robbins

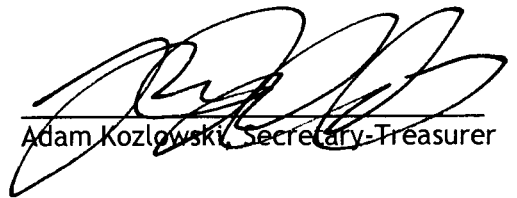
That the Committee does hereby **adjourn** this hearing at 4:57 p.m. on February 11th, 2009. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, March 11th, 2009, unless the Secretary-Treasurer of the Committee has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:



A. Smith, Chair



Adam Kozlowski, Secretary-Treasurer