

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, June 10, 2009 - 4:00 PM
Council Chambers

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

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

1.0 MINUTES

MOTION: 2009-022

Moved by: Susan Adams
Seconded by: Bernard Robbins

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 May 13th, 2009.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

4.0 APPLICATIONS

4.1 Minor Variance Application A-2009-0010-F (DION)

Location: 6 Rosecliff Point
Purpose: To reduce the required front yard setback and increase total lot coverage for the construction of a new deck.

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

MOTION: 2009-023

Moved by: Doug Sainsbury
Seconded by: Paul Taylor

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **DEFERS** A-2009-0010-F (DION) pending submission of a revised application. In accordance with Township of Seguin By-law No. 2009-012 "Schedule A", a \$600 deferral fee shall apply prior to rescheduling this application; a \$250 re-circulation fee shall apply to an amended application requiring new Notice of Public Meeting.

CARRIED.

4.2 Minor Variance Application A-2009-0011-C (DEANE)

Location: 127 Star Lake Woods Road
Purpose: to permit the construction of a 1.5 storey, 66.89 square metre detached garage, requiring height and lot coverage variance.

Agencies: None
Others: None
Presenter: None
Audience: Leighton Zook, Agent for Applicant

MOTION: 2009-024

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-2009-0011-C (DEANE) in accordance with Section 45(1) and (2) of the Planning Act, the Township of Seguin Official Plan, and hereby grants variance from the following section(s) of the Zoning By-law:

- **Section 4.1.3 (Accessory Structure Lot Coverage and Height)** Maximum Height = 4.5 metres; where the Applicant has proposed the garage height to be 5.03 metres, requiring a variance of 0.53 metres.
- **Section 6.3, Table 6.3 Maximum Lot Coverage = 8% (186 square metres) within 60 metres of the shoreline;** where the proposed garage, in conjunction with the existing dwelling, decks and gazebo, would constitute a total lot coverage of 10.3% (241.2 square metres), requiring a variance of 2.3% (55.2 square metres).

SUBJECT TO THE FOLLOWING CONDITIONS:

- 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.
- 2) That an Ontario Land Surveyor provide verification to the Township of compliance with the Committee’s decision by verifying in writing that the detached garage be no higher than 5.03 metres (measured from grade to the mid point between the eaves and peak of the roof); and that the garage have a floor area no greater than 66.9 square metres.

CARRIED.

4.3 Minor Variance Application A-2009-0012-F (PERKINS)

Location: 17 Shoebottom Road
Purpose: To permit reduction of the front yard setback for the construction of an addition onto an existing non-complying dwelling.

Agencies: None
Others: E-mail from Jo Ann Poglitsch, No Objection to application
Presenter: Wade Perkins, Agent for Applicant
Audience: None

MOTION: 2009-025

Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **denies** Application A-2009-0012-F (PERKINS) as not meeting the four tests of variance as outlined in Section 45(1) of the Planning Act. It is the opinion of the Committee that this Application does not maintain the general intent of the Zoning By-Law and the Official Plan, is not appropriate development, and is not deemed to be "minor".

CARRIED.

5.0 OTHER BUSINESS

None.

6.0 ADJOURNMENT

The Committee adjourned at 4:40 p.m.

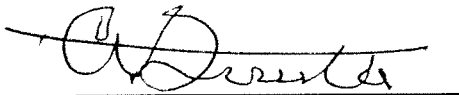
MOTION: 2009-026


Moved by: Paul Taylor
Seconded by: Doug Sainsbury

That the Committee does hereby **adjourn** this hearing at 4:40 p.m. on June 10th, 2009. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, July 8th, 2009, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:


A. Smith, Chair


Adam Kozlowski, Secretary-Treasurer