

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, March 10, 2010 - 4:00 PM
Council Chambers**

Members Present: Susan Adams
Todd Hrycyna
Bernard Robbins
Brian Bannerman
Paul Taylor

Staff Present: Adam Kozlowski, Secretary-Treasurer/Intermediate Planner
Lori West, Planning Assistant
Debbie Swim, Chief Building Official

Absent: Alvar Smith
Doug Sainsbury

1.0 MINUTES

MOTION: 2010-012

Moved by: Brian Bannerman
Seconded by: Paul Taylor

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 February 10, 2010.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

4.0 APPLICATIONS

4.1 Minor Variance Application A-2010-0005-F (GIBBON)

Location: Plan 264 Lot 23 Pt Shore Rd Allowance
and RP 241147 Part 15

Purpose: The applicant proposes an 8.9 square metre extension onto an existing screened porch, and seeks relief from the following Sections of the Zoning By-law:

- *Section 6.3, Table 6.2 - Minimum front yard setback = 20 metres*, where the screened porch would be located 19 metres from the shoreline, requiring variance of 1 metre.
- *Section 6.3, Table 6.3 - Maximum lot coverage = 7.5%*, the extension of the screened porch would result in a lot coverage of 10.1%, requiring variance of 2.6% (or 0.29% above the *existing legal non-complying lot coverage*).

Agencies: None
Others: None
Presenter: Bruce & Susan Gibbon
Audience: None

MOTION: 2010-013

Moved by: Brian Bannerman
Seconded by: Todd Hrycyna

That the Committee hereby **approves** Application A-2010-0005-F (GIBBON) in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) 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 Minor Variance Application A-2010-0006-C (DUFF)

Location: Plan 267, Lot 24 (Former Township of Christie)

Purpose: The applicant proposes to live in existing seasonal dwelling during construction of a new 162 square metre year-round dwelling, and seeks relief from the following section of the Zoning By-law:

- **Section 4.6 Dwelling Units per Lot** = 1, where the applicant requests to have 2 dwellings on one lot on a temporary basis.

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

MOTION: 2010-014

Moved by: Brian Bannerman
Seconded by: Paul Taylor

That the Committee hereby approves Application A-2010-0006-C (DUFF) in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) The Owner obtains a demolition permit for the existing dwelling prior to issuance of a building permit for the new dwelling.
- 2) The Owner apply for and obtain a building permit for the proposed new dwelling from the Township's Chief Building Official within 1 year of the date of Notice of Decision from the Committee of Adjustment.
- 3) The existing dwelling shall be completely demolished within 6 months of occupancy of the new dwelling.
- 4) Occupancy of the existing dwelling shall cease upon occupancy of the new dwelling.

CARRIED.

4.3 Minor Variance Application A-2010-0007-H (FOSTER)

Location: Con 2 and 3 part lots 7 and 8: 42R8347 Part 3 RP 42R14316;
Parts 2 and 3 RP 42R16704; Part 1 PCL 21873SS Lake Rosseau
(Former Township of Humphrey)

Purpose: The applicant proposes to install an inclinor (with an associated 3.72 square metre landing platform) from the cottage down to the shoreline, and seeks relief from the following section of the Zoning By-law:

- *Section 6.3, Table 6.2 -Minimum front yard setback = 20 metres*, where the inclinor and platform would be setback 5 metres from the shoreline, requiring variance of 15 metres.

Agencies: None
Others: None
Presenter: John Weinstein - Agent
Audience: None

MOTION: 2010-015

Moved by: Brian Bannerman
Seconded by: Bernard Robbins

That the Committee hereby **approves** Application A-2010-0007-H (FOSTER) in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the owner receive exemption from By-law 2008-103 (Tree Cutting) and/or By-law 2008-105 (Placing of Fill) from Council, if necessary.

CARRIED.

4.4 Minor Variance Application A-2010-0008-H (REID)

Location: Con 6 Part Lots 27 and 28 RP; 48R13430 Parts 2 and 4 and RP 42R-17880 Part 1 (Former Township of Humphrey)

Purpose: The applicant proposes to construct a 153 square metre 1.5 storey garage, proposed to have a washroom on the ground floor and a 24.5 square metre “mezzanine” (containing an “exercise room”) within the upper half storey, and seeks relief from the following sections of the Zoning By-law:

- **Section 4.10 Human Habitation (in accessory structures):** where human habitation is only permitted within the upper ½ storey of a boathouse, garage, or within a guest cabin, and where only ONE 1.5 storey boathouse, garage, or guest cabin shall be permitted on a lot. The subject lands contain a seasonal dwelling and two storey boathouse with living accommodations on the 2nd storey, *requiring variance to permit a 1.5 storey detached garage with habitable space within the ½ storey.*
- **Section 13 Definitions - Habitable Room:** where a habitable room to provide living, dining, sleeping or kitchen accommodation is not permitted in a private garage; the applicant proposes a washroom on the ground floor of the garage, *requiring variance to permit the washroom use (considered as “living accommodation”) that is not permitted in a garage.*

Agencies: None
Others: None
Presenter: Greg Corbett, Planscape - Agent
Audience: None

MOTION: 2010-016

Moved by: Brian Bannerman
Seconded by: Bernard Robbins

That the Committee hereby **refuse (in part)** Application A-2010-0008-H (REID), in accordance with Section 45 of the Planning Act, for the following reasons:

- 1) The washroom use does not maintain the intent of the Official Plan.
- 2) The washroom use does not maintain the intent of the Zoning By-law.
- 3) The washroom use on the ground floor of the garage is not appropriate development
- 4) The washroom use variance is not “minor”

MOTION: 2010-017

Moved by: Todd Hrycyna
Seconded by: Paul Taylor

That the Committee hereby **approve (in part)** Application A-2010-0008-H (REID), in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the proposed ½ storey “mezzanine” of the garage be used as an “exercise room” only, and that sleeping, guest, and/or living accommodations are not permitted within the ½ storey.
- 2) 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.

4.5 Minor Variance Application A-2010-0009-H (ADAMS)

Location: Con B Part of Lot 104, PCL 6910 S/S (Former Township of Humphrey)

Purpose: The applicant proposes to construct a 43.8 square metre detached accessory storage structure (applicant indicates a “quonset hut” style building) having a height of 3.5 metres, and seeks relief from the following section of the Zoning By-law:

- *Section 10.3, Table 10.2 Interior side yard setback = 10 metres*, where the accessory storage structure would be located 1.5 metres from the side lot line, requiring variance of 8.5 metres.

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

MOTION: 2010-018

Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee hereby approves Application A-2010-0009-H (ADAMS) in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) 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.

5.0 OTHER BUSINESS

None.

2.0 ADJOURNMENT


MOTION: 2010-019

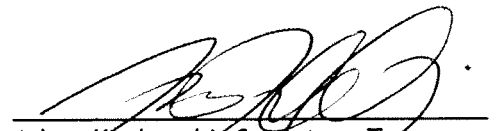
Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee does hereby adjourn this hearing at 4:55 p.m. on Wednesday March 10, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, April 14, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:


Susan Adams, Deputy Chair


Adam Kozlowski, Secretary-Treasurer