

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, May 12, 2010 - 4:00 PM
Council Chambers**

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

Staff Present: Adam Kozlowski, Secretary-Treasurer/Intermediate Planner
Lori West, Planning Assistant

1.0 MINUTES

MOTION: 2010-024

Moved by: Brian Bannerman
Seconded by: Alvar Smith

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 April 14, 2010.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

4.0 APPLICATIONS

4.1 Minor Variance Application A-2010-00012-H (SHANNON)

Location: CON 14 PT LOT 25 PT;RD ALLOW RP 42R13265 PARTS 1;AND 2
(Former Township of Humphrey)
Address: 230 North Sandy Plains Rd.

Purpose: The applicant proposes to construct a new 72.5 square metre, 1.5 storey detached garage (with Bunkie on ½ storey), and seeks relief from the following sections of the Zoning By-law:

- 1) Section 6.3 Table 6.2 Minimum front yard setback = 20 metres. The proposed garage would be located 16.8 metres from the shoreline, requiring variance of 3.2 metres.
- 2) Section 6.3 Table 6.3 Maximum lot coverage = 6.25%. The proposed garage and other existing structures would result in lot coverage of 9%, requiring variance of 2.75%.
- 3) Section 4.1.9 d) Maximum accessory structure height = 4.5 metres. The garage would have a height of 5.1 metres, requiring variance of 0.6 metres.
- 4) Section 6.3 Table 6.2 Minimum rear yard setback = 10 metres. The garage would be setback 5.5 metres from the rear lot line, requiring variance of 4.5 metres.

Agencies: None
Others: None
Presenter: Michael Kelly, Agent
Audience: None

MOTION: 2010-025

Moved by: Brian Bannerman
Seconded by: Bernard Robbins

That the Committee hereby **approve** Application A-2010-0012-H (SHANNON), 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-2010-00013-H (KITTEL)

Location: CON 5 PT LOT 32 PCL 5577 & 25800 S/S; (Former Township of Humphrey)
Address: 34 Bluebird Rd

Purpose: The applicant proposes to demolish the old boathouse and dock , and replace with a new 155 square metre 1 slip boathouse + 1 slip boat port, and seeks relief from the following sections of the Zoning By-law:

- 1) Section 4.28 c), Table 4.3 Minimum side yard projection setback = 12.5 metres. The proposed new dock and boathouse would be located 2.5 metres from the projection setback, requiring variance of 10 metres.
- 2) Section 4.28.1 j) ii) Table 4.4 Maximum boathouse length = 11 metres. The proposed boathouse is 13.4 metres in length, requiring variance of 2.4 metres.

Agencies: None
Others: Sandra Kittel - Owner
Presenter: Ken Cohen - Agent
Audience: None

MOTION: 2010-026

Moved by: Alvar Smith
Seconded by: Brian Bannerman

That the Committee hereby **approve** Application A-2010-0013-H (KITTEL), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the proposed boathouse be constructed in conformity with the drawings submitted with this variance 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 Minor Variance Application A-2010-00014-H (COADY)

Location: CON 5 & 6 PT LOT 10 RP;42R4041 PARTS 1 2 3 & 5 PLAN;278 LOT 1;
(Former Township of Humphrey)
Address: 48 Birch Blvd.

Purpose: The applicant has modified the original dwelling plans, and now proposes to construct a new 254 square metre cottage having setbacks of 15.5 metres to the deck, and 15.7 metres to the dwelling, and seeks relief from the following section of the Zoning By-law:

1) Section 6.3, Table 6.2 Minimum front yard setback = 20 metres. The proposed cottage would be setback 15.5 metres (deck) and 15.75 (cottage) from the shoreline of Sucker Bay, requiring variances of 4.5 metres and 4.25 metres.

Agencies: None
Others: None
Presenter: Bill Coady - Owner
Audience: None

MOTION: 2010-027

Moved by: Doug Sainsbury
Seconded by: Paul Taylor

That the Committee hereby **approve** Application A-2010-0014-H (COADY), in accordance with Section 45 of the Planning Act, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That an Ontario Land Surveyor provide verification to the Township of compliance with Committee's decision by a) pinning the footings and b) verifying in writing prior to construction that the decks are setback no closer than 15.5 metres, and that the dwelling is setback no closer than 15.7 metres to the shoreline of Sucker Bay.
- 2) That an Ontario Land Surveyor provide verification to the Township that the proposed cottage and decks comply with the required maximum lot coverage provision.
- 3) 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 Minor Variance Application A-2010-00015-H (TABUCHI)

Location: CON CON 10 PT LOT 31 PT RDAL RP;42R15641 PARTS 1 2; (Former Township of Humphrey)
Address: 29 Henrys Trail

Purpose: The applicant proposes to construct a new 206.8 square metre cottage, and seeks relief from the following sections of the Zoning By-law:

- 1) Section 6.3, Table 6.2 Front yard setback = 20 metres. Proposed cottage would be located 7.8 metres and 10.4 metres from shoreline (variance of 12.2 metres and 9.6 metres). Front deck would be located 5.2 metres and 7.3 metres from shoreline (variance of 14.8 metres and 12.7 metres).
- 2) Section 6.3, Table 6.3 Maximum lot coverage = 8%. Proposed cottage and decks + other existing structures would result in lot coverage of 8.34%, requiring variance of 0.34%.

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

MOTION: 2010-028

Moved by: Paul Taylor
Seconded by: Doug Sainsbury

That the Committee hereby defers Application A-2010-0015-H (TABUCHI) at the request of the Applicant.

CARRIED.

5.0 OTHER BUSINESS

None.

6.0 ADJOURNMENT

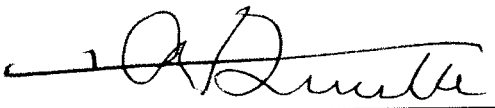
MOTION: 2010-029

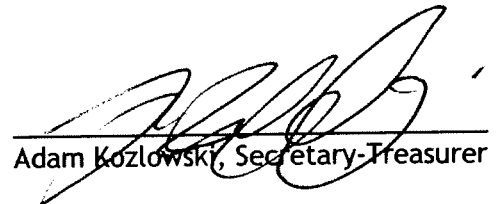
Moved by: Todd Hrycyna
Seconded by: Bernard Robbins

That the Committee does hereby adjourn this hearing at 4:21 p.m. on Wednesday May 12, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, June 9, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:


~~Susan Adams, Deputy Chair~~ AS
AL SMITH, CHAIR


Adam Kozlowski, Secretary-Treasurer