

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT**

DRAFT MINUTES

A regular hearing of the Committee of Adjustment for The Corporation of the Township of Seguin was held as follows.

SCHEDULED TIME / DATE: 4:00 p.m., December 14th, 2005

TIME / DATE:

LOCATION: Council Chambers, Seguin Municipal Building, 5 Humphrey Drive, Parry Sound, Ontario, P2A 2W8

MEMBERS PRESENT: Alvar Smith (Chairman), Councillor Bill Jameson, Councillor

Doug Sainsbury, Susan Adams, Howard Hood, Bernard Robbins and Brian Bannerman

MEMBERS

ABSENT:

STAFF PRESENT: Ross Cotton, Secretary-Treasurer & Director of Planning; Ali

Chapple, Planner; Kyle Hillman, Co-op Student; Jamie Robinson, Planner for Meridian Consulting Company.

CALL TO ORDER:

Approximately 4:00 p.m. on December 14th, 2005, the Chairman called the meeting to order. Also, the Chairman asked for and received approval for the Agenda.

Then, the Chairman requested and received approval of the Minutes for the Committee Hearing on November 9th, 2005.

DISCLOSURE OF PECUNIARY INTEREST(S):

Then, the Chairman requested that the Committee members disclose for the record any pecuniary interest(s). None were disclosed.

RESOLUTIONS CONSIDERED BY THE COMMITTEE:

2005-32 Sainsbury / Adams

Carried

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 on November 9th, 2005.

2005-33 Sainsbury / Adams

Carried

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Zoning By-law No. Z200-97, as amended, and for Minor Variance to Interim Control By-law No. 2005-073, as amended, regarding File No. A20/2005-H (LEGGETT; Julie) subject to the conditions as set out by the Decision of the Committee in this matter.

2005-34 Robbins / Jameson

Carried

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Zoning By-law No. Z200-97, as amended, regarding File No. A17/2005-H (Neville/Miller) subject to the conditions as set out by the Decision of the Committee in this matter.

2005-35 Bannerman / Adams

Carried

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Zoning By-law

No. Z200-97, as amended, regarding File No. A18/2005-H (Ross; Joseph) subject to the conditions as set out by the Decision of the Committee in this matter.

2005-36 Sainsbury / Adams

Carried

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Zoning By-law No. Z200-97, as amended, regarding File No. A19/2005-H (BORIS; Leslie) subject to the conditions as set out by the Decision of the Committee in this matter.

2005-37 Bannerman / Adams

Carried

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") does hereby **adjourn** this hearing at 5:38 p.m. on Wednesday, December 14th, 2005. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, January 18th, 2006, unless the Secretary-Treasurer of the Committee has not received complete applications for the Committee's consideration.

DEPUTATIONS HEARD & DISCUSSION BY COMMITTEE:

A 20/2005-H (LEGGETT; Julie)

Lanny Dennis, the Agent representing Julie Leggett, gave a presentation on the purpose and effect of the application. Mr. Dennis distributed a computer enhanced photograph of what the site may look like with the proposed cottage. He also indicated that the maximum height of the cottage would be 22 feet and that a 1 ½ storey boathouse was in the future plans for the cottage. A copy of the D'Onofrio email dated December 13, 2005 was distributed to Mr. Dennis and the Committee by Ross Cotton. Photographs of the site were reviewed. Bernie Robbins indicated that the lot was a difficult one to build on and that he had no objections provided the vegetation is preserved. Jamie Robinson, Planner from Meridian Planning Consultants who had prepared the Leggett planning report for the Committee, explained the merits of using site plan control to ensure that vegetation is preserved on the property.

A 17/2005-H (Neville/Miller)

No representatives were present for Neville/Miller. Site photographs were reviewed. There was discussion about a tree planting plan being applied as a condition of approval.

A18/2005-H (ROSS; Joseph)

Mr. Ross was present and spoke briefly about why some of his buildings were constructed without a permit and on Township property. Site photographs were reviewed.

A19/2005-H (BORIS; Leslie)

Les Boris was in attendance and made a presentation to the Committee. Mr. Boris explained to the Committee that his dock was not in conformity due to the shallow depth of water in front of his cottage, and a mistake made in the construction process. Mr. Boris also provided the following supplementary materials: Copies of a Township of Humphrey letter dated August 12, 1997; Plans # 95-15; Boathouse plans; Set of photographs 5a-5g.

Other Business

Discussion ensued regarding the next Committee of Adjustment meeting date and it was decided that it would be January 18th 2006 to facilitate the timing process for Staff over the holidays.

CHAIRMAN
Alvar Smith

SECRETARY-TREASURER
Ross Cotton