

Written comments received and read into the public record (see file for details):

Agencies: None

Others: None

Presenter: Mr. Culligan was in attendance to answer questions but did not make a formal presentation.

Public Audience: None

MOTION: 2007-168 Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Township of Seguin Zoning By-law No. 2006-125, as amended, regarding File No. **A-2007-0017-H (Culligan/Menard)** to permit a 7.45 sq. metre variance from the Maximum Ground Floor Area of 139 sq. m and 5% (0.74 m) from the permitted 60% width expansion, all as set out in Table 4.1(c), to allow for the construction of a 33.45 sq. metre sunroom onto a dwelling located within 15 metres and 20 metres from the shoreline of Lake Rosseau.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Township Committee decision regarding this Application, all necessary permits or approvals.

CARRIED.

3.2 Minor Variance Application A-2007-0018-H Nyers

Location: 30A Kenozha Road, geographic Township of Humphrey

Written comments received and read into the public record (see file for details):

Agencies: None

Others: Ken and Carol Wildgoose, 40 John Lyons Road, Markham, Ontario L3P 3H4
Graham Allen (no address provided)
1544013 Ontario Inc., 183 Sheppard Avenue West, Toronto,
Ontario M2N 1M9
Joyce Grant and Don Grant (no address provided)
Wayne Spearin and Brian Spearin (no address provided)
Rada Walsh and Robyn Scott (no address provided)

Presenter: Mr. & Mrs. Nyers were in attendance to answer questions but did not make a formal presentation.

Public Audience: None

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Township Committee decision regarding this Application, all necessary permits or approvals.

CARRIED.

3.5 Minor Variance Application A-2007-0016-F (Leitch)

Location: 53 Bartlett Drive

Written comments received and read into the public record (see file for details):

Agencies: None

Others: Rick and Lorraine McEwen
R.R.#1, Hwy. #124, Parry Sound, Ontario P2A 2W7

Presenter: Mark and Heather Leitch were present to answer questions but did not make a formal presentation.

Public Audience: Rick and Lorraine McEwen

MOTION: 2007-172 Moved by: Susan Adams
Seconded by: Brian Bannerman

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Township of Seguin Zoning By-law No. 2006-125, as amended, and of the Township of Foley Zoning By-law 93-1000, as amended, regarding File No. **A-2007-0016-F (Leitch)** to permit the construction of a two storey addition of approximately 292.08 square metres to the existing dwelling unit based on the following variances:

- 1.) a variance of 2.5 m from the minimum required side yard of 5.0 m as set out in Section 5.02 and Schedule "B" of Township of Foley Zoning By-law 93-1000; and
- 2.) With respect to Township of Seguin Zoning By-law 2006-125:
 - (i) a variance of 2.5 m from the minimum required side yard of 5.0 m as set out in Section 10.3, Table 10.2; and
 - (ii) A variance of 2 square metres from the maximum lot coverage of 5% as set out in Section 10.3, Table 10.2;

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Township Committee decision regarding this Application, all necessary permits or approvals.

CARRIED.

3.6 Minor Variance Application A-2007-0022-F (Abramov)

Location: 88 Goddard Crescent, geographic Township of Foley

Written comments received and read into the public record (see file for details):

Agencies: None

Others: None

Presenter: None

Public Audience: None

MOTION: 2007-173 Moved by: Todd Hrycyna
Seconded by: Doug Sainsbury

That the Committee of Adjustment for The Corporation of the Township of Seguin (the "Committee") hereby **approves** the Request for Minor Variance of the Township of Seguin Zoning By-law No. 2006-125, as amended, and to Interim Control By-law 2005-073 as extended by Interim Control By-law 2006-098 regarding File No. **A-2007-0022-F (ABRAMOV)**, to permit the construction of an addition having total area of 85 sq. m to an existing non-complying dwelling unit based on the following variances:

1. Interim Control By-law 2005-073 as extended by Interim Control By-law 2006-098: A variance of 93% from the maximum expansion of 20% of the existing gross floor area of an existing legal-non-complying residential dwelling as set out in Section 1(b)(v); and
2. Seguin Zoning By-law 2006-125: A variance of 29 sq. m from the maximum floor area increase of 56 sq. m to an existing legal non-complying detached dwelling as set out in Section 4.17 (c).

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the Owner obtain from the Township's Building Officials, within one year of the date of the Township Committee decision regarding this Application, all necessary permits or approvals.

CARRIED.

4.0 CORRESPONDENCE

No correspondence.

5.0 OTHER BUSINESS

5.1 Draft wording for building permit condition

A draft of the proposed changes to the condition regarding obtaining a building permit, a copy of which is attached as Schedule 'A' to these minutes, was presented to the Committee for review. The Committee will consider the change and discuss at a future meeting.

6.0 ADJOURNMENT

The Committee adjourned at 5:10 p.m.

MOTION: 2006-174	Moved by:	Bernard Robbins
	Seconded by:	Susan Adams

THAT THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN (THE "COMMITTEE") DOES HEREBY ADJOURN THIS HEARING AT 5:10 P.M. ON WEDNESDAY, JULY 11, 2007. THE COMMITTEE WILL HOLD ITS NEXT HEARING AT 4:00 PM ON WEDNESDAY, AUGUST 8, 2007, UNLESS THE SECRETARY-TREASURER OF THE COMMITTEE HAS NOT RECEIVED A COMPLETE APPLICATION FOR THE COMMITTEE'S CONSIDERATION.

Respectfully Submitted:

A. Smith, Chair

Susan Votour, Secretary-Treasurer

Schedule "A"

Draft wording for building permit condition:

SUBJECT TO THE FOLLOWING CONDITIONS:

- 2) That the Owner obtain from the Township's Building Officials, within one year of the date of the Township Committee decision regarding this Application, all necessary permits or approvals.

If the Owner is unable to comply with this condition the Committee will consider a request for an extension of time on the following terms:

- (a) a request for extension must be in writing, signed by the Owner and received by the Secretary-Treasurer 30 days prior to the expiry of the original one year term;
- (b) the request must contain a valid reason or reasons for the Owner's inability to meet the condition;
- (c) the request for extension must be for a specified time, i.e. three months, six months, etc.;
- (d) the Committee shall have sole discretion to determine the validity of the Owner's reasons for requesting an extension;
- (e) the Owner agrees that the Committee's decision with respect to the extension of the condition is final and binding and not subject to appeal; and
- (f) the Owner shall be entitled to apply for one extension only and thereafter, should the Owner be unable to obtain a permit or approval within the extended time, the minor variance approval, as extended, shall expire.