

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, April 14, 2010 - 4:00 PM
Council Chambers**

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

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

Absent: Paul Taylor

1.0 MINUTES

MOTION: 2010-020

Moved by: Brian Bannerman
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 March 10, 2010.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 CORRESPONDENCE

None.

4.0 APPLICATIONS

4.1 Minor Variance Application A-2010-00010-H (REID HILL)

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

Purpose: The applicant proposes to construct a 142.5 square metre accessory building (exterior deck, sauna, viewing area and gym) with an exterior wet bar (sink). The applicant seeks relief from the following sections of the Zoning By-law:

1) Section 4.1.10 Human Habitation (in accessory structures): The use of any accessory building or structure for a habitable room is not permitted except in the case of a guest cabin or within the half storey of a one and a half storey boathouse or a detached garage where permitted. Only one guest cabin or a one and one half storey boathouse or a one and one half storey garage shall be permitted per lot. Where human habitation is permitted in an accessory building, the building shall not include a kitchen or cooking facilities.

2) Section 13 Definitions: Sauna means an accessory building or structure wherein facilities are provided for the purpose of a sauna bath, either dry or wet and may include a change/relaxation room, storage areas and a washroom but not a kitchen or sleeping facilities. *The applicant proposes a sink (kitchen facilities) within a sauna, where a kitchen is not permitted in this structure.*

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

MOTION: 2010-021

Moved by: Alvar Smith
Seconded by: Brian Bannerman

That the Committee hereby **approve** Application A-2010-0010-H (REID HILL), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the sauna be constructed in conformity with the plans submitted with this variance application.
- 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.

4.2 Minor Variance Application A-2010-00011-F (DION)

Location: Pt Lot 34, Con 11 Plan; 42R-5444 Part 1 & RP 42R-8482; Part 1; Geographic Township of Foley
Address: 6 Rosecliff Point

Purpose: The Applicant proposes to construct a 25.3 square metre staircase from the lower deck down to the dock at the shoreline, and seeks relief from the following sections of the Zoning By-law:

- 1) **Section 6.3 Table 6.2 (Zone Requirements)** Minimum Front Yard Setback = 20 m; where the staircase would end at the dock at the shoreline, **requiring a variance of 20 metres.**
- 2) **Section 6.3 Table 6.3 (Zone Requirements)** Maximum lot coverage = 8% (existing - 11.49%); the 25.3 square metre staircase would result in a total lot coverage of 12.2%, **requiring variance of 4.2% (or 0.71% above existing lot coverage)**

Agencies: None
Others: None
Presenter: Anthony Dion - Agent
Audience: None

MOTION: 2010-022

Moved by: Brian Bannerman
Seconded by: Doug Sainsbury

That the Committee hereby **approve** Application A-2010-0011-F (DION), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the proposed staircase 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.

5.0 OTHER BUSINESS

None.

6.0 ADJOURNMENT

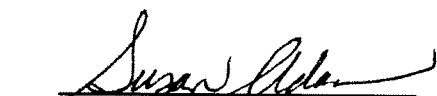
MOTION: 2010-023


Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee does hereby adjourn this hearing at 4:27 p.m. on Wednesday April 14, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, May 12, 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