

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING
Wednesday, August 11, 2010 - 4:00 PM
Humphrey Fire Hall

Members Present: Susan Adams - Deputy Chair
Brian Bannerman
Todd Hrycyna
Bernard Robbins
Doug Sainsbury

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

Absent: Alvar Smith - Chair

1.0 MINUTES

MOTION: 2010-045

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 on Wednesday, July 14, 2010.

CARRIED.

2.0 DISCLOSURE OF PECUNIARY INTEREST

None.

3.0 APPLICATIONS

3.1 Minor Variance A-2010-0027-C (JALONEN)

Location: REG COMP PLAN 327 LOT 7 (Former Township of Christie)
Address: 96 Chutes Trail (Isabella Lake)

Purpose: The applicant has constructed a series of ramps/steps and a deck within the front yard and requires a building permit. The 15.29 square metre deck is located 1.67 metres from the shoreline of Isabella Lake, and the ramp is located 10 metres from the shoreline. The applicant requires variance to the following Section of the Zoning By-law:

- 1) Section 6.3, Table 6.2 minimum front yard setback = 20 metres. The deck requires variance of 18.3 metres, and the ramp requires variance of 10 metres.

Agencies: None
Others: None
Presenter: Amanda & Trevor Jalonen, Owners
Audience: None

MOTION: 2010-046

Moved by: Brian Bannerman
Seconded by: Bernard Robbins

That the Committee hereby **approve** Application A-2010-0027-C (JALONEN), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITION:**

- 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.

3.2 Minor Variance Application A-2010-0028-C (ARSTAD)

Location: CON 8 PT LOT 17 RP 42R2481;REM PART 1 RP 42R3031 PART
1;PCL 18186 S/S DUCK LAKE
Address: 5 Duck Lake Road

Purpose: The applicant proposes to construct a 1.5 storey, 98.1 square metre detached garage, having a height of 6.5 metres at the front (lakeside) and 5.5 metres at the rear, and requests variance to the following Section of the Zoning By-law:

- 1) Section 4.1.3 Maximum accessory structure height = 4.5 metres. The garage would require height variance of 2 metres (front) and 1 metre (rear).

Agencies: None
Others: None
Presenter: Dave Arstad, Owner
Audience: None

MOTION: 2010-047

Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee hereby **approve** Application A-2010-0028-C (ARSTAD), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITION:**

- 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.

3.3 Minor Variance Application A-2010-0029-C (BUCHANAN)

Location: CON 8 PT LOT 18 PT LOT 19; PLAN PSR-2043 PART 38
Address: 41 Lakeview Drive

Purpose: The applicant wishes to construct a 17.84 square metre extension onto the side of an existing cottage (resulting in footprint of 153.6 square metres), and to construct a 45.34 square metre extension onto an existing garage (resulting in footprint of 82.5 square metres), and requests variance to the following Sections of the Zoning By-law:

- 1) Section 6.3 Table 6.2 Maximum lot coverage within 60 metres of shoreline = 8%. The proposed expanded cottage would result in lot coverage of 8.52% in the first 60 metres, requiring variance of 0.52%.
- 2) Section 6.3 Table 6.2 Maximum lot coverage for entire lot = 8%. The proposed garage addition, in conjunction with the expanded cottage would result in cumulative lot coverage of 9.46%, requiring variance of 1.46%.
- 3) Section 6.3 Table 6.2 Minimum rear yard setback = 10 metres. The garage extension would be setback 5 metres from the rear lot line, requiring variance of 5 metres.

Agencies: None
Others: None
Presenter: Larry Buchanan, Owner
Audience: None

MOTION: 2010-048

Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee hereby approve Application A-2010-0029-C (BUCHANAN), 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.

3.4 Minor Variance Application A-2010-0030-F (CHEPESIUK)

Location: CON 3 PT LOT 21 CON 4 LOT 22;& PT LOT 23 INCL RP
42R11611;PART 1 PCLS 6549, 9723 &;24725 SS
Address: 315 Otter Lake Road

Purpose: The applicant has constructed various buildings without permit, and prior to issuance of permit requires variance to Section 4.14 c) **Minimum shoreline setback for all buildings & structures = 20 metres**, for the following structures:

- 1) Screened porch - setback = 7 metres, variance of 13 metres
- 2) Front deck on cottage - setback = 9.7 metres, variance of 10.3 metres
- 3) Upper ramp and steps to deck - setback = 6.1 metres, variance of 13.9 metres
- 4) Lower deck - setback = 3 metres, variance of 17 metres
- 5) Lower steps to deck - setback = 2 metres, variance of 18 metres
- 6) Rear cottage addition - setback = 13 metres, variance of 7 metres
- 7) Rear cottage addition deck - setback = 16.9 metres, variance of 3.1 metres
- 8) Lower decks and connecting ramp - setback = 0 metres, variance of 20 metres

Agencies: None
Others: Written objection - Judith & Richard Gorman
Presenter: William & Jan Chepesiuk, Owners
Audience: None

MOTION: 2010-049

Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee hereby **approve** Application A-2010-0030-F (CHEPESIUK), in accordance with Section 45 of the Planning Act, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) 1The 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.

4.0 OTHER BUSINESS

Ontario Municipal Board Hearing - PL100342 REID/HILL

5.0 ADJOURNMENT

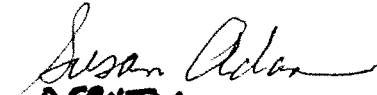
MOTION: 2010-050


Moved by: Bernard Robbins
Seconded by: Brian Bannerman

That the Committee does hereby adjourn this hearing at 4:40 p.m. on Wednesday August 11, 2010. The Committee will hold its next hearing at 4:00 p.m. on Wednesday, September 8, 2010, unless the Secretary-Treasurer has not received complete applications for the Committee's consideration.

CARRIED.

Respectfully Submitted:


~~DEPUTY~~
~~Alvar Smith, Chair~~
SUSAN ADAMS


Chris Madej, MA, MCIP, RFP
Deputy Secretary-Treasurer