



**The Corporation of the Township of Seguin
Committee of Adjustment
Minutes of December 11th, 2024**

A digital meeting of the Township of Seguin Committee of Adjustment was held on Wednesday, December 11th, 2024, in person and using Zoom virtual meeting software and teleconference.

The following Members were present:

Wib Bethune
John Warner
Greg Getty
Lee Lesperance
Len Yauk

Staff present:

Melissa Profit, Secretary-Treasurer
Bradie Debes, Acting Senior Planner

1. CONVENE.

Resolution Number 2024-092

Moved by: Greg Getty **Seconded by:** Wib Bethune

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby convenes at 4:01 p.m. on Wednesday, December 11th, 2024.

CARRIED

2. APPROVAL OF AGENDA

Resolution Number 2024-093

Moved by: Lee Lesperance **Seconded by:** Greg Getty

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby approves the Agenda for the December 11th, 2024, Hearing.

CARRIED

3. APPOINTING SECRETARY TREASURER

Resolution Number 2024-094

Moved by: Lee Lesperance

Seconded by: Greg Getty

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby appoints Melissa Profit, Acting Planner for the Township of Seguin, as the Committee's Secretary-Treasurer.

CARRIED

4. APPOINTING DEPUTY SECRETARY TREASURER

Resolution Number 2024-095

Moved by: Lee Lesperance

Seconded by: Len Yauk

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby appoints Bradie Debes, Acting Senior Planner for the Township of Seguin, as the Committee's Deputy Secretary-Treasurer.

CARRIED

5. APPROVAL OF HEARING MINUTES NOVEMBER 13TH, 2024

Resolution Number 2024-096

Moved by: Greg Getty **Seconded by:** Wib Bethune

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 Wednesday, November 13th, 2024.

CARRIED

6. DISCLOSURE OF PECUNIARY INTEREST.

None declared.

7. APPLICATIONS.

7.a) A-2024-0036-F (Glenn Burney)

Address/Location: 49 Glenn Burney Road

Audience: John Jackson (agent) was in attendance and spoke about the application.

Correspondence: No correspondence has been received.

Resolution Number 2024-097

Moved by: Wib Bethune **Seconded by:** Greg Getty

That the Committee of Adjustment **approves** Variance Application **A-2024-0036-F (Glenn Burney)** to permit a new gazebo with an attached deck and a new roof over an existing deck and are requesting the following variances to Zoning By-law 2006-125:

By-law Section	Permitted	Proposed	Variance Required
Section 4.1.9 c) Maximum Floor Area for a Gazebo including attached Decks	24 square metres	134.5 square metres	110.5 square metres
Section 4.19 c) Maximum of 1 Gazebo in the Required Front Yard	1 Gazebo	2 Gazebos (1 Gazebo Existing)	1 Gazebo
Section 7.3, Table 7.2 Minimum Front Yard Setback for a Roof over Existing Deck	20 metres (minimum setback)	1 metre	19 metres
Section 7.3, Table 7.2 Minimum Interior Side Setback for a Gazebo	15 metres (minimum setback)	1.1 metres	13.9 metres

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the sketch plan submitted in the application.
2. That the Owner obtains a building permit for the roof covering, deck and gazebo within three years of the date of decision of the Committee of Adjustment.

CARRIED

7.b) A-2024-0038-M (Mauro)

Address/Location: 244 South Seguin Estates Road

Audience: Brad Moore (agent) was in attendance and spoke about the application.

Correspondence: No correspondence has been received.

Resolution Number 2024-098

Moved by: Lee Lesperance **Seconded by:** Greg Getty

That the Committee of Adjustment hereby **approves** Variance Application **A-2024-0038-M (Mauro)** to construct an addition to an existing legal non-comply dwelling subject to a maximum shoreline width increase of 6.4 metres and a floor area increase of 84 m² (from what is existing).

The following variances to Zoning By-law 2006-125 are being requested:

By-law Section	Required	Proposed	Variance Required
Section 6.3, Table 6.2 Minimum Front Yard Setback	20 metres	11.8 metres (existing)	8.2 metres
Section 6.3, Table 6.3 Lot Coverage	8%	9%	1%

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the sketch plan submitted in the application.
2. That the Owner applies for and obtains a building permit for the addition within three years of the date of decision of the Committee of Adjustment.

CARRIED

7.c) A-2024-0039-H (Kozma)

Address/Location: 38 Summit Road

Audience: No one was in attendance.

Correspondence: Correspondence in objection of the application was received from multiple neighboring properties.

Resolution Number 2024-099

Moved by: Greg Getty **Seconded by:** Wib Bethune

THAT the Committee of Adjustment hereby **defers** Variance Application **A-2024-0039-H (Kozma)** until such time that the applicant has a revised proposal for Committee’s consideration.

CARRIED

7.d) A-2024-0041-H (Phillips)

Address/Location: 96 Ashfield Road

Audience: Stefan Szczerbak (agent) was in attendance and spoke about the application.

Correspondence: Correspondence in favour of the application has been received from Sharlene & Christoper Page, Leslie Jones, Linda and Hellen Spanjer.

Resolution Number 2024-100

Moved by: Greg Getty Seconded by: Wib Bethune

That the Committee of Adjustment hereby **approves** Variance Application **A-2024-0041-H (Phillips)** to construct an addition to the existing dwelling and are requesting the following variance to Zoning By-law 2006-125:

By-law Section	Maximum Permitted	Proposed	Variance Required
LSR-60 Lot Coverage within 60 metres of the shoreline	7.5% (8% existing)	8.5%	1% (.50% from existing)

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the sketch plan submitted in the application.
2. That the Owner applies for and obtains the required building permit for the addition within three years of the date of the decision of the Committee of Adjustment.

CARRIED

7.e) A-2024-0042-C (Gozdowski)

Address/Location: 71 Maple Lake Estates Road

Audience: The property owners were in attendance and spoke about the application.

Correspondence: No correspondence has been received.

Resolution Number 2024-101

Moved by: Wib Bethune **Seconded by:** Lee Lesperance

That the Committee of Adjustment hereby **approves** Variance Application **A-2024-0042-C (Gozdowski)** to construct a one-storey detached garage on the subject lands and is requesting the following variance to Zoning By-law 2006-125:

By-law Section	Maximum Permitted	Proposed	Variance Required
Section 4.1.4 Building Height, Accessory Structure	4.5 metres	5.1 metres	0.6 metres

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the sketch plan submitted in the application.
2. That the Owner applies for and obtains the required building permit for the garage within three years of the date of the decision of the Committee of Adjustment.

CARRIED

8. OTHER BUSINESS
a) Expense Sheets

9. ADJOURNMENT.

Resolution Number 2024-102

Moved by: Greg Getty Seconded by: Len Yauk

THAT the Committee of Adjustment for The Corporation of the Township of Seguin does hereby **adjourn** this hearing at 4.24 p.m. on Wednesday, December 11th, 2024. The Committee will hold its next hearing at 4:00 pm on Wednesday, January 15th, 2025 or at the call of the Chair, unless the Secretary-Treasurer has not received complete applications for Committee consideration.

CARRIED



**John Warner
Chair**



**Melissa Profit
Secretary-Treasurer**