



**The Corporation of the Township of Seguin
Committee of Adjustment
Minutes of March 11th, 2026**

A meeting of the Township of Seguin Committee of Adjustment was held on Wednesday, March 11, 2026, in person and using Zoom virtual meeting software and teleconference.

The following Members were present:

Wib Bethune
John Warner
Greg Getty
Lee Lesperance
Jim Stearns

Staff present:

Melissa Profit, Secretary-Treasurer
Lauren Rettie, Senior Planner
Bradie Debes, Planner

1. CONVENE.

Resolution Number 2026-015

Moved by: Lee Lesperance **Seconded by:** Jim Stearns

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby convenes at 4:00 p.m. on Wednesday, March 11th, 2026.

CARRIED

2. APPROVAL OF AGENDA

Resolution Number 2026-016

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

THAT the Committee of Adjustment for The Corporation of the Township of Seguin hereby approves the Agenda for the March 11th 2026, Hearing.

3. APPROVAL OF HEARING MINUTES February 11th, 2026

Resolution Number 2026-017

Moved by: Jim Stearns **Seconded by:** Lee Lesperance

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, February 11th, 2026.

CARRIED

4. DISCLOSURE OF PECUNIARY INTEREST.

None declared.

5. APPLICATIONS.

5.a) A-2026-0001-H Reynolds

Address/Location: 16 Museum Rd

Audience: Trevor Hammer, agent, and Brent & Jackie Reynolds, owners, were in attendance.

Correspondence: No correspondence has been received.

Resolution Number 2026-018

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

THAT the Committee of Adjustment hereby **approves** Variance Application **A-2026-0001-H Reynolds** to rebuild the existing non-complying dwelling and deck with an addition to the new dwelling and deck design. The owner requires the following variances to Zoning By-law 2006-125, subject to a maximum shoreline width increase of 1.74 metres and a maximum floor area increase of 32.1 square metres for the main floor.

| By-law Section | Permitted | Proposed | Variance Required |
|--|-----------------------------------|--|-------------------|
| Section 6.3, Table 6.2 Front Yard Setback - Dwelling | 20 metres (minimum required) | 8.8 metres <i>(existing = 4.8 metres)</i> | 11.2 metres |
| Section 4.21 Permitted Front Yard Encroachments - Deck | 18.2 metres (minimum required) | 6.7 metres <i>(existing = 4.8 metres)</i> | 11.5 metres |
| Section 6.3, Table 6.2 Side Yard Setback (East) - Dwelling | 5 metres (minimum required) | 3.9 metres <i>(existing = 2.4 metres)</i> | 1.1 metres |

| | | | |
|--|-------------------|------------------------|--------------------|
| Section 6.3, Table 6.3 Maximum Lot Coverage within 60 Metres of the Shoreline | 8% | 9.97% | 1.97% |
| Section 6.3, Table 6.3 Maximum Lot Coverage Entire Lot | 8% | 8.4% | 0.4% |
| Section 6.3, Table 6.3 Maximum Gross Floor Area | 235 square metres | 290.6 square metres | 55.6 square metres |

Subject to the following conditions:

1. The extent of the variances will generally conform to that shown on the plans attached to the appendix of the decision.
2. That the Owner removes the guest cabin and pergola from the property.
3. That the Owner applies for and obtains the required permits for the dwelling and deck within three years of the date of decision of the Committee of Adjustment.
4. That the Owners execute an agreement with the Municipality pursuant to Section 45 (9.1) of the Planning Act, and this agreement is to be registered on title, to require the submittal of a vegetation plan.

CARRIED

5.b) A-2026-0002-F Walker

Address/Location: 2 Steep Hill Lane

Audience: Dave and Mary Walker, owners, was in attendance.

Correspondence: No correspondence has been received.

Resolution Number 2026-019

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

THAT the Committee of Adjustment hereby **approves** Variance Application **A-2026-0002-F Walker** to construct an addition to an existing cottage with the following variances to Zoning By-law 2006-125:

| By-law Section | Maximum Permitted | Proposed | Variance Required |
|---|--------------------------|-----------------|--------------------------|
| Section 6.3, Table 6.3 Column 2 Maximum Lot Coverage within 60 Metres of the Shoreline | 7.25% | 8.5% | 1.25% |

| | | | |
|---|-------|------|-------|
| Section 6.3, Table 6.3 Column 2 Maximum Lot Coverage (Entire Lot) | 7.25% | 7.7% | 0.45% |
|---|-------|------|-------|

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the plans attached to the appendix of the decision.
2. The owner removes the sheds (as shown in the appendix) from the property.
3. That the Owner applies for and obtains a permit for the cottage addition (including an attached garage) within three years of the date of the decision of the Committee of Adjustment.

CARRIED

5.c) A-2026-0003-C Worth & Cordero

Address/Location: 27 Diamond Lake Rd

Audience: No one was in attendance.

Correspondence: No correspondence has been received.

Resolution Number 2026-020

Moved by: Lee Lesperance **Seconded by:** Jim Stearns

THAT the Committee of Adjustment hereby **approves** Variance Application **A-2026-0003-C Worth & Cordero** to construct a new cottage with the following variance to Zoning By-law 2006-125:

| By-law Section | Maximum Permitted | Proposed | Variance Required |
|--|-------------------|----------|-------------------|
| Section 6.3 Table 6.3 Lot Coverage within 60 metres of the shoreline | 10% | 10.97% | .97% |

Subject to the following conditions:

1. The extent of the variance will generally conform to that shown on the plans attached to the appendix of the decision.
2. That the Owner applies for and obtains a permit for the cottage within three years of the date of the decision of the Committee of Adjustment.

CARRIED

5.d) A-2026-0004-C Williamson

Address/Location: 119 Star Lake Woods Rd

Audience: Sara Slater was in attendance.

Correspondence: No correspondence has been received.

Resolution Number 2026-021

Moved by: Jim Stearns **Seconded by:** Greg Getty

THAT the Committee of Adjustment hereby **approves** Variance Application **A-2026-0004-C Williamson** to permit the expansion of a legal non-complying cottage, subject to a maximum floor area increase of 93.5 square metres for the basement floor with the following variance to Zoning By-law 2006-125:

| By-law Section | Permitted | Proposed | Variance Required |
|--|------------------|---------------------------|--------------------------|
| Section 6.3 Table 6.2 Front Yard Setback (dwelling) | 20 metres | 14.3 metres (Existing) | 5.7 metres |

Subject to the following conditions:

1. The extent of the variances will generally conform to that shown on the plans attached to the appendix of the decision.
2. That the Owner applies for and obtains the required permits for the cottage addition within three years of the date of decision of the Committee of Adjustment.

CARRIED

5.e) A-2026-0005-H Jones

Address/Location: 70B Crossley Rd

Audience: Wesley Hill, agent, and Harry Jones, owner, were in attendance.

Correspondence: No correspondence has been received.

Resolution Number 2026-022

Moved by: Greg Getty **Seconded by:** Jim Stearns

THAT the Committee of Adjustment hereby **approves** Variance Application

A-2026-0005-H Jones to construct a cupola addition to the dwelling under construction on the property with the following variance to Zoning By-law 2006-125:

| By-law Section | Maximum Permitted | Proposed | Variance Required |
|----------------------------|--|---|--|
| Section 4.10 b) Cupolas | 1 metre by 1 metre by 1.2 metres in height | 3 metres by 3 metres by 2.3 metres in height | 2 metres by 2 metres by 1.1 metres in height |

Subject to the following conditions:

1. The extent of the variances will generally conform to that shown on the submitted plans attached to the appendix of the decision.
2. That the Owner applies for and obtains the required permit to construct the cupola addition within three years of the date of decision of the Committee of Adjustment.

CARRIED

5.f) A-2026-0006-F Broadview Building Co

Address/Location: 1163A Lake Joseph Rd

Audience: Chris Busby, agent, was in attendance.

Correspondence: Correspondence has been received from Fred Parker and the MTO.

Resolution Number 2026-023

Moved by: Lee Lesperance **Seconded by:** Jim Stearns

THAT the Committee of Adjustment hereby **approves** Variance Application **A-2026-0006-F Broadview Building Co** to construct a secondary dwelling unit within an accessory building (garage), with the following variances to Zoning By-law 2006-125:

| By-law Section | Permitted | Proposed | Variance Required |
|--|-----------|-----------------------|-------------------|
| Section 4.2.2, b), iv) Secondary Dwelling Unit in an Accessory Building – Lot Area | 1.2 ha | 0.37 ha (existing) | 0.83 ha |
| Section 10.3, Table 10.2 Column 2 Interior Side Yard Setback | 10 m | 8.85 m | 1.15 m |

Subject to the following conditions:

1. The extent of the variances will generally conform to that shown on the plans attached to the appendix of the decision.
2. That the Owner provides confirmation from a licensed well driller indicating that the existing well on the property makes a sufficient volume of supply water for the existing dwelling and the proposed secondary dwelling unit.
3. That the Owner provides permit approval from North Bay-Mattawa Conservation Authority, confirming that the septic system can accommodate the existing dwelling and the proposed secondary dwelling unit.
4. That the owners obtain any required permits from MTO prior to the issuance of a building permit.
5. That the Owner applies for and obtains the required permits for the detached garage/secondary dwelling unit with an attached deck within three years of the date of decision of the Committee of Adjustment.

CARRIED

6. OTHER BUSINESS

Extension Request: A-2023-0038-H Heim

Resolution Number 2026-024

Moved by: Wib Bethune

Seconded by: Greg Getty

WHEREAS the Committee of Adjustment APPROVED variance application A-2023-0038-H (Heim) on January 10th, 2024, subject to the following condition:

- 1) That the Owner applies for and obtains a building permit within 3 years of the date of decision of the Committee of Adjustment.

AND WHEREAS the applicant has requested an extension to the above condition due to unanticipated delays;

THEREFORE The Corporation of the Township of Seguin hereby grants extension to the above condition to be fulfilled no later than January 10th, 2028.

7. ADJOURNMENT.

Resolution Number 2026-025

Moved by: Jim Stearns **Seconded by:** Greg Getty

THAT the Committee of Adjustment for The Corporation of the Township of Seguin does hereby **adjourn** this hearing at 4:25 p.m. on Wednesday, March 11th, 2026. The Committee will hold its next hearing at 4:00 pm on Wednesday, April 8th 2026 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