



**THE CORPORATION OF THE
TOWNSHIP OF SEGUIN**

**MINOR VARIANCE APPLICATION
NOTICE OF PUBLIC HEARING**

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Seguin will be considering the following proposed **minor variance** to Zoning By-Law 2006-125 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Wednesday, November 13th, 2024 at 4:00 p.m.

or as soon thereafter as the matter can be heard

In person and virtually broadcasted from Council Chambers,
Township of Seguin Municipal Office
5 Humphrey Drive, Seguin, ON P2A 2W8
Corner of Humphrey Drive and Highway #141

Application No.: A-2024-0036-F

Owner: 820438 Ontario Inc.

Agent: John Jackson Planner Inc.

Legal Description: PT RDAL IN FRONT OF LT 34 CON 10 FOLEY CLOSED BY RO100108; PT LT 34 CON 10 FOLEY PT 1, 5 42R7609, PT 3, 4 42R3719 EXCEPT PT 9 42R14028

Civic Address: 49 Glenn Burney Road

Roll No.: 4903-030-007-02610

Purpose: The owner is proposing to construct a new gazebo with an attached deck and a new roof over an existing deck and is 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
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A key map of the subject property and the applicant’s site plan is included in this notice.

ADDITIONAL INFORMATION regarding this Application is available in PDF and can be sent to you upon request by email to the Secretary Treasurer. Please direct inquiries to the Secretary Treasurer via Phone: (705) 732-4300 or (877) 4SEGUIN (473-4846), Fax: (705) 732-6347, and E-Mail: planning@seguin.ca.

Comments can be submitted to the Committee of Adjustment by emailing the Secretary Treasurer at planning@seguin.ca or facsimile (705) 732-6347 or regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 5 Humphrey Drive, Seguin, Ontario, P2A 2W8.

No one other than the applicant, the minister, or a specified person or public body may file an appeal of the decision of the Committee of Adjustment in respect of the proposed application. If they do not make written submission to the Secretary Treasurer before the application is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of the Committee in respect of the proposed minor variance, you must make a written request to the Secretary Treasurer.

If you wish to speak to Committee at the meeting in person or by electronic participation, please contact the Secretary Treasurer by 9:00 a.m. on the regular business day preceding the scheduled hearing where the item will be considered. Please contact the Secretary Treasurer at (705) 732-4300 or (877) 4SEGUIN (473-4846) for more information.

The hearing will also be live-streamed on the Township of Seguin’s YouTube Channel.

Dated at the Township of Seguin **November 1st, 2024.**

Ashley Blow
Secretary Treasurer
Township of Seguin Committee of Adjustment

Figure 2: Proposed Site Plan Excerpt

