



**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, March 8th, 2023 at 4:00 p.m.

Or as soon thereafter as the matter can be heard

Viewed virtually on the Township of Seguin's YouTube Channel
Broadcasted from Council Chambers, Township of Seguin Municipal Office
5 Humphrey Drive, Seguin, Ontario P2A 2W8

Application No.: A-2023-0003-H

Owners: Terri & Arthur Keyfitz

Agent: Matt Reid, Sketch Design Build Inc.

Legal Description: PCL 18999 SEC SS; LT 18 PL M388; SEGUIN

Civic Address: 85 Beechwood Drive

Roll Number: 4903-010-007-04034

PURPOSE & EFFECT: The owner is proposing to demolish the existing dwelling and construct a new dwelling with attached garage and decks (432 square metres) on the subject lands and requests variance to the following Sections of Zoning By-law 2006-125:

By-law Section	Maximum Permitted	Proposed	Variance Required
Section 6.3, Table 6.3 Maximum Lot Coverage within 60 metres of the shoreline	8%	10%	2%
Section 6.3, Table 6.3 Maximum Dwelling Gross Floor Area	432 square metres	503 square metres	71 square metres

*Note: The existing detached garage and gazebo will be demolished

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 municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance 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.

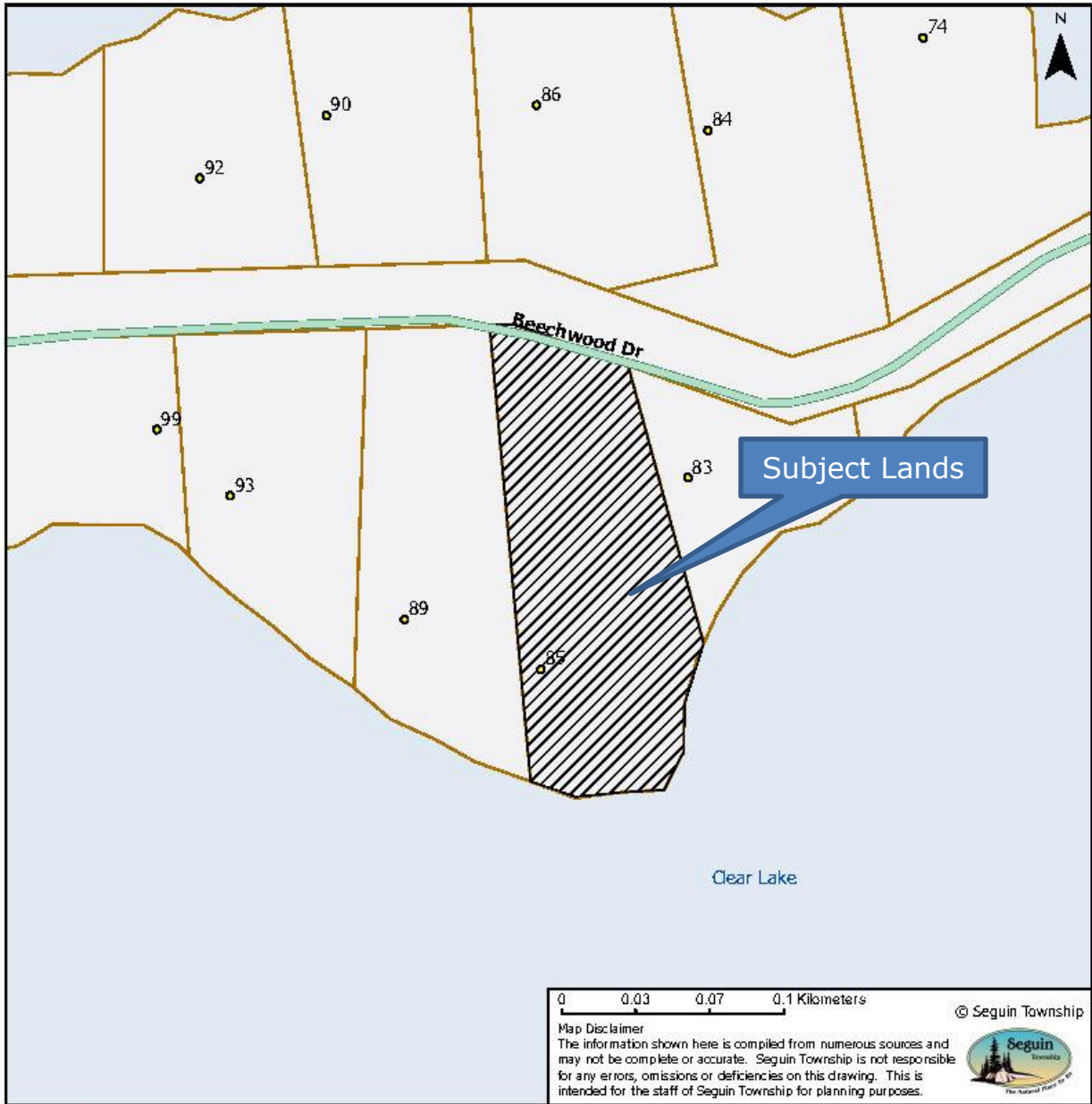
If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact the Secretary Treasurer by 9:00 a.m. on the regular business day preceding the scheduled hearing where the item will be considered. Please contact the Secretary Treasurer at (705) 732-4300 or (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 **February 24th, 2023.**

Lauren Irvine
Secretary Treasurer
Township of Seguin Committee of Adjustment

Figure 1: Key Map



0 0.03 0.07 0.1 Kilometers

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Map Disclaimer
The information shown here is compiled from numerous sources and may not be complete or accurate. Seguin Township is not responsible for any errors, omissions or deficiencies on this drawing. This is intended for the staff of Seguin Township for planning purposes.




Figure 2: Proposed Site Plan

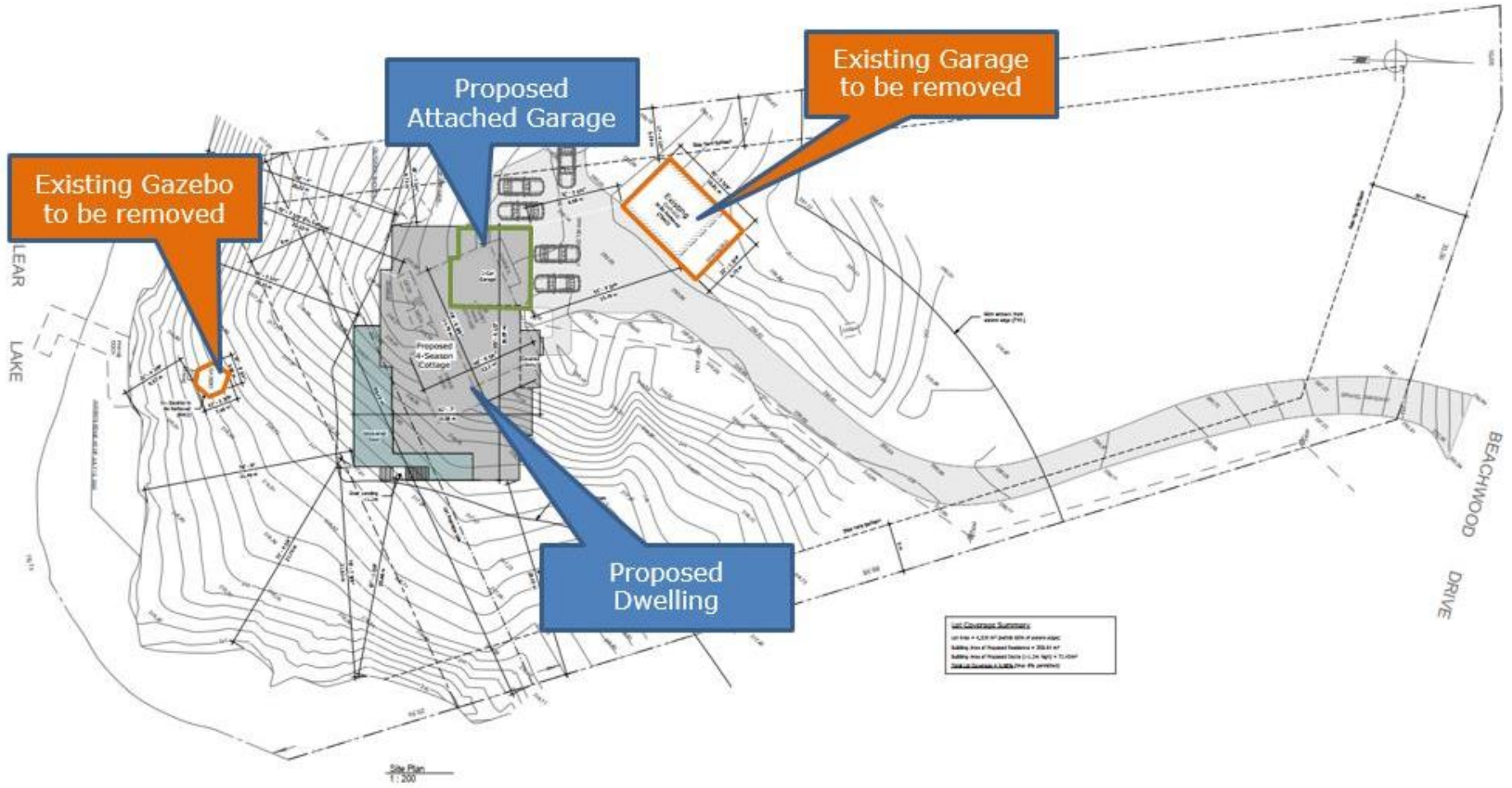


Figure 3: Proposed Floor Plans (First Storey, Basement)

