



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: March 21st, 2018 at 4:00 p.m.
Or as soon thereafter as the matter can be heard
Council Chambers, Township of Seguin Municipal Office
5 Humphrey Drive, Seguin, Ontario P2A 2W8

Application No.: A-2018-0005-F

Owner(s): Matt Overend

Subject Lands: CON 11 PT LOT 34 RP 42R12492; PARTS 1 & 2

Civic Address: 140 Rose Point

Roll Number: 4903-030-007-04009

PURPOSE The applicant is proposing to demolish the existing primary dwelling on site and construct a new dwelling. The proposed dwelling would require relief from the following sections of Zoning By-law 2006-125:

1. Section 4.17 (c), Table 4.1 – Maximum non-complying dwelling floor area increase = 46 square metres. Based on the existing cottage, the maximum floor area increase permitted within 20 metres would be up to 140.9 square metres. The proposed cottage would have a floor area within 20 metres of 207.7 sq. m, requiring a variance of 66.8 square metres.
2. Section 4.17 (c), Table 4.1 – Maximum non-complying dwelling shoreline width increase = 30% (or an increase of 4.04 metres). The proposed cottage would result in a shoreline width of 22.5 metres, requiring a variance of 5 metres.
3. Section 6.3, Table 6.3 – Maximum lot coverage = 6.75%. The site currently has a lot coverage of 10.9%. The proposed development would result in a lot coverage of 12.25%, requiring a variance of 5.5% (or 1.35% above existing).
4. Section 6.3, Table 6.3 – Maximum dwelling gross floor area = 202.43 square metres. The proposed cottage would have a gross floor area of 230.76 square metres, requiring a variance of 28.33 square metres.

Please refer to the opposite side of this Notice for a description of the subject land or a key map showing the location of the subject land”.

If any person or public body that files an appeal of the decision of the Committee of Adjustment in respect of the proposed variance does not make written submission to the Secretary-Treasurer of the Committee before it gives or refuses to give the variance, then The Local Planning Appeal 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 of the Committee of Adjustment.

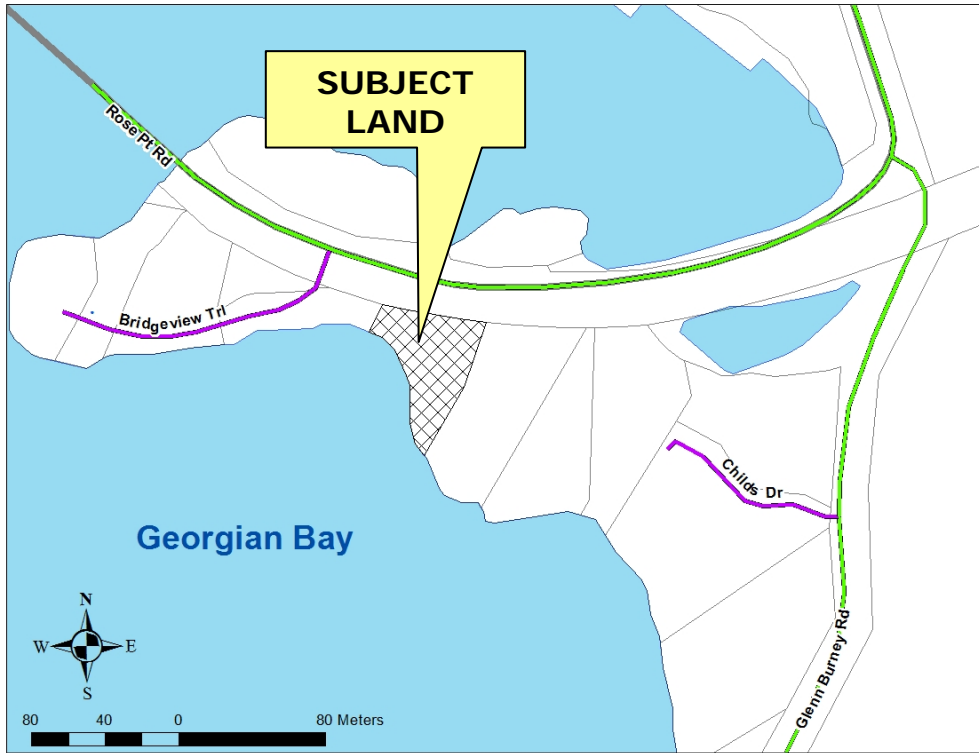
Please be advised that for your correspondence to be entered into the official record regarding this Application, it must be signed and delivered by hand, Canada Post, courier, or facsimile.

ADDITIONAL INFORMATION regarding this Application is available for inspection between 8:30 a.m. and 4:30 p.m. on regular weekdays at the Seguin Municipal Building. Please direct inquiries to the Township’s Planning Department or Adam Kozlowski, Senior Planner, Phone: (705) 732-4300 or (877) 4SEGUIN (473-4846), Fax: (705) 732-6347, and E-Mail: akozlowski@seguin.ca website www.seguin.ca.

Dated at the Township of Seguin this 9 day of March, 2018.

Adam Kozlowski, MCIP, RPP
Secretary-Treasurer
Township of Seguin Committee of Adjustment

KEY MAP



SITE PLAN

