



**THE CORPORATION OF THE TOWNSHIP
OF SEGUIN**

**NOTICE OF A COMPLETE APPLICATION
TO AMEND THE ZONING BY-LAW
and
NOTICE OF PUBLIC MEETING
PROPOSED AMENDMENT TO THE
ZONING BY-LAW**

TAKE NOTICE THAT the Township of Seguin received the following application to amend the Township Zoning By-law(s) and subsequently deemed it as "Complete" on September 28, 2020 under Subsection 34 of the Planning Act, R.S.O. 1990, c. P.13.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin will be considering the following application to amend Zoning By-law 2006-125, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: October 19, 2020 at 5:30 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, ON P2A 2W8
Corner of Humphrey Drive and Highway #141

Application File No. R-2020-0009-H

Owner: Irv Edwards

Agent: John Jackson Planner Inc.

Civic Address: 148 Hamer Bay Road

Roll No. 4903-010-006-06200

The subject lands are currently zoned SR1-81 Zone, which permits a number of seasonal residential structures and establishes specific building footprint and gross floor areas, shoreline and side yard setbacks, and maximum lot coverage. In April 2020, buildings 1, 2, 3, and 6 in the below table of Column 5 were destroyed by fire. The Owner is proposing to replace the previous buildings with a new cottage and guest wing, having different dimensions than otherwise permitted by the SR1-81 Zone.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to amend the existing Shoreline Residential One - Exception Eighty-One (SR1-81) Zone of the subject lands as follows:

Amendment to Table 6.4 of Section 6.4 Residential Zones – Exceptions:

| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|--|------------------------------|------------------------------|--|--------------------------|--------------|------------------|-----------------------------|----------------------|----------------------|---------------------|---------------|-----------------|------------------------------|----------------------|----------------------|--------------|----------------|----------------|-------------|----------|---------|----------------|-----------|-----------|-------------------------------|----------------------|----------------------|-------------------|-----------------|-----------------|--------------------|----------|----------|------------------|----------------|------------------------------|------------------------------|---------------|-----------------------------|-----------------|-----------------|-----------------|-----------------|---------------------|-----------|-------------|-------------|-------------|--------------------------|-----------|--|--|--|------------------------------|-----------------|---------------|-----------------|-----------------|-----------|------|------|----|------|--------------|--|------|-------------|-------|-----------------------------|----------------|------------------|-----------------|-----------------|-------------------|-----------|-------------|--|--|------------------------|-----------|--|--|--|------------------|------|------|------|------|---|
| Exception Number | Additional Permitted Uses | Only Uses Permitted | Uses Prohibited | Special Zone Requirements | Other Special Provisions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SR1-81 | <p>“Kitchen” facilities shall be permitted within the “Gathering Room”. The lower level of the “Gathering Room” shall be used for storage, utilities and laundry facilities only. DELETE</p> <p>“Kitchen” facilities shall be permitted within the “Original Cottage/ Guest Wing”.</p> <p>A “wet bar” shall be permitted within the upper ½ storey of the existing 1.5 storey boathouse.</p> <p>Existing 1.5 storey detached garage, containing an “office” “wet bar” and “bathroom” uses within the upper ½ storey shall be permitted.</p> | | | <p>Maximum Lot Coverage and Gross Floor Area</p> <table border="1"> <thead> <tr> <th>Type of Building</th> <th>Lot Coverage</th> <th>Gross Floor Area</th> </tr> </thead> <tbody> <tr> <td>1. Main Building</td> <td>155.85 m2</td> <td>379.14 m2</td> </tr> <tr> <td>Main cottage</td> <td>467 m2</td> <td>576.6 m2</td> </tr> <tr> <td>2. Gathering Room</td> <td>112.32 m2</td> <td>224.64 m2</td> </tr> <tr> <td>3 2. Walkway</td> <td>25.2 m2</td> <td>25.2 m2</td> </tr> <tr> <td>4 3. Garage</td> <td>59.89 m2</td> <td>89.8 m2</td> </tr> <tr> <td>5 4. Boathouse</td> <td>102.66 m2</td> <td>174.66 m2</td> </tr> <tr> <td>6 5. Orig. Cottage</td> <td>122.36 m2</td> <td>187.78 m2</td> </tr> <tr> <td>Guest wing</td> <td>141.9 m2</td> <td>234.0 m2</td> </tr> <tr> <td>7 6. Storage Bldg.</td> <td>20.76 m2</td> <td>20.76 m2</td> </tr> </tbody> </table> <p>Minimum Yard Requirements</p> <table border="1"> <thead> <tr> <th>Type of Building</th> <th>Front Yard (m)</th> <th>North Interior Side Yard (m)</th> <th>South Interior Side Yard (m)</th> <th>Rear Yard (m)</th> </tr> </thead> <tbody> <tr> <td>1. Main Building</td> <td>28.6</td> <td>42.1</td> <td>45.7</td> <td>41.3</td> </tr> <tr> <td>Main cottage</td> <td>31</td> <td>32.9</td> <td>47.3</td> <td>39.0</td> </tr> <tr> <td>Main cottage deck</td> <td>28</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. Gathering Room</td> <td>20.4</td> <td>62</td> <td>30.3</td> <td>68.5</td> </tr> <tr> <td>2. Garage</td> <td>58.2</td> <td>22.3</td> <td>81</td> <td>23.7</td> </tr> <tr> <td>3. Boathouse</td> <td></td> <td>88.4</td> <td>8.56</td> <td>111.6</td> </tr> <tr> <td>4. Orig. Cottage</td> <td>9.5</td> <td>69.88</td> <td>26.3</td> <td>58.4</td> </tr> <tr> <td>Guest wing</td> <td>20</td> <td>17.0</td> <td></td> <td></td> </tr> <tr> <td>Guest wing deck</td> <td>19</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. Storage Bldg.</td> <td>50.3</td> <td>22.3</td> <td>85.6</td> <td>33.7</td> </tr> </tbody> </table> <p>Maximum lot coverage = 12.9% 12.1%</p> <p>Minimum boathouse dock side yard setback = 6.97 metres.</p> <p>Minimum boathouse side yard setback = 8.56 metres.</p> | Type of Building | Lot Coverage | Gross Floor Area | 1. Main Building | 155.85 m2 | 379.14 m2 | Main cottage | 467 m2 | 576.6 m2 | 2. Gathering Room | 112.32 m2 | 224.64 m2 | 3 2. Walkway | 25.2 m2 | 25.2 m2 | 4 3. Garage | 59.89 m2 | 89.8 m2 | 5 4. Boathouse | 102.66 m2 | 174.66 m2 | 6 5. Orig. Cottage | 122.36 m2 | 187.78 m2 | Guest wing | 141.9 m2 | 234.0 m2 | 7 6. Storage Bldg. | 20.76 m2 | 20.76 m2 | Type of Building | Front Yard (m) | North Interior Side Yard (m) | South Interior Side Yard (m) | Rear Yard (m) | 1. Main Building | 28.6 | 42.1 | 45.7 | 41.3 | Main cottage | 31 | 32.9 | 47.3 | 39.0 | Main cottage deck | 28 | | | | 2. Gathering Room | 20.4 | 62 | 30.3 | 68.5 | 2. Garage | 58.2 | 22.3 | 81 | 23.7 | 3. Boathouse | | 88.4 | 8.56 | 111.6 | 4. Orig. Cottage | 9.5 | 69.88 | 26.3 | 58.4 | Guest wing | 20 | 17.0 | | | Guest wing deck | 19 | | | | 5. Storage Bldg. | 50.3 | 22.3 | 85.6 | 33.7 | <p>The lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</p> |
| Type of Building | Lot Coverage | Gross Floor Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Main Building | 155.85 m2 | 379.14 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main cottage | 467 m2 | 576.6 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Gathering Room | 112.32 m2 | 224.64 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 2. Walkway | 25.2 m2 | 25.2 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 3. Garage | 59.89 m2 | 89.8 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 4. Boathouse | 102.66 m2 | 174.66 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 5. Orig. Cottage | 122.36 m2 | 187.78 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest wing | 141.9 m2 | 234.0 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 6. Storage Bldg. | 20.76 m2 | 20.76 m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type of Building | Front Yard (m) | North Interior Side Yard (m) | South Interior Side Yard (m) | Rear Yard (m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Main Building | 28.6 | 42.1 | 45.7 | 41.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main cottage | 31 | 32.9 | 47.3 | 39.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main cottage deck | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Gathering Room | 20.4 | 62 | 30.3 | 68.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Garage | 58.2 | 22.3 | 81 | 23.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Boathouse | | 88.4 | 8.56 | 111.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. Orig. Cottage | 9.5 | 69.88 | 26.3 | 58.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest wing | 20 | 17.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest wing deck | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. Storage Bldg. | 50.3 | 22.3 | 85.6 | 33.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Items to be deleted are ~~red text with strikethrough~~.
 Items to be added or modified are **highlighted**.

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

If a person or public body would otherwise have an ability to appeal the decision of Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Seguin before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Seguin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council in respect of the proposed consent and zoning by-law amendment, you must make a written request to Council. Please be advised that your comments and submissions should be addressed to Council, care of Craig Jeffery, Clerk, and will be considered as public information and become part of the public record. Written comments to Council are to be submitted to the Municipal Office via email to info@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.

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

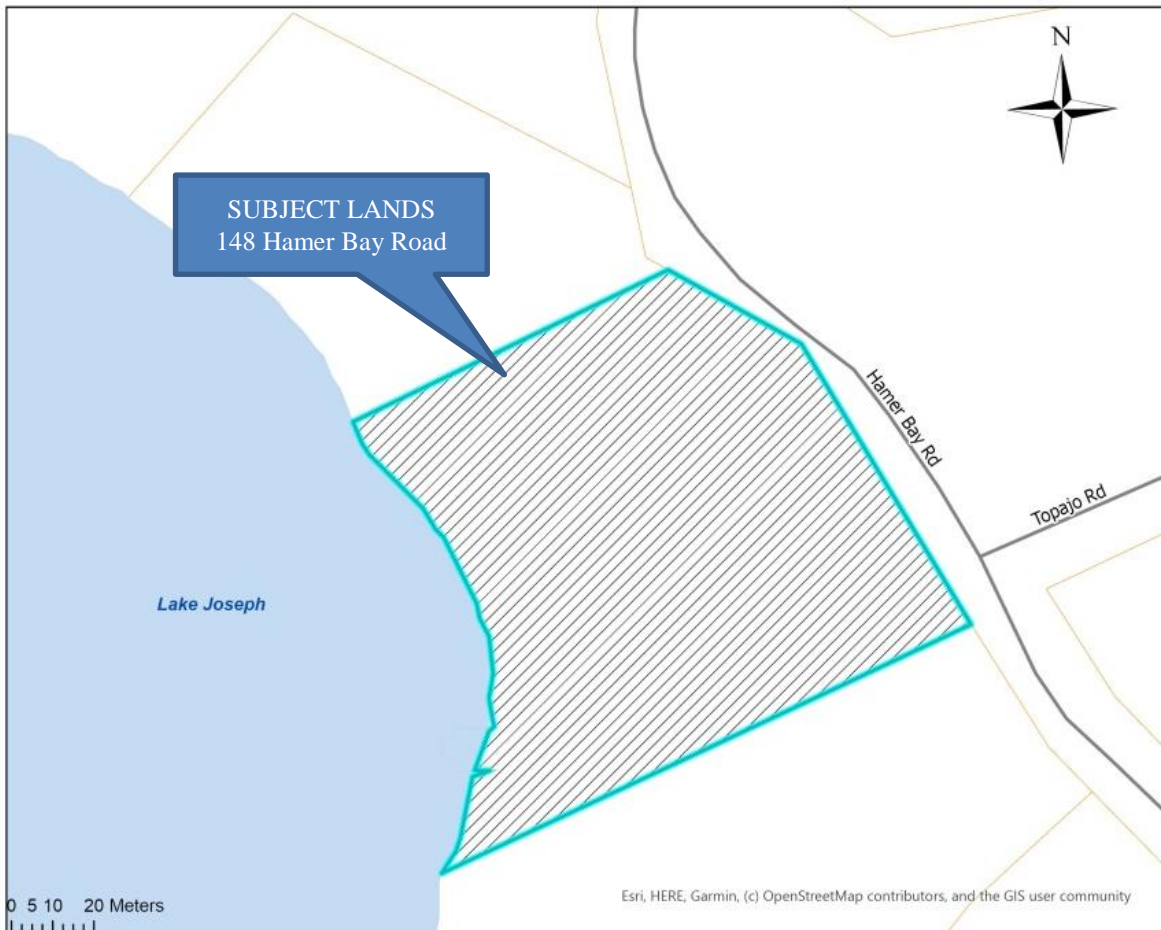
If you wish to speak to Council at the meeting by electronic participation, please contact Craig Jeffery, Clerk, by 9:00 a.m. on the regular business day preceding the scheduled meeting where the item will be considered. Please contact Craig Jeffery, Clerk, at (705) 732-4300 or (877) 4SEGUIN (473-4846) or via email to info@seguin.ca for more information.

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

Dated at the Township of Seguin September 29, 2020.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map

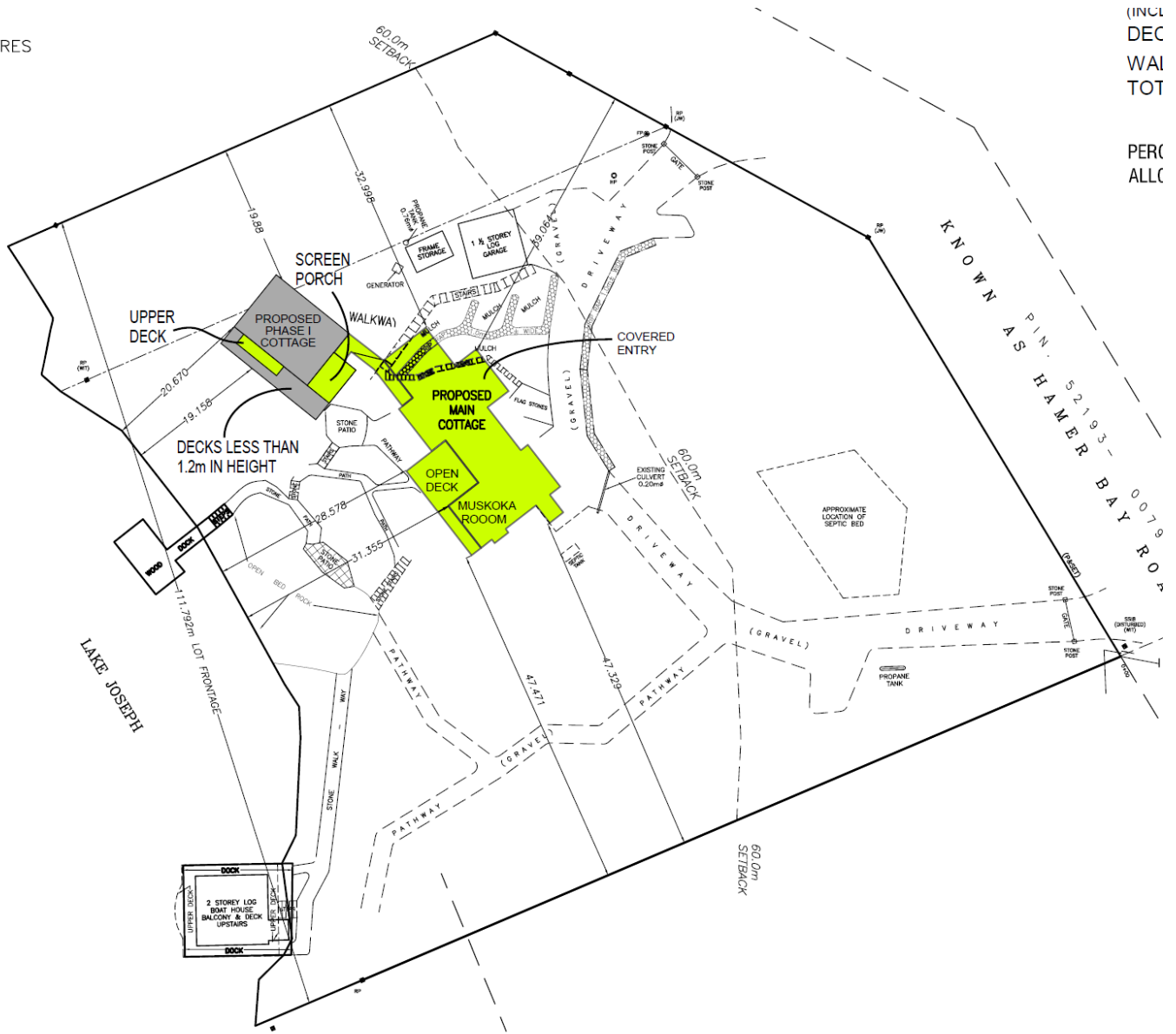


© Seguin Township

Figure 2: Site Plan Excerpt – Proposed new cottage

SCALE IN METRES
1:48

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