



## 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: June 13<sup>th</sup>, 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-2018-0020-H  
**Owners:** Brent Layton & Christina Lisinska  
**Subject Lands:** Con 8 Pt Lot 26 RP 42R9186; Part 1 & RP 42R9570  
Part 1; Together With R-O-W  
**Civic Address:** 60 Tall Timbers Road  
**Roll Number:** 4903-010-006-09312

**PURPOSE:** The Owners are proposing to demolish an existing non-complying cottage and non-complying boathouse, and redevelop the property with a new cottage, new boathouse, and new garage. The new cottage and new boathouse would be reconstructed in approximately the same location as the original cottage and boathouse. The redevelopment of the subject lands would require variance to the following Sections of Zoning By-law 2006-125:

1. Proposed new cottage:
  - 1.1. 4.17 c) Table 4.1 – Maximum non-complying dwelling shoreline width increase = 20% (1.93 metres). The proposed cottage shoreline width would increase by 31.25% (3 metres), requiring variance of 11.25% (1.07 metres).
  - 1.2. 6.3 Table 6.2 – Minimum front yard setback = 20 metres. The existing cottage has a non-complying front yard setback of 11.9 metres. The proposed cottage would have a front yard setback of 10 metres, requiring variance of 10 metres (or 1.9 metres closer than “existing”).
  - 1.3. 6.3 Table 6.3, Column 3 – Maximum dwelling gross floor area = 405.9 square metres. The proposed new cottage would have a gross

floor area of 412.9 square metres, requiring variance of 7 square metres.

2. Proposed new boathouse:

- 2.1. 4.28 c) Table 4.3 - Minimum shoreline structure side yard setback = 12.5 metres. The existing boathouse currently encroaches +/-2 metres over the projection of the side lot line. The applicant proposes a modified side lot line projection, where the boathouse would have a setback of 7.2 metres from the modified side lot line.
- 2.2. 4.28.1 g) Maximum boathouse height = 5 metres; Maximum boathouse eave height = 3.6 metres. The proposed flat roof boathouse would have a height of 5.182 metres, requiring variance of 0.182 metres, and requiring variance of 1.582 metres to maximum eave height.
- 2.3. 4.28.1 j) Table 4.4 – Maximum boathouse length = 11 metres. The proposed boathouse would have a total length of 11.28 metres, requiring variance of 0.28 metres.

3. Overall site redevelopment:

- 3.1 06.3 Table 6.3 – Maximum lot coverage within 60 metres of the shoreline = 7.5%. The new cottage and boathouse would result in lot coverage within 60 metres of the shoreline of 10.44%, requiring variance of 2.94%.
- 3.2 6.3 Table 6.3 – Maximum lot coverage = 7.5%. The proposed lot coverage resulting from the new cottage, boathouse and garage would be 9.37%, requiring variance of 1.87%.

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.

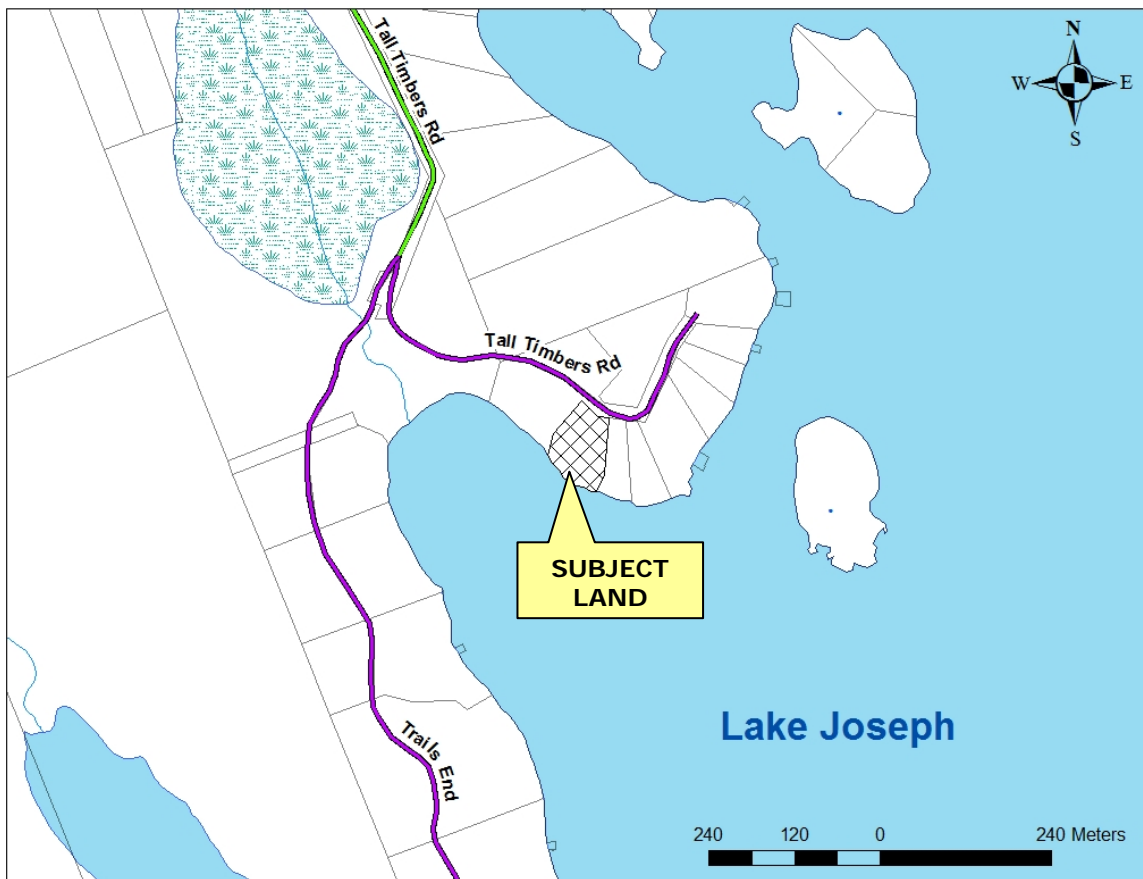
Please be advised that for your correspondence to be entered into the official record regarding this Application, it must be signed and delivered by hand, Canada Post, courier, or facsimile.

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 1<sup>st</sup> day of June, 2018.

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

### KEY MAP



# SITE PLAN

