

Seguin Township **Maximum Lot Coverage** **For Zones: (SR1, SR2, SR3, SR4, SR5, SR6 and LSR)** **Zoning By-law 2006-125**

1. Please refer to Section 6 and Table 6.3 (see below) of Zoning By-Law 2006-125 to determine frontage requirements and allowable lot coverage.
2. Please make note of the footnote (1) for Table 6.2 of Zoning By-Law 2006-125

Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline, the maximum lot coverage for those buildings and structures in the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be in accordance with Table 6.3 and based on the lot area of the lot within 60.0 metres of the shoreline.

Where buildings and structures are located more than 60.0 metres from the shoreline, the permitted coverage for those buildings and structures shall be calculated based on the total lot area.

Definitions

Lot Coverage: means the area of a lot covered by all buildings and structures excluding docks and decks less than 1.2 metres in height but including all permitted structures appurtenant to a lot such as a boathouse.

Lot Frontage: where the front lot line is not a straight line and the said lot lines are not parallel, the lot frontage is to be measured by a line 8 metres back and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

A1) Area within 60 metres of the shoreline = _____ (footnote for table 6.2)

A2) Straight line frontage (at 8 metres) = _____ (definitions)

A3) Maximum lot coverage % allowed = _____ (table 6.3, column 2)

A4) Area of all buildings and structures = _____
(excluding decks less than 1.2 metres in height but including all proposed buildings and structures)

A5) Actual Percent of Lot Coverage = _____ A4/A1

Table 6.3

Column 1	Column 2	Column 3
Lot Frontage	Maximum Lot Coverage %	Maximum Dwelling Gross Floor Area
Less than or equal to 30 m	10	1.25 times column 2
> 30 m to < 60 m	8	1.25 times column 2
61 m to 70 m	7.5	1.25 times column 2
71 m to 80 m	7.25	1.25 times column 2
81 m to 90 m	7	1.25 times column 2
91 m to 100 m	6.75	1.25 times column 2
101 m to 110 m	6.5	1.25 times column 2
111 m to 120 m	6.25	1.25 times column 2
121 m to 130 m	6	1.25 times column 2
131 m to 140 m	5.75	1.25 times column 2
141 m to 150 m	5.5	1.25 times column 2
151 m to 160 m	5.25	1.25 times column 2
> 160 m	5	1.25 times column 2

Please note this is not an official document

Table 6.3 of the Seguin Zoning By-Law 2006-125 outlines the maximum allowable lot coverage based on the straight line measurement of the property. The Zoning By-law frontage is measured by drawing a straight line from side lot line to side lot line at the water's edge, then, at a right angle to said line, come back 8 meters and draw a second straight line from side lot line to side lot line. The measurement of this second line will determine the maximum allowable lot coverage in accordance with table 6.3.

For example, if the straight line frontage of a lot was less than 30 meters, the maximum allowable lot coverage would be 10%. This means that within the first 60 meters of the property you would be allowed a maximum of 10% based on the area of the lot within the first 60 metres. You would also be allowed 10% coverage for the entire lot which would include all structures located on the property, including the structures located within the first 60 meters, but based on the area of the lot in its entirety. I have attached a few examples that explain this process in more detail.

I hope this helps answer your questions and if you require any further clarification please don't hesitate to contact the Seguin Planning or Building Department.

EXAMPLE

LOT COVERAGE CALCULATION

- 1) DETERMINE THE LENGTH OF YOUR STRAIGHT LINE FRONTAGE AT 8 METRES

X (straight line footage) = 30 METRES

- 2) REFER TO TABLE 6.3 COLUMN 1, LOCATE YOUR FRONTAGE IN METRES.

- 3) REFER TO TABLE 6.3 COLUMN 2, ACROSS FROM YOUR FRONTAGE IN COLUMN 1 LIES A NUMBER, THIS REPRESENTS THE PERCENTAGE ALLOWED WITHIN THE FRONT 60 METRES.

LOT COVERAGE ALLOWED BASED ON STRAIGHT LINE FRONTAGE = 10%

- 4) DETERMINE THE LOT AREA WITHIN THE FIRST 60 METRES FROM THE SHORELINE

AREA WITHIN 60 METRES = 1800 m²

- 5) CALCULATE THE AMOUNT OF LOT COVERAGE ALLOWED WITHIN 60 METRES OF THE SHORELINE

(LOT AREA WITHIN 60 METRES OF THE SHORELINE MULTIPLIED BY THE PERCENTAGE ALLOWED)

$$1800(.10) = 180 \text{ m}^2$$

- (▶) A MAXIMUM LOT COVERAGE OF 180 m² IF STRUCTURES ARE LOCATED WITHIN 60 METRES OF THE SHORELINE

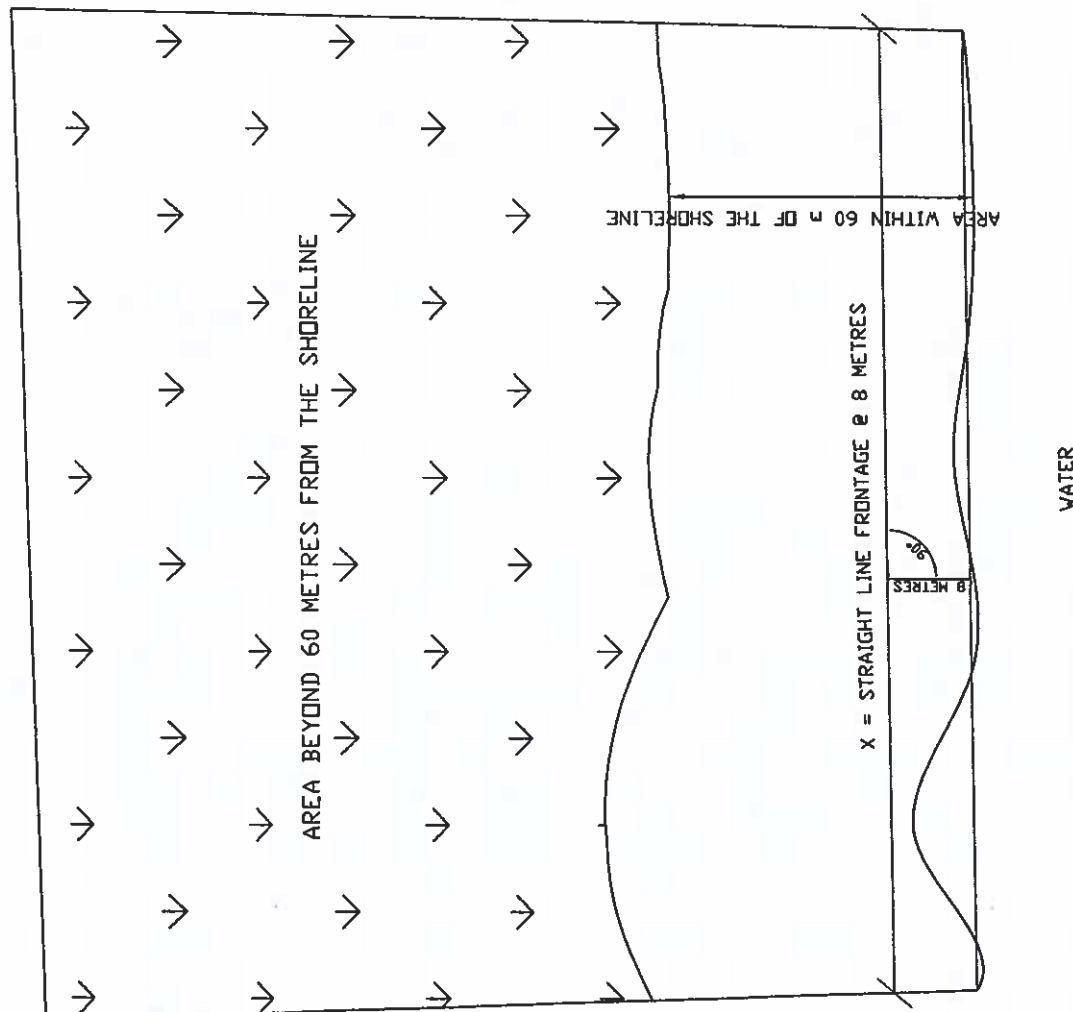
- 6) WHEN STRUCTURES ARE LOCATED BEYOND 60 METRES FROM THE SHORELINE, THE TOTAL LOT COVERAGE MAY BE BASED ON THE TOTAL LOT AREA AND THE PERCENTAGE ALLOWED BASED ON THE STRAIGHT LINE FRONTAGE.

TOTAL LOT AREA = 2700 m²
PERCENTAGE ALLOWED = 10%

$$2700(.10) = 270 \text{ m}^2$$

- (▶) A MAXIMUM LOT COVERAGE OF 270 m² IF STRUCTURES ARE LOCATED BEYOND 60 METRES FROM THE SHORELINE

- (⌈) IF 180 m² OF LOT COVERAGE EXISTS WITHIN 60 METRES OF THE SHORELINE, A MAXIMUM OF 90 m² MAY BE LOCATED BEYOND THE 60 METRE AREA WITHIN THE SHORELINE



123 CANDY LANE (ZONING: LSR)

• STRAIGHT LINE FRONTAGE = 30m (SEE TABLE 6.3 FOR MAX. LOT COVERAGE)

• MAX LOT COVERAGE = 10%

• TOTAL LOT AREA = 3000m^2
 $10\% = 300\text{m}^2$

TOTAL LOT AREA WITHIN 60m = 2000m^2
 $10\% = 200\text{m}^2$

• AREA OF ALL STRUCTURES

300m^2
 $(300\text{m}^2 \div 3000\text{m}^2 = 10\%)$

AREA OF ALL STRUCTURES WITHIN 60m

200m^2
 $(200\text{m}^2 \div 2000\text{m}^2 = 10\%)$

