

**Seguin Township Maximum Lot Coverage for Zones:
SR1, SR2, SR3, SR4, SR5, SR6, & LSR
Zoning By-Law 2006-125**

Calculations:

- a) Area within 60 metres of shoreline: _____ sq metres
- b) Area of entire lot: _____ sq metres
- c) Lot frontage (see definitions): _____ metres
- d) Maximum lot coverage allowed(table 6.3): _____ %
- e) Area of all buildings/structures (entire lot): _____ sq metres
(including decks over 1.2 metres in height)
- f) Area of all buildings/structures within 60m: _____ sq metres
(including decks over 1.2 metres in height)
- g) Calculated percent of lot coverage for entire lot: _____ (e / b)
- h) Calculated percent of lot coverage within 60m: _____ (f / a)

Please refer to the next pages for table 6.3, footnotes and definitions

**Seguin Township Maximum Lot Coverage for Zones:
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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 footnotes.

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

Footnotes:

- (1) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline in the SR1, SR2, SR3, SR4, SR5, SR6, and LSR Zones, the maximum lot coverage, including any shore road allowance within the straight line projection of the side lot line to the shoreline, shall be based on the area of land within 60.0 metres of the shoreline and conform to Table 6.3.

- (2) 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, including any shore road allowance within the straight line projection of the side lot line to the shoreline.
- (3) Maximum dwelling size for the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be as follows:
Maximum Gross Floor Area 700 sq. m.
- (4) The minimum lot frontage and area for a new lot fronting on a narrow waterbody shall be in accordance with the requirements of the Shoreline Residential Three (SR3) Zone.

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. The portion of the overhang that projects more than 1 metre from the building or structure face shall be counted in lot coverage.

Lot Frontage means the horizontal distance between the two lot lines which intersect the front lot line of a lot, except:

- i) where the front lot line is not perpendicular to the side lot lines and the said lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines or;
- ii) where the front lot line is not a straight line and the side lot lines are not parallel, the lot frontage is to be measured by a line 8 metres back from 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; and,
- iii) on an island that has not been subdivided, the lot frontage shall be the greatest distance between any two points of the shoreline, and,
- iv) Where a lot has two or more frontages on a shoreline the longer shoreline frontage shall be deemed to be the by-law frontage.