



**THE CORPORATION OF THE TOWNSHIP
OF SEGUIN
NOTICE OF A COMPLETE APPLICATION
and NOTICE OF PUBLIC MEETING
FOR AN AMENDMENT TO ZONING BY-
LAW 2006-125 and
APPLICATION FOR CONSENT**

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" 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.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin will be considering the following application for consent under Section 53 of the Planning Act, R.S.O. 1990, as amended.

Public Meeting Date: November 4th, 2024 at 2:30 p.m.

or as soon thereafter as the matter can be heard

In person and virtually broadcasted from Council Chambers,

Township of Seguin Municipal Office

5 Humphrey Drive, Seguin, ON P2A 2W8

Corner of Humphrey Drive and Highway #141

Zoning By-Law Application: R-2024-0024-H

Consent Applications: B-2024-0017-H and B-2024-0027-H

Owner: 2123274 Ontario Limited

Subject Lands: PCL 14890 SEC SS; PT LT 30 CON 9 HUMPHREY AS IN
LT71773; SEGUIN

Civic Address: 128 Clear Lake Road

Roll No. 4903-010-007-01000

THE PURPOSE AND EFFECT of the proposed Consent Applications is to create two new rural lots with frontage on Clear Lake Road. The proposed Severed Lot 1 would have an area of approximately 4.09 hectares and 120 metres of frontage on Clear Lake Road. The proposed Severed Lot 2 would have an area of approximately 25.71 hectares and 120 metres of frontage on Clear Lake Road. The Retained Lands would have a resulting lot area of approximately 4.04 hectares and 184.4 metres of frontage on Clear Lake Road.

THE PURPOSE AND EFFECT of the associated Zoning By-law Amendment is to rezone the proposed severed lots to Rural Exception (RU-XX) Zones to ensure that future development on the lots are setback 50 metres from the existing wetland and 300 metres from the shoreline of Clear Lake.

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

Please be advised that you must submit a written request if you wish further notification regarding the disposition of these Applications.

If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land 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 it gives or refuses to give provisional consent or the by-law is passed, the person or public body is not entitled to appeal the decision.

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 at The Corporation of the Township of Seguin, 5 Humphrey Drive, Seguin, ON P2A 2W8.

Please be advised that your comments and submissions should be addressed to Council, Care of Craig Jeffery, Clerk, and will 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. If applicable, if your property contains seven or more residential units, please post this notice in a location that is visible to all residents.

ADDITIONAL INFORMATION regarding these Applications is available in PDF and can be sent to you upon request by email. Please direct inquiries to planning@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 October 15th, 2024.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map

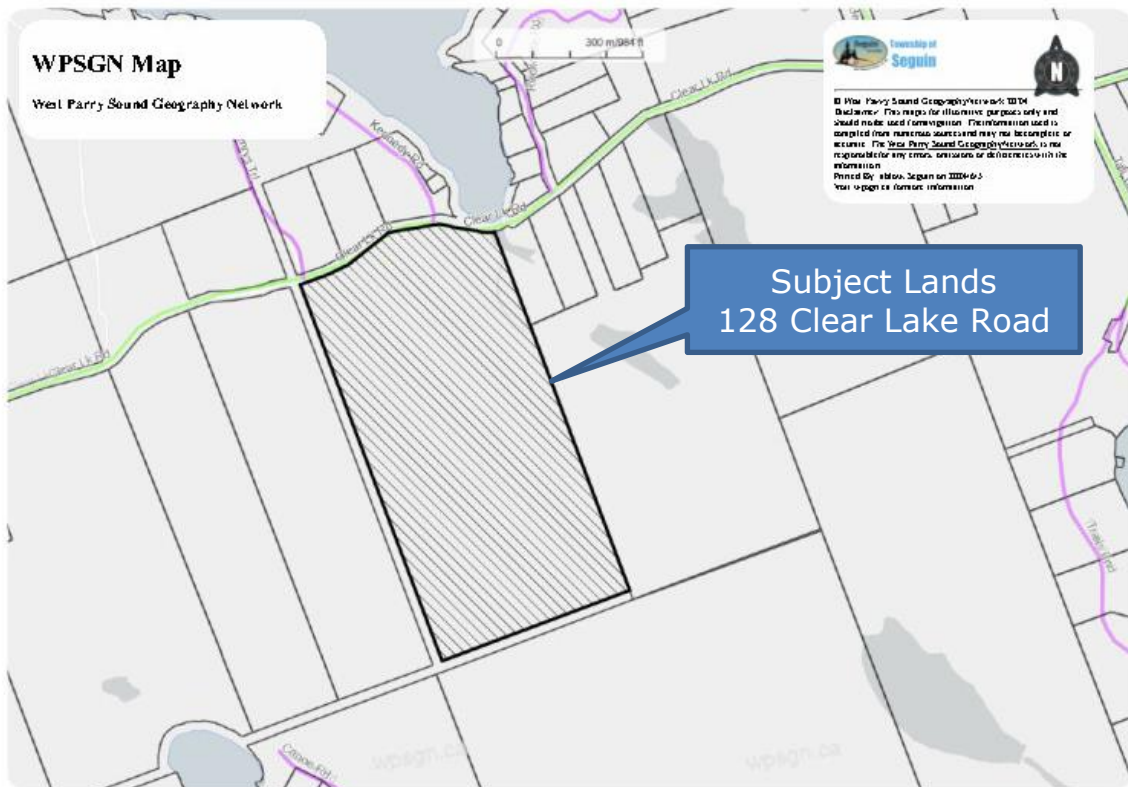
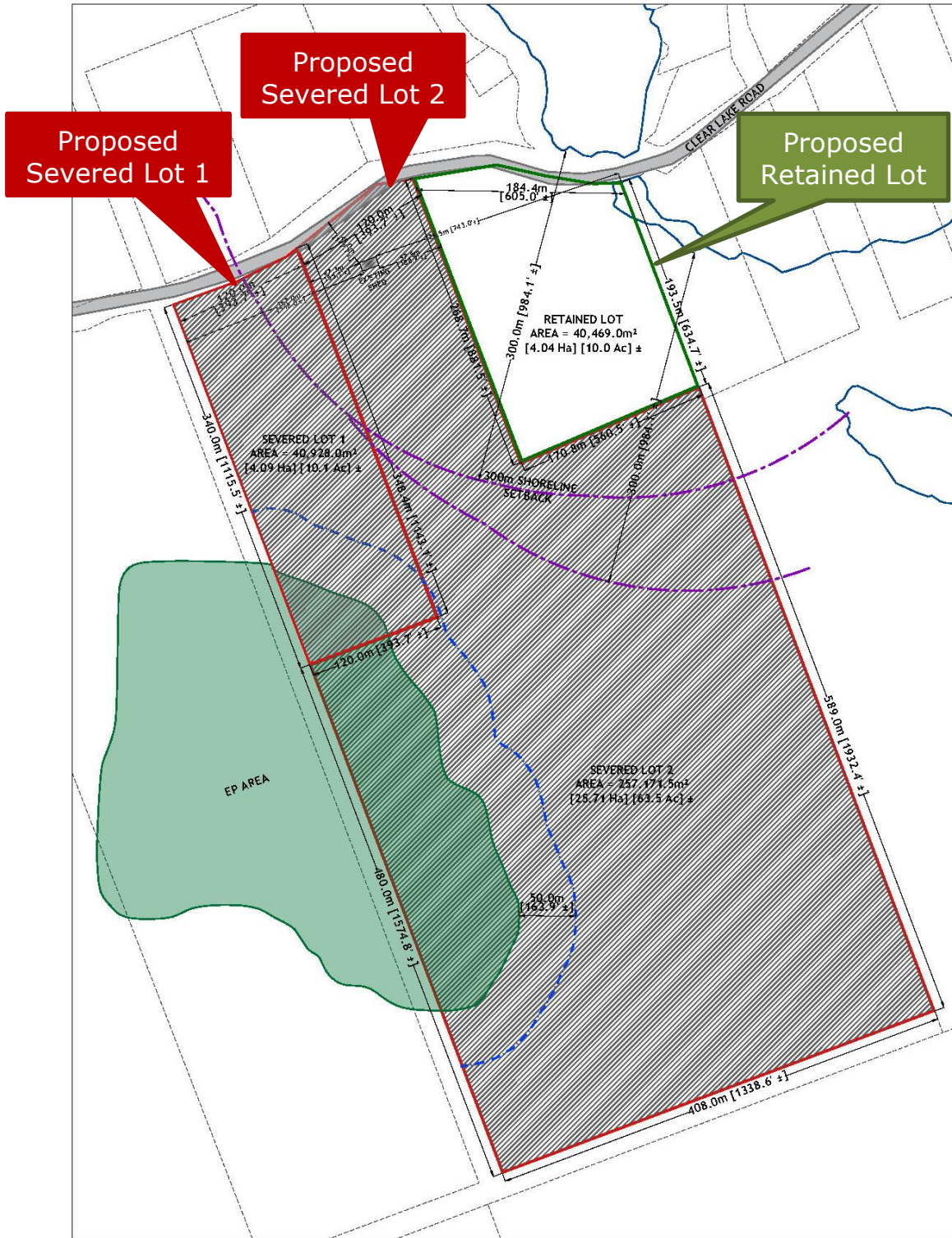


Figure 2: Site Sketch – Proposed New Lots



ZONING AMENDMENT SKETCH

128 CLEAR LAKE ROAD
 PART OF LOT 30, CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF HUMPHREY
 TOWNSHIP OF SEGUIN
 DISTRICT OF PARRY SOUND
 ELLERY

DISCLAIMER
 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.
 BASE MAPPING CREATED FROM WEST PARRY SOUND
 GEOGRAPHY NETWORK TOPOGRAPHIC BASE and
 ZONING INFORMATION.
 ALL INFORMATION CONTAINED WITHIN IS
 APPROXIMATE.
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
 TREATED AS SUCH.

LANDS TO BE REZONED FROM RURAL
 TO RURAL EXCEPTION (RU-XX)

		PLANSCAPE <small>PLANNING & DESIGN SERVICES</small>	
SCALE	PROJECT NO.	DATE	BY
1 : 3 000	139901	SEPTEMBER 6, 2024	JT

BASE MAP SOURCE:
 WEST PARRY SOUND GEOGRAPHY NETWORK
 TOPOGRAPHIC BASE MAP