



**THE CORPORATION OF THE  
TOWNSHIP OF SEGUIN**

**NOTICE OF PASSING OF A  
ZONING BY-LAW AMENDMENT**

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

**Application File No.** R-2024-0024-H

**By-law No.** 2024-104 **Passed:** November 18<sup>th</sup>, 2024

**Owners:** 2123274 Ontario Ltd.

**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 associated Zoning By-law is to rezone the proposed severed lots to the Rural Exception Sixty-Five (RU-65) Zone to ensure that future development on the lots is setback 50 metres from the existing wetland and 300 metres from the shoreline of Clear Lake. The Zoning By-law will also rezone a portion of the retained lot to Environmental Protection (EP) to recognize the boundary of a wetland and to rezone the retained lot to the Rural Exception Sixty-Six (RU-66) Zone to ensure that future development is setback 50 metres from the wetland.

Please refer to the next page of this Notice for a description of the land or a key map showing the land to which the zoning by-law would apply.

All written and oral public input was taken into consideration when the merits of this Planning Act application was determined with appropriate measures being included as conditions of approval where required as part of the decision of the approval authority.

**If applicable, the last date for filing a notice of appeal of the by-law is December 10<sup>th</sup>, 2024.** A notice of appeal must be filed with the Clerk of the Township of Seguin, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. The Tribunal has provided forms for the submission of appeals, which are available at the following website: <https://olt.gov.on.ca/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

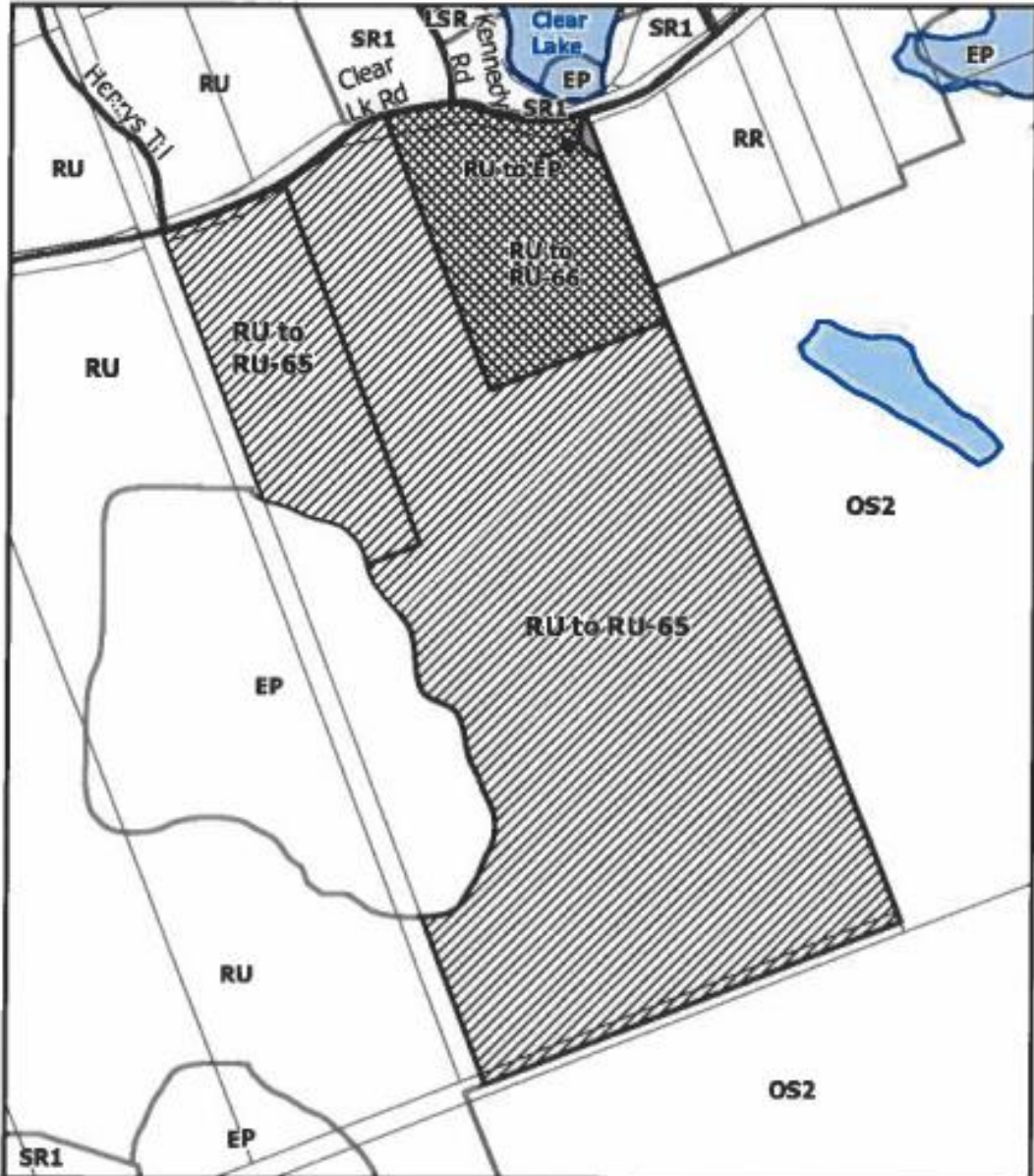
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For additional information, please visit the Township website [www.seguin.ca](http://www.seguin.ca) or contact the Planning Dept, Phone: (705) 732-4300 or (877) 4SEGUIN (473-4846), Fax: (705) 732-6347, E-Mail: [planning@seguin.ca](mailto:planning@seguin.ca).

Dated at the Township of Seguin this **20<sup>th</sup> day of November, 2024.**

Craig Jeffery, Clerk,  
Township of Seguin  
5 Humphrey Drive,  
Seguin, Ontario.  
P2A 2W8

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN**  
**By-law No. 2024-104 Schedule "A"**  
**PCL 14890 SEC SS; PT LT 30 CON 9 HUMPHREY AS IN LT71773;**  
**SEGUIN**  
**Zoning By-law 2006-125 - Schedule A - Maps 22 and 23**



**Key Map - Clear Lake Rd**

Township of Seguin

	RU to RU-66		RU to EP
	RU to RU-65		



0 70 140 280 Meters

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**THE CORPORATION OF THE TOWNSHIP OF SEGUIN  
SCHEDULE "B"  
TO BY-LAW NO. 2024-104**

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
RU-65				<p><b>Table 10.2, Section 10.3</b></p> <p>-Minimum setback for Buildings and Structures from an EP zone = 50 metres</p> <p>- Minimum setback for Buildings and Structures from the shoreline of Clear Lake = 300 metres</p>	
RU-66				<p><b>Table 10.2, Section 10.3</b></p> <p>-Minimum setback for Buildings and Structures from an EP zone = 50 metres</p>	