



**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: June 3rd, 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  
The corner of Humphrey Drive and Highway #141

**Zoning By-Law Application: R-2023-0026-H**

**Consent Application: B-2024-0026-H**

**Owner: Rosseau Springs Limited**

**Civic Address: Unassigned**

**Subject Lands: PT LT 6-7 CON 5 HUMPHREY PT 3 TO 5 42R14741**

**Roll No. 4903-010-002-22800**

**THE PURPOSE AND EFFECT** of the proposed Consent is to sever a 4.8-hectare parcel with 129 metres of frontage on Lake Rosseau and 319 metres of frontage on Maplehurst Road from the 23.7-hectare retained parcel.

**THE PURPOSE AND EFFECT** of the associated Zoning By-law Amendment is to rezone the property from a Shoreline Residential One (SR1) and Environmental Protection (EP) zone to a SR1 Exemption Zone, and to revise the EP boundaries. The applicant wishes to construct a residential use. The

EP zone is being revised per the recommendations of an Environmental Impact Study and peer review, which includes reducing the amount of lands zoned EP at the shoreline, but adding to the EP zone to protect a wetland feature. The property would be subject to site plan control.

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

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 the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Seguin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council in respect to the proposed **consent and zoning by-law amendment**, you must make a written request to Council. Please be advised that your comments and submissions should be addressed to Council, care of Craig Jeffery, Clerk, and will be considered as public information and become part of the public record. Written comments to Council are to be submitted to the Municipal Office via email to [info@seguin.ca](mailto: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.

**ADDITIONAL INFORMATION** regarding this Application is available can be sent to you upon request by email. Please direct inquiries to [planning@seguin.ca](mailto:planning@seguin.ca).

If you wish to speak to Council at the meeting in person or 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](mailto:info@seguin.ca) for more information. If applicable, if your property contains seven or more residential units, please post this notice in a location that is visible to all residents.

The meeting will also be live-streamed on the Township of Seguin's YouTube Channel.

Dated at the Township of Seguin **May 3<sup>rd</sup>, 2024.**

Craig Jeffery, Clerk,  
Township of Seguin

**Figure 1: Key Map**



**Figure 2: Rezoning Sketch**







-  **Area Rezoned from EP and RU to an SR1 Exemption**
-  **Area Rezoned from RU to an EP Zone**
-  **Area Rezoned from an SR1 to an SR1 Exemption**
-  **Area Rezoned from an EP to an SR1 Exemption**

Figure 3: Consent Sketch

