



**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-2021-0018-F (Kaltz)
By-law No. 2022-023 **Passed:** March 7th 2022
Owners: Ulrich Kaltz
Subject Lands: CON 2 PT LOT 12
Civic Address: 231 Blackstone Crane Lake Road
Roll Nos. 4903-030-001-02501 & 4903-030-001-02600

THE PURPOSE AND EFFECT of By-Law 2022-023 is to rezone the severed lot from the Rural (RU) Zone to a Rural Residential-Exception Forty (RR-40) Zone to recognize deficient lot frontage and an existing hunt camp.

The associated Zoning By-law Amendment would also establish a minimum septic setback of 300 metres to the adjacent Otter Lake (being an over threshold/high sensitivity lake trout lake at capacity) and a development setback of 300 metres from the existing CP rail line to the north.

Portions of the severed lot will be rezoned from the Rural (RU) Zone to an Environmental Protection (EP) Zone in order to ensure the said lot is developed in an environmentally sustainable manner as per the conclusions of the submitted Scoped Environmental Impact Study.

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 proposed 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 April 7th, 2022. 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.

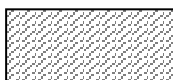
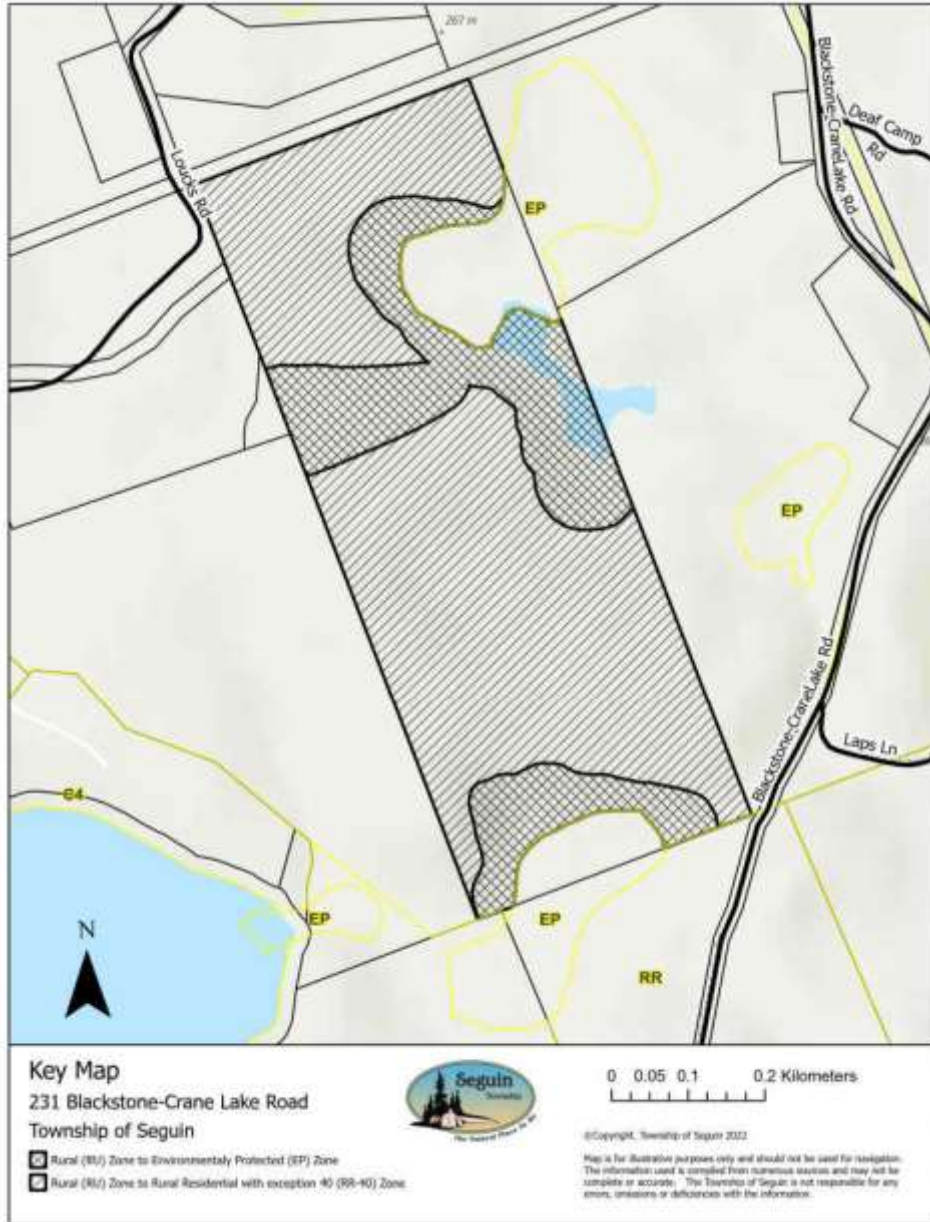
If a person or public body would otherwise have an ability to appeal the decision of the Council for the Township of Seguin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Seguin before the by-law is passed, the person or public body is not entitled to appeal the decision.

For additional information, please visit the Township website 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.

Dated at the Township of Seguin this 18th day of March, 2022.

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

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
 SCHEDULE "A"
 TO BY-LAW NO. 2022-023
 CON 2 PT LOT 12
 Zoning By-law 2006-125 Schedule A - Map 18**



SUBJECT LANDS REZONED FROM THE RURAL ZONE (RU) ZONE TO THE RURAL RESIDENTIAL EXCEPTION FORTY (RR-40) ZONE



SUBJECT LANDS REZONED FROM THE RURAL ZONE (RU) ZONE TO THE ENVIRONMENTAL PROTECTION (EP) ZONE

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2022-023
SCHEDULE "B"**

Amendment to Table 10.3 of Section 10.4– Rural Zones – Exceptions:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-40	<ul style="list-style-type: none"> • Hunt Camp 			<ul style="list-style-type: none"> • Minimum lot frontage = 70 metres • Minimum setback for development to rail line =300 metres • Minimum setback for septic sewage disposal system to shoreline of Otter Lake= 300 metres 	<ul style="list-style-type: none"> • Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act. Site Plan Approval shall implement the recommendations of the "Scoped Environmental Impact Study", prepared by Michalski Nielsen Associates Limited, dated October, 2021.