



**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
NOTICE OF A COMPLETE APPLICATION AND PUBLIC
MEETING FOR A ZONING BY-LAW AMENDMENT AND
NOTICE OF COMPLETE APPLICATION FOR A DRAFT
PLAN OF SUBDIVISION**

TAKE NOTICE THAT applications have been received for a Zoning By-law Amendment, a Draft Plan of Subdivision, and have been deemed complete by The Corporation of the Township of Seguin.

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.

Public Meeting Date: March 2, 2026 at 2:30 p.m.

Or as soon thereafter as the matter can be heard
In person and virtually broadcast 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-2026-0004-F

Draft Plan of Subdivision Application: CON-2026-0001-F

Owner: K & C Hall Holdings Inc.

Agent: Tim Cane, SGL Planning & Design Inc.

Subject Lands: PT LT 142-143 CON B FOLEY AS IN RO65800; S/T RO15701; SEGUIN

Roll No. 4903-030-011-01200

THE PURPOSE AND EFFECT of the proposed Zoning By-law amendment is to amend the existing R2-135, R2-136 and EP zones to:

- For the lots along Hunter Drive (R2-X (h) on the sketch):
 - Require a minimum area of 0.4 ha, a minimum frontage of 35 m, a minimum front yard and exterior side yard of 10 m, and a minimum interior side yard of 5 m.
 - These lots also permit up to 11 detached dwellings and 11 secondary dwelling units.
- For the interior lots (R2-xx (h) on the sketch):
 - A maximum of 174 dwelling units are permitted.
 - A maximum of 26 secondary dwelling units are permitted.
 - Lots with single-detached structures have a reduced minimum lot size from 3,200 sq metres to 1,500 sq metres.

- Reduce the minimum frontage to 6 metres for a limited number of flag-shaped lots – most frontages will typically be between 24 metres and 32 metres. The current zoning requires minimum frontages of either 15 metres or 30 metres.
- Rezone portions of the EP Zone, per the recommendations of an Environmental Report.
- Require Tertiary septic systems.

The phased subdivision proposes:

- Phase 1
 - 112 Residential Lots
 - Three commercial lots;
- Future Phases
 - Five future residential blocks to contain up to 73 dwelling units, comprised of single-detached and semi-detached units.

Please refer to the opposite side 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 proposed by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body would otherwise have the ability to appeal the decision of Council but does not make oral submissions at a public meeting, if one is held, or make written submissions to Council in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council 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 a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Council in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 of the proposed **Zoning By-Law Amendment or Plan of Subdivision**, 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 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 these applications 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 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 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 on **10th February 2026**.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map



Figure 2: Site Sketch



