



**NOTICE OF PUBLIC MEETING FOR AN
AMENDMENT TO ZONING BY-LAW and
APPLICATION FOR CONSENT**

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: March 2nd, 2026, 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-2025-0023-H

Consent Application: B-2025-0037-H

Date Deemed Complete: December 22nd, 2025

Owners: Paul and Irene Hyatt

Agents: Sam Soja and Matt Jay, Tulloch

Subject Lands: PT LT 100 CON B HUMPHREY PT 2 42R5631; T/W PT 11 42R2486 AS IN LT112810 & PT LT 100 CON B HUMPHREY PT 2 & 4 PSR885; T/W PT 5 & 6 PSR885 AS IN LT59657; S/T PT 4 PRS885 AS IN LT59657 SEGUIN

Civic Addresses: 6 Hawkrigg Lane & 4 Pine Ridge Road

Roll No. 4903-010-010-08010 & 4903-010-010-08200

THE PURPOSE AND EFFECT of the Consent Application is to separate two properties (6 Hawkrigg Lane and 4 Pine Ridge Road). Both properties were previously separate developed parcels but had merged inadvertently in title. The proposal also involves an adjusted shared lot boundary; transferring a small portion (0.1 hectares) of land from 6 Hawkrigg Lane (proposed severed lot) to 4 Pine Ridge Road (proposed retained lot) to correct structure encroachment issues.

THE PURPOSE AND EFFECT of the associated Zoning By-law Amendment is to rezone the proposed retained lot, together with the adjusted portion of lands transferred from 6 Hawkrigg Lane to 4 Pine Ridge Road, to the Limited Service Residential (LSR) Zone. The associated Zoning By-law Amendment would rezone the proposed severed lot from the Rural-Residential Zone to a Rural-Residential Exception Zone to recognize reduced lot area and frontage.

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 has the ability to appeal the decision of the Township of Seguin in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Township of Seguin before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 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.

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. No notice is necessary if you wish to attend in person. 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 **February 10th, 2026**.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map

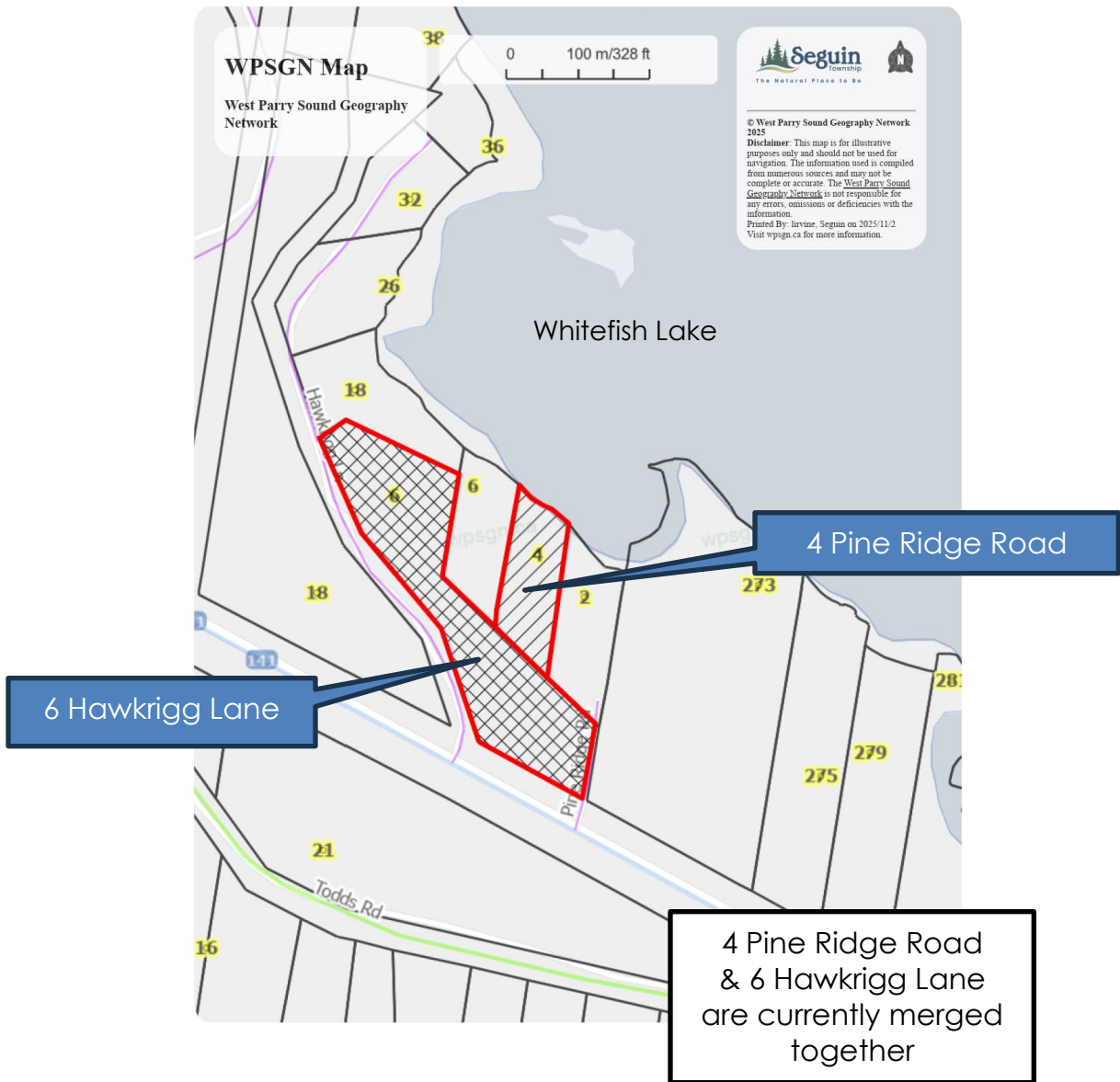
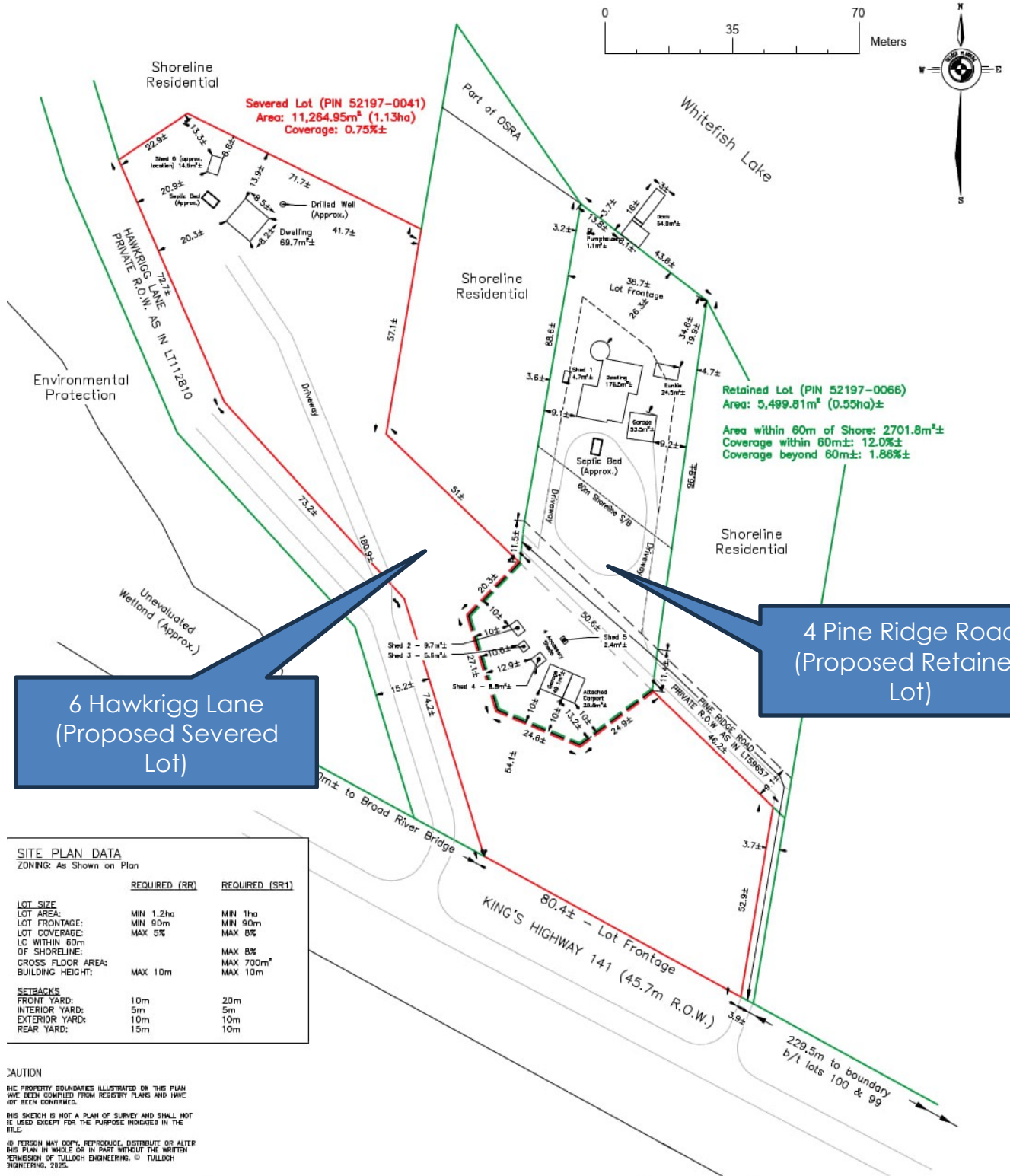


Figure 2: Consent Site Sketch – Resulting Lots



SITE PLAN DATA
ZONING: As Shown on Plan

	REQUIRED (RR)	REQUIRED (SR1)
LOT SIZE		
LOT AREA:	MIN 1.2ha	MIN 1ha
LOT FRONTAGE:	MIN 90m	MIN 90m
LOT COVERAGE:	MAX 5%	MAX 8%
LC WITHIN 60m OF SHORELINE:		MAX 8%
GROSS FLOOR AREA:		MAX 700m ²
BUILDING HEIGHT:	MAX 10m	MAX 10m
SETBACKS		
FRONT YARD:	10m	20m
INTERIOR YARD:	5m	5m
EXTERIOR YARD:	10m	10m
REAR YARD:	15m	10m

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE.

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	PROJECT: 6 Hawkrigg Ln/4 Pine Ridge Rd. Pt Lot 100, Con B, Humphrey Twp of Seguin, District of Parry Sound	DRAWN BY: MDJ	CHECKED BY: SS	PROJECT NUMBER: 24-1387
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Figure 3: Rezoning Site Sketch

