



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-2025-0020-S
By-law No. 2026-018 **Passed:** April 7th, 2026
Subject Lands: Township Wide

THE PURPOSE AND EFFECT of the amendment for Storage Containers (also known as sea-cans) is to provide further flexibility to Section 4.37 of the Zoning By-law. Seguin Council has directed that the Township amend the Zoning By-law to be more permissive, allowing storage containers in residential zones, subject to limits on the number of containers and setbacks.

Additionally, a housekeeping amendment is proposed to modify Sections 3.6 v) and 4.16. These sections are to be modified to remove references to require yard setbacks on split-zoned lots. Section 4.1.8 is to be amended to note that only accessory structures need to be separated by 1.2 metres. Section 4.1.12 is to be modified to include two-storey detached garages.

Please refer to the next page of this Notice for 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 April 30th, 2026.

Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Seguin Township as the Approval Authority or by email to info@seguin.ca or by mail to 5 Humphrey Drive, Seguin ON, P2A 2W8 no later than 4:30 p.m. on **the 30th day of April, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario.

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 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 **10th day of April, 2026.**

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

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-018**

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125
Storage Containers and Housekeeping Amendments"

WHEREAS the Council of The Corporation of the Township of Seguin provided direction to amend the Township of Seguin Zoning By-law No. 2006-125; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. That Section 3.6 v) 3 be deleted and replaced with:

"Where a lot falls into two or more Zones, each portion of the lot shall be used in accordance with the permitted uses of this By-law for the applicable Zone; and, "

2. That Section 4.1.8 be deleted and replaced with:

"Building Setbacks

All accessory buildings and structures shall be setback at least 1.2 metres from all other separate, accessory buildings and structures."

3. That Section 4.1.12 be deleted and replaced with:

"Accessory Structures, One and a Half or Two Storey

Only one guest cabin, or a one and one-half storey boathouse, or a one and one-half storey detached garage, or a legal non-conforming or legal non-complying two-storey boathouse, or a two-storey detached garage shall be permitted per lot."

4. That a new Section 4.16 be deleted and replaced with:

"MULTIPLE ZONES ON ONE LOT

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Permitted Uses and zone requirements of this By-law for the applicable Zone as if it were a separate lot; however, the required yard provisions of this By-law shall be determined for the lot as a whole and shall not be increased or altered by the location of a Zone boundary within the lot."

5. That Section 4.37 be amended to include the following new zones:

"

- Highway Commercial (C3)
- Village Light Industrial (M1)"

6. That a new Section 4.37.1 be included after Section 4.37:

"4.37.1 Storage Containers – Residential Properties

Storage Containers are permitted within the following Residential zones:

- Rural Residential (RR)
- Village Residential One Zone (R1)
- Shoreline Residential Zones (SR1, SR2, SR3, SR4, SR5, SR6 and LSR)

Notwithstanding the provisions of this By-law, storage containers shall adhere to the provisions of Section 4.1 and shall be used exclusively for the storage of goods and materials, and may not be used to accommodate work areas, shops, office uses or retail sales. Storage containers shall not be permitted within the front yard, or between the exterior front wall of the primary structure and the front lot line, or the exterior side yard.

Storage Containers permitted in a Residential Zone per this provision shall be limited to an area of 30 square metres."

7. That Section 13 be amended to delete the definition "**Eave Height, Boathouse or Boat Port** " and add the following new definition:

"Eave Height, Boathouse or Boat Port means the Vertical distance between the top of the dock/deck boards and the main roof eave line."

8. That Section 13 be amended to delete the definition "**Container, Storage**" and add the following new definition:

"**Storage Container** means an accessory structure that is pre-manufactured, transportable, enclosed container (including a shipping container/"sea-can", rail container, or similar intermodal freight container), that:

a) is placed or kept on a lot primarily for the storage of goods, materials, equipment or similar items, and is not used for habitation, business occupancy, or the provision of services to the public;


b) is largely unmodified, such that it substantially retains its original structural form and appearance as a freight container, including a metal shell and cargo-type doors, and does not include additions such as porches, decks, permanent roofs/canopies, bay windows, or similar appurtenances;

c) may be located on the ground, on a foundation, on skids, or on a vehicle or trailer, whether or not the vehicle or trailer is licensed or capable of being moved; and

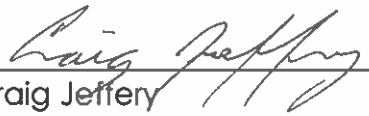
d) does not include a shipping container or similar unit that is incorporated into, or forms part of, the construction of a building for residential, commercial, industrial, institutional, or agricultural use, where the unit is converted or integrated as a building element."

BY-LAW read a **FIRST, SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 7th day of April, 2026.



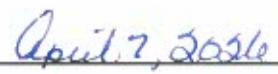


Ann MacDiarmid
Mayor



Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.



Date



Signature