



**THE CORPORATION OF THE TOWNSHIP OF SEGUIN  
 NOTICE OF A COMPLETE APPLICATION  
 AND PUBLIC MEETING FOR AN AMENDMENT TO  
 ZONING BY-LAW 2006-125**

**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.

**Public Meeting Date: June 1<sup>st</sup>, 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-2026-0007-H**

**Owner:** Cecilia Vilaca

**Agent:** Adam Kozlowski, Planscape

**Subject Lands:** LT 5 PL 42M587; SEGUIN

**Civic Address:** 270 Clear Lake Road

**Roll Nos.** 4903-010-007-00144

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to rezone the lands from a Shoreline Residential One (SR1) Zone to a Shoreline Residential One Exception (SR1-XX) Zone to recognize existing lot coverage on the lands to facilitate the replacement of the existing non-complying decks attached to the cottage, and to recognize an existing historic deficient interior side yard setback to the garage attached to the cottage. Staff note that the Zoning By-law Amendment will recognize the existing development on the lands and there are no structural expansions proposed.

The following site-specific exceptions are required to recognize the existing development:

	<b>Required</b>	<b>Existing/Exception Required</b>
<b>Interior Side Yard Setback</b> (attached garage)	5 metres	3.8 metres
<b>Lot Coverage</b> (within the first 60 metres of the shoreline)	8%	13.7% (11.7% legal non-complying)
<b>Lot Coverage</b> (Entire Lot)	8%	10% (9.8% legal non-complying)

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 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 of the proposed **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), 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 and 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 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 plan 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](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 on **April 17<sup>th</sup>, 2026**.

Craig Jeffery, Clerk,  
Township of Seguin

Figure 1: Key Map



**Figure 2: Site Sketch**

