



**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-2025-0017-H

By-law No. 2026-039 Passed: May 19th, 2026

Owners: Tom Rosicki

Agent: Vanessa Archer, TD Consulting Inc

Subject Lands: PT RDAL IN FRONT OF LT 34 CON 2 HUMPHREY CLOSED BY RO92667; PT LT 34 CON 2 HUMPHREY PT 2 42R7226, PT 1 PSR2042; SEGUIN

Civic Address: 13 Hoodwink

Roll No. 4903-010-005-02400

THE PURPOSE AND EFFECT of the associated Zoning By-law Amendment is to rezone the lands to a Shoreline Residential One Exception zone to permit the development of a new dwelling, subject to:

- Maximum Lot Coverage within 60 metres of the Shoreline – 18.2%, which is comprised of:
 - 12% lot coverage for the dwelling;
 - 2.2% lot coverage for the screen room; and
 - 4% lot coverage for decks over 1.2 m in height
- Maximum Dwelling Gross Floor Area – 160 square metres
- Minimum Front Yard Setback to Deck – 6.6 metres
- Minimum Front Yard Setback to Dwelling Unit – 8.6 metres
- Maximum Height -1 Storey and 7 metres

Development will be subject to Site Plan Control. A Guest Cabin and Boathouse are not permitted.

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 June 9th, 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 9th day of June, 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.

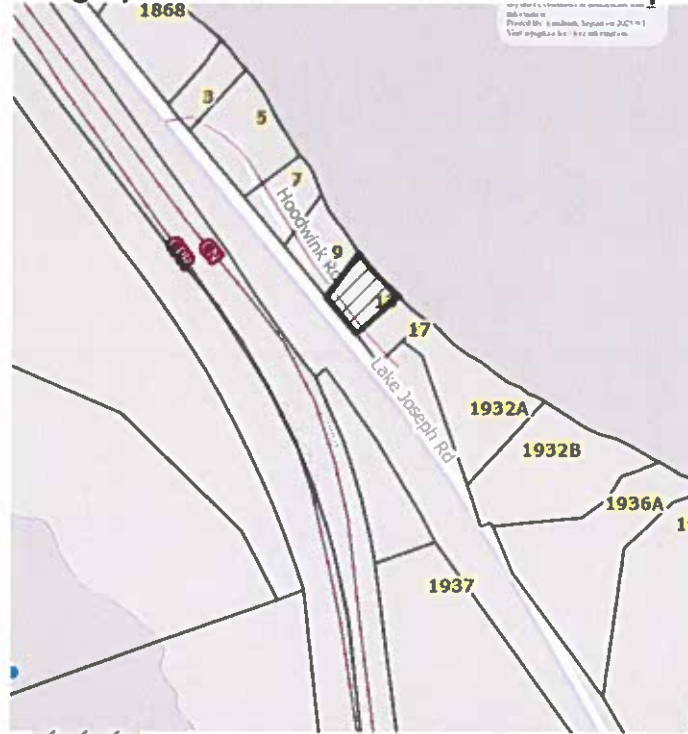
For additional information, please visit the Township website www.seguin.ca or contact the Planning Dept, Phone: (705) 732-4300 or (877) 4SEGUIN (473-4846), Fax: (705) 732-6347, E-Mail: planning@seguin.ca.

Dated at the Township of Seguin this **20th day of May, 2026**.

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

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-039 Schedule "A"
PT RDAL IN FRONT OF LT 33 CON 2 HUMPHREY; PT RDAL IN FRONT OF LT 34 CON 2
HUMPHREY CLOSED BY RO92667; PT LT 34 CON 2 HUMPHREY AS IN RO186197;
SEGUIN**

Zoning By-law 2006-125 - Schedule A - Map #28



Lands Rezoned from SR1 to LSR-187

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-039**

Amendment to Table 6.4 of Section 6.4, Residential 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
LSR-187			- Guest Cabin - Boathouse	<p>Section 6.3 - Table 6.3</p> <p>- Maximum Lot Coverage within 60 metres of the Shoreline – 18.2%, which is comprised of:</p> <ul style="list-style-type: none"> i. 12% lot coverage for the dwelling; ii. 2.2% lot coverage for the screen room; and iii. 4% lot coverage for decks over 1.2 m in height <p>- Maximum Dwelling Gross Floor Area – 160 square metres</p> <p>- Minimum Front Yard Setback to Deck – 6.6 metres</p> <p>- Minimum Front Yard Setback to Dwelling Unit – 8.6 metres</p> <p>- Maximum Height -1 Storey and 7 metres</p>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to require the submission of a revegetation plan completed by a qualified professional, and require that development generally adhere to the TD Consulting Inc. SP-1 drawing, and that the shed be removed.</p> <p>The site plan agreement shall also note warning clauses in accordance with the Canadian National Railway Company and other requirements of the Railway.</p>