



**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-2025-0019-F

By-law No. 2026-044 Passed: June 1 2026

Owner: Kenneth Janse

Agent: Ed Fothergill, Fothergill Planning & Development Inc.

Subject Lands: BLK 9 PL 42M616; SEGUIN

Civic Address: Unassigned

Roll Nos. 4903-030-008-02174

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the subject lands from an Open Space One (OS1) Zone to a Rural Residential Exception (RR-79) Zone. The By-law recognizes the existing deficient lot area, and the lands are subject to Site Plan Control to implement mitigation measures and recommendations from the submitted scoped Environmental Impact Study (EIS) and CN.

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 June 29th, 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 29th 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.

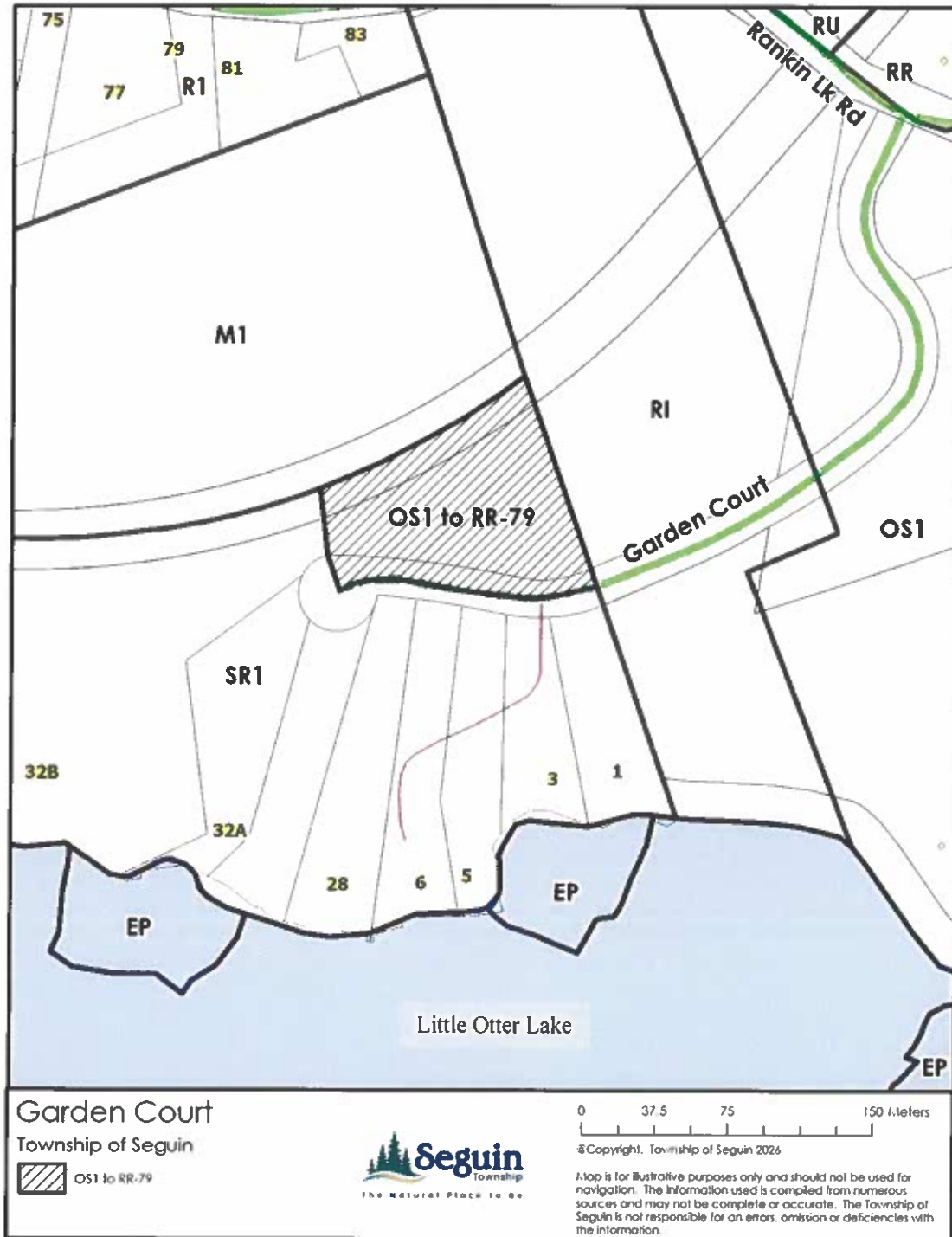
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person 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 **9th day of June 2026**

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

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-044 Schedule "A"
PCL 26630 SEC 55; BLK 9 PL 42M616; TOWNSHIP OF SEGUIN
Zoning By-law 2006-125 Map #12



**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-044**

Amendment to Table 10.3 of Section 10.4– Rural 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
RR-79				<p>Table 10.2, Section 10.3 Minimum Lot Area = 0.6 Hectares</p> <p>The septic system shall be located in the septic envelope as identified in Schedule "C" to By-law 2026-044</p>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following:</p> <ul style="list-style-type: none"> - the recommendations of Canadian National (CN), dated February 3, 2026; and, - the recommendations of the Environmental Impact Study Completed by Beacon Environment Limited, project 225192, dated October 9, 2025.

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
 SCHEDULE "C"
 TO BY-LAW NO. 2026-044



Proposed Development Figure 3

Garden Court, Township of Seguin

- Legend**
- Subject Property
 - Contours
 - Top of Ridge
 - Top of Steep Slope
 - Coolwater Watercourse (MNRI)
 - Unrevaluated Watercourse Flow
 - Seep
 - Proposed Development Envelope



Project: 225192
 Last Revised: October 2025

Client: Township of Seguin
 Prepared by: AG
 Checked by: JC

Scale: 1:1,300
 0 20 40 m

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 Ordnance Survey BaseLayer 183 South Perry Sound District (2023)