



**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-2026-0001-H

By-law No. 2026-028 **Passed:** June 1, 2026

Owners: Kevin and Linda O'Leary

Agent: Rian Allen, Allen Planning Consulting

Subject Lands: PCL 26105 SEC SS; PT LT 32 CON 5 HUMPHREY PT 11, 12 42R13735; PT RDAL IN FRONT OF LT 31 & 32 CON 5 HUMPHREY PT 17 42R13735 EXCEPT PT 2-6 42R14177; T/W PT 4 42R13102 AS IN LT207421; T/W PT 2, 8-10 42R13735 AS IN LT207421; T/W PT 3 42R14177 AS IN LT215562; T/W PT 4 42R14177 AS IN LT216575; SEGUIN

Civic Address: 101D Islandview Road

Roll Nos. 4903-010-005-07470

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to amend the Limited Service Residential zone to permit a 'wellness' use within a proposed two-storey garage on the property, subject to:

- A maximum gross floor area of 202.3 square metres
- A maximum building coverage of 185.2 square metres
- A minimum front yard (shoreline) setback of 46 metres

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**.

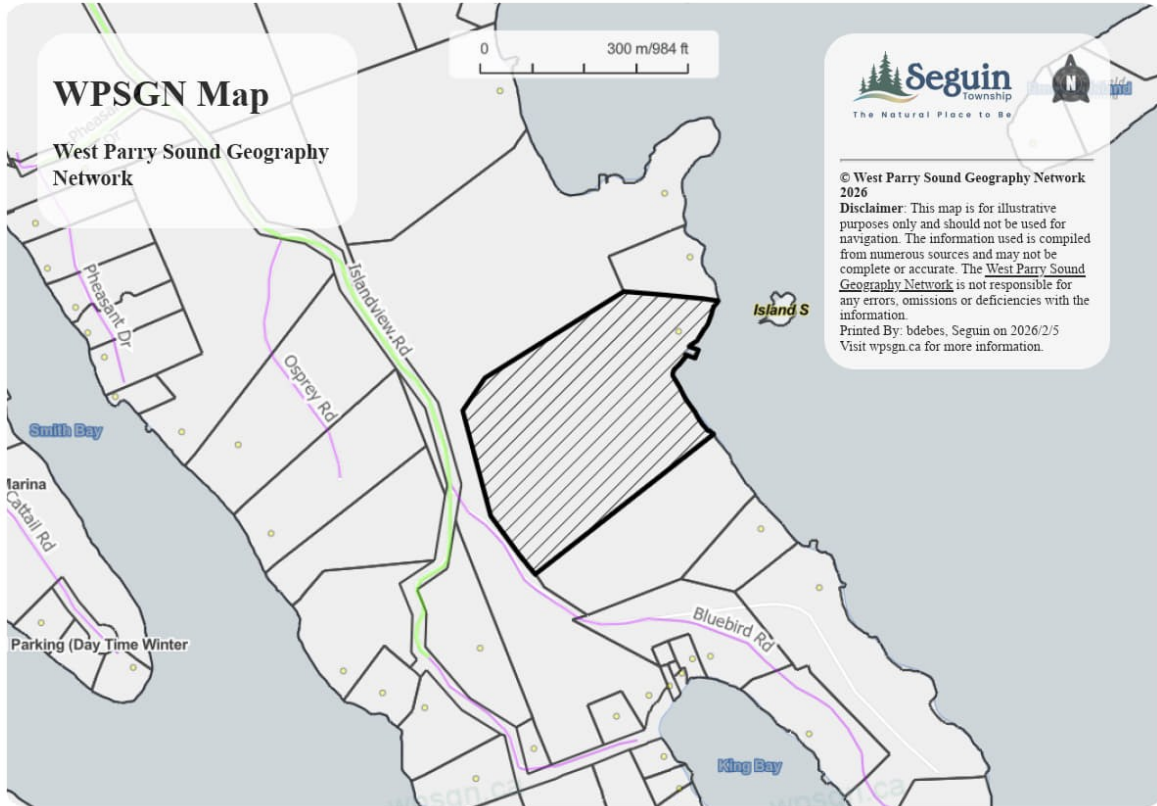
Craig Jeffery, Clerk,
Township of Seguin
5 Humphrey Drive,
Seguin, Ontario.
P2A 2W8

Appendix I

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

By-law No. 2026-028 Schedule "A"

**PCL 26105 SEC SS; PT LT 32 CON 5 HUMPHREY PT 11, 12 42R13735; PT RDAL IN FRONT OF
LT 31 & 32 CON 5 HUMPHREY PT 17 42R13735 EXCEPT PT 2-6 42R14177; T/W PT 4
42R13102 AS IN LT207421; T/W PT 2, 8-10 42R13735 AS IN LT207421; T/W PT 3 42R14177
AS IN LT215562; T/W PT 4 42R14177 AS IN LT216575; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #25**



Lands Rezoned from LSR to LSR-186

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-028**

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-186	<p>-A "Wellness Use" which is defined to mean Habitable Rooms within an Accessory Building used for fitness, meditation, relaxation, art and media, with 1 bar sink and 1 dishwasher, washroom facilities, mechanical and storage areas.</p> <p>-Two-Storey Garage</p>		<p>The Wellness Use is prohibited to be used as a Guest Cabin, or any sleeping bedroom or overnight accommodations. Cooking appliances and a kitchen which include a stove or range are prohibited</p>	<p>Sections 4.1.6, 4.1.11 and 6.3, Table 6.2 –</p> <ul style="list-style-type: none"> •Maximum Wellness Use gross floor area = 202.3 sq.m. •Maximum Wellness Use building coverage = 185.2 sq.m. •Minimum Wellness Use front yard setback = 46 metres 	<p>Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</p>