



**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING FOR AN AMENDMENT TO
ZONING BY-LAW and APPLICATION FOR
CONSENT**

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.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin will be considering the following application for consent under Section 53 of the Planning Act, R.S.O. 1990, as amended.

Public Meeting Date: August 4th, 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-2026-0012-H

Consent Applications: B-2026-0007-H and B-2026-0008-H

Owners: Borys Bogutskiy and Liliya Bogutska

Agent: Melissa Markham, Melissa Markham Planning Consultants Ltd

Subject Lands: PT LT 11-12 CON 3 HUMPHREY; PT RDAL BTN CON 2 AND CON 3
HUMPHREY PT 1 42R12712; SEGUIN

Roll No. 4903-010-001-20100

The purpose and effect of the proposed **consent applications** is to create two new rural residential lots. The proposed Severed Lot 1 would have an area of approximately 1.8 hectares and 90.4 metres of frontage on Burgess Road. The proposed Severed Lot 2 would have an area of approximately 7.2 hectares and 287 metres of frontage on Burgess Road. The proposed Retained Lot would have a resulting lot area of approximately 4.5 hectares and 452.4 metres of frontage on Burgess Road.

The purpose and effect of the associated **zoning by-law amendment application** is to rezone the proposed Severed Lot 2 to ensure that future development is setback 300 metres from the shoreline of Dyson Lake and to rezone the proposed Retained Lot to ensure that future development is setback 50 metres from the existing wetland.

Please refer to the next page of this Notice for a description of the land or a key map showing the subject lands.

If a person or public body has the ability to appeal the decision of the Township of Seguin in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Township of Seguin before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 to the proposed **consent and 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 or 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 can be sent to you upon request by email. Please direct inquiries to 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 wish 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 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 **July 14th, 2026.**

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map – Subject Lands

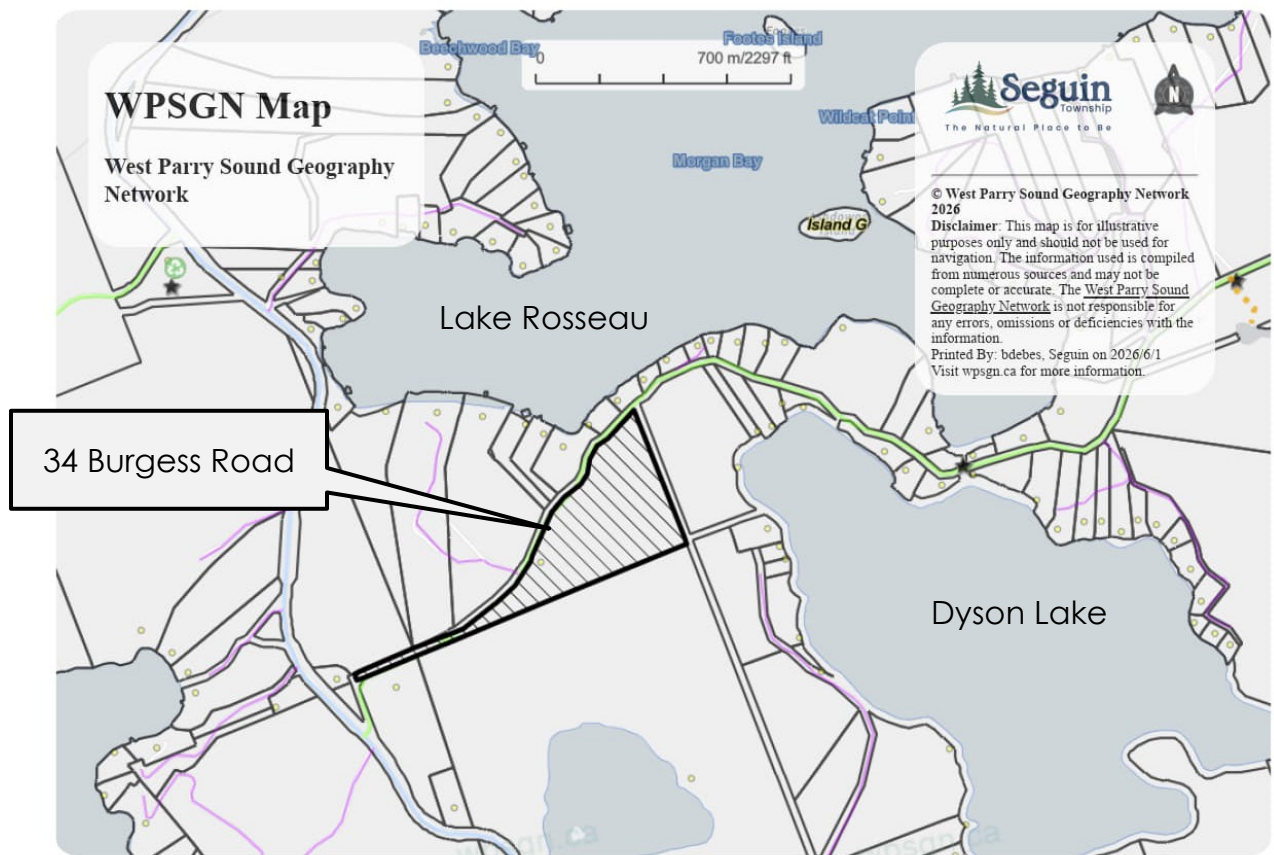


Figure 2: Proposed Severance Sketch

