



**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-2026-0007-H  
**By-law No.** 2026-054 **Passed:** July 7<sup>th</sup>, 2026  
**Owners:** Cecilia Vilaca  
**Subject Lands:** LT 5 PL 42M587; SEGUIN  
**Civic Address:** 270 Clear Lake Road  
**Roll No.** 4903-010-007-00144

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment is to rezone the lands from a Shoreline Residential One (SR1) Zone to a Shoreline Residential One Exception One Hundred and Eighty-Nine (SR1-189) 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.

The following site-specific exceptions are required:

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

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 July 28<sup>th</sup>, 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](mailto:info@seguin.ca) or by mail to 5 Humphrey Drive, Seguin ON, P2A 2W8 no later than 4:30 p.m. on **the 28<sup>th</sup> day of July, 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.

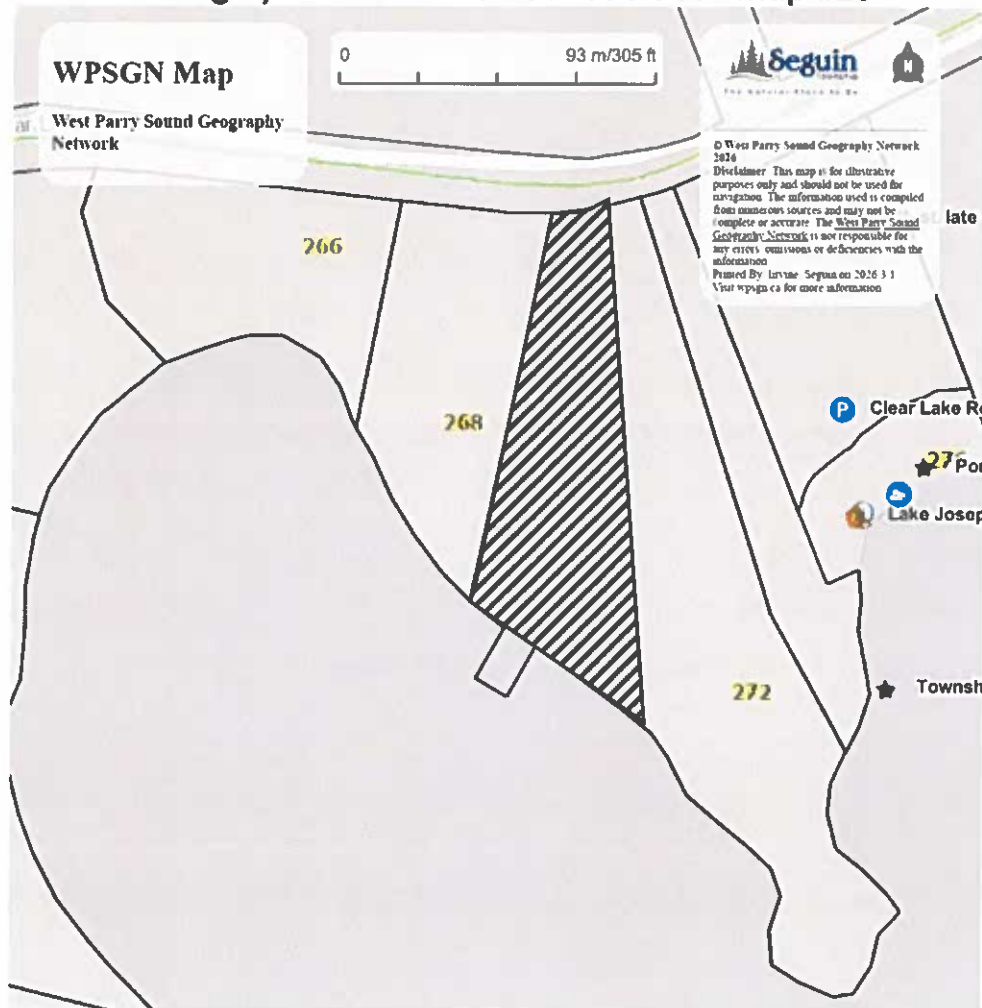
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person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

For additional information, please visit the Township website [www.seguin.ca](http://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](mailto:planning@seguin.ca).

Dated at the Township of Seguin this 8<sup>th</sup> day of July, 2026.

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

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN**  
**By-law No. 2026-054 Schedule "A"**  
**PCL 24851 SEC SS; LT 5 PL 42M587; SEGUIN**  
**Zoning By-law 2006-125 - Schedule A – Map #23**



**Lands Rezoned from SR1 to SR1-189**

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN  
SCHEDULE "B"  
TO BY-LAW NO. 2026-054**

**Amendment to Table 6.4 of Section 6.4, Residential Zones – Exceptions**

| Column 1<br>Exception<br>Number | Column 2<br>Additional<br>Permitted<br>Uses | Column 3<br>Only Uses<br>Permitted | Column 4<br>Uses<br>Prohibited | Column 5<br>Special Zone<br>Requirements                                                                                                                                                                                                                                                    | Column 6<br>Other Special<br>Provisions                                                                                                                                                                                                                                                                   |
|---------------------------------|---------------------------------------------|------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SR1-189                         |                                             |                                    |                                | <p>Section 6.3 – Table 6.2 and Table 6.3</p> <ul style="list-style-type: none"> <li>- Maximum Lot Coverage within 60 metres of the Shoreline = 13.7%</li> <li>- Maximum Lot Coverage (Entire Lot) = 10%</li> <li>- Minimum Interior side setback (attached garage) = 3.8 metres.</li> </ul> | <p>Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act, to implement a re-vegetation plan for the lands within 20 metres of the shoreline, and ensure development generally proceeds in accordance with Schedule C to By-law 2026-054.</p> |

**TO BY-LAW NO. 2026-054**

