



**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
NOTICE OF A COMPLETE APPLICATION AND PUBLIC
MEETING FOR A PROPOSED OFFICIAL PLAN
AMENDMENT, ZONING BY-LAW AMENDMENT, AND
CONSENT**

TAKE NOTICE THAT applications received for an Official Plan Amendment, Zoning By-law Amendment, and Consent have been deemed complete by The Corporation of the Township of Seguin.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin will hold a public meeting regarding a proposed amendment to the Township of Seguin Official Plan under Subsection 17(15) 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.

Public Meeting Date: SEPTEMBER 8th, 2026 at 2:30 p.m.

Or as soon thereafter as the matter can be heard
In person and virtually broadcast 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-2026-0014-H

Official Plan Amendment: OPA-2026-0001-H

Consent Applications: B-2026-009/010/011-H

Owners: Maple Leaf Marinas (c/o Derek Lubert)

Subject Lands: HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE
JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5

Civic Address: 55A Hatherley Rd

Roll No. 4903-010-005-09800

The purpose of the proposed consent applications is to create three new residential lots and one retained lot (the existing marina) on Lake Joseph.

The purpose of the Official Plan Amendment is to request a site-specific policy to permit the conversion of the vacant portion of the marina lands to residential shoreline lots.

The purpose of the Zoning By-law Amendment is to rezone the lands from the Marine Commercial Zone to a Shoreline Residential Zone and to implement the requirements of an Environmental Impact Study.

Please refer to the opposite side of this Notice for a description of the land or a key map showing the Subject Lands.

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 proposed official plan amendment is adopted or zoning by-law amendment 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 proposed official plan amendment is adopted or zoning by-law amendment 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 add the person or public body as a party.

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

If you wish to be notified of the decision of Council in respect of the proposed **Official Plan Amendment or Zoning By-Law Amendment or Consent**, 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 these Applications is available and 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 plan 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 on **August 14th, 2026**.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map

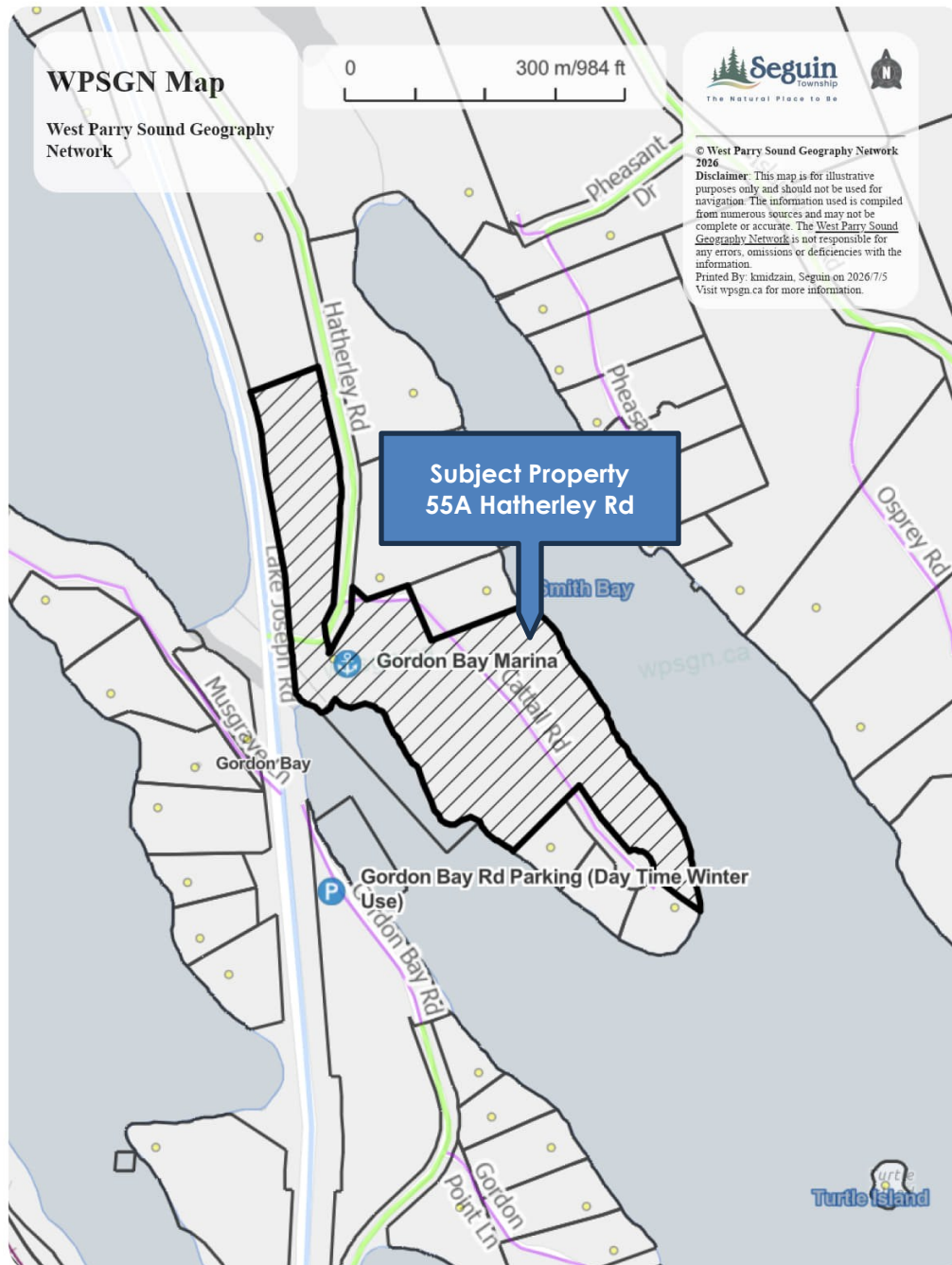
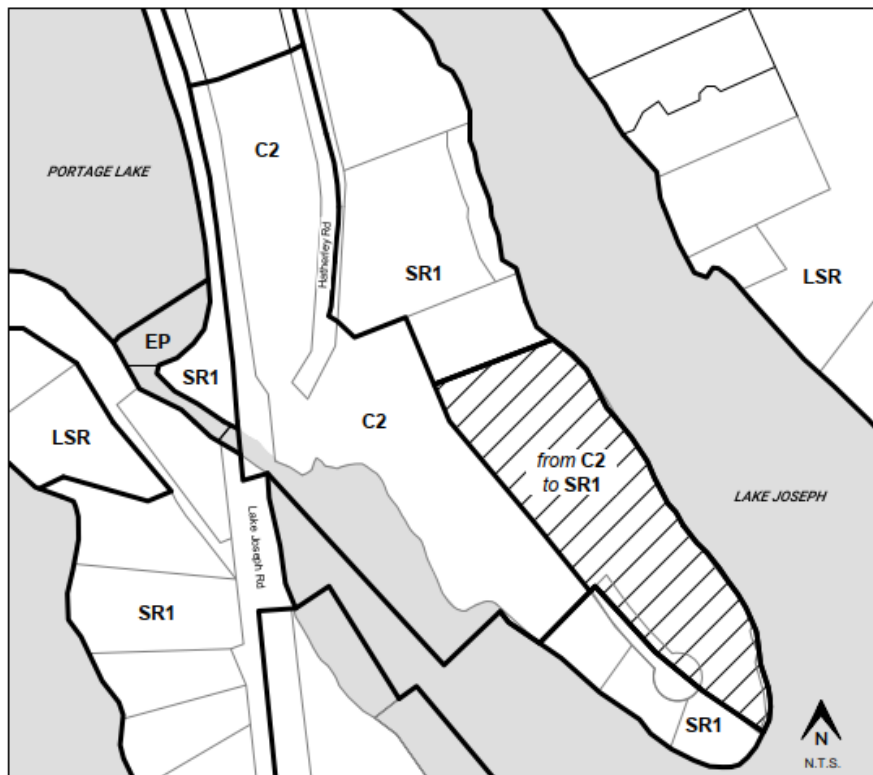
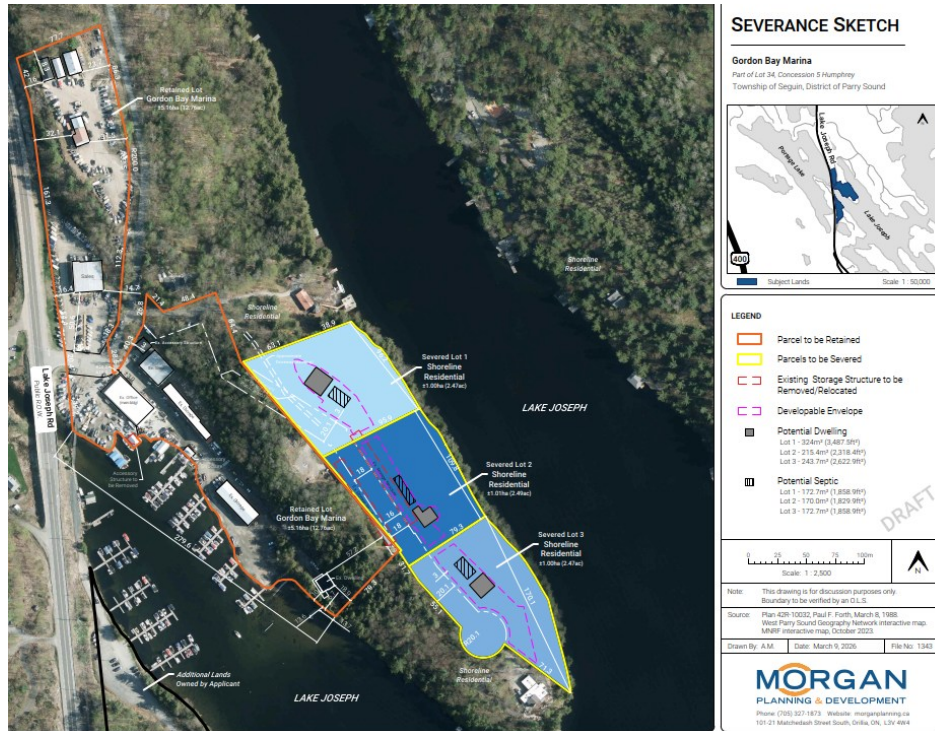


Figure 2: Site Sketch



 LANDS TO BE REZONED FROM THE MARINE COMMERCIAL (C2) ZONE
TO THE SHORELINE RESIDENTIAL ONE (SR1) ZONE

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule "A" – Land Use to the Township of Seguin's Official Plan is hereby amended, in part, by re-designating the Subject Area from the Shoreline Area designation to a site-specific Shoreline Area – Exception designation to allow for the conversion of a portion of the Subject Lands from the commercial marina use to a shoreline residential use, as shown more particularly on Schedule '1' affixed hereto.

PART B)

That a new sub-section to Section C.3.1.4 (Site Specific Policies), being C.3.1.4.4 be added, with the following:

C.3.1.4.4 55A Hatherley Road

C.3.1.4.5 Notwithstanding Section C.3.1.3.4 the lands municipally known as 55A Hatherley Road and identified as Site-Specific Policy Area **XX** on Schedule 'A' may permit the conversion of a portion of the property from a commercial marina use to shoreline residential use, subject to the following:

- a) shoreline residential development shall be limited to the lands identified within Site-Specific Policy Area **XX**;
- b) new development shall occur in a manner that is compatible with the shoreline character and surrounding land uses; and,
- c) appropriate servicing and access shall be addressed to the satisfaction of the Municipality.