



**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-2026-0013-H

By-law No. 2026-079 **Passed:** September 8th, 2026

Owner: Garry Hurvitz

Agent: Adam Kozlowski, Planscape Inc.

Subject Lands: HUMPHREYCON 8 PT LOT 23 PT SRA 42R10605 PT 1 42R18276 PTS 1-6

Civic Address: 134B Grays Road

Roll No.: 4903-010-003-11040

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the developed shoreline portion of the subject lands from the Limited Service Residential (LSR) Zone and Limited Service Residential Exception Twenty-Four (LSR-24) Zone to the Limited Service Residential Exception One Hundred and Ninety-One (LSR-191) Zone.

The amendment would establish a single, consistent zoning framework for the developed Lake Joseph shoreline portion of the property and facilitate proposed additions to the existing cottage by permitting an increase in dwelling gross floor area and lot coverage within the first 60 metres of the shoreline.

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 October 1st, 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 1st day of October, 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.

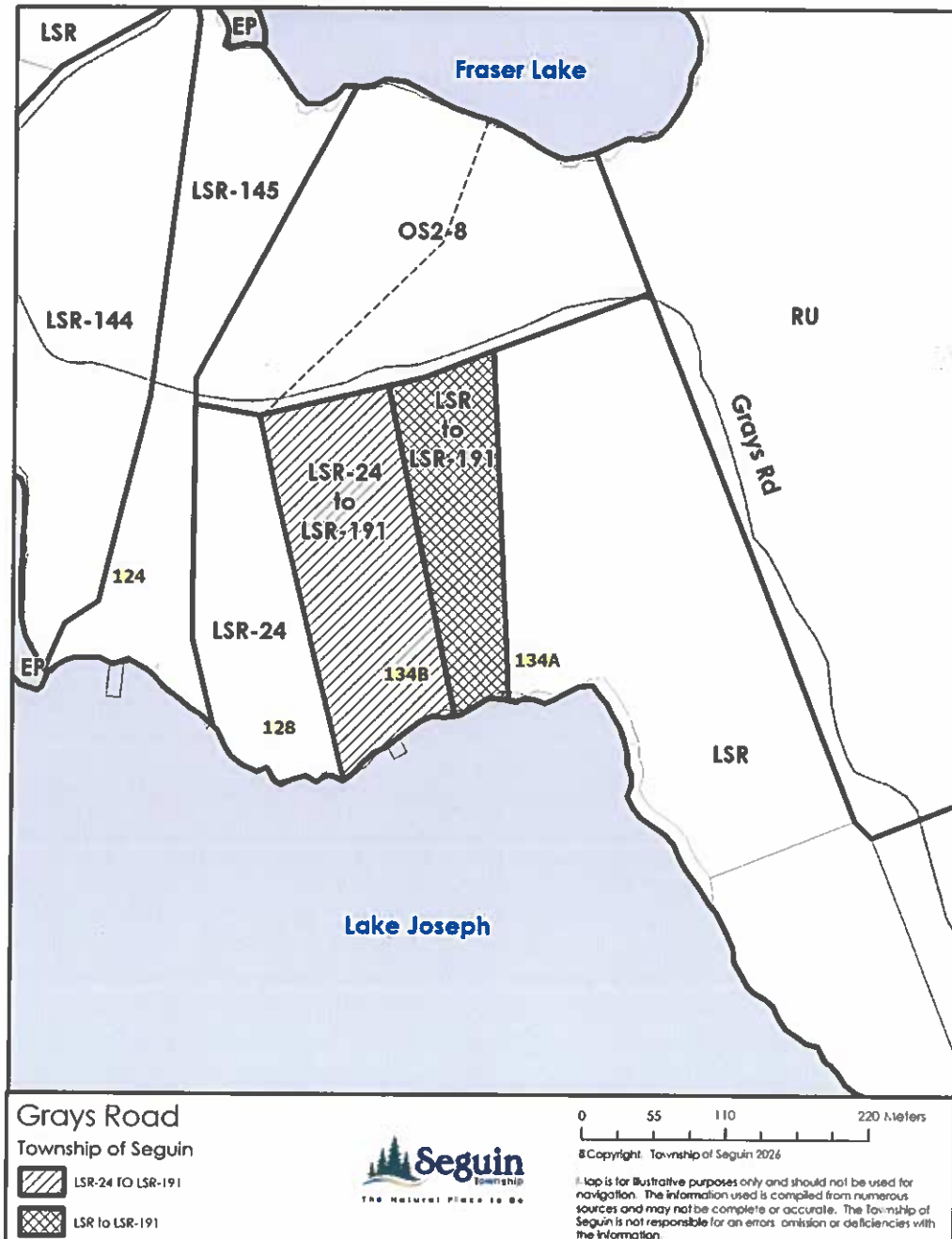
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person 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 **11th day of September 2026**.

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

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-079 Schedule "A"
HUMPHREY CON 8 PT LOT 23 PT ORG SHORE RD ALLOW RP 42R10605 PART 1 RP
42R18276 PARTS 1 TO 6; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #23 and Map #26



**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-079**

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

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
LSR-191				Section 6.3 – Table 6.2 and Table 6.3 • Maximum Lot Coverage within 60 metres of the Shoreline = 8.4% • Maximum Dwelling Gross Floor Area = 692 Square Metres Notwithstanding Section 4.28.1 j), Table 4.4, on those lands zoned Limited Service Residential Exception "LSR-191", a 1 ½ storey boathouse with attached boat port shall be permitted subject to the following: • Maximum of 3 boat slips, one of which shall be a boat port including deck above. • Maximum width and length of the boathouse shall be 10.7 metres. • Maximum width and length of the boat port shall be 4.6 metres and 10.7 metres respectively, excluding overhangs less than 0.6 metres. • The Maximum floor area of the boathouse and boat port shall be 162.6 square metres.	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