



**THE CORPORATION OF THE
TOWNSHIP OF SEGUIN**

**NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT
NO. 16 MAPLE LEAF MARINAS HOLDINGS GP INC. AND
NOTICE OF PASSING OF A ZONING BY-LAW
AMENDMENT**

IN ACCORDANCE WITH Section 17 (23) of the Planning Act, R.S.O. 1990 c.P.13 as amended, please be advised that By-law 2025-053 adopting Official Plan Amendment No. 16 Maple Leaf Marinas Holdings GP Inc. to Update to The Corporation of the Township of Seguin Official Plan was passed by the Council of the Township of Seguin on July 7, 2025.

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. OPA-2026-0001-H
By-law No. 2026-087 **Passed:** October 19, 2026

Application File No. R-2026-0014-H
By-law No. 2026-088 **Passed:** October 19, 2026

Owners: Maple Leaf Marinas Holdings GP Inc.
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 Township approved amendments to the Official Plan and Zoning By-law. The purpose of the Official Plan Amendment was 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.

A concurrent consent application B-2026-009/010/011-H was also approved, implementing the new policy and zoning provisions.

Please refer to the next page of this Notice for a description of the land and a key map showing the land to which the adoption of the official plan amendment and zoning by-law would apply.

All written and oral public input was taken into consideration when the merits of this Planning Act application were 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 November 12th, 2026. A notice of appeal must be filed with the Clerk of the Township of Seguin, must set out the reasons for the appeal, the specific part of the proposed official plan amendment to which the appeal applies, and must be accompanied by the fee required by the Ontario Land Tribunal. The Tribunal has provided forms for the submission of appeals, which are available at the following website: <https://olt.gov.on.ca/>

The proposed official plan amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations and public bodies may appeal a by-law or a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the Township of Seguin 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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or 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 Ontario Land 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 **23rd day of October 2026.**

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

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-087 Schedule "A"
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; SEGUIN
Zoning By-law 2006-125 - Schedule A - Map #25



THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-087

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

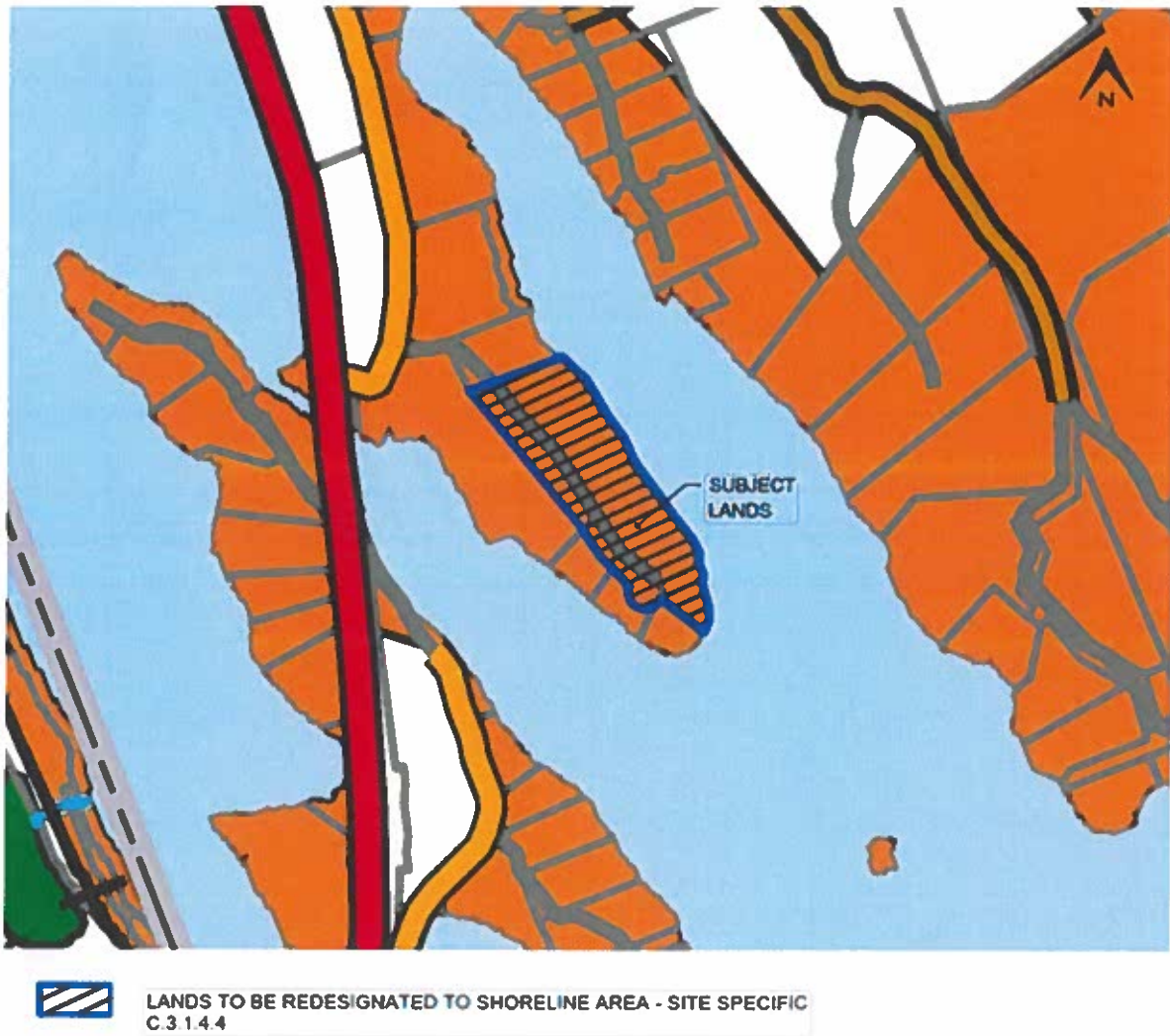
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-193				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 40 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, geotechnical, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment, dated April 8, 2026, including access routes and shoreline development locations. • if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority. The lands are subject to a 51(26) agreement under the Planning Act to: a. <i>Establish appropriate development envelopes; and,</i>

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
					b. Restrict vegetation removal, site alteration and tree clearing outside of the development envelopes.
LSR-194				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 30 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, geotechnical, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment, dated April 8, 2026, including access routes and shoreline development locations. • if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority.

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
					The lands are subject to a 51(26) agreement under the Planning Act to: a. Establish appropriate development envelopes; and, b. Restrict vegetation removal, site alteration and tree clearing outside of the development envelopes.
LSR-195				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 23 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, geotechnical, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment, dated April 8, 2026, including access routes and shoreline development locations. a. if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority.

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
					The lands are subject to a 51 (26) agreement under the Planning Act to: a. Establish appropriate development envelopes; and, b. Restrict vegetation removal, site alteration and tree clearing outside of the development envelopes.

2. That Schedule A of the Official Plan be amended to change the designation of the subject to "SHORELINE AREA - SITE SPECIFIC C.3.1.4.4", per the following:



3. These amendments to the in effect and adopted Township of Seguin's Official Plans will be implemented by an amendment to the Township of Seguin's Zoning By-law No. 2006-125, as amended.
4. The policies of the Official Plan of the Township of Seguin, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.