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: December 7, 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-2026-0022-F
Consent Application: B-2026-0053-F
Owners: Roy Pelkinen, Tuuli Pelkinen and Pentti Pelkinen
Subject Lands: FIRSTLY: PT LT 11 CON 3 FOLEY PT 2 42R14697; SECONDLY: PT LT 12 CON 3 FOLEY PT 1 42R14697; SEGUIN
Civic Address: 33 Loucks Road
Roll No. 4903-030-001-03900 & 4903-030-001-04000

THE PURPOSE AND EFFECT of the Consent Application is to permit a technical severance to separate a developed rural residential lot (Roll No. 4903-030-001-04000), from an abutting vacant rural residential lot (Roll No. 4903-030-001-03900). The two rolls were previously separate parcels but subsequently merged in title.

The proposed severed lot would have approximately 275 metres of frontage on Loucks Road and a lot area of approximately 9 hectares. The retained lands would contain the existing dwelling and would have approximately 173 metres of frontage on Loucks Road and a lot area of approximately 23 hectares.

Two rural residential lots severed from Roll No. 4903-030-001-03900 (B-2025-0031-F and B-2025-0032-F) have recently been provisionally approved by consent; however, those consents have not yet been finalized and registered. The proposed lot dimensions reflect the intended final parcel configuration following completion of this consent and the two previously approved consents.

THE PURPOSE AND EFFECT of the associated Zoning By-law Amendment is to rezone the proposed Severed Lot from the Rural Residential (RR) Zone to a Rural Residential Exception (RR-XX) Zone to implement a minimum septic system setback of 300 metres to Rankin Lake (being a Over Threshold/High Sensitivity Lake) and to implement a 50 metre setback from an 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 **November 16, 2026**.

Craig Jeffery, Clerk,
Township of Seguin

Figure 1: Key Map

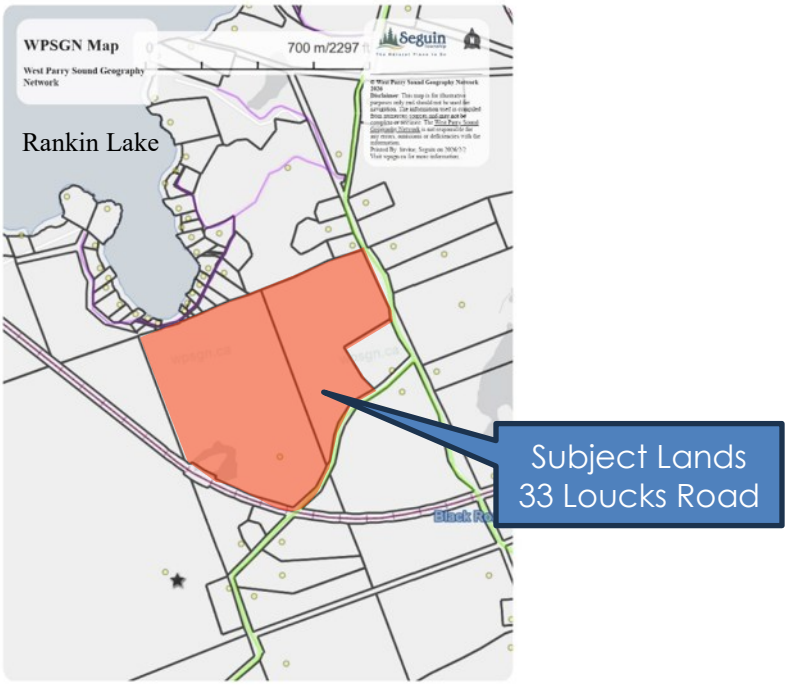


Figure 2: Proposed Severance Sketch

