



The Corporation of the Township of Seguin

Addendum

Council Meeting Monday, February 2nd, 2026 in the Township of Seguin Council Chambers and Electronic Participation

05. Public Meeting:

- Addition to item b) Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application No.'s B-2025-029-F & B-2025-030-F (Jacques) of correspondence from Allan & Betty Hubbell.

07. Staff Reports:

- Removal of item d) Report No. PL-2026-016, Zoning By-law Amendment Application No. R-2025-0015-C and Consent Application No. B-2025-0017-C (Boyle, Buzanis, Manchee) at the request of the applicant.



Fw: Zoning By-law Amendment Application No. R-2025-0014-F and ... (Jacques)

From Andrea Spinney <aspinney@seguin.ca>

Date Fri 2026-01-30 4:13 PM

To Craig Jeffery <cjeffery@seguin.ca>

 1 attachment (341 KB)

Lund Letter and documents re Restrictive Covenant.pdf;

From: info <info@seguin.ca>

Sent: Friday, January 30, 2026 8:14 AM

To: Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Subject: Fw: Zoning By-law Amendment Application No. R-2025-0014-F and ... (Jacques)



Township of Seguin
(705) 732-4300

From: Allan & Betty Hubbell <abhubbell1980@gmail.com>

Sent: January 30, 2026 7:11 AM

To: info <info@seguin.ca>

Subject: Zoning By-law Amendment Application No. R-2025-0014-F and ... (Jacques)

You don't often get email from abhubbell1980@gmail.com. [Learn why this is important](#)

Dear Mr. Jeffery,

Please forward the following attachment (Lund Letter and documents...) to members of council in advance of the Feb. 2 council meeting.

We confirm that a "Request to be Heard by Council" has been sent to you, as we plan to attend the meeting virtually and present this issue.

Thank you,

Allan & Betty Hubbell

Lisa M. Lund Professional Corporation

Barrister & Solicitor

Lisa M. Lund, B.A., LL.B.

34 Mary Street
Parry Sound, Ontario
P2A 1E4

(705) 746-4215

FAX (705) 746-5357

e-mail: lisa.lund@lisalund.ca

Refer to File No. PU150470

January 29, 2026

By email: abhubbell1980@gmail.com

Mr. and Mrs. Allan
and Betty Hubbell,
76 Ann Street,
Thamesville, Ontario.
N0P 2K0

Dear Mr. and Mrs. Hubbell:

Re: Consent Applications B-2025-029F and B-2025-030 JACQUES

It was a pleasure speaking with you both today and I have confirmed the contents of our discussion below. I would suggest that a copy of this letter be provided to the Municipality for review and discussion at the upcoming meeting.

I confirm that it was a term of the Agreement of Purchase and Sale when you purchased from Franklin Jacques that he would register a Restrictive Covenant against a portion of his retained lands, namely Part 2, Plan 42R-20512 forbidding the erection of any buildings, docks, decks, tree clearing or septic system on the aforesaid land. This representation and warranty survived the closing of the transaction. In compliance with this term, the Restrictive Covenant was registered by Mr. Jacques solicitor as #GB93608 on July 18th, 2016. I have attached a copy of same. I have also attached a copy of the Plan highlighting Part 2, 42R-20512.

I checked the title to Mr. Jacques property on January 27, 2026 and the restrictive covenant is no longer registered. (See attached). It can only be deleted by Application, usually requiring the consent of the benefiting party which is you. However, there was no evidence of an Application to delete and I confirm your advice that you did not consent to the removal.

I tried to obtain a copy of the Registered document from the Land Registry office (LRO) and the system stated it was not presently available but could be provided within 72 hours. The following day the LRO advised that the document could not be provided as it had been withdrawn. A document is withdrawn when the LRO requests amendments following registration and the registering solicitor fails to do so within the requisite time period. That lawyer is obligated to disclose this fact to other solicitor (in this case, me) and remedy the

situation. I can confirm that no such notice was provided to me by Mr. Kestelman who was Mr. Jacques solicitor on the transaction.

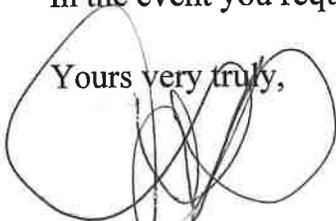
While I cannot speculate as to how this happened, I can advise that the result is not acceptable and should be remedied at the Seller's expense. I tried to send an email to Mr. Kestelman to ascertain why the document was withdrawn and no notice provided or corrective measures taken, but according to the Law Society of Ontario he is no longer practising law.

Please ensure that you advise the Municipality that Mr. Jacques should be aware of the restriction that he agreed to in the Purchase and Sale contract and the document he signed to register the covenants against his property. Moreover, he is in breach of a term of a contract that survives closing and should be remedied at his expense.

I would further submit that if the Municipality is inclined to approve a severance they can and should make it a term of the severance that the erection of any buildings, docks, decks, septic systems or the clearing of any trees on Part 2, Plan 42R-20512 is forbidden and that this restriction shall be registered against the title to his land in a Consent Agreement pursuant to section 51(26) of the Planning Act.

In the event you require further assistance, please do not hesitate to contact me.

Yours very truly,

A handwritten signature in black ink, appearing to be "Lisa M. Lund", written over a circular stamp or seal.

Lisa M. Lund

LML/

Encls.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 52179 - 0096 LT Affects Part of Prop

Description PT LOT 6 CON 10 FOLEY, BEING PART OF PART 5 ON PL 42R18611, & BEING MORE PARTICULARLY DESCRIBED AS BEING PART 2 ON PLAN 42R-20512, SEGUIN.

Address 5 HAWKSVIEW LANE
SEGUIN

Applicant(s)

Name JACQUES, FRANKLIN

Address for Service 346 Kingswood Road
Toronto, Ontario
M4E 3N9

This document is not authorized under Power of Attorney by this party.

Statements

Schedule: See Schedules

Signed By

Amnon Kestelman 245 Coxwell Ave acting for Signed 2016 07 18
Toronto Applicant(s)
M4L 3B4

Tel 416-465-3561

Fax 4164653563

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

PETERS & KESTELMAN 245 Coxwell Ave 2016 07 18
Toronto
M4L 3B4

Tel 416-465-3561

Fax 4164653563

Fees/Taxes/Payment

Statutory Registration Fee \$62.85

Total Paid \$62.85

File Number

Applicant Client File Number : 8835

RESTRICTIONS

1. No buildings, docks, decks, tree clearing or septic system shall be permitted on any part of the said land.
2. The burden of these covenants and restrictions shall run with the Lands, and the benefit of these covenants and restrictions shall be appurtenant to Part Lot 6, Con 10 Foley being Part 1 Pl 42R17258 and part of the original shore RDAL in front of said Lot 6, Con 10, designated as part 1 on Pl 42R18152 (closed by by-law attached to GB11165; and Pt Lot 6, Con 10 Foley, being parts 3 & 4 on Pl 42R18611, T/W Row Over Pt 2, 42R18611, Seguin; and Pt of RDAL in front of Pt Lot 6, Con 10 Foley, Part 1 Pl 42R20512. All Owners, their respective successors and assigns, in title, from time to time of the Lands, shall keep, observe, perform and comply with the stipulations, provisions and covenants set forth herein.

INTEGRATION COORDINATE TABLE		
SPECIFIED CONTROL POINTS (SCPs) UTM ZONE 17 (EPOCH LONGITUDE) HADSPROCS (1987 G) COORDINATES TO FULL ACCURACY FOR SEC. 14 (2 OF O.S.S. 218/76)		
SCP	NORTHING	EASTING
820001020	5020801.354	583128.217
820001021	5021568.890	584223.641

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 42R-20512			
RECEIVED AND DEPOSITED				
MARCH 1, 2016 DATE	March 4, 2016 DATE			
<i>[Signature]</i> NANCY HARRISON ONTARIO LAND SURVEYOR	<i>[Signature]</i> Sandy Thompson REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND			
SCHEDULE				
PART	LOT	CONCESSION/PLAN	FIN	AREA
1		PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 6, CONCESSION 10	NO FIN ASSIGNED	0.30 ha
2		PT. LOT 6	PT. FIN 52179-0102	0.64 ha

PLAN OF SURVEY OF PART OF LOT 6, CONCESSION 10 AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT THEREOF GEOGRAPHIC TOWNSHIP OF FOLEY NOW IN THE TOWNSHIP OF SEGUIN DISTRICT OF PARRY SOUND TULLOCH GEOMATICS INC., O.L.S. SCALE 1:1000

10m 0 10 20m

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS 820001020 AND 820001021 HAVING A BEARING OF 108°54'45"E, UTM ZONE 17 (BY WEST LONGITUDE) NA83 (1997 G).

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRICS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99995.

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0'43.50" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMERIC BEARINGS OF UNDERLYING PLANS 42R-1854 AND 42R-18611 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

WATER NOTE:
THE WATER'S EDGE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE LIMIT OF PARRY LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF THE GEOGRAPHIC TOWNSHIP OF FOLEY.

- LEGEND:**
- INDICATES FOUND MONUMENT
 - INDICATES PLANTED MONUMENT
 - SB INDICATES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SBP INDICATES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - RP INDICATES ROCK POST
 - RP INDICATES ROCK BAR
 - 1311 INDICATES PAUL F. FORTH, O.L.S.
 - @SCP INDICATES SPECIFIED CONTROL POINT
 - M INDICATES MEASURED
 - P INDICATES PLAN 42R-18611
 - PL INDICATES PLAN 42R-1854
 - MT INDICATES WITNESS MONUMENT
 - CF INDICATES CALCULATED FROM

SURVEYOR'S CERTIFICATE

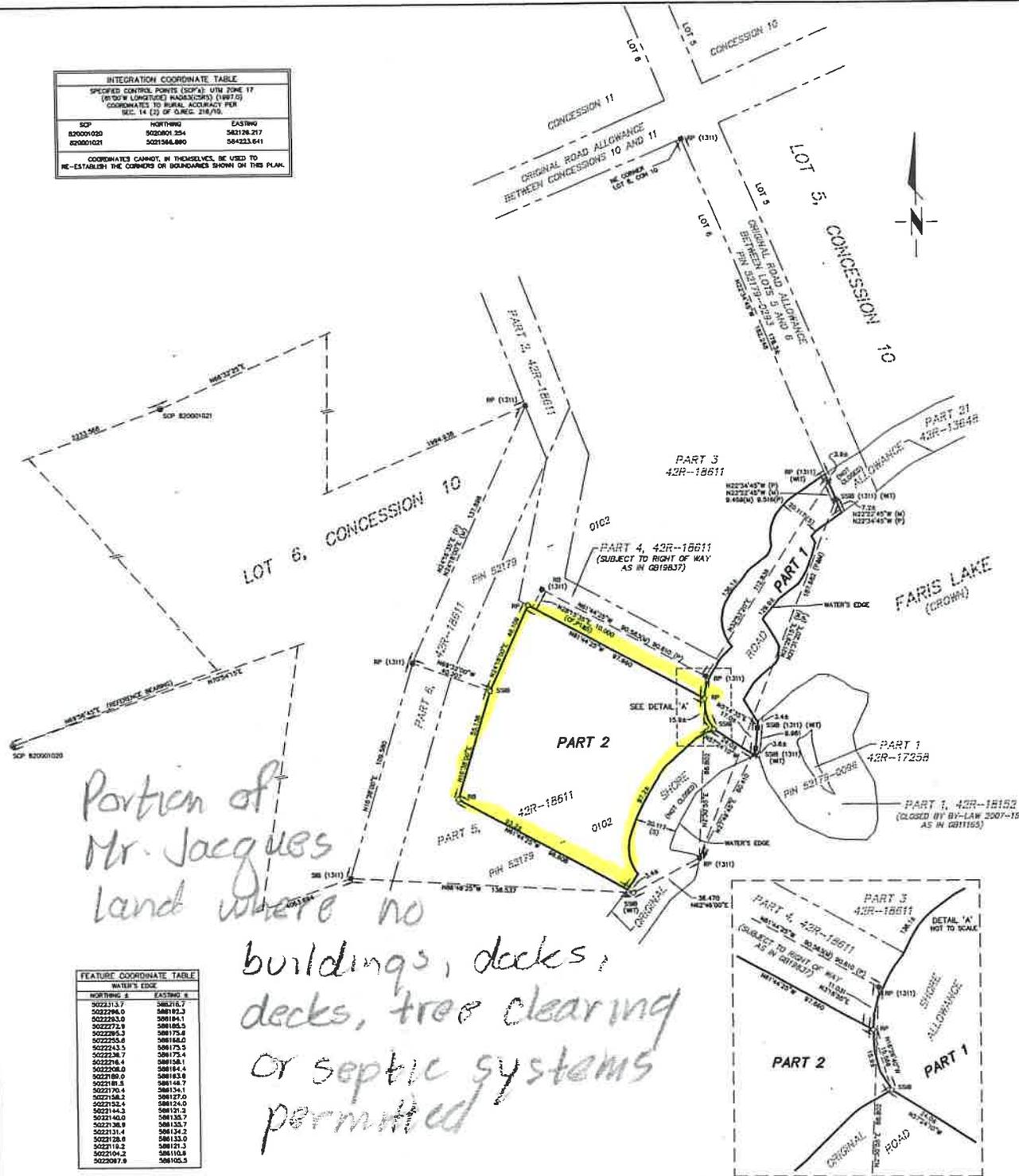
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 22ND DAY OF DECEMBER, 2015.

JANUARY 13, 2016
PARRY SOUND, ONTARIO

[Signature]
NANCY HARRISON
ONTARIO LAND SURVEYOR

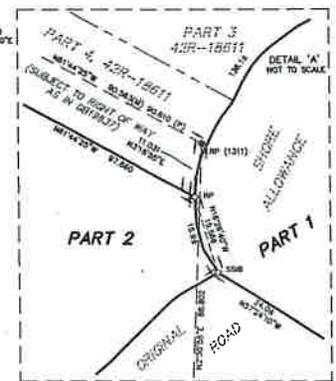
TULLOCH GEOMATICS INC.
5 SECURI ST. PARRY SOUND, ON. T. 705 748-8404
P2A 1A9 F. 705 748-7885
888 238-8883

DRWN BY: DL FILE: 15-3627



Portion of Mr. Jacques land where no buildings, decks, decks, tree clearing or septic systems permitted

FEATURE COORDINATE TABLE	
WATER'S EDGE	
NORTHING S	EASTING S
502231.37	586176.7
5022294.0	587172.3
5022253.0	588184.1
5022272.9	589185.5
5022295.3	588175.8
5022255.0	589186.0
5022243.5	588175.5
5022238.7	589175.4
5022276.4	588184.1
5022208.0	589184.4
5022189.0	589183.8
5022181.3	588148.7
5022170.4	589154.1
5022158.2	588127.0
5022152.4	589126.0
5022144.3	588131.8
5022140.0	589135.7
5022138.9	588152.7
5022131.4	589134.2
5022128.0	588153.0
5022118.2	589121.3
5022109.2	588163.8
5022097.8	589105.3



LAND
 REGISTRY
 OFFICE #42

52179-0515 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PT LOT 6 CON 10 FOLEY PARTS 1, 2, 5, 6, 7 & 8 ON PL 42R18611; S/T ROW OVER PTS 2, 42R18611 IN FAVOUR OF PT 1 42R18152, PT 1 42R17258 AS IN GB19837;
 S/T ROW OVER PTS 2 & 6 42R18611 IN FAVOUR OF PTS 11,12,13 & 14 42R18611 AS IN GB25485; S/T ROW OVER PTS 2 & 6 42R18611 IN FAVOUR OF PT 15 42R18611 AS
 IN GB25486; SEGUIN; TOWNSHIP OF SEGUIN

PROPERTY REMARKS:

CROWN PATENT LP361; PLANNING ACT CONSENT ON GB25486.

ESTATE/QUALIFIER:

FEE SIMPLE
 ABSOLUTE

RECENTLY:

DIVISION FROM 52179-0102

PIN CREATION DATE:

2016/09/22

OWNERS' NAMES

JACQUES, FRANKLIN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2016/09/22 **		
42R18154	2007/11/02	PLAN REFERENCE				C
42R18611	2008/12/30	PLAN REFERENCE				C
GB19837	2009/01/29	TRANSFER EASEMENT	\$2	JACQUES, FRANKLIN	JACQUES, FRANKLIN	C
		REMARKS: CONSENT RE: PLANNING ACT				
GB19901	2009/02/02	NOTICE		JACQUES, FRANKLIN	THE CORPORATION OF THE TOWNSHIP OF SEGUIN	C
GB25486	2009/09/29	TRANSFER	\$2	JACQUES, FRANKLIN	JACQUES, FRANKLIN	C
		REMARKS: CONSENT RE: PLANNING ACT				
42R20512	2016/03/04	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

From: Michael BUZANIS <mbuzanis@rogers.com>

Sent: Thursday, January 29, 2026 9:28 AM

To: Craig Jeffery <cjeffery@seguin.ca>

Cc: Mike Boyle <mikemabsr@gmail.com>; Taylor Elgie <telgie@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Subject: Re: February 2 Council meeting

You don't often get email from mbuzanis@rogers.com. [Learn why this is important](#)

Good day Craig,

I am writing you this morning to request that you defer our applications which were scheduled to go before council on Feb 2, 2026 until further notice.

We appreciate staffs efforts to get us on this agenda but we feel some new information, the non-availability of our environmental specialist, and ideas to reduce our proposals environmental impact are important details we need to include to support the applications.

Thank you,

Best,

Mike

Michael Buzanis, CFA