The Corporation of the Township of Seguin

Agenda for the Regular Meeting of Council

to be held on Monday, March 2nd, 2026

in the Township of Seguin Council Chambers and Electronic Participation

---

01. Land Acknowledgement. **2:30 p.m.**

02. Call to Order and Approval of Agenda.

03. Disclosure of pecuniary interest and the general nature thereof.

04. Adoption of Minutes:

a) Minutes of the Regular and Closed Session Meetings of Council held February 2nd, 2026. **®**

05. Public Meeting:

Adjourn to Public Meeting for Planning Act Applications. ®

a) Consent Application No. B-2025-0037-H and Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt). Report No. PL-2026-019.
b) Consent Application Nos. B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application No. R-2025-0026-H (2833823 Ontario Corp.) Report No. PL-2026-023.
c) Consent Application Nos. B-2025-0034-H & B-2025-0035-H and Zoning By-law Amendment Application No. R-2025-0022-H (Trodden). Report No. PL-2026-024.
d) Consent Application No. B-2025-0039-H and Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra). Report No. PL-2026-025.
e) Municipally Initiated Storage Containers and Housekeeping Zoning By-law Amendments. Report No. PL-2026-027.
f) Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (Hall). Report No. PL-2026-028.

Close Public Meeting for Planning Act Applications. ®

Decisions:

a) Consent Application Nos. B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application No. R-2025-0026-H (2833823 Ontario Corp.). **®**

b) Consent Application Nos. B-2025-0034-H & B-2025-0035-H and Zoning By-law Amendment Application No. R-2025-0022-H (Trodden). ®
c) Consent Application No. B-2025-0039-H and Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra). ®
d) Municipally Initiated Storage Containers and Housekeeping Zoning By-law Amendments. ®

06. Delegations:

a) Jen Snazyk, West Parry Sound Health Centre Foundation.
- Walk, Run, Pole event and request for funding.

07. Staff Reports: Resolution to receive Reports. ®

Clerks:

a) Report No. CL-2026-001, Sign Agreement – Northern Living Kitchen & Bath. ®

Planning:

b) Report No. PL-2026-022, Road Allowance Stop Up & Closure Marina Street. ®
c) Report No. PL-2026-026, Rock Crushing Recommendation Report. ®

Public Works:

d) Report No. WM-2026-001, Waste Management Review. ®

Treasury:

e) Report No. TR-2026-002, 2025 Treasurer's Statement of Development Charges and Reserve Funds. ®
f) Financial Update to December 31st, 2025 (unaudited).

08. Business:

a) West Parry Sound SMART Community Network, Inc. - Consent Form for Dissolution. ®
b) North Bay Parry Sound District Health Unit - Food and Housing Affordability in the Nipissing and Parry Sound Districts - Request for Support. ®
c) Melissa Belanger - Letter of Interest for appointment to the Township of Seguin Recreation and Culture Committee. ®
d) Association of Ontario Road Supervisors (AORS) – Advocating for the Safety of our Municipal Public Works Operators. ®
e) Jones Island Rear Lighthouse – Request for Letter of Support.
f) 2026 OSUM Annual Conference and Trade Show. ®

09. By-laws:

a) By-law No. 2026-021, Being a By-law to enter into a Commercial Lease Agreement between Mike Beasley and The Corporation of the Township of Seguin for facilities located on Plan 163, Part Lot 18, Village of Rosseau known as 1142 Highway #141. ®
b) By-law No. 2026-015, Being a By-law to write off taxes on properties in the Township of Seguin. ®

10. Council Reports.

11. Board/Committee Agendas & Minutes:

a) WPS Recreation & Cultural Centre Board - Agenda of February 11, 2026.
b) WPS Recreation & Cultural Centre Board - Minutes of February 11, 2026.
c) Muskoka Watershed Council (MWC) – AGM & Meeting Agenda of February 18, 2026.
d) North Bay Parry Sound District Health Unit (NBPSDHU) - Agendas of February 25, 2026.
e) Seguin Public Library Board - Minutes of January 15, 2026.

12. Correspondence: Listed below.

Resolution to receive the Board & Committee Agendas & Minutes and the Correspondence as listed on the Agenda. **®**

13. Closed Session:

Adjourn to Closed Session. ®

a) Human Resources Matters.

Reconvene Open Session. ®

Resolutions from Closed Session. ®

14. Confirming By-law No. 2026-022. ®

15. Adjournment. ®

Correspondence:

a) Association of Municipalities of Ontario – Communications.
b) Municipal Property Assessment Corporation – Communications.
c) North Bay Parry Sound District Health Unit – Communications.
d) Good Roads – Communications.
e) Ontario Heritage Trust – Communications.
f) The Labour Market Group – Communications.
g) Federation of Ontario Cottagers' Association - Communications.
h) Federation of Canadian Municipalities – Communications.
i) Parry Sound Area Chamber of Commerce (PSACC) - Meet Sound Seals Insulation.
j) PSACC - Meet Minuteman Press.
k) PSACC - Meet Pro Painters Muskoka.
l) PSACC - Meet D's Simple Solutions.
m) PSACC - Unite for Good Gathering.
n) PSACC - February 2026 Newsletter.
o) PSACC - Meet Young Drivers of Canada - Parry Sound.
p) PSACC - Say Hi to Tina Haskim.

q) Township of Southgate - OMERS Bill 68 Municipal Resolution.
r) Town of Fort Frances - Ontario Airport Capital Assistance Program (OACAP).
s) Federation of Ontario Cottagers' Association (FOCA) - January News 2026.
t) County of Northumberland - Ontario Community Infrastructure Fund (OCIF).
u) The Federation of Northern Ontario Municipalities (FONOM) - Building Opportunity for Highways 11 & 17.
v) Township of Joly - Nation Building Improvements to Highways 11 & 17.
w) FONOM - The Birth of Change.
x) FONOM - Planned Closure of LifeLabs Laboratory in Greater Sudbury.
y) FONOM - Highway 11 - Rubbernecking vs. Reality.
z) Municipality of Markstay Warren – Planned Closure of LifeLabs Laboratory in Greater Sudbury.
aa) Municipality of Wawa – Planned Closure of LifeLabs Laboratory in Greater Sudbury.
bb) Township of Assiginack - Elbows Up Climate Action.
cc) Mark Auerman - OFTR Motorcycle Trails off of Highway 518.
dd) Mark Wetselaar - OFTR Motorcycle Trails off of Highway 518.
ee) Leslie Ferguson - OFTR Motorcycle Trails off of Highway 518.
ff) Leslie Ferguson - Letter for consideration by Mayor MacDiarmid.
gg) 1. Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Gail Finnson).
hh) 2. Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Gail Finnson).
ii) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Ted Collins).
jj) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Greg Getty.
kk) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Ken Adams).
ll) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Mario Buszynski).
mm) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518 (Mayor Ann MacDiarmid).
nn) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Gail Finnson).
oo) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Ted Collins).
pp) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Terry Fellner).
qq) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Greg Getty).
rr) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Craig Jeffery).
ss) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Councillor Mario Buszynski).
tt) 1. Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Mayor Ann MacDiarmid).
uu) 2. Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Mayor Ann MacDiarmid).
vv) 3. Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Mayor Ann MacDiarmid).
ww) 4. Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518 (Mayor Ann MacDiarmid).
xx) Steve Sorge - OFTR Motorcycle Trails off of Highway 518.
yy) Dr. Morganna Turner - OFTR Motorcycle Trails off of Highway 518.

zz) Geoffrey Turner - OFTR Motorcycle Trails off of Highway 518.
aaa) Adam Wakefield - OFTR Motorcycle Trails off of Highway 518.
bbb) Dale & Mary Ann Dean - OFTR Motorcycle Trails off of Highway 518.
ccc) Colin Horne - OFTR Motorcycle Trails off of Highway 518.
ddd) Lisa Thompson - Federation of Trail Riders.
eee) Ingrid Muller - Transfer Stations.
fff) Municipality of Central Manitoulin - Sustainable Funding for Police Services.
ggg) Municipality of North Perth - Sustainable Funding for Police Services.
hhh) Georgian Bay Biosphere (GBB) - February News 2026.
iii) Municipality of North Perth - Enhanced School Bus Safety.
jjj) Municipality of Wawa - School Bus Safety and Stop Arm.
kkk) Town of Whitby - Remove the GST and HST from all New Homes Purchased as Primary Residences in Ontario.
lll) Prince Edward County - Bill 21 Protect Our Food Act 2025.
mmm) Township of Southgate - Bill 21, Protect Our Food Act 2025.
nnn) Town of Parry Sound - School Bus Safety and Stop-Arm Camera Systems.
ooo) County of Peterborough - School Bus Safety and the Implementation of Stop-Arm Camera Systems.
ppp) Save Georgian Bay - Federal Review of TC Energy Project.
qqq) Municipality of Highlands East - Affordable Housing.
rrr) Township of Nipigon - Conservation Authorities Act & Proposed Provincial Conservation Agency.
sss) Muskoka Watershed Council (MWC) - February 2026 News.
ttt) MWC - Art and Ecology.
uuu) Town of Bracebridge - Elect Respect.
vvv) Municipality of Magnetawan - Bell Fibre.
www) Township of Joly - Steel and Lumber Sectors.
xxx) Town of Fort Frances - Ontario Community Infrastructure Fund.
yyy) Township of Puslinch - Invest Ready Certified Site Designation.
zzz) Township of Joly - Consolidate Conservation Authorities.
aaaa) Township of Perry - Reduced Rate Distribution of Library Resources.
bbbb) City of Sarnia - Mayoral Authority and Municipal Police Budget Sustainability.
cccc) Alcohol and Gaming Commission of Ontario (iAGCO) - Applications Undergoing Public Notice Chuck's Roadhouse Bar and Grill.

Adoption of Minutes

The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, February 2nd, 2026 at 2:30 p.m.
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

- Mayor Ann MacDiarmid (videoconference)
- Councillor Ward 1 Ken Adams (Council Chambers)
- Councillor Ward 3 Greg Getty (Council Chambers)
- Councillor Ward 4 Terry Fellner (Council Chambers)
- Councillor Ward 6 Gail Finnson (Council Chambers)

Regrets were received from:

- Councillor Ward 2 Mario Buszynski
- Councillor Ward 5 Ted Collins

Approval of Agenda.
After the meeting was called to order Acting Mayor Gail Finnson asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 05. Public Meeting 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. Removal of 07. Staff Reports 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 applicants.

Disclosure of Pecuniary Interest.
Acting Mayor Finnson requested that any disclosures of conflict of interest/pecuniary interest be declared for the record. Councillor Fellner declared a possible conflict of interest/pecuniary interest related to the agenda closed session item 13. a) Ontario Land Tribunal Appeal re: Minor Variance Application No. A-2025-0026-M (Rouse) as Councillor Fellner has an ongoing business relationship with Mr. Rouse. Councillor Fellner vacated the Council Chambers during consideration of this item in closed session and did not participate in the decision on the matter in regular session following the closed session.

The following resolutions were considered.

Resolution No. 2026-020
Moved by: Councillor Greg Getty
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular and Closed Session Meetings of Council held

January 12th, 2026 as circulated.".

CARRIED

Resolution No. 2026-021
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Special Meeting of Council held January 15th, 2026 as circulated.".

CARRIED

Resolution No. 2026-022
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn the Regular Meeting to hold a Public Meeting for the following matters:

- Consent Application No. B-2025-0038-H (Coons).
- Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application Nos. B-2025-029-F & B-2025-030-F (Jacques).
- Consent Application Nos. B-2025-0027-H & B-2025-0028-H (McDougall & Torenvliet, Sandy Bay Vacations Inc.).".

CARRIED

Acting Mayor Finnson advised that Council would now hold public meetings for proposed Consent and Zoning By-law Amendment Applications.

Acting Mayor Finnson advised in accordance with the Planning Act, Council would consider all matters placed before it prior to granting a Consent or passing a Zoning By-law Amendment.

Acting Mayor Finnson advised anyone who wished to receive notice of a decision or notice of passing of a Zoning By-law Amendment and who had not submitted such a request in writing should provide their full name and address to the Clerk.

Acting Mayor Finnson advised no one other than the prescribed persons may appeal an application under the provisions of the Planning Act. If they do not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Township of Seguin prior to the decision of Council, then the Ontario Land Tribunal may dismiss the appeal.

The Acting Mayor advised the purpose of Consent Application No. B-2025-0038-H (Coons) is to grant right-of-way over a portion of an existing private roadway to benefit a waterfront lot on Little Lake Joseph.

The Acting Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on January 15th, 2026, posting on the Township of Seguin's website,

and by regular mail on January 19th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Acting Mayor asked if the Township had received any correspondence with respect to this application.

The Clerk advised no correspondence had been received.

The Acting Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to this application.

No in-person verbal submissions were received.

The Acting Mayor asked if anyone had registered to speak to this application via electronic participation.

The Clerk advised Robert Kerr of Lee Roche & Kerr, Agent for the Applicant had registered to speak to this application via electronic participation.

Robert Kerr of Lee Roche & Kerr, Agent for the Applicant attended the meeting via electronic participation and advised Council Mr. Kerr was present to answer any questions Council may have of him related to the application.

The Acting Mayor advised the purpose of Consent Application No.'s B-2025-029 & 030-F (Jacques) is to sever a rural backlot with frontage along Highway 518, and to create a new shoreline lot. The purpose of the associated Zoning By-law Amendment Application No. R-2025-0014-F is to rezone the island to Open Space, rezone the back lot to Rural, rezone the shoreline lot from SR1 to a LSR zone and to implement the recommendations of an EIS.

The Acting Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on December 18th, 2025, posting on the Township of Seguin's website, and by regular mail on December 19th, 2025. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Acting Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised correspondence had been received from various individuals.

The Acting Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

John Jackson of John Jackson Planner Inc., Agent for the Applicant attended the meeting in-person and addressed Council to explain the reasons for the applications and answer any questions Council may have of Mr. Jackson related to the applications.

DRAFT

Ross Barrett attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

Peter Engelking attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

Wally Engelking attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

Philip West attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

The Acting Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Katarzyna Sliwa of Dentons Canada LLP, representing surrounding landowners, and Allan & Betty Hubbell had registered to speak to these applications via electronic participation.

Katarzyna Sliwa of Dentons Canada LLP, representing surrounding landowners attended the meeting via electronic participation and addressed Council to state concerns with, and object to the applications. Katarzyna Sliwa also submitted comments in writing.

Betty Hubbell attended the meeting via electronic participation and addressed Council to state concerns with, and object to the applications. Mrs. Hubbell also submitted comments in writing.

The Acting Mayor advised the purpose of Consent Application No.'s B-2025-0027-H and B-2025-0028-H is to permit two lot additions to benefit 36 and 37 Farm Sandy Bay Road.

The Acting Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on January 14th, 2026, and by posting on the Township of Seguin's website and by regular mail on January 19th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Acting Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

The Acting Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

DRAFT

No in-person verbal submissions were received.

The Acting Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Kim-Isabel Obenhaus of Wylaw Professional Corporation, Agent for the Applicant had registered to speak to these applications via electronic participation.

Kim-Isabel Obenhaus of Wylaw Professional Corporation, Agent for the Applicant attended the meeting via electronic participation and addressed Council to advise she was present to answer any questions Council may have of her related to the applications.

The Acting Mayor advised Council would now close the public meeting and reconvene to the regular meeting.

Resolution No. 2026-023
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Public Meeting held for the following matters is hereby closed and the Regular Meeting is hereby reconvened:

- Zoning Consent Application No. B-2025-0038-H (Coons).
- Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application Nos. B-2025-029-F & B-2025-030-F (Jacques).
- Consent Application Nos. B-2025-0027-H & B-2025-0028-H (McDougall & Torenvliet, Sandy Bay Vacations Inc.).".

CARRIED

Resolution No. 2026-024
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2025-0038-H (Coons), subject to the conditions set out in the Decision.".

CARRIED

Resolution No. 2026-025
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2025-0027-H (McDougall/Torenvliet) & B-2025-0028-H (Sandy Bay Vacations Inc.), subject to the conditions set out in the Decisions.".

CARRIED

Acting Mayor Finnson advised that Council would now consider the following road allowance application:

- Shore Road Allowance Application No. RAS-2025-0003-H (Caravaggio). Clear Lake. By-law No. 2026-008.

DRAFT

The Acting Mayor asked if any written objections been received related to this application.

The Clerk advised no written objections had been received related to this application.

The Acting Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak to this application.

No in-person verbal submissions were received.

The Acting Mayor asked if anyone had registered to speak to this application via electronic participation.

The Clerk advised no one had registered to speak to this application via electronic participation.

Resolution No. 2026-026
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-008, Being a By-law to sell part of an original shore road allowance, Application No. RAS-2025-0003-H (Caravaggio), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Council considered Staff Report No. PL-2026-009, Shore Road Allowance Application No. RAS-2024-0006-H (Scott). Sandra Scott-Tapia and Pamela McWhirter, Applicants attended the meeting via electronic participation to explain the reasons for the application and to answer any questions Council may have of them related to the application. Council directed staff to proceed with Option 2 of the Staff Report; proceed with processing the application to sell a portion of the Shore Road Allowance to the applicants, as requested.

Resolution No. 2026-027
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the February 2nd meeting of Council.

Administration:

- Confidential Staff Report No. AD-2026-001, Citizen Appointments to OPP Detachment Board.

By-law Enforcement:

- Report No. BL-2026-001, Administrative Monetary Penalty (AMP) System Implementation.

Community Services:

- Report No. CS-2026-001, Annual Drinking Water Sample Results.

Planning:

- Report No. PL-2026-013, Consent Application No. B-2025-0036-H (Schwartz).
- Report No. PL-2026-010, Consent Application No. B-2025-0038-H (Coons).
- Report No. PL-2026-012, Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application No.'s B-2025-029-F & B-2025-030-F (Jacques).
- Report No. PL-2026-017, Consent Application No.'s B-2025-0027-H & B-2025-0028-H (McDougall & Torenvliet, Sandy Bay Vacations Inc.).
- Report No. PL-2026-014, Shore Road Allowance Application No. RAS-2025-0003-H (Caravaggio).
- Report No. PL-2026-009, Shore Road Allowance Application No. RAS-2024-0006-H (Scott).
- 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).
- Confidential Staff Report No. PL-2026-020 Rouse OLT Minutes of Settlement.

Treasury:

- Report No. TR-2026-001, 2026 Donations.".

CARRIED

Resolution No. 2026-028
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** as per Staff Report No. BL-2026-001, Administrative Monetary Penalty (AMP) System Implementation the Council of The Corporation of the Township of Seguin does hereby direct staff to commence the process and prepare the necessary documents for Council consideration to implement an Administrative Monetary Penalty System program.".

CARRIED

Resolution No. 2026-029
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-007, Being a By-law to Issue a Certificate of Cancellation for 128 Grays Road, 4903-010-003-11025, B-2026-0036-H (Schwartz), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-030
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby approve the following 2026 Donations:

DRAFT

Organization	Amount
295 Macpherson Cadets	1,100
Rosseau Horticultural Society	3000
Whispering River Music	3000
Safe Quiet Lakes	2000
Sunday Night Hockey	3000
Festival of the Sound	3000
Rotary 3 Pitch Tournament	1750
PSHS/PSI Food Program	1000
Humphrey Soccer League	1000
Bimaajitoon Search and Rescue	500

CARRIED

Resolution No. 2026-031
Moved by: Councillor Ken Adams
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Statement of the Treasurer for 2025, Remuneration of Elected Members attached as Schedule "A" to this Resolution and the Remuneration of Appointed Members attached as Schedule "B" to this Resolution.".

CARRIED

Resolution No. 2026-032
Moved by: Councillor Ken Adams
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby accept the resignation of Kristine Cameron from the Seguin Recreation and Culture Committee and thank Ms. Cameron for her service on the Committee.".

CARRIED

Resolution No. 2026-033
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the 2026 Federation of Northern Ontario Municipalities (FONOM) Conference being held May 11th to 13th, 2026 in Timmins, Ontario. Reimbursement of expenses will be as per Township policy:

Mayor Ann MacDiarmid.".

CARRIED

DRAFT

Resolution No. 2026-034
Moved by: Councillor Ken Adams
Seconded by: Councillor Terry Fellner
"**THAT** By-law No. 2026-009, Being a By-law to appoint a Building Official/By-law Enforcement Officer (Laura Adams) for The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-035
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-011, Being a By-law to stop up temporarily parts of the highways municipally known as Victoria Street West and Oak Street in the Village of Rosseau, now the Township of Seguin, District of Parry Sound for the Seguin Sled Dog Mail Run, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-036
Moved by: Councillor Greg Getty
Seconded by: Councillor Terry Fellner
"**THAT** By-law No. 2026-012, Being a By-law to Authorize the Execution of a Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission Between the Six Star Snow Riders Snowmobile Club and The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

The Members of Council provided verbal updates on the various meetings and events they have been involved in since the last meeting of Council.

Resolution No. 2026-037
Moved by: Councillor Ken Adams
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda and Addendum for the February 2nd, 2026 Meeting of Council.".

CARRIED

Resolution No. 2026-038
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:21 p.m. in order to address matters pertaining to:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:

DRAFT

- Ontario Land Tribunal Appeal Minor Variance Application No. A-2025-0026-M (Rouse).

- Personal matters about an identifiable individual, including municipal or local board employees, related to:
  - West Parry Sound OPP Detachment Board Representatives.".

CARRIED

Resolution No. 2026-039
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 4:30 p.m.".

CARRIED

Councillor Fellner declared a possible conflict of interest/pecuniary interest related to the next matter and did not participate in the consideration of the matter.

Resolution No. 2026-040
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-014, Being a By-law to authorize and direct the Mayor and Clerk to execute the Minutes of Settlement between Evan Westerby & James Rouse and The Corporation of the Township of Seguin re: Ontario Land Tribunal Case No. OLT-25-000693 (Minor Variance: A-2025-0026-M, 13 Robin Road, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-041
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** Council of The Corporation of the Township of Seguin does hereby support the appointments of Lesley Harries-Jones and Christine Kasulke as citizen representatives to the West Parry Sound OPP Detachment Board.".

CARRIED

Resolution No. 2026-042
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-013, Being a By-law to confirm the proceedings of meetings of Council, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-043
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 4:31 p.m. to meet again on Monday, March

2nd, 2026 or at the call of the Mayor.".

CARRIED

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

DRAFT

Public Meeting

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment Application R-2025-0023-H and Consent Application B-2025-0037-H(Hyatt)

From: Lauren Rettie, Senior Planner, Planning Department

Agenda Date: March 2, 2026 **Report No**: PL-2026-019

Public Meeting Report

Proposal	The owners of 4 Pine Ridge Road had acquired the neighbouring property (6 Hawrigg Lane) in 2008. When the neighbouring parcel was put into identical ownership, the lands inadvertently merged into one. The merged property is currently non-compliant with two dwellings on one lot. The purpose of the proposed Consent Application is to recreate the two abutting properties that inadvertently merged, with a minor adjustment to the lot configuration. The purpose of the associated Zoning By-law Amendment is to: 1) rezone the proposed retained lot (4 Pine Ridge Road) from the Shoreline Residential One (SR1) Zone to a Limited Service Residential (LSR) Zone to reflect that the retained waterfront lot is accessed via a private road. 2) rezone the small addition of lands proposed to be transferred from 6 Hawkrigg Lane to 4 Pine Ridge Road from the Rural Residential (RR) Zone to the Limited Service Residential (LSR) Zone to match the zoning of the waterfront property. 3) rezone the proposed severed lot (6 Hawkrigg Lane) from the Rural Residential (RR) Zone to a Rural Residential Exception (RR-XX) Zone to recognize reduced lot area and lot frontage. No new development is proposed as part of the applications.
File Details	**Zoning By-Law Application:** R-2025-0023-H **Consent Application:** B-2025-0037-H **Owners:** Paul and Irene Hyatt

	Agents:	Sam Soja and Matt Jay, Tulloch
	Subject Lands:	PT LT 100 CON B HUMPHREY PT 2 42R5631; PT 2 & 4 PSR885
	Civic Addresses:	6 Hawkrigg Lane & 4 Pine Ridge Road
	Roll Nos.	4903-010-010-08010 & 4903-010-010-08200
What is the Request?	The owners are requesting to re-establish two properties (6 Hawkrigg Lane and 4 Pine Ridge Road) that were previously separate parcels but had merged inadvertently in title. As both lots were already developed, the merged lot now contains two dwellings with separate septic systems. Staff note that no new vacant development parcels would be created as part of the proposed applications. The owners are also requesting to adjust the original lot line between the adjacent properties by transferring a small portion (0.1 hectares) of land from 6 Hawkrigg Lane (proposed severed lot) to 4 Pine Ridge Road (proposed retained lot), as these lands contain accessory structures used by the retained waterfront lot. The associated Zoning By-law Amendment seeks to rezone the retained waterfront lot (4 Pine Ridge Road) from the SR1 Zone to the LSR Zone to recognize that access to the property is provided by a private road. In addition, the small portion of land to be added to the retained lot would be rezoned from the RR Zone to the LSR Zone to ensure consistent zoning across the waterfront lot. The proposed severed lot (6 Hawkrigg Lane) would be rezoned to a RR Exception Zone to recognize the reduced lot area and frontage. The frontage on the proposed retained waterfront lot will remain the same, and the lot area will increase by 0.1 hectares. Staff do not believe a further exception to the proposed LSR Zone is required, as neither the existing lot frontage nor the lot area is decreasing as part of the proposed applications Table 1 below outlines the resulting lot areas/frontages of the proposed severed lot. **Table 1 – Severed Lot (6 Hawkrigg Lane - RR Zone)**

	Existing	**Required**	**Proposed**
Lot Area	1.1 ha	1.2 ha	1.0 ha
Lot Frontage	78 m	90 m	78 m

Table 2 below outlines the existing and proposed zoning.

Table 2

Description	Existing Zoning	Proposed Zoning
Severed Lot (6 Hawkrigg Lane)	RR	RR-XX
Lot Addition Parcel (0.1 hectares)	RR	LSR
Retained Lot (4 Pine Ridge Road)	SR1	LSR

To summarize, the proposal involves a severance, a lot addition and subsequent rezonings. The process steps are as follows:

Step 1 – recreate the two properties that have inadvertently merged
Step 2 – small lot addition/boundary adjustment of 0.1 hectares
Step 3 – rezone both the resultant retained and severed lands

Figure 1 – Consent Sketch

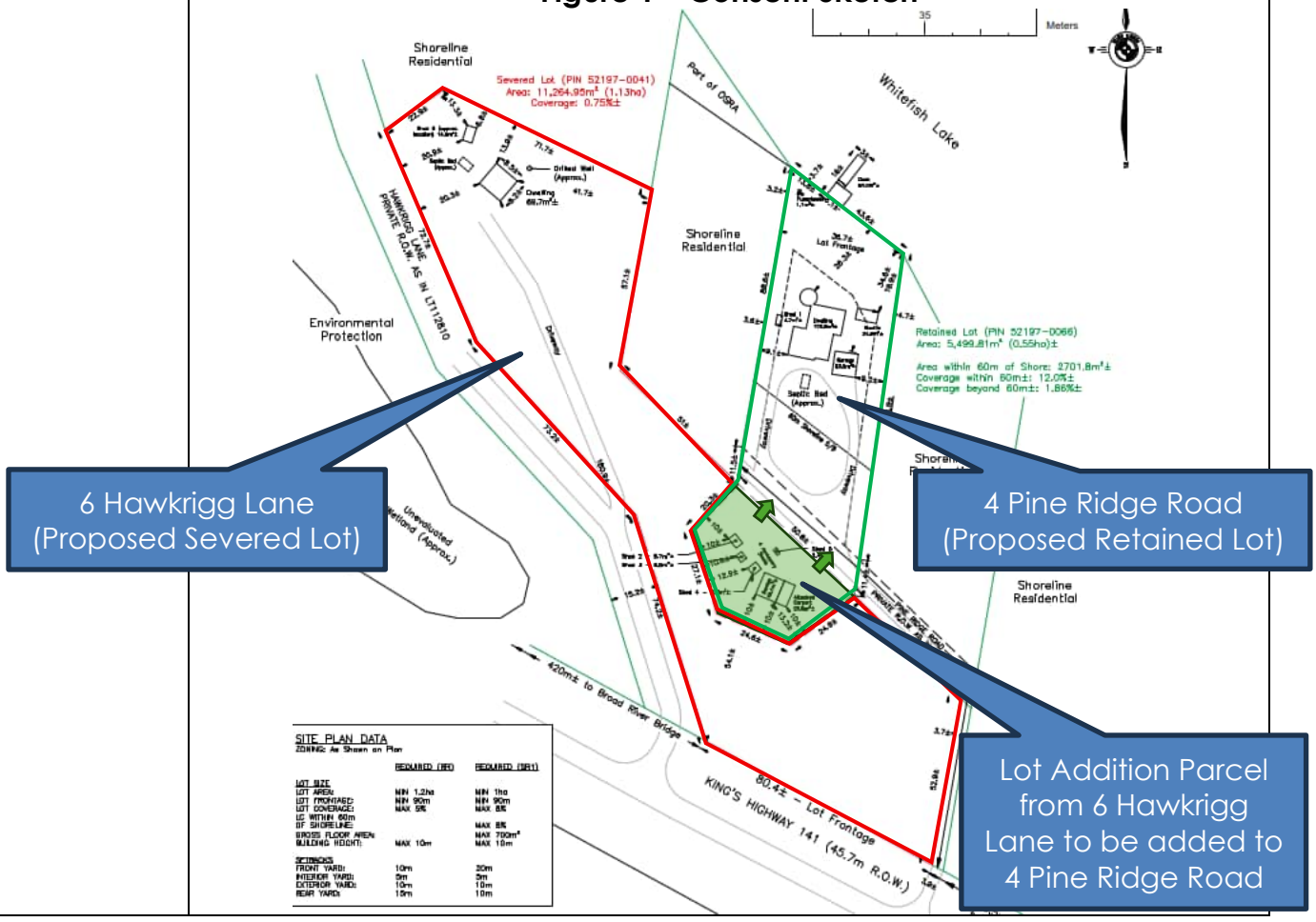
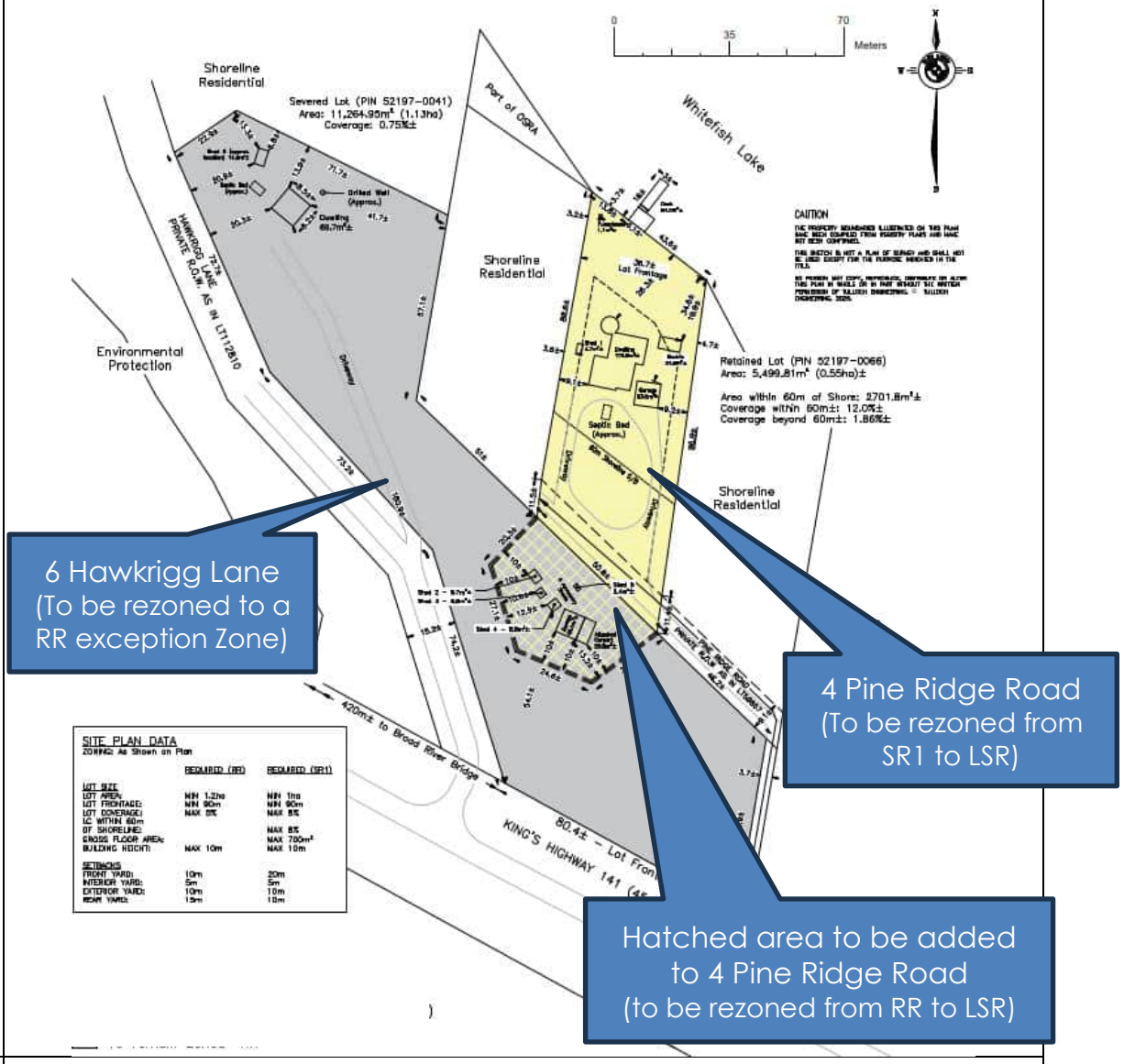


	Figure 2 – Rezoning Sketch 
Internal and Agency Comments	**Clerk**: No objections. **Building**: No objections. **Fire/By-law**: No comments **Public Works**: No comments **Treasury**: No planning-related comments Please note that all comments will be considered as part of the staff recommendation report to Council.

Public Comments	No public comments have been received at the time of writing this report. Please note that all comments will be considered as part of the staff recommendation report to Council.
Official Plan	Designations - Rural and Resource Area, Environmental Protection, Shoreline Area, Narrow Waterbody Overlay
Zoning	Shoreline Residential One (SR1), Rural Residential (RR) Zone
Access	Private Roads: Hawkrigg Lane (proposed severed lot) Pine Ridge Road (proposed retained lot)
Lot Size and Frontage	<u>4 Pine Ridge Road</u> Area - 0.5 hectares Frontage - 38 metres (Whitefish Lake) <u>6 Hawkrigg Lane</u> Area - 1.1 hectares Frontage - 78 metres (Highway 141)
Existing Development and Site	<u>4 Pine Ridge Road</u> - Waterfront Lot - Dwelling, detached garage, guest cabin, shed, pumphouse, dock <u>6 Hawkrigg Lane</u> - Dwelling, shed - Additional sheds and a garage/carport are located on the southeastern portion of the lands; however are located adjacent to/constructed to function as accessory structures for 4 Pine Ridge Road (proposed lot addition area) - The property is well-treed with mixed vegetation
Supporting Studies	- Planning Justification Report by Tulloch – Schedule B o The report notes that the minor change to the boundary between the lots would correct the encroachment of accessory structures used for the waterfront lot. The resultant lots will reflect the historic use of the lands and

	separate the existing dwellings onto their respective properties. o No new development or site alteration is proposed, and each lot will continue to be serviced by separate private water and septic systems. o It is concluded that the proposal is consistent with the Provincial Planning Statement, conforms to the intent of the Official Plan and will comply with the Zoning By-law, subject to the requested zoning exceptions. An approval will correct an inadvertent technical matter, maintain compatibility with surrounding rural and shoreline uses, and represents good planning.
Key Considerations and Next Steps	- The Official Plan provides policies for consent applications (Section B.12). • Section B.12.2.1 of the Official Plan lists requirements for new lot creation in all land use designations. • Section B.12.2.2 permits lot additions/boundary adjustments to enlarge existing lots, provided no new building lot is created. • Section B.12.2.7 lists requirements for technical severances to correct a situation where two or more lots have merged on title. - With respect to lake water quality protection policies listed in Section B.3 of the Official Plan, Whitefish Lake is classified as a "High Sensitivity" over threshold lake, and a Lake Trout Lake at Capacity. Staff note that no new building lots would be created and no further development is proposed. A full recommendation and planning analysis will be brought forward for Council's consideration at a future Council meeting. The recommendation report will also consider public and agency comments.

Prepared By:

Lauren Rettie
Senior Planner

Reviewed By:



Taylor Elgie, MCIP, RPP
Director of Planning



Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Applications
Schedule B – Planning Justification Report prepared by Tulloch

Figure 3: Key Map



Township of Seguin

Application for

CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2025 - 0037 - H		
File Name: Hyatt		25-Nov-2025
Civic Address: 6 Hawkrigg		
Application Complete: ❑ Yes ❑ No	Fee Received: ☑ Yes ❑ No	

ROLL # 4903- 010 **-** 010 **-** 08010 **- 0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐No
If yes, please submit a copy of your completed "Pre-Consultation Form".
Pre-consultation Date: email and phone correspondence
Attending Planner: Bradie Debes

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: AGENT

a) Registered Owner(s): Paul Alexander Hyatt & Irene Hyatt
(List all owners and contact information if multiple exist)

Mailing Address: 610 Bullock Dr #1014, Markham, ON, L3R 0G1

Home Phone: 416-805-1400 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: phyatt@rogers.com

b) Agent: TULLOCH (Sam Soja, Matt Jay)

Mailing Address: 80 Main Street West, Huntsville, ON, P1H 1W9

Home Phone: 705-789-7851 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: sam.soja@tulloch.ca; CC to matt.jay@tulloch.ca

c) Planner: Same as Agent

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): B

b) Lot(s): 100

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : PSR-885; 42R-5631 Part(s): 2, 4 (PSR-885); 2 (42R-5631)

e) Geographic Township (former municipality) : Humphrey

f) Civic Address: 4 Pine Ridge Road, 6 Hawkrigg Lane

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
80.4m along Hwy 141 38.7m along Whitefish Lkae	Irregular	1.68ha±

h) Official Plan (current designation of subject lands): Rural & Resource Area, Shoreline Area

i) Zoning (current zoning of subject lands) : RR, SR1

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☐ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☐ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ☑ New Lot(s)
- ❑ Lot Addition
- ❑ Easement or Right-of-Way
- ❑ Title Correction
- ❑ Other: _____

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	38.7m along Whitefish Lake	136.1 (irreg.)	0.55ha	Shoreline Residential	As Existing	As shown on plan	None
LOT ADDITION							
BENEFITTING LOT							
SEVERED LOT 1	80.4 along Hwy 141	252.3 (irreg.)	1.13	Rural Res.	As existing	As shown on plan	None
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): _____

Mailing Address: _____

Phone Number: _____Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ❑ Yes
- ☑ No

If yes, please indicate the file number: _____

e) Does the applicant request a certificate for the retained land?

- ❑ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: 4 Pine Ridge:June 28, 1971
6 Hawkrigg: Unknown

b) When was the present lot created: Unknown

c) How was the present lot created:

- ❑ Consent
- ❑ Plan of Subdivision
- ☑ Original Patent
- ☑ Reference Plan
- ❑ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ☑ Yes
- ❑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

LT112810

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ❑ Yes
- ☑ No

If yes, please indicate the following:

Date of transfer: _____

Name of transferee: _____

Land use on severed land: _____

6. EXISTING USES

a) Existing uses of the subject land:

4 Pine Ridge Road: Shoreline Residential

6 Hawkrigg Road: Rural Residential

b) Length of time that the existing uses have continued: Since Acquisition

LIST OF STRUCTURES ATTACHED

c) Dimensions of all existing buildings or structures on subject land.
Attach separate sheet if more than 4 structures exist

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: Whitefish Lake

To the south: Hwy 141, Rural Residential

To the west: Environmental Protection

To the east: Residential

LIST OF BUILDINGS AND STRUCTURES FOR 4 PINE RIDGE ROAD AND 6 HAWKRIGG LANE

TO BE ATTACHED TO CONCURRENT APPLICATIONS FOR CONSENT TO SEVER AND ZONING BY-LAW AMENDMENT

NOTE: Due to the change in lot boundaries resulting form the consent to sever, the setbacks shown will be based on the post-severance lot configurations, as noted.

Building	Ground FA	Gross FA	# of Stories	Length	Width	Height	Front Yard	Int. Yard 1	Int. Yard 2	Rear Yard
RETAINED LOT (4 Pine Ridge Road)										
Dwelling	176.5	176.3	1	21.6	15.0	ALL UNKNOWN	26.3	9.1	14.9	39.8
Bunkie	24.5	24.5	1	3.7	6.7		19.2	27.9	4.7	62.5
Garage	53.5	53.5	1	7.3	7.3		33.6	23.4	9.2	45.0
Shed 1	4.7	4.7	1	3.2	1.7		38.4	3.6	34.3	43.9
Pumphouse	1.1	1.1	1	1.2	0.9		3.7	3.2	36.8	78.3
Dock	64.0	64.0	0	13	6.1		16 (projection)	13.8	23.7	137.6
Garage	49.1	49.1	1	7.3	6.7		109.0	25.4	13.2	10
Carport	26.8	26.8	1	7.3	3.7		109.0	33.5	10	10
Shed 2	9.7	9.7	1	2.5	3.7		5	10	34.1	10
Shed 3	5.6	5.6	1	2.5	2.2		54.4	26.0	29.6	10.6
Shed 4	8.8	8.8	1	3.2	2.7		52.7	20.7	24.2	12.9
Shed 5	2.4	2.4	1	1.2	2.0		61.7	22.5	24.6	22.2
SEVERED LOT (6 Hawkrigg Lane)										
Dwelling	69.7m^2	69.7	1	8.2	8.5	ALL UNKNOWN	180.9	28.3	13.9	13.9
Shed 6	14.9m^2	14.9m^2	1	3	4.9		201.1	20.9	6.8	13.3

7. ACCESS

a) Access to the subject land is provided by: _____

- ❑ Provincial highway
- ❑ Municipal road (year round)
- ❑ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ❑ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ❑ Privately owned/operated communal well
- ☑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- ❑ Ditches
- ❑ Swales
- ☑ Natural
- ❑ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		To be submitted concurrently
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: 6 Hawkrigg Lane & 4 Pine Ridge Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Travel eastbound on Highway 141 towards Rosseau.

6 Hawkrigg Lane: Hawkrigg Lane is approximately 400m past the Broad River Bridge on the Left. Driveway will be on the right.

4 Pine Ridge Road: Pine Ridge is the next left after Hawkrigg. Benefitting lot will be the second driveway on the right. Parcel to be merged will be on the left.

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☑ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☑ If the subject land has lake frontage, label the lake name.
- ☑ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER SEPARATE FORM ATTACHED

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), _____ the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

_____ to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

TULLOCH

Planners | Surveyors | Biologists | Engineers

AUTHORIZATION AND APPOINTMENT OF AGENT

I/We, Paul & Jane Hyatt, being the registered owner(s) of lands known municipally as 6 Hawkrigg Lane, described as PCL 19564 SEC SS; PT LT 100 CON B HUMPHREY PT 2 42R5631; T/W PT 11 42R2486 AS IN LT112810; SEGUIN, and 4 Pine Ridge Road, described as PCL 12256 SEC SS; PT LT 100 CON B HUMPHREY PT 2 & 4 PSR885; T/W PT 5 & 6 PSR885 AS IN LT59657; S/T PT 4 PRS885 AS IN LT59657, hereby authorize TULLOCH to serve as my/our Agent to provide representation, and prepare and submit a pre-consultation application, a consent application and any other related applications to the Township and/or County on my/our behalf.

Feb 11, 2025
Date

Paul Hyatt
Signature(s)

Huntsville Office 80 Main St. W., Huntsville, ON, P1H 1W9
T: 705.522.7851 ext. 453 | F: 705.789.7891

CANADA BEST MANAGED COMPANIES

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

David Hyatt — Nov 8, 2025

Signature of Owner — Date

June Hyatt — Nov 8, 2025

Signature of Owner — Date

[signature] — Nov. 8/25

Signature of Witness — Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Sam Soja with TULLOCH Engineering (Owner(s)/Agent) of the Town of Huntsville in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Muskoka Lakes in the District of Muskoka this 6 day of November, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Cheryl Hollows
Deputy Clerk
Commissioner for taking Oaths in the District of Muskoka for the Township of Muskoka Lakes

Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Nov. 6. 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025 - 0023 - H File Name: Hyatt Civic Address: 6 Hawkrigg Lane		25-Nov-2025
Application Complete: ☑ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903010-010-08010**---------- 0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: Phone & Email Correspondence

Attending Planner: Bradie Debes

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: AGENT

a) Registered Owner(s): Paul Alexander Hyatt & Irene Hyatt

(List all owners and contact information if multiple exist)

Mailing Address: 610 Bullock Dr #1014, Markham, ON, L3R 0G1

Home Phone: 416-805-1400 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: phyatt@rogers.com

b) Agent: TULLOCH (Sam Soja, Matt Jay)

Mailing Address: 80 Main Street West, Huntsville, ON, P1H 1W9

Home Phone: _____ Home Fax: _____

Business Phone: 705-789-7851 Business Fax: _____

Email Address: sam.soja@tulloch.ca; matt.jay@tulloch.ca

c) Planner: Same as Agent

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): B

b) Lot(s): 100

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : PSR-885; 42R-5631 Part(s): 2, 4 (PSR-885); 2 (42R-5631)

e) Geographic Township (former municipality): Humphrey

f) Civic Address: 4 Pine Ridge Road, 6 Hawkrigg Lane

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
38.7 (Whitefish Lake) 80.4m (Hwy 141)	Irregular	1.68ha±

h) Official Plan (current designation of subject lands):

Rural & Resource Area, Shoreline Area

i) How does the application conform to the Official Plan:

Refer to Planning Justification Brief

j) Are there any easements or right-of-ways affecting the subject lands?

☑ Yes
☐ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

LT59657, LT112810 - Both R.O.W. Easements

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☑ Yes
☐ No

If yes, state the requirements:

Max. Height: 10m

m) The subject land is within an area of land designated under any provincial plan or plans:

☐ Yes
☑ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☐ Yes
☐ No

3. **ZONING BY-LAW AMENDMENT**

a) The current zoning of the subject land:

Rural Residential (RR); Shoreline Residential 1 (SR1)

b) The nature and extent of the proposed rezoning:

Portion of retained lot presently zoned RR to be rezoned SR1

c) The purpose of the proposed rezoning:

Concurrent to Consent Application to sever lot
See Planning Justification Brief

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
SEE PLAN & PJB	SEE PLAN & PJB	SEE PLAN & PJB

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: 4 Pine Ridge: 1971/06/28
6 Hawkrigg: Unknown

b) Existing uses of the subject land:

4 Pine Ridge: Shoreline Residential
6 Hawkrigg: Rural Residential

c) Length of time that the existing uses have continued: Since Acquisition

d) Proposed uses of the subject land:

All as existing

******Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed: ALL UNKNOWN

Type of building/ structure	Date Constructed
1.	
2	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing: SEE ATTACHED SHEET

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

Proposed: NONE

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

***Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing: SEE ATTACHED SHEET

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

Proposed: NONE

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Whitefish Lake

To the south: Hwy 141, Rural Residential

To the west: Environmental Protection

To the east: Shoreline Residential, Rural Residential

LIST OF BUILDINGS AND STRUCTURES FOR 4 PINE RIDGE ROAD AND 6 HAWKRIGG LANE

TO BE ATTACHED TO CONCURRENT APPLICATIONS FOR CONSENT TO SEVER AND ZONING BY-LAW AMENDMENT

NOTE: Due to the change in lot boundaries resulting form the consent to sever, the setbacks shown will be based on the post-severance lot configurations, as noted.

Building	Ground FA	Gross FA	# of Stories	Length	Width	Height	Front Yard	Int. Yard 1	Int. Yard 2	Rear Yard
RETAINED LOT (4 Pine Ridge Road)										
Dwelling	176.5	176.3	1	21.6	15.0	ALL UNKNOWN	26.3	9.1	14.9	39.8
Bunkie	24.5	24.5	1	3.7	6.7		19.2	27.9	4.7	62.5
Garage	53.5	53.5	1	7.3	7.3		33.6	23.4	9.2	45.0
Shed 1	4.7	4.7	1	3.2	1.7		38.4	3.6	34.3	43.9
Pumphouse	1.1	1.1	1	1.2	0.9		3.7	3.2	36.8	78.3
Dock	64.0	64.0	0	13	6.1		16 (projection)	13.8	23.7	137.6
Garage	49.1	49.1	1	7.3	6.7		109.0	25.4	13.2	10
Carport	26.8	26.8	1	7.3	3.7		109.0	33.5	10	10
Shed 2	9.7	9.7	1	2.5	3.7		5	10	34.1	10
Shed 3	5.6	5.6	1	2.5	2.2		54.4	26.0	29.6	10.6
Shed 4	8.8	8.8	1	3.2	2.7		52.7	20.7	24.2	12.9
Shed 5	2.4	2.4	1	1.2	2.0		61.7	22.5	24.6	22.2
SEVERED LOT (6 Hawkrigg Lane)										
Dwelling	69.7m^2	69.7	1	8.2	8.5	ALL UNKNOWN	180.9	28.3	13.9	13.9
Shed 6	14.9m^2	14.9m^2	1	3	4.9		201.1	20.9	6.8	13.3

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☐ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☑ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)	-	To be submitted Concurrently
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 6 Pine Ridge Gate, 4 Pine Ridge Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Travel eastbound on Highway 141 towards Rosseau.
6 Hawkrigg Lane: Left on Hawkrigg Lane, First Driveway on Right

4 Pine Ridge: Left on Pine Ridge Rd (Next left after Hawkrigg), second driveway on right (sheds are on left)

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

See Planning Justification Brief

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

As required under the Planning Act

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☑ Indicate the area to be rezoned.
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The current uses on land that is adjacent to the subject land.
- ☑ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☑ If the subject land has lake frontage, label the lake name.
- ☑ The location and nature of any easement affecting the subject land.
- ☑ North arrow and scale.

10. AUTHORIZATION BY OWNER SEPARATE AUTHORIZATION FORM ATTACHED

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), _____ the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
_____ to act as my Agent with respect to the
Agent
preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

TULLOCH

Planners | Surveyors | Biologists | Engineers

AUTHORIZATION AND APPOINTMENT OF AGENT

I/We, Paul & Jane Hyatt, being the registered owner(s) of lands known municipally as 6 Hawkrigg Lane, described as PCL 19564 SEC SS; PT LT 100 CON B HUMPHREY PT 2 42R5631; T/W PT 11 42R2486 AS IN LT112810; SEGUIN, and 4 Pine Ridge Road, described as PCL 12256 SEC SS; PT LT 100 CON B HUMPHREY PT 2 & 4 PSR885; T/W PT 5 & 6 PSR885 AS IN LT59657; S/T PT 4 PRS885 AS IN LT59657, hereby authorize TULLOCH to serve as my/our Agent to provide representation, and prepare and submit a pre-consultation application, a consent application and any other related applications to the Township and/or County on my/our behalf.

Feb 11, 2025
Date

Paul Hyatt
Signature(s)

Huntsville Office 80 Main St. W., Huntsville, ON, P1H 1W9
T: 705.522.7851 ext. 453 | F: 705.789.7891

CANADA BEST MANAGED COMPANIES

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Paul Hyatt — Signature of Owner

Nov 8, 2025 — Date

Irene Hyatt — Signature of Owner

Nov. 8, 2025 — Date

[signature] — Signature of Witness

Nov. 8/25 — Date

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Sam Soja of TULLOCH Engineering Inc. (Owner(s)/Agent) of the Town of Huntsville in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Muskoka Lakes in the District of Muskoka this 6 day of November, 20 25.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Cheryl Hollows
Deputy Clerk
Commissioner for taking Oaths in the
District of Muskoka for the
Township of Muskoka Lakes

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Nov 6. 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

PLANNING JUSTIFICATION REPORT

6 Hawkrigg Lane & 4 Pine Ridge Road,
Township of Seguin

Concurrent Consent and Zoning By-law Amendment Applications

November 2025

Prepared for: Paul and Irene Hyatt

Contents

1. INTRODUCTION 2
2. BACKGROUND 2
3. PURPOSE OF APPLICATIONS 3
4. PLANNING ANALYSIS 4
4.1 Planning Act (R.S.O. 1990, c. P.13) 4
4.2 Provincial Policy Statement, 2024 (PPS) 4
4.3 Growth Plan for Northern Ontario 5
4.3 Township of Seguin Official Plan 5
4.4 Township of Seguin Zoning By-Law 2006-125 12
5. CONCLUSION 14
APPENDIX 'A': CONSENT SKETCH 16
APPENDIX 'B': ZONING SKETCH 17

1. INTRODUCTION

TULLOCH has been retained by Paul and Irene Hyatt, owners of the lands known as 6 Hawkrigg Lane and 4 Pine Ridge Road to prepare concurrent consent to sever and zoning by-law amendment applications. The purpose of this report is to provide a summary of the proposed applications, a review and analysis of relevant planning policy, and planning justification in support of the proposal.

2. BACKGROUND

Through a review of ownership records, it was determined that the lands municipally known as 4 Pine Ridge Road and 6 Hawkrigg Lane have merged in title under the Planning Act and now constitute a single property for legal purposes. The applicants purchased 4 Pine Ridge Road in 1971 and acquired 6 Hawkrigg Lane in 2008. 6 Hawkrigg Lane was already developed with a dwelling and has been used as a residential rental property.

As a result of both parcels being transferred into the same ownership, they automatically merged in title, even though they have continued to be identified separately in the Land Registry, on the municipal tax roll, and on assessment and zoning maps. The applicants were unaware that this merger had occurred and had initially retained TULLOCH to apply for a boundary adjustment between what they believed were still two separately conveyable lots. The purpose of the current consent application is therefore to re-establish two separately conveyable lots, with a minor adjustment to the shared lot line to avoid encroachments.

The subject lands are located on the north side of Highway 141, approximately 2 kilometers east of the settlement of Humphrey and approximately 13 kilometers west of the settlement of Rosseau. Despite the merger of the two properties under the Planning Act, the subject lands have continued to function as two separate lots, with separate dwellings and access. Each has their own legal description and characteristics as follows.

6 Hawkrigg Lane

6 Hawkrigg Lane is identified as PIN 52197-0041 and is legally described as:

Parcel 19564, Sec SS; Part of Lot 100, Concession B, Geographic Township of Humphrey; Part 2, Plan 42R-5631; Together with Part 11, Plan 42R-2486 as in LT112810.

This lot is currently in the “Rural and Resource Area” designation in the Official Plan and is in the “Rural Residential (RR)” zone in the Zoning By-law.

While it has approximately 80.4 metres of frontage on Highway 141, access will continue to be provided via a legal right-of-way over Hawkrigg Lane – a private road that connects to Highway 141. 6 Hawkrigg Lane contains an existing residential dwelling on the northwesterly portion, serviced by its own drilled well and private septic system. An accessory garden shed is located close to the dwelling.

Four additional sheds, along with a garage and attached carport, exist on the southeasterly portion of 6 Hawkrigg Lane. Despite being on the 6 Hawkrigg Lane lands, these structures are located directly adjacent to Pine Ridge Road where they were constructed to solely function as accessory structures to 4 Pine Ridge Road.

4 Pine Ridge Road

4 Pine Ridge Road is identified as PIN 52197-0066 and is legally described as:

Parcel 12256, Sec SS; Part of Lot 100, Concession B, Geographic Township of Humphrey; Parts 2 & 4, Plan PSR-885; together with Parts 5 & 6, Plan PSR-885 as in LT59657, subject to Part 4, PRS-885 As in LT59657; Reserving an allowance of One Chain in Perpendicular Width for a Road on the Shore of Whitefish Lake.

This lot is currently in the "Shoreline Area" designation in the Official Plan and in the "Shoreline Residential 1 (SR1)" zone in the Zoning By-law.

In accordance with the Township's Zoning By-law's lot frontage definition for waterfront lots, 4 Pine Ridge Road has a lot frontage of 38.7 metres on Whitefish Lake.

Access is provided via a legal right-of-way over the abutting property to the east. The right-of-way connects with Pine Ridge Road, which is a private road that connects to Highway 141. Alternate access is provided via Whitefish Lake.

4 Pine Ridge Road contains a dwelling and accessory structures, which include a detached garage, a sleeping cabin, a woodshed, a pumphouse, and a dock. The dwelling is serviced by lake water and a private septic system.

3. PURPOSE OF APPLICATIONS

Consent Application

The purpose of the consent application is to sever the subject lands into two lots, with 6 Hawkrigg Lane forming the severed lot and 4 Pine Ridge Road forming the retained lot.

The dimensions of the proposed lots are similar to their configuration prior to their merger under the *Planning Act*, albeit with an adjusted shared lot boundary. This adjustment involves the inclusion of an additional 0.14 hectares of land as part of 4 Pine Ridge Road, which contains the garage with the attached carport and the sheds that are used exclusively as accessory structures of the waterfront parcel. This proposed boundary will in effect correct the encroachment of these structures onto 6 Hawkrigg Lane.

The proposed severance is shown on the submitted consent sketch attached as Appendix 'A'.

Zoning By-law Amendment Application

The purposes of the Zoning By-law Amendment are:

- To rezone the southerly portion of the retained lot (4 Pine Ridge Road) from the Rural Residential (RR) zone to the Shoreline Residential 1 (SR1) zone;
- To permit the severed lot (6 Hawkrigg Lane) to have an area of 1.0 hectare and lot frontage of 78 metres in the RR zone, where 1.2 hectares and 90 metres are required; and
- To permit the retained lot to have an area of 0.5 hectares and lot frontage of 37 metres in the SR1 zone, where 1 hectare and 60 metres is required.

The area that is to be rezoned and proposed lot characteristics are shown on the submitted zoning sketch attached as Appendix 'B'.

4. PLANNING ANALYSIS

4.1 Planning Act (R.S.O. 1990, c. P.13)

The *Planning Act* establishes the legislative framework for land use planning in Ontario by setting out the processes for official plans, zoning by-laws, and land division. It ensures that planning decisions consider matters of provincial interest and conform to applicable official plans. Applications for consent and zoning by-law amendments, such as those proposed for the subject lands, are enabled by the *Planning Act* and must be processed and evaluated within this established framework.

4.2 Provincial Policy Statement, 2024 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act*, which requires that decisions affecting planning matters "*shall be consistent with*" policy statements issued under the Act. The PPS identifies the subject property as Rural Lands.

A full review of the PPS was completed and key policies are considered below.

2.5.1	*Healthy, integrated and viable rural areas* *should be supported by:* *a) building upon rural character, and leveraging rural amenities and assets;* *d) using rural infrastructure and public service facilities efficiently;* *g) conserving biodiversity and considering the ecological benefits provided by nature; and*
2.6.1	*On rural lands located in municipalities, permitted uses are:* *c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
2.6.2	*Development that can be sustained by rural service levels should be promoted.*
2.6.3	*Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
3.6.4	*Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*
4.2.2	*Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic*

functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

The proposed severed and retained lots both already contain residential development that can continue to be sustained by existing rural service levels. No infrastructure expansions are required. The dwellings on each lot will continue to be serviced by their own individual water and sewage services. No site alteration or additional structural development is proposed.

The consent and ZBA applications are consistent with the PPS.

4.3 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario supports strong rural communities, efficient land use, and locally appropriate development. It encourages planning decisions that reflect community needs and promote long-term sustainability. The separation of the existing residential uses onto separately conveyable lots aligns with these objectives. The proposed applications conform with the policies of the Growth Plan.

4.3 Township of Seguin Official Plan

The Township of Seguin Official Plan provides a policy framework to guide the physical development of the Township in consideration of its social, environmental, and economic needs. The proposed severed lot and the portion of the proposed retained lot to the south of the Pine Ridge Road right-of-way are designated “Rural and Resource Area”. The remainder of the retained lot is designated “Shoreline Area”.

The entire Official Plan has been reviewed and key policies are considered below.

Technical Severances

A consent application to facilitate the re-creation of separately conveyable lots following their merger on title is referred to as a technical severance.

B.12.2.7 *A consent application to correct a situation where two or more lots have merged on title may be considered, provided Council is satisfied that the new lot(s):*

a) was once a separate conveyable lot(s) in accordance with the Planning Act;
b) merging was unintentional and was not merged as a requirement of a previous planning approval;
c) is of the same shape and size as the lot which once existed as a separate conveyable lot;
d) can be adequately serviced by on-site sewage and water systems;
e) fronts on and will be directly accessed by a public road that is maintained year-round by a public authority;
f) there is no public interest served by maintaining the entire property as a single conveyable parcel;
g) conforms with the policies of B.12.2.1 of this Plan; and,

h) is subject to the access policies of the relevant road authority.

As is explained in Section 2 of this report, the lands municipally known as 4 Pine Ridge Road and 6 Hawkrigg Lane unintentionally merged in title under the Planning Act. The purpose of the consent application is to re-establish each parcel as a separately conveyable lot, with a minor adjustment to their shared lot line to avoid the encroachment of an accessory garage and sheds. Separation of the residential uses and the avoidance of encroachments is beneficial from rural and waterfront land use compatibility perspectives.

Access from Highway 141 will continue to be facilitated via the existing private roads, with the frontage along Highway 141 forming part of 6 Hawkrigg Lane, as has historically been the case. Highway 141 is a provincial highway and it is anticipated that the Township will circulate notice of the applications to the Ministry of Transportation (MTO) for their review and comment. Given that there are no changes proposed to the existing access or frontage, it is anticipated that the Ministry will not have any concerns. Section B.12.2.1 is considered below in this report.

General Considerations

B.1.4 *Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any Amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:*

a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;
b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;
c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;
d) The land fronts on an improved public road, on a road which is maintained by the Township and which meets municipal standards, or in the case of residential development on a private road in accordance with the relevant policies of this Plan;
e) The potential impact of all adjacent land uses upon the proposed use has been adequately investigated in accordance with the policies of this Plan;
f) New development will not be subject to flooding or erosion;
g) The potential impacts on natural heritage values, both on the subject lands and on adjacent lands has been adequately evaluated and considered;
h) *The potential impacts on natural heritage values, both on the subject lands and on adjacent lands has been adequately evaluated and considered;*
i) *The Minimum Distance Separation formulae is complied with; and,*
j) *Agreements are in place with the Township to ensure that the policies of this Plan and the regulations of the implementing Zoning By-law are reflected though the development and monitoring of development sites as required.*

General Considerations for New Lots by Consent

B.12.2.1 *Prior to issuing provisional consent for a new lot for any purpose, Council shall be satisfied that the lot to be retained and the lot (or lots) to be severed:*

a) *conform to the specific land division policies contained in the land use designation sections of this Plan;*
b) *fronts on a public road that is maintained on a year-round basis; or*
c) *is considered infilling between existing lots on an existing private road as of the date*

		of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;
	f)	*will not cause a traffic hazard;*
	g)	*has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;*
	h)	*can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or as approved in accordance with Section E5 of this Plan;*
	i)	*will not have a negative impact on the drainage patterns in the area;*
	j)	*will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;*
	k)	*will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;*
	l)	*will not have a negative impact on the features and functions of any natural heritage feature in the area;*
	m)	*the shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;*

The proposed severed and retained are both already developed, and no additional development or change in access is proposed. The proposed severance is considered infilling between existing lots on a private road. The severed lot also has frontage along Highway 141, while 4 Pine Ridge Road has lot frontage on Whitefish Lake and legal right-of-way access to Highway 141.

The applications are intended to allow existing long-standing residential uses to continue through the re-establishment of separately conveyable lots. Therefore, any concerns related to soil stability, drainage, servicing, compatibility with adjacent uses, traffic hazards, flooding, or natural heritage are not expected.

Whitefish Lake is identified as Over Threshold for phosphorus loading and as having High Sensitivity to phosphorus. Section B.3.1.1.1 of the Official Plan contains policies which restrict new development on Over Threshold/High Sensitivity Lakes. Whitefish lake is also identified as a Lake Trout Lake that is at-capacity for new development and Section B.3.2.1 contains policies which restrict development on such lakes. In this case, both proposed lots are already developed, function as separate lots with their own individual access, and contain separate compliant septic systems. In consideration that the applications are required to re-establish separately conveyable lots, are not intended to facilitate new development, and are largely technical in nature, they conform with the intent of the recreational water quality and lake trout policies.

In consideration of the historic configuration of the lots, locations and use of accessory structures, topography, and character, the proposed shape and dimension of the proposed lots is appropriate.

Lot Creation in the Rural and Resource Area Designation

B.12.2.5	*d)*	*In considering the creation of a new lot in the Rural and Resource Area, Council shall be satisfied that the proposed lot(s):*

i) should have a minimum lot area of 1.2 hectares;
ii) should have a minimum lot frontage of 90 metres;
iii) is located at least 300 metres from the limits of the shoreline of a high sensitivity, over-threshold lake, in accordance with Section B.3.1.1.1 a) and b) of the Official Plan or an at capacity Lake Trout Lake in accordance with Section B.3.2.1 b) of the Official Plan
iv) Limited back lot development as defined in the policies of Section B.12.2.4 c) of the Official Plan shall be permitted subject to the new lot(s) having minimum lot area of 4 hectares, and a minimum frontage of 120 metres on a year-round maintained public road;
v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area."

6 Hawkrigg Lane is in the "Rural and Resource Area" designation of the Township's Official Plan. Prior to the merger, 6 Hawkrigg Lane exceeded 1.2 hectares in area. With the aim of recreating the lots while also correcting the encroachment of the sheds and garage that function as part of the retained lot, the area of 6 Hawkrigg Lane will decrease to ± 1.13 hectares and will include the entire existing frontage of ± 80.4 metres on Highway 141.

While the proposed resultant lot area and frontage are both less than the minimums listed in Section B.12.2.5, it is important to note that the policy allows for flexibility provided Council is satisfied with the proposed lot characteristics. In this case, the marginal deficiency in lot area will enable the separation of the two dwellings onto separately conveyable lots while at the same time improving compatibility by avoiding the encroachment of accessory structures. As is explained in Section 4.4 of this report, zoning relief is requested to permit the proposed lot area and frontage of the severed lot.

The intent of Subsection iii) is to limit potential impacts of new development on lakes that are identified as being sensitive to the increased phosphorus inputs that could result from new development, in particular from the construction of additional septic systems. Similarly, the intent of Subsection iv) is to limit the establishment of a second tier of development around waterbodies. In consideration of the existing developed nature of the lands including two legal dwellings, each with their own septic systems, which are well setback from the nearest shoreline (septic on severed lot > 60 m; septic on retained lot > 50 m), and in recognition that the proposed lots have continued to function as separate properties since their technical merger, the proposed severance conforms to the intent of the above policies.

Permitted Uses in the Rural and Resource Area Designation

C.1.3.1 *It is the objective of the Rural and Resource Area designation to:*
g) To recognize existing rural residential uses and permit limited new rural residential development in accordance with the policies of this Plan.

C.1.3.2 *Permitted uses in the Rural And Resource Area include:*
d) single detached residential dwellings;

The proposed severance would separate the existing residential use on the rural portion of the lands from the residential use on the waterfront portion of the lands, thereby recognizing the

existing rural residential use and character.

The Creation of Waterfront Lots

Section B.12.2.4 speaks to the creation of waterfront lots and backlots:

B.12.2.4 *In addition to the Shoreline Development policies of this Plan when considering applications for lot creation Council shall require that:*

a) There is sufficient frontage on each lot to ensure that there is an appropriate waterfront amenity area outside of sensitive fish habitat, steep slopes, or other environmentally sensitive areas;

b) The physical characteristics of the land enable the development in accordance with the policies of this Plan and the regulations of the Zoning By-law without alteration to the natural landscape through filling or blasting.

c) Backlot development, which is the form of a development operating as an additional tier of lots parallel or within 300 metres to the high water line, is strongly discouraged by this Plan. New backlot development may be permitted through a Zoning By-law Amendment, if the lot to be created has a significantly large area and frontage, is located within close proximity to a maintained public access point to the lake and fronts on a year-round maintained public road. An unopened road allowance or right-of-way to the lake is not an appropriate form of access to permit backlot development.

d) A sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 20 metres from the high water or defined flood elevation and each lot is generally a minimum lot size of 1 hectare or as approved in accordance with Section E.5.2 and E.5.3 of this Plan.

The proposed severance has no impact on the existing shoreline frontage. The proposed lots are already developed for residential purposes, and each septic system is set back significantly further than the above-noted 20-metre minimum. While the severed lot is within 300 metres of the shoreline, the severance represents infilling between existing development that will re-separate a rural residential dwelling use from a waterfront residential use and will avoid the encroachment of several sheds and a garage.

Lot Creation in the Shoreline Area Designation

The proposed retained lot is in the Shoreline Area designation. While the southerly 0.14 hectare portion containing the detached garage and sheds is marked as being in the Rural and Resource Designation on Schedule 'A' of the Official Plan, Section F.9.1 (a) explains that boundaries between land uses on the Schedules are approximate and minor adjustments to designation boundaries are permitted provided the general intent is maintained. In this case, the structures in this 0.14-hectare area are accessory and in close proximity to the shoreline residential use. Due to this functional relationship to the shoreline use, it is appropriate to identify the entire proposed retained lot as being in the Shoreline Area designation.

Section C.3.1 of the Official Plan provides policies to guide the use and division of land in the Shoreline Area designation.

C.3.1.2 *Permitted uses on lands designated Shoreline Area on Schedule A to this Plan include:*

a) low density residential uses;

C.3.1.3.1 *Residential Development Policies*

b) New residential development shall consist primarily of single detached dwellings on separate lots. New lots shall have at least 90 metres of shoreline frontage and a lot area of 1.0 hectare or as approved in accordance with Section E.5.2 and E.5.3 of the Plan. Larger lots may be required in areas where environmental or physical constraints exist on the lands and on narrow channels (less than 120 metres (400 ft.)) or small water bodies, or in deer wintering areas or sensitive fish habitat…

C.3.1.3.3 *Limits of Shoreline Development*

It is the intent of this Plan that new development in the Shoreline Area be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. Creating lands that are suitable for development by blasting or filling the natural landscape or dredging the lake bottom shall not be permitted.

New residential development in the Shoreline Area designation shall be limited to small-scale subdivisions, condominium or minor infilling by consent to sever. Any Amendment to this Plan that has the effect of permitting additional residential development adjacent to the Shoreline Area designation will only be considered on the basis of a complete review of the extent and limits of the existing Shoreline Area designation for the entire lake. The review shall also determine the extent to which development within existing designated land would consume available development capacity on the lake.

Applications for new lot creation within the Shoreline Area designation will be evaluated and based on the submission of a Site Evaluation Report

D.8 *Narrow Waterbodies*

Narrow waterbodies are identified as areas on a river where the distance from shoreline to shoreline is less than 50 metres, or areas on lakes where the distance from shoreline to shoreline is 150 metres.

These areas have been identified as development may have an impact on the character of the shoreline or water based navigation. Narrow waterbodies are generally identified on Schedule "C" to the Official Plan.

Where lot creation is proposed in narrow waterbodies, larger lot frontages shall be required to maintain the character of the shoreline.

New shoreline structures development in narrow waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.

New development in narrow waterbodies shall be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report to identify the location of development on the property in a manner that will minimize the risk to navigation safety and environmental features to the satisfaction of the Township.

While the existing development represents low density residential uses, the unintentional merger of the pre-existing lots has resulted in two single detached dwellings being located on a single conveyable property. The proposed severance will rectify this inadvertent result by separating the dwellings onto separately conveyable lots.

While the retained lot will not satisfy the minimum shoreline frontage requirement, the existing

shoreline frontage is not being further divided or altered. Although the retained lot will also not satisfy the minimum lot frontage requirement, the proposed lot area is 0.14 hectares larger than the area of the shoreline lot prior to the merger, which is a noteworthy improvement.

Significant site alteration such as blasting or filling of the natural landscape was not required in the construction of the dwellings and accessory structures. In consideration of the Shoreline portion's history and function noted above, along with the fact that no new buildings are being proposed at the time of submission, a Site Evaluation Report was not identified as a submission requirement and has not been prepared.

The portion of Whitefish Lake which the retained lot fronts onto is identified as a "Narrow Waterbody" in Schedule C of the Official Plan. However, the proposed severance will not result in a new shoreline frontage or in any alterations to the existing frontage, and no impacts on the narrow waterbody are anticipated.

Wetland and Adjacent Lands

Schedule C of the Official Plan and aerial photos identify a wetland on a portion of the neighbouring property to the south.

D.4.9	*"Adjacent lands are the lands relevant to which impacts of a development must be considered. The affect of a development proposal on features must be considered when the proposed development is within:* • *50 metres of the boundary of other wetlands;"*

While the nearest extent of the wetland to the lot boundary of the proposed severed lot appears to be closer than 50 metres, no site alteration or structural development is proposed. Furthermore, Hawkrigg Road separates the severed lot from the wetland and all existing development, including the septic system, is setback approximately 50 metres or greater from the edge of the wetland. In consideration of yard setback requirements, the intervening roadbed, and the overall distance of separation, negative impacts are not anticipated.

Private Road Access

Both lots will continue to be accessed via private roads. The severed lot will continue to be accessed via Hawkrigg Lane, and the retained lot via Pine Ridge Road. Section E.1.3 speaks to lots on private roads in general, while C.3.1.3.2 contains policies respecting private road access for shoreline lots:

E.1.3	*Private roads are lanes, roads or right-of-ways providing access to two or more lots maintained by private individuals or Condominium Corporations. New Private Roads are only permitted to be developed as a Plan of Condominium.* *Development on private roads shall be subject to a Private Road Agreement. The Private Road Agreement shall contain wording that indicates that:* *i) the owner acknowledges and agrees that the lot in question does not front on an improved public road maintained by the Township or other road authority;* *ii) the owner acknowledges and agrees that the Township does not, or is not, required to*

		maintain or snowplow the said private road, and will not provide certain line services including, garbage collection or school busing;
	iii)	*the owner acknowledges that the Township provides no assurances that the private road is at a standard or is maintained to a standard that will permit the provision of emergency services;*
	iv)	*the owner acknowledges and agrees that the Township will not take over or assume a private road as a Township public road or street unless it has been built according to an appropriate road standard; and,*
	v)	*the owner acknowledges and agrees that the Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit."*

To the knowledge of the authors, no private road agreements exist on title. As has been noted, both proposed lots benefit from legal right-of-way access to provide access over existing roads and no changes are proposed.

C.3.1.3.2	*a)*	*All lots that do not have frontage on and direct access to a public road that is maintained year round shall be placed in a Limited Service Residential Zone in the Implementing Zoning By-law.*

Given that the purpose of the applications is to re-establish separately conveyable lots, thereby separating the existing waterfront residential use from the existing rural residential use, rezoning to the Limited Services Residential (LSR) zone has not been applied for. The distance between Highway 141 and the driveway leading to the dwelling on each lot is relatively short (± 60 m to severed lot and ± 120 m to retained lot). It is also noted that the neighbouring properties with private road access are in the SR1 zone.

Summary

The proposed applications conform to the intent of the Township's Official Plan, subject to the proposed Zoning By-law Amendment application as considered below in Section 4.4 of this report.

4.4 Township of Seguin Zoning By-Law 2006-125

The Township's Zoning By-law 2006-125, as amended, implements policies of the Township's Official Plan and it has been reviewed in consideration of the proposed Consent and Zoning By-law Amendment (ZBA) applications. The purposes of the Zoning By-law Amendment (ZBA) application are summarized in Section 3 of this report.

Partial Rezoning

The retained lot is in the Shoreline Residential 1 (SR1) zone except for the 0.14 hectare area to the south of the laneway containing the accessory garage and sheds, which is in the Rural Residential (RR) zone. In addition to the policy analysis in Sections 4.1 to 4.3, key considerations include:

- The area to be rezoned is within the RR zone due to its history as part of 6 Hawkrigg Lane (prior to the merger).
- The area to be rezoned functionally relates to the existing development on the SR1 zoned portion of the proposed lot. The garage and sheds were constructed and are used as

buildings that are accessory to the waterfront residential use.
- Rezoning of this area will result in the entire lot being within the same zone, which will simplify the interpretation and implementation of zoning by-law requirements.

Zoning Exceptions to recognize the Lot Characteristics of the Severed Lot

The proposed severed lot is in the Rural Residential (RR) zone. In accordance with Section 10.3 of the Zoning By-law and as shown in Table 1 below, lots in the RR zone are required to have a minimum lot area of 1.2 hectares and a minimum lot frontage of 90 metres. The proposed severed lot has a lot area and frontage of ± 1.13 hectares and ± 80.4 metres, respectively, and exceptions are therefore requested to recognize the resultant lot characteristics.

Table 1: Lot Area and Frontage of Severed Lot in RR Zone

	REQUIRED (RR ZONE)	PROPOSED[1]
Lot Area (Minimum)	1.2 ha	1.0 ha
Lot Frontage (Minimum)	90 m	78 m
Note 1: While the severed lot is anticipated to have a lot area and frontage of ± 1.13 hectares and ± 80.4 metres, respectively, exceptions for lesser values are requested to allow for some potential variability at the time the lots are surveyed.		

In addition to the policy analysis in Sections 4.1 to 4.3, key considerations include:

- To implement the low density policies of the Official Plan, Section 4.6 of the Zoning By-law states "*Unless specifically permitted by this By-law, only one dwelling unit shall be permitted per lot."* In this case, the merger has resulted in two primary dwellings being located on a single lot. The proposed applications will rectify this inadvertent non-compliance.
- The proposed lot area is only marginally less than the minimum and is sufficient to support the existing residential development and associated septic system.
- Existing vegetation provides a buffer between surrounding uses and no compatibility concerns are anticipated.
- The entire lot frontage of the subject lands along Highway 141 forms part of the proposed retained lot. There are no changes or additional entrances proposed along this frontage.
- Existing development on the proposed severed lot complies with zoning requirements (i.e. lot coverage, yard setbacks, height).

Zoning Exceptions to recognize the Lot Characteristics of the Retained Lot

It is proposed that the entire retained lot will be in the Shoreline Residential 1 (SR1) zone. In accordance with Section 6.3 of the Zoning By-law and as shown in Table 2 below, lots in the SR1 zone are required to have a minimum lot area of 1.0 hectares and a minimum lot frontage of 90 metres. The proposed retained lot has a lot area and frontage of ± 0.55 hectares and ± 38.7 metres, respectively, and exceptions are therefore requested to recognize the resultant lot characteristics.

Table 2: Lot Area and Frontage of Retained Lot in SR1 Zone

	REQUIRED	PROPOSED[1]
Lot Area (Minimum)	1 ha	0.5 ha
Lot Frontage (Minimum)	90 m	37 m
Note 1: While the retained lot is anticipated to have a lot area and frontage of ± 0.55 hectares and ± 38.7 metres, respectively, exceptions for lesser values are requested to allow for some potential variability at the time the lots are surveyed.		

In addition to the policy analysis in Sections 4.1 to 4.3, key considerations include:

- Prior to the inadvertent merger of the applicant's two abutting lots, 4 Pine Ridge Road had a legal non-complying lot area of ± 0.41 hectares. The increased lot area of the proposed retained lot represents an improvement.
- The proposed retained lot includes the subject land's entire frontage on Whitefish Lake. The lot frontage is legal non-complying and is not changing through these applications.
- In the SR1 zone on lots with a frontage between 30 and 60 metres, a lot coverage of 8% is permitted for all buildings and structures located within 60 metres of the shoreline and for all buildings and structures located greater than 60 metres from the shoreline. In this case, the lands have a legal non-complying lot coverage within 60 metres of ± 12%. The coverage of all buildings and structures greater than 60 metres from the shoreline on the retained lot is ± 1.9%.
- The septic system is located greater than 50 metres from the shoreline.
- With the exception of a legal non-complying setback for a woodshed (Shed 1 on the Sketches), all existing buildings and structures appear to comply with yard setback and height requirements.

5. CONCLUSION

The proposed Consent and Zoning By-law Amendment applications have been reviewed in the context of applicable provincial and municipal planning policies and the Township's Zoning By-law.

The purpose of the applications is to re-establish two separately conveyable residential lots that had unintentionally merged in title, while making a minor change to the boundary between the lots to avoid the encroachment of accessory structures. The resultant lots will reflect the historic configuration and use of the lands, separating existing dwellings onto their respective properties.

The associated Zoning By-law Amendment will rezone a small portion of land from the Rural Residential (RR) Zone to the Shoreline Residential 1 (SR1) Zone and permit the resultant lot areas and frontages. No new development or site alteration is proposed, and the existing dwelling on each lot will continue to be serviced by separate private water and sewage systems.

The applications are consistent with the Provincial Planning Statement, conform to the intent of the Township of Seguin Official Plan, and comply with the Township's Zoning By-law, subject to

the requested zoning exceptions. Their approval will correct an inadvertent technical matter, maintain compatibility with surrounding rural and shoreline uses, and represents good planning.

Respectfully submitted,

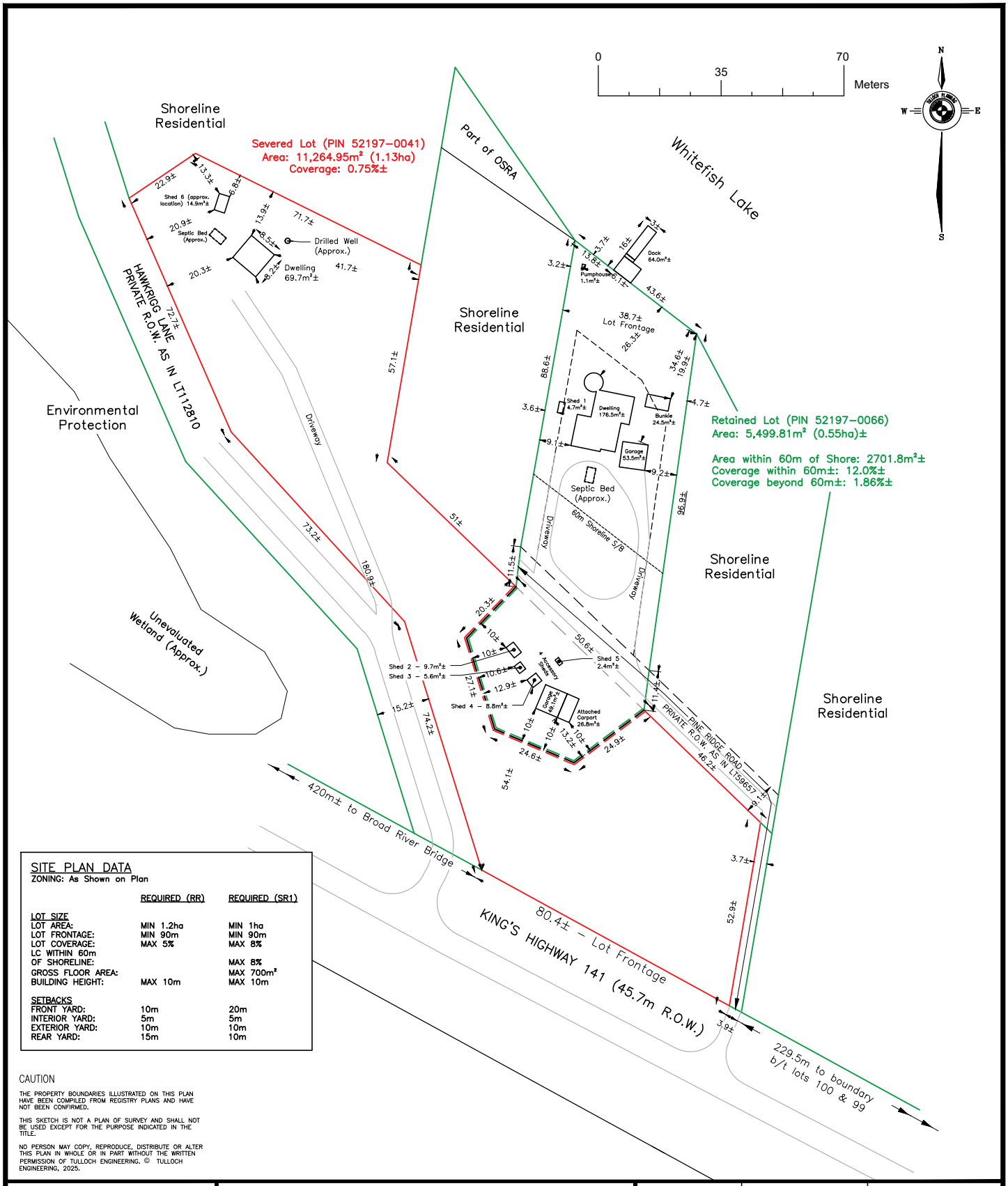


Matt Jay, BES
Land Use Planner



Sam Soja
Project Manager | Senior Planner

APPENDIX 'A': CONSENT SKETCH



SITE PLAN DATA

ZONING: As Shown on Plan

	REQUIRED (RR)	REQUIRED (SR1)
LOT SIZE		
LOT AREA:	MIN 1.2ha	MIN 1ha
LOT FRONTAGE:	MIN 90m	MIN 90m
LOT COVERAGE:	MAX 5%	MAX 8%
LC WITHIN 60m OF SHORELINE:		MAX 8%
GROSS FLOOR AREA:		MAX 700m²
BUILDING HEIGHT:	MAX 10m	MAX 10m
SETBACKS		
FRONT YARD:	10m	20m
INTERIOR YARD:	5m	5m
EXTERIOR YARD:	10m	10m
REAR YARD:	15m	10m

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

TULLOCH
T: 705–789–7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

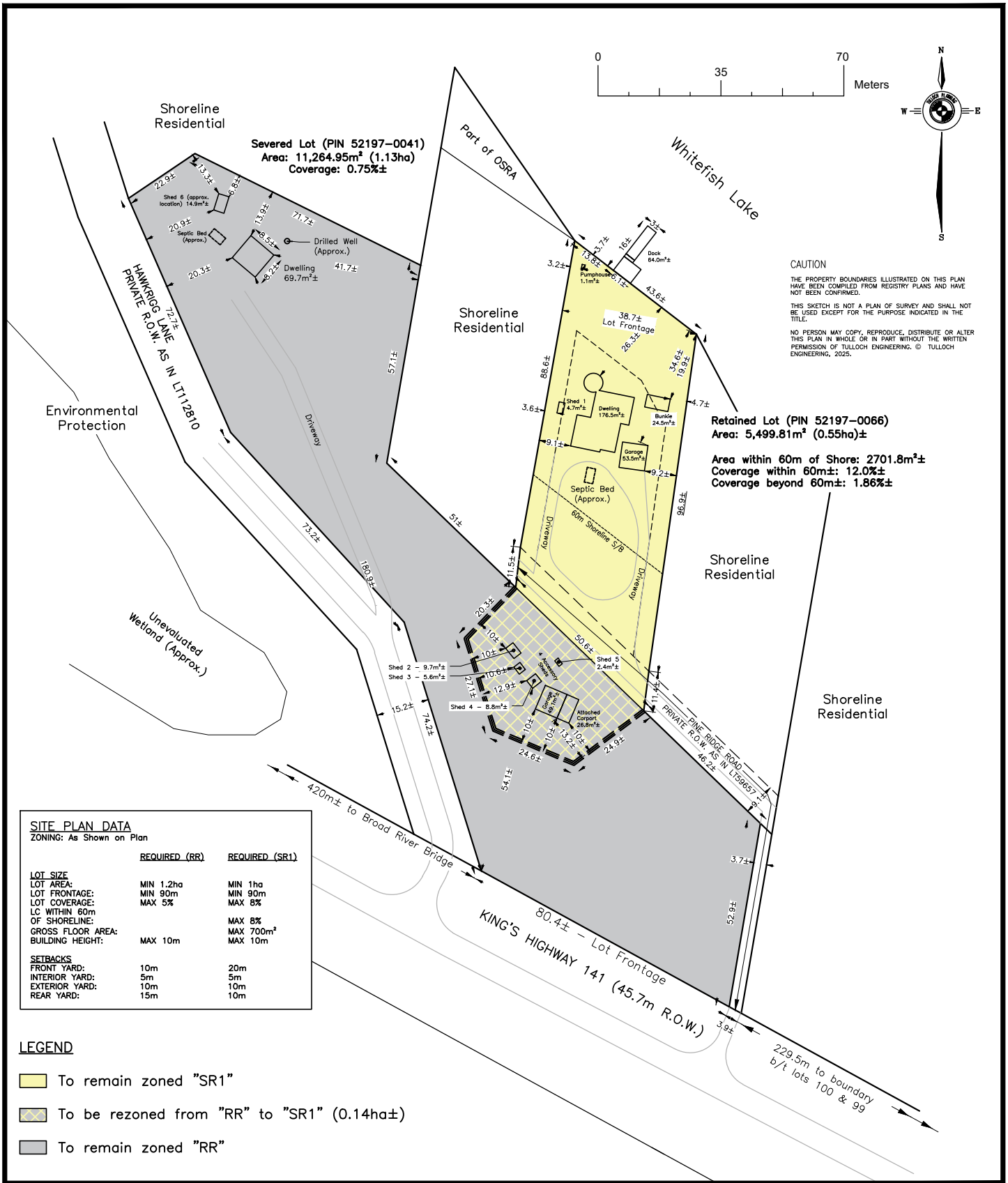
PROJECT:
6 Hawkrigg Ln/4 Pine Ridge Rd.
Pt Lot 100, Con B, Humphrey
Twp of Seguin, District of Parry Sound

DRAWING:
Concept Plan for Consent to Sever

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MDJ	SS	24-1387
SCALE:	**PLOT SIZE:**	**DATE:**
1:1500	8.5x11	Nov 3, 2025

P:\2024\241387 Hyatt – Proposed Lot Addition Humphrey\Planning\07 Drawings\241387 – Hyatt – Consent Sketch–2025–10–07.dwg

APPENDIX 'B': ZONING SKETCH



SITE PLAN DATA
ZONING: As Shown on Plan

	REQUIRED (RR)	REQUIRED (SR1)
LOT SIZE		
LOT AREA:	MIN 1.2ha	MIN 1ha
LOT FRONTAGE:	MIN 90m	MIN 90m
LOT COVERAGE:	MAX 5%	MAX 8%
LC WITHIN 60m OF SHORELINE:		MAX 8%
GROSS FLOOR AREA:		MAX 700m²
BUILDING HEIGHT:	MAX 10m	MAX 10m
SETBACKS		
FRONT YARD:	10m	20m
INTERIOR YARD:	5m	5m
EXTERIOR YARD:	10m	10m
REAR YARD:	15m	10m

LEGEND

- To remain zoned "SR1"
- To be rezoned from "RR" to "SR1" (0.14ha±)
- To remain zoned "RR"

TULLOCH
T: 705–789–7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

PROJECT:
6 Hawkrigg Ln/4 Pine Ridge Rd.
Pt Lot 100, Con B, Humphrey
Twp of Seguin, District of Parry Sound

DRAWING:
Concept Plan for Zoning By-law Amendment

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MDJ	SS	24-1387
SCALE:	PLOT SIZE:	DATE:
1:1500	8.5x11	Nov 3, 2025

P:\2024\241387 Hyatt – Proposed Lot Addition Humphrey\Planning\07 Drawings\241387 – Hyatt – Consent Sketch–2025–10–07.dwg

Prepared for: Mayor and Members of Council

Subject: Consent Applications B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application R-2025-0026-H (2833823 Ontario Corp.)

From: Lauren Rettie, Senior Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2026-023

Executive Summary:

The purpose of the proposed consent applications is to create two new rural lots with frontage on Nipissing Road.

The purpose of the associated Zoning By-law Amendment application is to:

- rezone the proposed retained and severed lots to Rural exception zones to recognize reduced lot area and frontages, and to implement site-specific recommendations from the supporting studies; and,
- rezone a portion of the subject lands to an Environmental Protection (EP) Zone.

It is recommended that any public and agency comments be given consideration.

Staff recommend that the applications be approved.

Prepared for: Mayor and Members of Council

Subject: Consent Applications B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application R-2025-0026-H (2833823 Ontario Corp.)

From: Lauren Rettie, Senior Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2026-023

Recommendation:

That Consent Applications B-2025-0040-H and B-2025-0041-H be provisionally approved, subject to the conditions of approval outlined in Schedule A; and,

That Zoning By-law Amendment By-law 2026-020 be passed.

Background & Analysis:

Applications:	B-2025-0040-H, B-2025-0041-H and R-2025-0026-H
Owner:	2833823 Ontario Corp.
Agent:	Jonathan Pauk, Morgan Planning & Development
Civic Address:	64 Nipissing Road
Roll No.:	4903-010-010-00703

The purpose of the proposed Consent Applications is to create two new rural lots with frontage on Nipissing Road. Proposed 'Severed Lot A' would have a lot area of approximately 1.8 hectares, and proposed 'Severed Lot B' would have a lot area of approximately 2 hectares. The Severed Lots would each have 135 metres of lot frontage on Nipissing Road. The proposed Retained Lot would have a resulting lot area of approximately 1.3 hectares and 134 metres of frontage on Nipissing Road.

The purpose of the associated Zoning By-law Amendment is to rezone the proposed retained and severed lots to Rural (RU) exception zones to recognize reduced lot area and frontages and to implement site-specific recommendations from the supporting studies. A portion of

'Severed Lot B' is also proposed to be rezoned to an Environmental Protection (EP) Zone.

A description of the resulting lands and proposed zoning can be found in Table 1 below.

Table 1

Descriptions of Lands	**Required Frontage**	**Proposed Frontage**(+/-)	**Required Area**	**Proposed Area**(+/-)	**Proposed Zoning**
Retained Lot	150 m	134 m (Nipissing Road)	4 ha	1.3 ha	RU-73
Severed Lot A		135 m (Nipissing Road)		1.8 ha	RU-74
Severed Lot B		135 m (Nipissing Road)		2 ha	RU-75 Portions of EP

Staff note that the original proposal included three proposed severed lots. After discussions with staff, the applicant has agreed to reduce the number of proposed new lots to two to better conform to the lot creation policies contained within the Official Plan. The updated proposal to create two new lots was reflected in the Public Notice.

Figure 1: Key Map



Figure 2: Site Sketch – Proposed Severed/Retained Lot

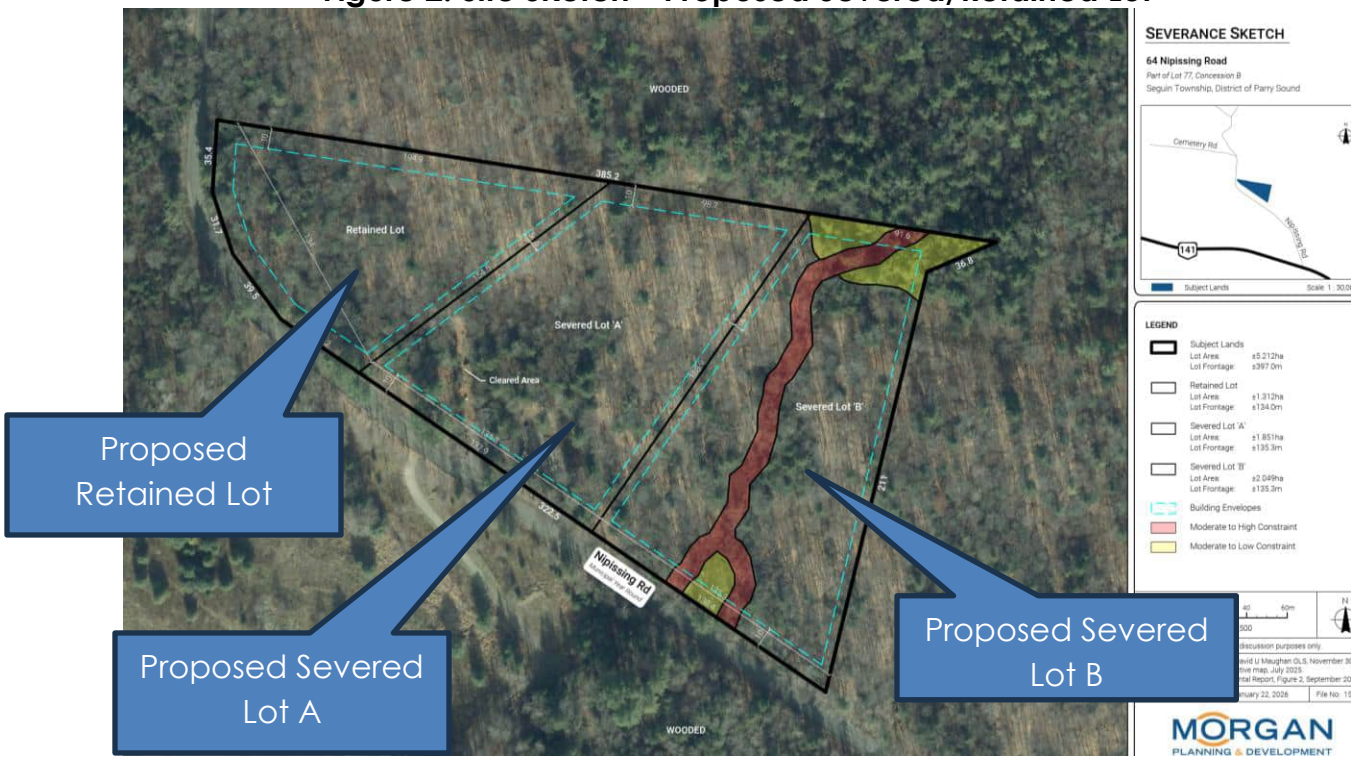
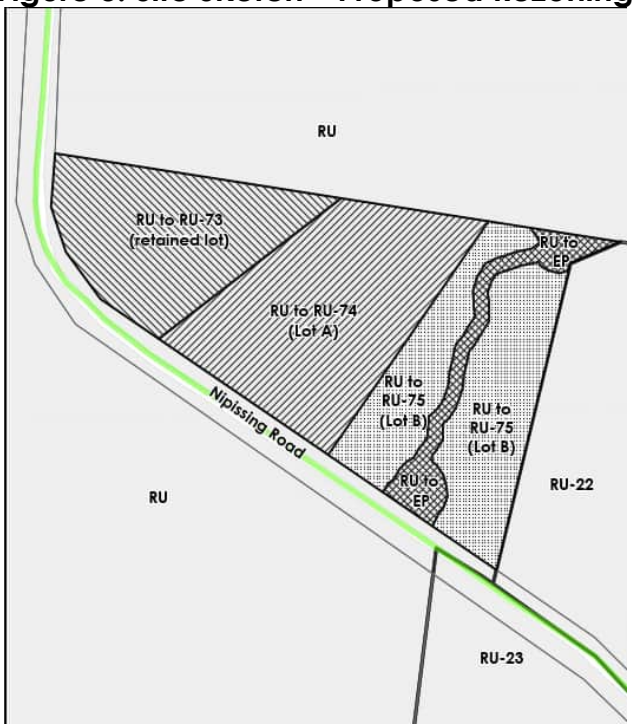


Figure 3: Site Sketch – Proposed Rezoning



Official Plan Designation: Rural and Resource Area, Stratum 2 Deer Wintering Area Overlay
Zoning By-law 2006-125: Rural (RU) Zone
Access: Nipissing Road (public, year-round maintained road)
Lot Size: 5.2 hectares
Frontage: 397 metres along Nipissing Road
Existing Development and Site Characteristics: The property is a large rural lot with irregular terrain and is well vegetated throughout with a mix of deciduous and coniferous forest. The property is vacant with the exception of a gravel driveway and a sauna (to be removed). Rural lands are adjacent to the property.

Comments:

Clerk: No comments received
Building: No objection
Fire/By-law: No comments received
Public Works: No objection, subject to the following conditions: All lots will require entrance permits. The retained lot may require brush/tree clearing to adhere to sight line requirements for the entrance. Staff have sent these comments to the agent.
Treasury: No objection

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

No public comments have been received.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

The Provincial Planning Statement is a province-wide document requiring consistency of all decisions with its policies.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. A condition of approval will require the applicant to obtain confirmation from the North Bay Mattawa Conservation Authority of suitable septic system envelopes for future development.

Section 4.1 of the PPS requires that natural heritage features and areas be protected for the long term. Stratum 2 Deer Wintering Area has been identified on the lands per Schedule C of the Official Plan. A scoped Environmental Impact Study was prepared by Beacon Environmental Limited to identify natural features that relate to deer wintering and to assess the lands for future development. The study concluded that there would be no negative impacts from the proposed applications, meeting the intent of this section.

Section 4.5.2.4 of the PPS speaks to the protection of mineral aggregate resources from incompatible development. Land use compatibility has been assessed through completion of a study prepared by Thornton Tomasetti, which determined that the proposal is compatible with the surrounding pits and quarries.

The applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.

Township of Seguin Official Plan

The subject lands are located within the Rural and Resource Area designation in the Official Plan. Permitted uses within the Rural and Resource Area include low-density residential uses, small-scale industrial and commercial uses, agriculture, forestry and home occupations and home industries. The proposed applications seek to sever two new rural lots. It is the objective of the Rural and Resource Area designation to permit limited new development that is compatible with the rural environment. It is also an objective to buffer adjacent lands and uses from the potential negative impact of the uses permitted with the Rural and Resource Area designation.

There are several sections of the Official Plan that must be considered and read in conjunction during the analysis of lot creation. Section B.12.2.1 of the Official Plan lists requirements for new lot creation in all land use designations, such as frontage and area requirements, conformity to applicable Official Plan policies and the Planning Act, and

servicing requirements. With the exception of reduced lot area and frontage (to be recognized by a Zoning By-law Amendment), the proposal conforms to this policy set.

In addition to the general Official Plan policies, Section B.12.2.5 of the Official Plan contains policies that apply to severances within the Rural and Resource Area designation. The creation of a new Rural lot shall have a minimum lot size of 4 hectares and a minimum lot frontage of 150 metres. These policies are intended to protect existing rural character, land use compatibility and environmental features.

The applications propose to rezone the retained and severed lots from a Rural Zone to a Rural Exception Zone to recognize reduced lot frontages (approximately 135 metres of frontage) and lot areas (ranging from 1.3 hectares to 2 hectares). Although the proposed frontages do not meet the standard requirement, the lots are expected to maintain the visual appearance of large rural lots when viewed from the public road. Staff note that due to the topography and terrain constraints, the lands are not well-suited for agricultural operations that typically require larger lot sizes. The proposed lots will maintain sufficient lot area to permit a residential dwelling, with adequate space to ensure that existing environmental features on the lands are protected. The proposed application meets all other policies of Section B.12.2.5.

Staff note that Section B.12.2.5 a) ii) specifies that minimum frontages of 90 metres may be acceptable for Rural Residential lots in areas of established frontages with less than 150 metres. This policy has been consistently considered on a basis of best matching the area, so it adapts with the scenario. In this regard, staff are of the opinion that it is more appropriate for the proposed lots to remain within a Rural (RU) Zone rather than being rezoned to a Rural Residential (RR) Zone. This approach ensures that the reduced frontage provision above is not broadly applied to surrounding lands in the future and will avoid facilitating rural residential severance applications on lands that may be more suitable for agricultural operations.

The subject lands are also located within a Stratum 2 Deer Wintering Area identified through Schedule C of the Official Plan. The Stratum 2 Deer Wintering Area overlay represents areas of the township where topography and tree cover have been identified as suitable for deer wintering. Section D.4.1 of the Official Plan specifies that new lots in deer wintering habitat must have a minimum lot frontage and depth of 90 metres. Staff note that the proposed retained lot and the severed lots exceed the required frontage and depth minimums.

Development is permitted within this overlay, subject to the preparation of an environmental study that demonstrates no negative impacts on the wintering area.

A scoped Environmental Impact Study (EIS) was prepared by Beacon Environmental Limited (Schedule E) that addresses natural features and potential for deer wintering areas on the subject lands. The report has assessed the lands and has identified an area in the northeast corner of the proposed 'Severed Lot B' that contains enough conifer thermal cover for potential deer wintering. Subject to the protection of the identified potential deer wintering area, the report concludes that development on the new lots will have no negative impacts. As such, the creation of 2 new lots would conform with the policies and objectives of Section D.4.1 of the Official Plan.

The subject lands were found to be within 1000 metres of two pits and quarries. Section B.20 of the Official Plan contains policies with respect to new development adjacent to existing heavy industrial uses, where Section B.20.1 establishes a 1000 metre potential "area of influence" between "Class 3 Industrial Uses" (i.e. quarry uses) and sensitive land uses (i.e. residential development), and lists a recommended 300 metre Minimum Separation Distance (MSD) between Class 3 uses and residential development. Staff note that the subject lands are located 295 metres from the Brent Quarry lands and 935 metres from the Murray Bisonette pit. A Land Use Compatibility Study was prepared by Thornton Tomasetti (Schedule D) and found several existing residential homes located between the subject lands and both quarries/pits, decreasing the required MSD even further. The report concluded that the proposed severance is considered compatible with the surrounding quarries as it relates to air emissions, odour, dust, noise/vibration and blasting; however, it recommended the inclusion of a standard warning clause with respect to potential noise to future owners. The applications would be in keeping with the objectives of the Official Plan with respect to maintaining spatial separation and compatibility between industrial and sensitive land uses.

In consideration of the above, the applications conform to the Official Plan.

Zoning By-law 2006-125

The subject lands are zoned Rural (RU). Permitted uses in the RU Zone include detached dwellings, agricultural and related uses, home occupations and industries, equipment storage buildings, and light industrial and commercial uses.

The subject lands are currently vacant except for a sauna. As per section 4.1.1 of the Zoning By-law, an accessory structure is not permitted prior to a main building. The applicant has indicated that the sauna is to be removed, and staff will include this as a condition of approval. There is an existing driveway located in the centre of the proposed 'Severed Lot A', and staff note that a condition of consent approval will require the owner to obtain confirmation of entrance approvals.

The minimum area for lots within the RU zone is 4 hectares, and the minimum frontage is 150 metres. Proposed Severed Lot A would have a lot area of 1.8 hectares, and proposed Severed Lot B would have a lot area of 2 hectares. The Severed Lots would each have 135 metres of lot frontage on Nipissing Road. The proposed Retained Lot would have a resulting lot area of approximately 1.3 hectares and 134 metres of frontage on Nipissing Road. As the proposed lots are deficient in lot area and frontage for the RU zone, the applicants have requested amendments to recognize the deficiencies to ensure compliance with the Zoning By-law. The lands are proposed to be rezoned from the Rural Zone to Rural Exception Zones as outlined in Schedule B.

The scoped EIS has recommended to avoid removal of a small area of potential deer wintering habitat (located in the northeast corner of the proposed 'Severed Lot B'). A previous EIS was also prepared in 2015 by Beacon Environmental Limited, which identified a small drainage watercourse running through 'Severed Lot B'. These areas will be rezoned from the Rural (RU) Zone to an Environmental Protection (EP) Zone (as shown in Figure 3). The addition of the EP Zone will ensure that the lots are developed in an environmentally sustainable manner.

The recommendations of the submitted scoped EIS and Land Use Compatibility Study will be implemented through site-specific zoning of the proposed lots and through a development agreement registered on the title of the lands pursuant to Section 51(26) of the Planning Act

(as a condition of provisional approval). The draft Zoning By-law Amendment is included as Schedule B.

The proposed applications comply with the intent of the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the applications to permit the Consents and Zoning By-law Amendment.
- Option 2: Council can defer the applications for the Consents and Zoning By-law Amendment to address concerns.
- Option 3: Council can deny the applications to permit the Consents and Zoning By-law Amendment.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's opinion that the applications are consistent with the Provincial Planning Statement. The applications will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed Consents and Zoning By-law Amendment.

Prepared by:

Lauren Rettie
Senior Planner

Reviewed by:

Taylor Elgie, MCIP, RPP
Director of Planning

Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Draft Conditions of Approval

Schedule B – Draft By-law 2026-020

Schedule C – Planning Justification Report prepared by Morgan Planning & Development

Schedule D – Land Use Compatibility Study prepared by Thornton Tomasetti

Schedule E – Scoped Environmental Impact Study prepared by Beacon Environmental Limited

Schedule F – Applications

THE CORPORATION OF THE
TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

SUBJECT:	Consent Applications B-2025-0040-H and B-2025-0041-H
Owner:	2833823 Ontario Corp.
Agent:	Jonathon Pauk, Morgan Planning & Development
Location:	HUMPHREY CON B PT LOTS 76 AND 77 RP 42R20934 PART 1
Civic Address:	64 Nipissing Road
Assessment #:	4903-010-010-00703

THE PURPOSE AND EFFECT of the Consent Application is to create two new rural lots.

Lot A to be Severed
Area: 1.8 hectares +/-
Frontage: 135 metres +/-

Lot B to be Severed
Area: 2 hectares +/-
Frontage: 135 metres +/-

LOCATION: Geographic Township of Humphrey

DECISION: **PROVISIONAL APPROVAL**
DATE: **March 2, 2026**

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consents **B-2025-0040-H & B-2025-0041-H (28338323 Ontario Corp.)** until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the **of , 2028**, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

That Consent Applications **B-2025-0040-H & B-2025-0041-H (28338323 Ontario Corp.)** be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies described as follows:

	Frontage (m)+/-	**Area (ha)+/-**
Severed Lot A	135 metres (Nipissing Road)	1.8 hectares
Severed Lot B	135 metres (Nipissing Road)	2 hectares
Retained Lot	134 metres (Nipissing Road)	1.3 hectares

2. The owner shall have delivered to the Planning Official the following:
   (i) A plan of survey prepared by an Ontario Land Surveyor (electronic version in pdf format) indicating the parcel(s) to be conveyed including all rights-of-way to each parcel (if any). All dimensions are to be provided in metric units.

   (ii) Three hard copies in registrable form of the document conveying the severed parcel(s) so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $175.00 per deed with respect to this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township with respect to this application shall be paid for by the owner.

6. A payment in lieu of a parkland dedication for the severed parcels shall be paid in accordance with Section 51.1 of the Planning Act acceptable to the Township of Seguin in cash or certified cheque.

7. Written confirmation from the North Bay-Mattawa Conservation Authority that the severed parcels are satisfactory for the installation of a septic system for an individual dwelling.

8. The applicant receives confirmation from the Township of Seguin Public Works Department for entrance approval for the severed and retained parcels, as applicable.

9. That the retained and severed lots comply with the Zoning By-law.

10. That the environmental features of Severed Lot B identified by Beacon Environmental Limited be rezoned to an Environmental Protection (EP) Zone.

11. That the Owner enter into a Development Agreement pursuant to Section 51(26) of the Planning Act, to be registered on title of the subject lands respecting future adherence to the recommendations contained in the Scoped Environmental Impact Study prepared by Beacon Environmental, dated January 15, 2026, and in the Land Use Compatibility Study prepared by Thornton Tomasetti, dated January 16, 2026.

12. That the sauna on the subject lands comply with the Zoning By-law.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of , 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 day of ,

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.

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.

Mayor/Clerk Initials	

CERTIFICATION

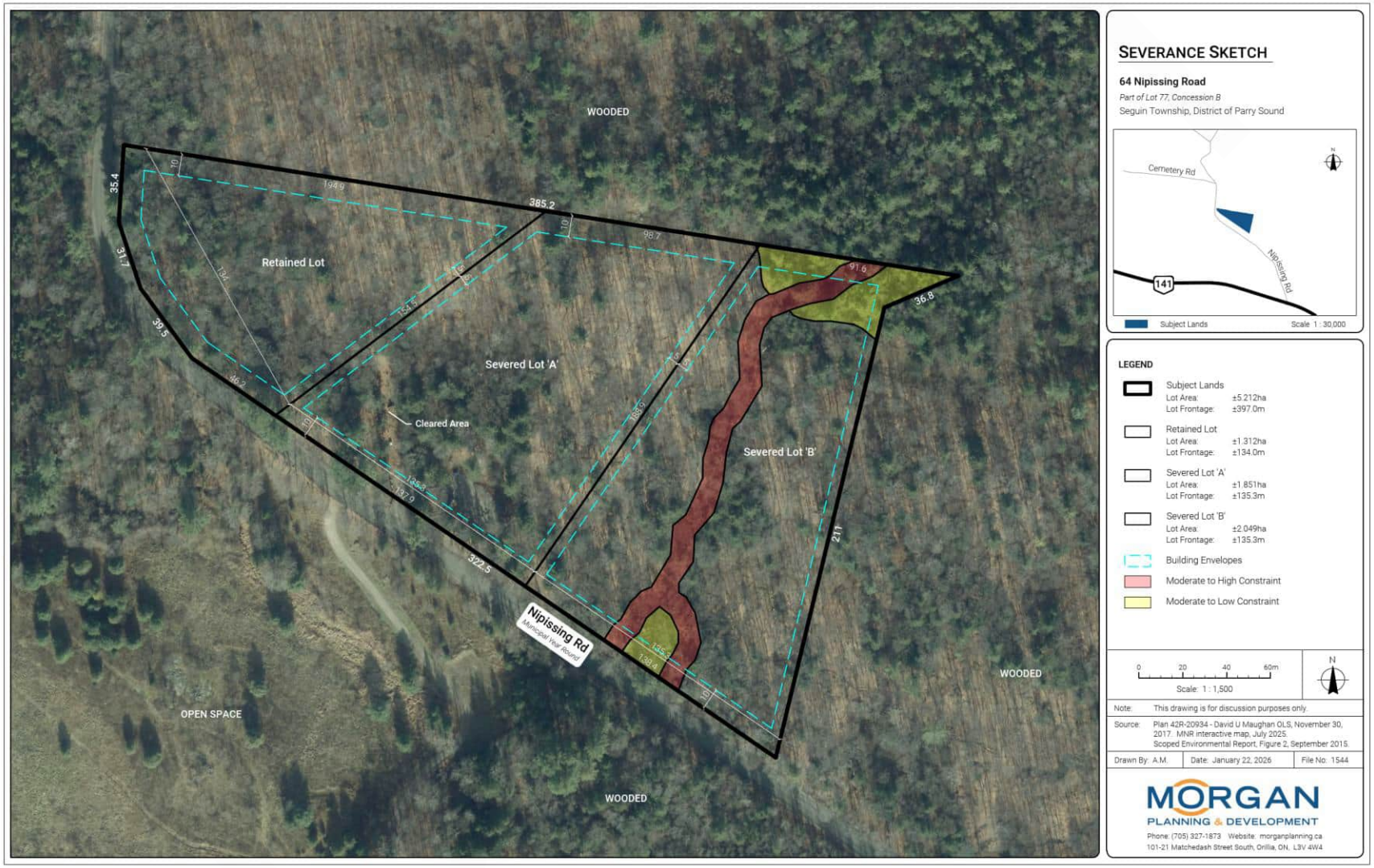
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix 1


WOODED
Retained Lot
Severed Lot 'A'
Severed Lot 'B'
Cleared Area
Nipissing Rd
Municipal Year Round
OPEN SPACE
WOODED
WOODED
35.4
385.2
98.7
91.6
36.8
211
322.5
39.5
46.2
194.9
134
134.5
135.3
137.9
135.3
139.4
SEVERANCE SKETCH
64 Nipissing Road
Part of Lot 77, Concession B
Seguin Township, District of Parry Sound
Cemetery Rd
Nipissing Rd
141
Subject Lands
Scale 1 : 30,000
LEGEND
Subject Lands
Lot Area: ±5.212ha
Lot Frontage: ±397.0m
Retained Lot
Lot Area: ±1.312ha
Lot Frontage: ±134.0m
Severed Lot 'A'
Lot Area: ±1.851ha
Lot Frontage: ±135.3m
Severed Lot 'B'
Lot Area: ±2.049ha
Lot Frontage: ±135.3m
Building Envelopes
Moderate to High Constraint
Moderate to Low Constraint
0 20 40 60m
Scale: 1 : 1,500
N
Note: This drawing is for discussion purposes only.
Source: Plan 42R-20934 - David U Maughan OLS, November 30, 2017. MNR interactive map, July 2025. Scoped Environmental Report, Figure 2, September 2015.
Drawn By: A.M.
Date: January 22, 2026
File No: 1544
MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-020

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-010-00703, 64 Nipissing Road, R-2025-0026-H

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as HUMPHREY CON B PT LOTS 76 AND 77 RP 42R20934 PART 1; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice or meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Zoning Map #24 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning those lands described as HUMPHREY CON B PT LOTS 76 AND 77 RP 42R20934 PART 1 from the Rural (RU) Zone to the Rural Exception Seventy-Three (RU-73) Zone, Rural Exception Seventy-Four (RU-74) Zone, and Rural Exception Seventy-Five (RU-75) Zone as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Map 24 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by adding Environmental Protection (EP) Zone on those lands described as HUMPHREY CON B PT LOTS 76 AND 77 RP 42R20934 PART 1as shown on Schedule "A" attached hereto and forming part of this By-law.

3. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding exceptions "RU-73", "RU-74" and "RU-75" as set out on Schedule "B" attached hereto and forming part of this By-law.

4. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, Chapter P.13 as amended, and the Municipal Act, 2001, S.O. 2001, c.25 as amended.

DRAFT

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 2nd day of March, 2026.

_____
Ann MacDiarmid
Mayor

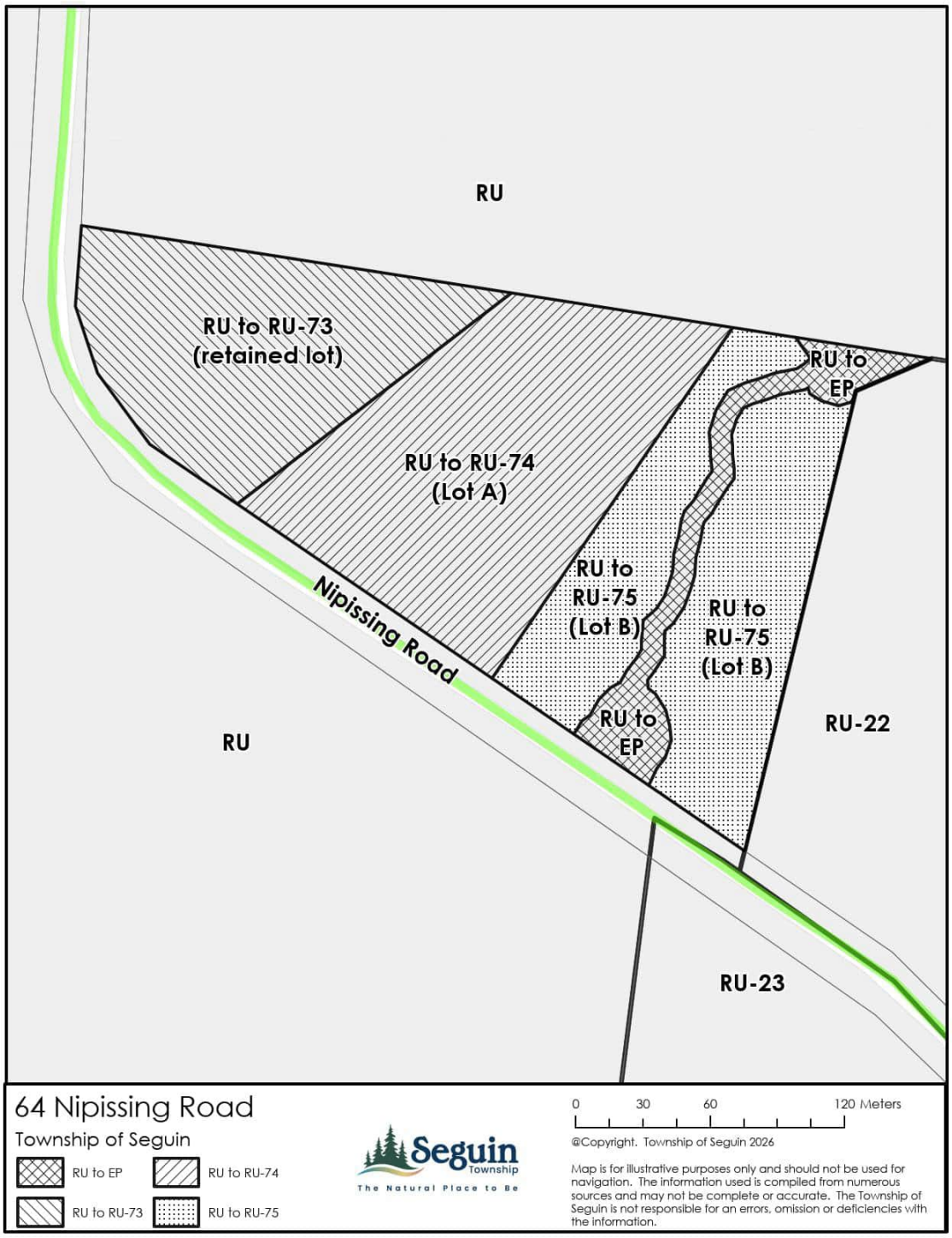
_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

DRAFT

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-020 Schedule "A"
HUMPHREY CON B PT LOTS 76 AND 77 RP 42R20934 PART 1 TOWNSHIP OF SEGUIN
Zoning By-law 2006-125 Map #24



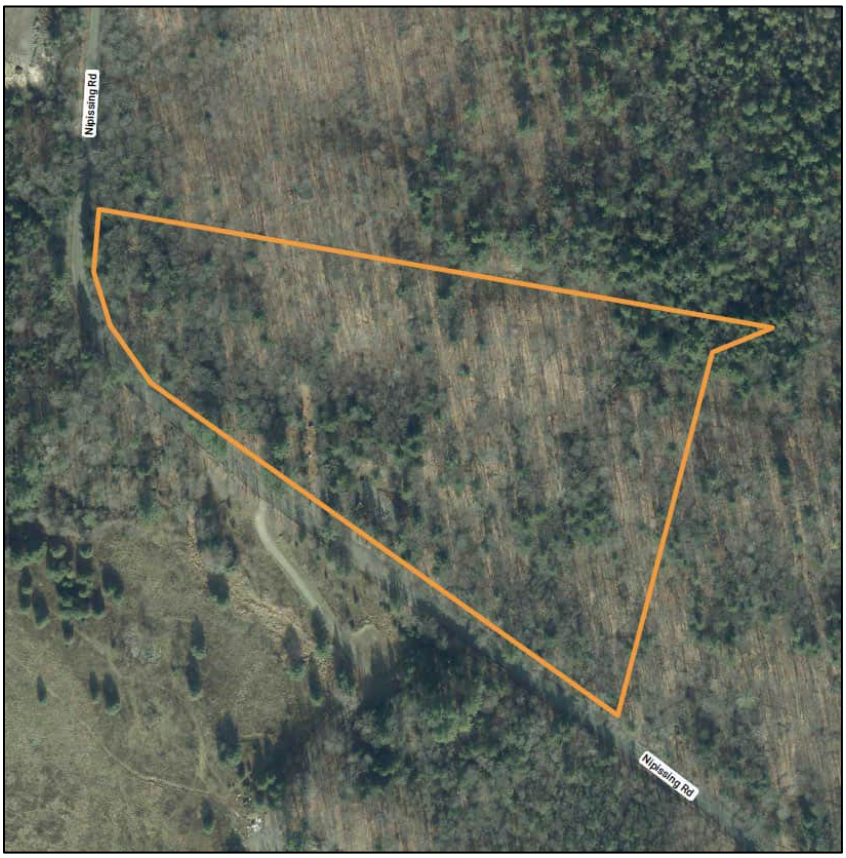
THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-020

Amendment to Table 10.3 of Section 10.4– Rural 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
RU-73				**Section 10.3, Table 10.2** -Minimum lot area of 1.3 hectares -Minimum lot frontage of 134 metres	These lands are subject to an agreement pursuant to Section 51(26) of the Planning Act to implement the following: -future adherence to the recommendations contained in the Scoped Environmental Impact Study prepared by Beacon Environmental Limited, dated January 15, 2026, and in the Land Use Compatibility Study prepared by Thornton Tomasetti, dated January 16, 2026.
RU-74				**Section 10.3, Table 10.2** -Minimum lot area of 1.8 hectares -Minimum lot frontage of 135 metres	These lands are subject to an agreement pursuant to Section 51(26) of the Planning Act to implement the following: -future adherence to the recommendations contained in the Scoped Environmental Impact Study prepared by Beacon Environmental Limited, dated January 15, 2026, and in the Land Use Compatibility Study prepared by Thornton Tomasetti, dated January 16, 2026.
RU-75				**Section 10.3, Table 10.2** -Minimum lot area of 2 hectares -Minimum lot frontage of 135 metres	These lands are subject to an agreement pursuant to Section 51(26) of the Planning Act to implement the following: -future adherence to the recommendations contained in the Scoped Environmental Impact Study prepared by Beacon Environmental Limited, dated January 15, 2026, and in the Land Use Compatibility Study prepared by Thornton Tomasetti, dated January 16, 2026.

DRAFT

Schedule C to Staff Report PL-2026-023



Consent and Zoning By-law Amendment Applications

Planning Justification Report

To:	Township of Seguin
Attention:	Bradie Debes, Acting Senior Planner
From:	Jonathan Pauk, Senior Planner & David Scarsellone, Junior Planner
Date:	December 4, 2025 (Updated January 20, 2026)
Delivered:	Delivered by Email
Subject Property:	**64 Nipissing Road, Township of Seguin**

MORGAN Planning & Development Inc.
(705) 327-1873 / jpauk@morganplanning.ca

1.0 INTRODUCTION

MORGAN Planning & Development Inc. ('MP&D') has been retained by the owner of 64 Nipissing Road, Erica Correia, to facilitate the approval of a consent application to create two (2) new lots and one (1) retained lot fronting onto Nipissing Road, and an implementing Zoning By-law Amendment application.

The property is designated "Rural and Resource Area" in the Township Official Plan, and zoned "Rural (RU)" by the Township's Zoning By-law.

1.1 History and Background

The property was created by a consent application approved by the Township under File No. B-2016-0033H and No. B-2016-0034-H.

As part of the previous consent process, an Environmental Impact Study (EIS) was prepared by Beacon Environmental to assess the potential effects of the lot creation on the surrounding natural heritage features. The EIS concluded that the development of the lot could proceed without negative impacts, subject to the implementation of the recommended mitigation measures. These recommendations were incorporated via a development agreement executed on November 15th, 2017. An updated EIS has been included in this application to reflect the current proposal.

2.0 LOCATION AND DESCRIPTION OF LAND

The property is located on the north side of Nipissing Road and to the southeast of the intersection of Nipissing Road and Cemetery Road as shown in **Figure 1**. Nipissing Road is as a publicly maintained right of way. The property is currently vacant. Please refer to **Figure 2** for an aerial image of the subject property.

The subject property is approximately 5.21 hectares (12.88 acres) with approximately 397.3 metres of frontage along Nipissing Road. Nipissing Road is a Municipal right-of-way which is maintained year-round.

The property is densely covered with mature coniferous and deciduous trees. A water feature runs north to south along the eastern side of the property.

The surrounding land uses are categorized as follows:

North: Large tracts of vacant, forested land.
East: Large tracts of vacant, forested land followed by McCan Lake.
South: Existing residential uses fronting onto Nipissing Road, Kenozha Bay Company, Aero Painting Decorating and Drywall.
West: Large tracts of vacant, forested lands, followed by Anglican Cemetery and small rural residential uses.

Figure 1 *Location of Subject Property*



Figure 2 *Aerial Imagery of Subject Lands*



3.0 OVERVIEW OF PROPOSAL AND PLANNING INSTRUMENTS

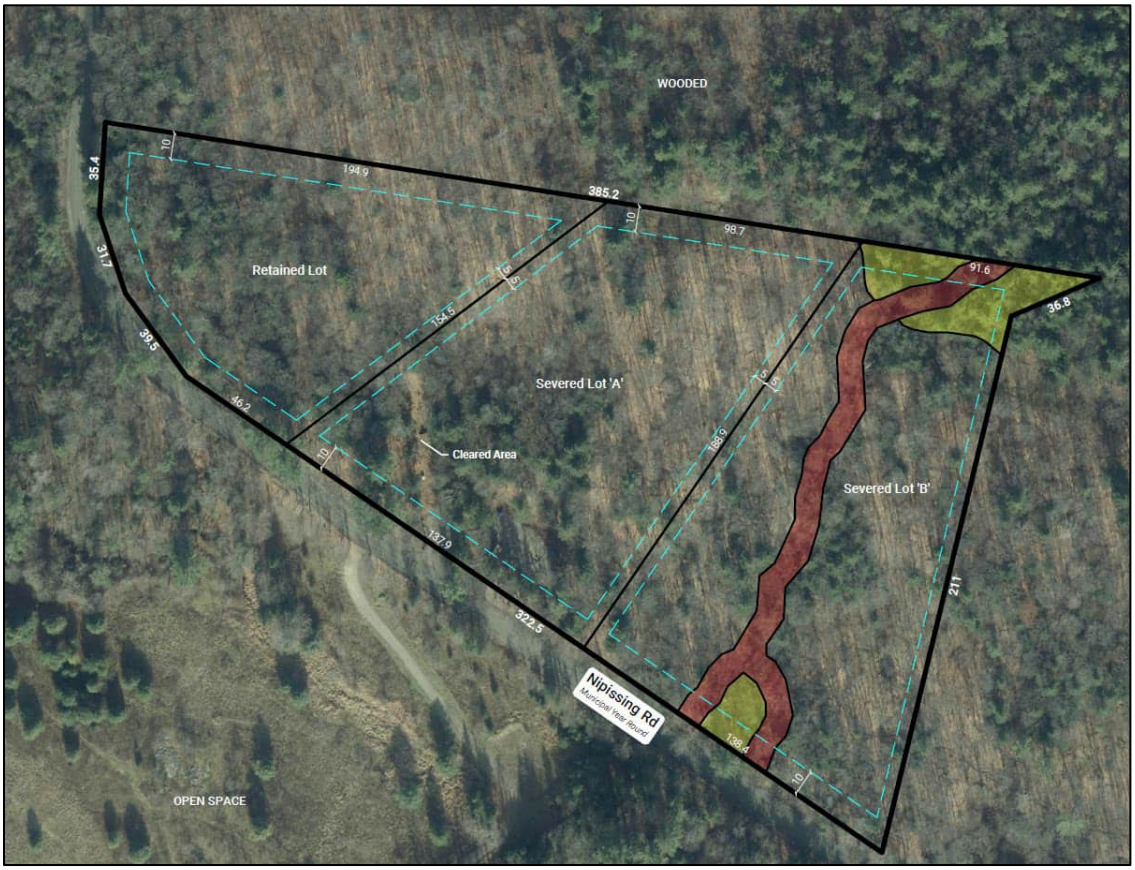
3.1 Overview of Consent Application

The purpose of the Consent application is to create two (2) new lots and one (1) retained lot fronting onto Nipissing Road. The Severed and Retained Lots are to host future rural residential uses and are to be serviced by individual on-site sewage and water systems. An excerpt of the lot configuration sketch is included as **Figure 3** and the entire sketch is attached to this Report. A summary of the proposed lot configuration is included in Table 1.

Table 1 – Summary of Proposed Consent Application

Proposed Lot	Lot Area	Lot Frontage	Proposed Use
Retained Lot	1.31 ha (3.24 ac)	134.0 m (Nipissing Road)	Rural Residential - Single Detached Dwelling
Severed Lot A	1.85 ha (3.2 ac)	135.3 m (Nipissing Road)	Rural Residential - Single Detached Dwelling
Severed Lot B	2.04 ha (3.2ac)	133.3 m (Nipissing Road)	Rural Residential - Single Detached Dwelling

Figure 3 – Excerpt of Proposed Lot Configuration



3.2 Overview of Zoning By-law Amendment Application

A concurrent Zoning By-law Amendment application has been submitted to recognize the lot area and lot frontages of the Severed and Retained Lots. A summary of the Zoning By-law application is included in Table 2 below.

Table 2 – Summary of Proposed Zoning By-Law Amendment Application

Zone Standard	Minimum Requirement Rural (R) Zone	Proposed
Minimum Lot Area	4 hectares	1.31 hectares (Retained Lot) 1.85 hectares (Lot A) 2.04 hectares (Lot B)
Minimum Lot Frontage	120 metres	134.0 metres (Retained Lot)
		135.3 metres (Lot A)
		135.3 metres (Lot B)

The Zoning By-law Amendment proposes to rezone the severed and retained lots from the current 'Rural (RU)' zone to a Rural Site-Specific Special Provision (RU-XX)' zone.

3.3 Supporting Studies

3.3.1 Scoped Environmental Impact Study

To ensure the development addresses all policy and technical requirements, as well as the requirements for a complete application, a supporting Scoped Environmental Impact Study (EIS) was completed by Beacon Environmental. The EIS includes the policy context, the methodological approach undertaken, identification of existing conditions and development constraints, and an impact assessment that inform recommended avoidance and mitigation measures, and a conclusion.

The scoped EIS concluded that the majority of the property does not contain conifer thermal cover as defined by the Ministry of Natural Resources (MNR), nor do the lands contain sufficient browse for deer or shown signs of dear use. There is a portion in the northeast corner of the subject lands that does contain enough conifer thermal cover or deer wintering habitat. As such the EIS recommends that the removal of this area be avoided to ensure that the continuity of the potential habitat off site.

Overall, the EIS demonstrates that the development can be carried out in a way that will not adversely impact natural heritage features, including deer wintering habitat.

3.3.2 Land Use Compatibility Report

A Land Use Compatibility Study has been prepared in support of the proposal, as required by Sections C.1.4 and B.20.2 of the Township's Official Plan. The Study was prepared by Thornton Tomasetti, and focuses on the pits/quarries in proximity to the subject property.

It was confirmed that there are two existing licensed pit/quarries within 1,000 metres of 64 Nipissing Road. Brent quarry, a licensed pit and quarry, is located 295 metres from the subject property. Murray Bissonette, a licensed pit, is located 935 metres from the subject property. The potential emission sources for pits and quarries generally include drilling and blasting, material crushing screening conveying and stockpiling, material handling operations, and equipment travel over unpaved surfaces.

The Land Use Compatibility Study concluded that the proposed land severance:

- Will not affect the compliance of the Brent Quarry and Murray Bissonette pit with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines;
- Is not likely to result in an increased risk of complaint and nuisance claims;
- Is not likely to result in operational constraints for the Brent Quarry and Murray Bissonette Pit and;
- Is not likely to result in constraints on the ability for the Brent Quarry and Murray Bissonette pit to reasonably expand, intensify or introduce changes to their operations

Based on Thornton Tomasetti's Land Use Compatibility Review, the proposed severance of 64 Nipissing Road is considered compatible with the surrounding quarries.

4.0 APPLICABLE PLANNING DOCUMENTS – OVERVIEW

The subject property is identified in the applicable planning policy documents as follows:

Policy Document	Designation/ Zone
Provincial Planning Statement	*Rural Lands*
Township of Seguin Official Plan	*Rural and Resource Area (see **Figure 4**)*
Township of Seguin Zoning By-law	*Rural (RU) (see **Figure 5**)*

Figure 4 *Township of Seguin Official Plan Land Use designation (Rural)*

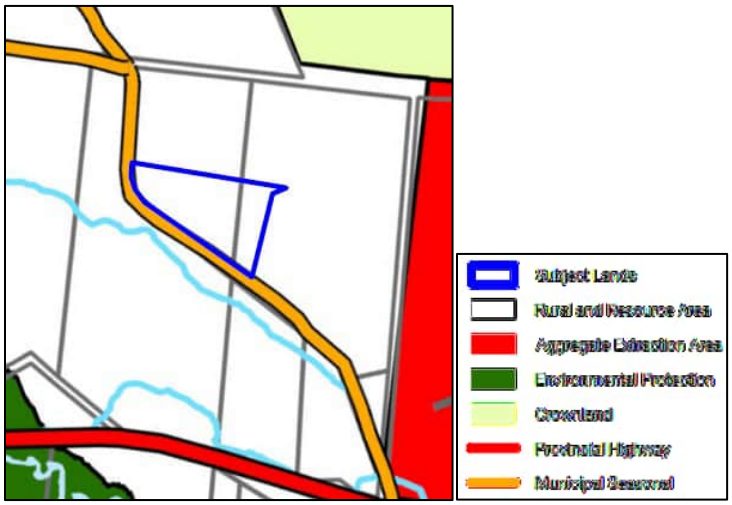
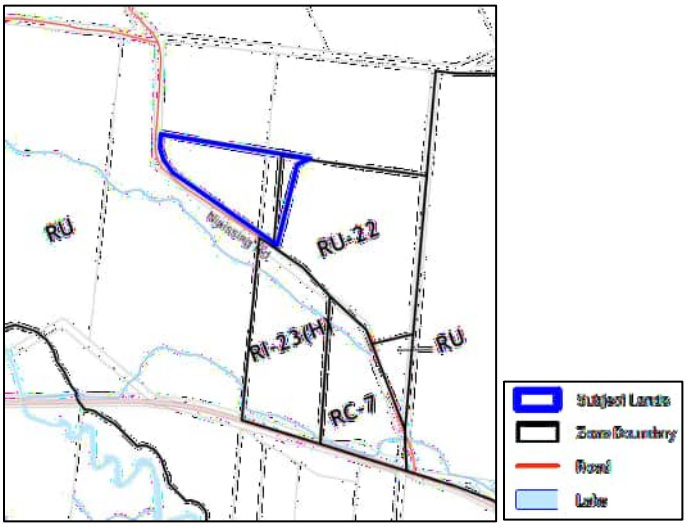


Figure 5 *Township of Seguin Zoning*



The following subsections provide a detailed analysis of the above noted designations and zones as they pertain to the proposed application.

4.1 *The Planning Act* R.S.O. 1990

The following table provides an overview of how the proposed development has regard for the Provincial Interest as outlined in Section 2 of the *Planning Act*:

Table 3 - Section 2 of the *Planning Act* (Provincial Interest)	
The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,	
	Morgan Planning Comment:
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study was completed to assess the potential for any impacts of the development on natural heritage features and their functions, including deer wintering habitat. The scoped EIS concluded that the proposed development can proceed provided that the development envelopes are located outside the northeast portion of the subject lands to preserve deer wintering habitat. A summary of the conclusions of the EIS is outlined in Section 3.3.1 of this Report.
(b) the protection of the agricultural resources of the Province;	The subject property is not designated as Agricultural and is not identified as being in a prime agricultural area. Based on the foregoing, no anticipated adverse impacts on the agricultural resources of the Province are anticipated.
(c) the conservation and management of natural resources and the mineral resource base;	The Site is not located within an identified resource area. No anticipated impacts are associated with the natural and mineral resources of the Province.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	There are no mapped or identified features of significant architectural, cultural, historical, archaeological, or scientific interest located on or adjacent to the subject property.
(e) the supply, efficient use and conservation of energy and water;	The proposed severed and retained lots are to be serviced by individual on site water and wastewater services.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed lots will have access to telecommunication services. The proposed lots will have frontage and access off Nipissing Road, a year-round municipally maintained right-of-way. The proposed lots will have access to municipal waste management systems.
(g) the minimization of waste;	The existing dwelling on the retained lot and future development on the proposed severed lot will have access to waste management systems.

(h) the orderly development of safe and healthy communities;	The property is located within the 'Rural Lands' of the Province. The subject property is designated to permit rural residential development.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	There are no anticipated adverse impacts as they relate to accessibility for persons with disabilities.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The retained and severed parcels will be located an adequate distance from educational, health, social, cultural, and recreational facilities.
(j) the adequate provision of a full range of housing, including affordable housing;	The application will facilitate rural residential development to accommodate a future single detached dwelling which would contribute to housing options within the municipality.
(k) the adequate provision of employment opportunities;	The proposed development is residential in nature, therefore not applicable.
(l) the protection of financial and economic well-being of the Province and its municipalities;	There are no anticipated adverse impacts on the financial and economic well-being of the Province and its municipalities.
(m) the co-ordination of planning activities of public bodies;	The Township of Seguin was consulted prior to the submission of the applications. Township Planning Staff and all other appropriate departments have had the opportunity to comment on the application.
(n) the resolution of planning conflicts involving public and private interests;	There do not appear to be any conflicts between public and private interests associated with the proposed consent application.
(o) the protection of public health and safety;	There are no anticipated concerns with respect to public health and safety, as supported by the Land Use Compatibility Study.
(p) the appropriate location of growth and development;	The subject lands are designated for residential uses on the retained and severed lots. The subject lands are defined as 'Rural Lands', where limited rural residential development is permitted.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The applications propose the creation of a rural residential lot, which is common within the Rural Lands of the Township. Public transit infrastructure does not service the subject property, rather its focus is on areas with higher densities.
(r) the promotion of built form that, *(i) is well-designed,* *(ii) encourages a sense of place, and*	i) The severed lot will facilitate future residential development which will be required to be designed in accordance with the Ontario Building Code.

(iii)provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	ii) The future building will be designed in accordance with policies of the City's Official Plan. There will not be any public spaces created by this development, rather parkland contributions are expected.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate	There are no anticipated adverse impacts as they relate to the mitigation of greenhouse gas emissions and climate change.

It is the professional opinion of the undersigned that the applications, and resulting development, has regard for the provincial interests outlined in the *Planning Act.*

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province. The subject property is located within the Township of Seguin and is identified as 'Rural Lands' by definition of the Provincial Planning Statement ('PPS').

The most directly applicable policy areas regarding the proposed development are reviewed below.

Section 2.1 Planning for People & Homes

Policy 2.1.6.a) *Planning authorities should support the achievement of complete communities by:*

- *Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

MP&D Comment: The Consent and concurrent Zoning By-law Amendment applications seek approval for the creation of two (2) new rural residential lots. Each of the two severed lots, and the retained lot, will facilitate one (1) single detached dwelling. The provision of four new single detached dwellings in the Rural Lands of the Province will contribute to the range and mix of housing options. The retained lot severed lots will be developed with a rural residential use. The uses on the severed and retained lots are permitted by the PPS.

Section 2.2	Housing
Policy 2.2.1.b).2	*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:* • *Permitting and Facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
MP&D Comment:	The Consent and Zoning By-law Amendment applications seeks to permit the creation of two (2) rural residential lots, each of which facilitating a single detached dwelling. The application proposes individual lot intensification by creating more efficient rural residential use on the lands.
Section 2.5	Rural Areas in Municipalities
Policy 2.5.1.a)	*1. Healthy, integrated and viable rural areas should be supported by:* *a) building upon rural character, and leveraging rural amenities and assets;*
MP&D Comment:	The two severed lots and retained lot will fit within the surrounding rural context. Several of the surrounding parcels in the area contain limited rural residential development. Furthermore, the natural beauty and rural character of the area remain the primary amenity of the area.
Section 2.6	Rural Lands in Municipalities
Policy 2.6.1.c)	*On rural lands located in municipalities, permitted uses are:* • *Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services*
MP&D Comment:	The PPS, specifically Section 2.6.1 (c), recognizes residential development, including lot creation, to be a permitted use on Rural Lands. The severed and retained lots will be used for rural residential purposes.
Policy 2.6.2.	*Development that can be sustained by rural service levels should be promoted.*

MP&D Comment: The creation of two rural residential lots is compatible with the rural landscape and surrounding uses. The new lots are of a size that can accommodate rural services.

Policy 2.6.5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

MP&D Comment: Section 2.6.5 requires that new land uses including the creation of new lots shall comply with the Minimum Distance Separation Formulae (MDS). An inventory of the adjacent properties in the immediate vicinity has been undertaken, and it appears that there are no livestock facilities are in the immediate vicinity of the subject lands that would trigger a minimum distance separation calculation.

Section 3.5 Land Use Compatibility

Policy 3.5.1 *Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

MP&D Comment: In accordance with the land use compatibility policies of the PPS Provincial guidelines are to be consulted when determining compatibility. As it relates to the consent applications, the subject property is located 295 metres from Brent Quarry, a licensed Pit & Quarry. The subject property is also located 935 metres from Murray Bissonette, a licensed Pit. To evaluate land use compatibility policies of the PPS, a Land Use Compatibility Study Review with respect to the adjacent pits/quarries has been prepared and is included in the application submission.

The Land Use Compatibility Study concluded that the creation of two new residential lots is compatible with the pits/ quarries in proximity to the subject lands as it relates to air emissions, odour, dust, noise and vibration.

Section 3.6 Sewage, Water and Stormwater

Policy 3.6.4 *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not*

available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts…

MP&D Comment: Section 3.6.4 provides policies that apply to development on individual wells and septic systems. It states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed severed and retained lots will be serviced by individual sewage and water services. Individual on-site sewage services are typical in the area and the proposed lots are a sufficient size to accommodate on-site services.

Section 4.1 Natural Heritage

Policy 4.1.1 *Natural features and areas shall be protected for the long term.*

Policy 4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

MP&D Comment: The Environmental Impact Study prepared by Beacon Environmental concluded that most of the subject lands do not contain conifer thermal cover as defined by the Ministry of Natural Resources (MNR), nor do the lands contain sufficient browse for deer or shown signs of dear use. There is a portion in the northeast corner of the subject lands that does contain enough conifer thermal cover or deer wintering habitat. As such the EIS recommends that the removal of this area be avoided to ensure that the continuity of the potential habitat off site. The developable envelope on the severed lots is proposed to be implemented through a development agreement.

The subject property does not contain Areas of Natural or Scientific Interest (ANSI), and there are no Provincially Significant Wetlands on or adjacent (within 120 metres) to the subject property. Therefore, there are no negative impacts anticipated on the adjacent natural features or their ecological functions.

Chapter *5:*	Protecting Public Health and Safety
Section 5.1	General Policies for Natural and Human-Made Hazards
Policy 5.1.1	*Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*
MP&D Comment:	The proposed severed lots would not be developed on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations or contamination, as described in Sections 5.1, 5.2 and 5.3 of the PPS.

It is the professional opinion of the undersigned that the applications, and resulting development, are consistent with the policy direction provided by the Provincial Planning Statement.

4.3 Township of Seguin Official Plan

The subject property is designated ***'Rural and Resource Area'*** by Township of Seguin Official Plan ('Township OP') – Schedule A – Land Use, as shown in **Figure 3**. The subject property is also located within the Stratum 2 Deer Wintering Area overlay in accordance with Schedule C – Natural Heritage Features.

The 'Rural and Resource Area' designation includes all private lands within the Township of Seguin outside of the Settlement Areas and not located within any of the other major land use designations. The objectives of the 'Rural and Resource Area' designation include, in part, to encourage the preservation of lands for agricultural uses; and recognize existing rural residential uses and permit limited new rural residential development.

The consent applications will not have any negative impacts on agricultural operations in the area and seeks to permit limited residential development in accordance with the objectives of the Rual and Resource Area designation in the Township's Official Plan.

The applications will facilitate rural residential development in the form of single detached dwellings, which are identified as a permitted use in Section C.1.3.2 of the Township's OP.

The most directly applicable policy areas of the OP affecting the proposed development are reviewed below.

Section A.2.5 Rural/Resource Areas

Policy A.2.5.1 *It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.*

MP&D Comment: The consent applications seeks to permit the creation of two (2) new rural residential lots and one (1) retained lot, each of which would facilitate the construction of a single detached dwelling. The proposal represents a limited form of rural development that can be accommodated without undermining the rural landscape of the area. The severed and retained lots are of a size and configuration that maintain a low density of development consistent with the surrounding rural area. The proposed lot fabric and sizes will not negatively impact the rural character of the area.

Section B.20 Establishing Influence Areas for Industrial Land Uses

Policy B.20.2 *Incompatible land uses shall not be permitted on or adjacent to existing pits, quarries or licensed areas. Sensitive land uses proposed within 1000 metres of an existing pit or quarry shall require a study to demonstrate that the proposed sensitive use is appropriately located and is compatible with the existing pit or quarry*

MP&D Comment: As previously mentioned, the property is located within 1,000 metres of two adjacent pits/ quarries. To evaluate land use compatibility policies of the Township's Official Plan, a Land Use Compatibility Study Review with respect to the adjacent pits/quarries has been prepared by Thornton Tomasetti.

The findings of the Land Use Compatibility Study Review identified that the consent application will not be adversely impacted by the quarries and pits within 1,000 metres from the subject property. Overall, the Land Use Compatibility Study Review concluded that the proposed consent application is considered compatible with the pits/ quarries in proximity to the subject lands as it relates to air emissions, odour, dust, noise and vibration.

The proposed consent and implementing Zoning By-law Amendment applications conform to Section B.20.2 of the Township's Official Plan.

Section D.4 Natural Heritage Features

Section D.4

Schedule "C" to this Plan identifies a number of Overlay's that apply to natural heritage features in the Township. These areas have been identified as they have special environmental significance as a result of significant biological, ecological and/or other natural heritage features or functions. Accordingly, notwithstanding the land use designations on the Schedules to this Plan, development shall only be permitted on lands within an Overlay or with a Natural Features Symbol where it is established, through the submission of an Environmental Impact Study, to the satisfaction of Council that development can proceed without having a negative impact on any significant natural features that may have been identified.

Policy D.4.1

The Township recognizes the importance of protecting deer wintering habitat, which is shown on Schedule "C" of this plan, and is composed of both Stratum 1 and Stratum 2.

Stratum 2 forms the entire deer wintering habitat and is the area occupied by deer in early winter or occasionally all winter during mild winters. A mild winter occurs when the snow cover in the area is light and fluffy, and less than 30 centimetres in depth. Stratum 1 is the core of the deer's wintering habitat. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%, which limits snow depth. Deer use this area when mobility is most restricted by snow deeper than 50 centimetres.

Protecting Stratum 1 and Stratum 2 deer wintering habitat is important because finding suitable wintering habitat is a primary limiting factor for northern deer populations.

Development and site alteration in Stratum 1 habitat shall not be permitted unless the conifer thermal cover has been mapped and it has been determined through the preparation of an EIS that there will be no negative impacts on the natural features or the ecological unit.

Development and site alteration in Stratum 2 habitat must conserve conifer stands, feeding areas and movement corridors and shall be subject to the preparation of an EIS to identify the compatibility of the proposal and mitigation measures.

Access roads and driveways in winter deer habitat should avoid areas of thermal cover and deciduous browse within 30 to 50 metres of the conifer thermal cover.

New lots in deer wintering habitat must have a minimum lot frontage and depth of 90 metres. Where new lot creation is proposed in areas where there is a narrow conifer fringe on the shoreline that provides critical deer habitat, the minimum frontage shall be 120 metres and minimum depth 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.

MP&D Comment: The subject property is also located within the Stratum 2 Deer Wintering Area overlay in accordance with Schedule C – Natural Heritage Features.

An Environmental Impact Study prepared by Beacon Environmental concluded that the potential negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the developable envelopes on the severed lot remain outside of the constraint area in the northeast corner. This area has been identified as containing appropriate deer wintering habitat on and adjacent to the subject lands and is to be protected.

The proposed lot configuration exceed with the minimum lot area and depth requirement of 90 metres. It is anticipated that the developable envelopes on the severed lots would be implemented through site plan control. Overall, the scoped EIS demonstrates that the development can be carried out in a way that will not adversely impact natural heritage features, including deer wintering habitat as summarized in Section 3.3.1 of this Report.

The proposed lot creation has been reviewed based on criteria included in Section B.12.2.1 (General Criteria) and B.12.2.5 (Rural and Resource Area Criteria) of the Township's OP, which is outlined in the following tables:

Table 4 - Section B.12.2.1 – Lot Creation Criteria, General Criteria	
Policy	MP&D Response
a)conform to the specific land division policies contained in the land use designation sections of this Plan;	The proposed consents conform to the Rural and Resource Area Consent criteria of the Township of Seguin Official Plan (See **Table 5** of this report).

b) fronts on a public road that is maintained on a year-round basis; or	The retained and severed parcels will front onto Nipissing Road, a public right-of-way which is maintained year-round.
c) is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;	Not applicable, the subject property fronts onto a public right-of-way.
d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once alternative deeded mainland access has been registered on the title of the water access lot.	Not applicable, the subject property is not water access.
e) Access to water access lots on Lake Joseph or Lake Rosseau may be provided from a marina, provided written confirmation from the marina is obtained which indicates that adequate mainland parking and boat mooring is available to provide access for the additional development;	Not applicable, the subject property is not water access.
f) will not cause a traffic hazard;	There are no traffic hazards anticipated as a result of the proposed consent application.
g) has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;	The retained lot complies with the minimum required lot frontage, however the severed lot and retained lots do not comply with the minimum lot area requirement for lots in the Rural Zone. As a result, a concurrent Zoning By-law Amendment application has been submitted to recognize the resulting lot area and lot frontages of the proposed lots.
h) can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or as	The single detached dwellings on the retained and severed parcels will each be serviced with private water and wastewater services. The

approved in accordance with Section E5 of this Plan;	proposed lots exceed the minimum lot area requirement of 1.0 hectare.
i) will not have a negative impact on the drainage patterns in the area;	There are no anticipated adverse impacts on the drainage patterns in the area associated with the proposed development.
j) will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;	Not applicable. The subject property does not have frontage onto a lake or waterbody.
k) will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;	The proposed lot configuration does not restrict the development of the proposed lots, nor does it landlock abutting parcels.
l) will not have a negative impact on the features and functions of any natural heritage feature in the area;	A scoped EIS has been prepared in support of the application which demonstrates that the development can be carried out in a way that will not adversely impact natural heritage features, including deer wintering habitat.
m) the shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;	The shape and dimensions of the retained and severed lots are of sufficient size to facilitate a building envelope containing a single detached dwelling, a well and a septic system on each parcel. The lot size and shape will be consistent with lots of similar uses in the surrounding rural area.
n) Prior to the approval of a development application, the proponent shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;	Not applicable. Sewage is not proposed to be hauled from the proposed lots.
o) suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,	The proposed lots are of sufficient size to accommodate aa building envelope outside of the regulatory flood elevation and lands prone to flooding.
p) meets the requirement of Section 51(24) of the Planning Act.	The applications meet the requirements of Section 51(24) of the Planning Act.

Table 5 – Summary of Lot Creation Criteria for Resource and Rural Area Designation

Table 5 – Section B.12.2.5 – Resource and Rural Area, New Lots for Residential Purposes	
Policy	MP&D Comment
i) Shall have a minimum lot area of 1.2 hectares for Rural Residential lots. Minimum lot sizes of 4 hectares shall be required for Rural lots to protect space expansive rural uses, aggregate operations, existing rural character, land use compatibility, environmental or topographic features, against the fragmentation of natural heritage features and areas of agricultural lands.	The severed lots have a minimum lot area of 1.8 hectares and 2.04 hectares, the retained lot has a lot area of 1.3 hectares. The proposed lots are to be used for rural residential purposes and have been designed to exceed and conform to the minimum required 1.2 hectare lot area requirement.
ii) Shall have a minimum lot frontage of 150 metres onto a year-round maintained road for Rural lots. Minimum frontages of 90 metres onto a year-round municipally maintained road may be acceptable for Rural Residential lots in areas of established rural residential development with frontages less than 150 metres.	The severed and retained lots are proposed to have a minimum lot frontage of 134 metres onto Nipissing Road and are to be used for rural residential purposes. Nipissing Road is a year-round right-of-way. Although the subject lands are not located within an area "of established rural residential development", the policy requiring a minimum lot frontage of 150 metres for Rural lots is intended to preserve the rural character, limit lot fragmentation, ensure safe access, and reduce the visual impact of development along year-round maintained roads. While the proposed severed lots have frontages of approximately 135 metres, they closely conform to the prescribed minimum and continue to reflect the low-density, spacious development pattern characteristic of the surrounding rural area. The minor reduction in frontage does not result detract from the rural character of the area and ensures compatibility with surrounding rural lands uses. The proposed lots conform to the general intent of the minimum lot frontage requirement.
iii) is located at least 300 metres from the limits of the shoreline of a high sensitivity, over-threshold lake, in accordance with Section B.3.1.1.1 a) and b) of the Official Plan	The subject lands are located over 300 metres from the limits of the shoreline of a high-sensitivity, over-threshold lake.

or an at capacity Lake Trout Lake in accordance with Section B.3.2.1 b) of the Official Plan	
iv) Limited back lot development as defined in the policies of Section B.12.2.4 c) of the Official Plan shall be permitted subject to the new lot(s) having minimum lot area of 4 hectares, and a minimum frontage of 120 metres on a year-round maintained public road;	Not applicable. The proposed consent application is not backlot development.
v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area."	The natural vegetation will be retained along the front yard property line by virtue of the required front yard setback requirement in the Township's Zoning By-law in order to maintain the natural beauty of the rural area of the Township of Seguin.

It is the professional opinion of the undersigned that the applications, and resulting development, conform with the policies of the Township of Seguin's Official Plan.

4.4 Township of Seguin Zoning By-law (2006-125)

The subject property is zoned '*Rural (RU)'* by the Township of Seguin Zoning By-law. The Rural Zone permits 'Dwelling, Detached' as a permitted use in accordance with Section 10.2 of the Zoning By-law. The severed and retained lots are proposed to be developed with a single detached dwelling.

As illustrated within Section 3.1 (Table 2) of this report, the resulting lot(s) do not comply with the minimum lot area and minimum lot frontage provisions of the RU Zone, and therefore a concurrent Zoning By-law Amendment application has been submitted with the Consent applications to recognize the lot area and lot frontages of the Severed and Retained Lots.

The Zoning By-law Amendment proposes to rezone the severed and retained lots from the current 'Rural (RU)' zone to a Rural Site Specific Special Provision (RU-XX)' zone. The Zoning By-law amendment will ensure conformity with the lot standards for rural residential development established in Section B12.2.5 of the Official Plan.

5.0 PUBLIC CONSULTATION

In accordance with Provincial and Township requirements, Notice of the consent applications will be issued by the Township of Seguin to property owners within 60 metres of the property. Notice of the zoning by-law amendment application will be issued by the Township of Seguin to property owners within 120 metres of the property. The notices will detail the date, time and participation options for the statutory public meetings.

6.0 CONCLUSION

The consent applications seek to create two (2) new rural residential lots and one (1) retained lot. The proposed lot areas and lot frontages conform with the Township of Seguin Official Plan, and are sufficient in size to accommodate low density residential development.

A concurrent zoning by-law amendment application has been submitted which proposes to rezone the severed and retained lots from the 'Rural (RU)' zone to a 'Rural Site-Specific Special Provision (RU-XX)' Zone to recognize the proposed lot frontage and lot areas of the proposed lots.

It is the professional planning opinion of the undersigned that the applications and the resulting development: have regard for the applicable Provincial interests; are consistent with the Provincial Planning Statement; conform with the Township of Seguin Official Plan; and subject to the approval of the implementing Zoning By-law Amendment, will comply with the Township of Seguin Zoning By-law, and represent good land-use planning.

Respectfully submitted,
MORGAN Planning & Development Inc.



Jonathan Pauk, HBASc. MSc. MCIP, RPP
Senior Planner

Thornton Tomasetti

Schedule D to Staff Report PL-2026-023

Via email: erica.correia@live.ca

January 16, 2026

Attn: Erica Gale
2833823 Ontario Corp.
96 32nd Street South
Wasaga Beach, ON L9Z 2S5

RE: Land Use Compatibility Study Review – Surrounding Quarries
64 Nipissing Road, Seguin ON (25019795)

1.0 INTRODUCTION

Thornton Tomasetti Canada Inc. (TT) was retained by 2833823 Ontario Corp (Client) to complete a Land Use Compatibility Study review of the quarries in proximity to the 64 Nipissing Road property in Seguin Ontario (the Project). Severance of the existing 64 Nipissing property into 3 separate lots is currently proposed. A copy of the Severance Sketch is included in Attachment A. The 64 Nipissing Road property, the severance lands, and surrounding quarries within a 1000 m radius are shown in Figure 1.

This letter was prepared to summarize TT's compatibility review for air quality, dust, odour, noise and vibration of the surrounding quarries and any potential negative impacts on the proposed severance lands.

2.0 AREA REVIEW

A site visit was completed by TT personnel on September 25, 2025 to review the existing homes located along Nipissing Road and Cemetery Road. The confirmed existing residential homes/sensitive buildings are identified in Figure 1.

3.0 COMPATIBILITY REVIEW

3.1 Guideline D-6 Review

The D-6 Compatibility Between Industrial Facilities (D6) guideline published by the Ministry of the Environment Conservation and Parks (MECP), last revised in July 1995, sets out potential influence areas as well as minimum recommended separation distances for industrial facilities from sensitive land uses.

Quarries are considered to be a Class III Industries, with a 1000 m Area of Influence (AOI) and a 300 m minimum separation distance (MSD). On review of the surrounding area, Brent Quarry and Murray Bisonette Pit were identified to be located within 1000 m of the 64 Nipissing Road property, summarized in Table 1 and shown in Figure 1.

The Project is located within the 1,000 m AOI for Brent Quarry and Murray Bisonette Pit, as indicated in Table 1, therefore a review of potential impacts is required to be completed.

On review of the surroundings by TT personnel on September 25, 2025, several existing sensitive receptors (residential homes) are located between the Project property and both quarries. The closest intervening sensitive receptors are located 75 m from the Brent Quarry and 235 m from the Murray Bisonette Pit. Therefore, the MSD for the Brent Quarry and Murray Bisonette Pit are 75 m and 235 m, respectively. As the Project lands are located at distances farther than the closest houses, the Project is not located within the MSD for Brent Quarry or the Murray Bisonette Pit, as indicated in Table 1.

Table 1: Summary of Quarries within 1000 m Radius

Name	Operation Type	License Ref No.	Separation Distance [1]	Closest House [2]	Within AOI?	Within MSD?
Brent Quarry	Pit & Quarry	624145	295 m	75 m	Yes	No
Murray Bissonette	Pit	623734	935 m	245 m	Yes	No

Notes: [1] measured from property line to property line
[2] measured from property line to closest sensitive building

3.2 Topography Review

Topography for the site and surrounding area was obtained from Ontario Geohub. On review, the topography between the project lands and the Brent Quarry / Murray Bisonnette Pit would be similar to the intervening topography for the existing homes. Topography is not considered to be a factor, regarding potential impacts on the Project lands.

3.3 Assessment of Potential Pit and Quarry Impacts

The potential emission sources for Pits and Quarries generally include the following:

- Drilling and blasting operations;
- Material crushing, screening, conveying, and stockpiling;
- Material handling operations (loaders loading haul trucks and highway trucks); and
- Equipment travel over unpaved surfaces (haul trucks, loaders, and highway trucks).

A review of the potential impacts from the above operations is included in the following sections.

3.3.1 Air Quality Review

Air Emissions

Air emission sources associated with quarry and pit operations will primarily consist of fugitive dust emissions from on-site vehicle traffic, aggregate extraction and processing.

Existing residential homes were identified at closer locations between both quarries and the Project lands as part of the TT site visit identified above. As air emissions limits are expected to meet the Ontario Ambient Air Quality Criteria (AACQ) and the Canadian Ambient Air Quality Standard (CAAQS) at these closer, intervening existing sensitive receptors, air emission impacts are not anticipated to be a concern for the farther Project lands. No additional analysis is considered necessary regarding air emissions for the Brent Quarry and Murray Bissonette pit.

Odour

Quarries are not typically sources of odour emissions, therefore, odour is not a concern for the Project lands and additional analysis was not completed.

3.3.2 Noise Review

Stationary noise impacts (excluding blasting) have the potential to include processing equipment (crushing, screening, stockpiling, material handling) and on-site haul routes within the Brent Quarry and Murray Bissonette Pit. As the Brent Quarry has the potential to include blasting, noise impacts may also include the use of a rock drill at the working face.

As existing noise sensitive homes are present at closer locations between Project lands and both the Brent Quarry and Murray Bissonette pit, stationary noise from processing equipment (crushing, screening, stockpiling and material handing) is anticipated to meet the applicable Ministry of the Environment Conservation and Parks (MECP) NPC-300 guideline limits at these locations. Therefore, stationary noise is not anticipated to be a concern for the Project lands located at farther distances for processing equipment, and additional analysis is not considered necessary.

The use of a rock drill at the Brent Quarry is anticipated at the top of the working face. At this location, the rock drill is expected to have a line-of-sight to the existing residential homes either currently or during initial stages of operation. Should the Rock Drill be used along the west property line of the Brent Quarry, the equipment location would be approximately 300 m from the Project lands, which is similar to the 300 m separation distance between the current extraction area and the existing homes. Therefore, as the MECP NPC-300 guideline limits are expected to be met at the existing residential home, no additional noise control measures are anticipated for the Project lands above those measures necessary for the existing sensitive building. Additional analysis is not considered necessary for a rock drill in use at the Brent Quarry.

3.3.3 Blasting (Overpressure Noise and Vibration) Review

Existing homes are located in closer proximity to the Brent Quarry than the Project lands, as shown in Figure 1. Blasting noise (overpressure) and vibration impacts are expected to meet the MECP NPC-119 guidelines at these closer homes between the Project lands the Brent Quarry. As the Project lands are located at a farther distance (approx. 630 m) than the closest home (approx. 300 m) from the current extraction area, the applicable guideline limits would also be met at the Project Lands. Should blasting take place along the Brent Quarry's west property line, no additional charge restrictions are considered necessary as the Project lands would be located at a 300 m separation distance which is similar to the separation distance for the closest existing home and current extraction area. Therefore, no additional analysis is considered necessary.

As the Murray Bissonette site is a pit, operations are expected to include the extraction of loose material only and the use of explosives is not anticipated to be required. Therefore, blasting noise (overpressure) and vibration from the Murray Bissonette pit are not a concern for the Project lands, and no additional analysis is considered necessary.

4.0 CONCLUDING REMARKS

A Land Use Compatibility Study Review of the surrounding pits and quarries was completed for the proposed severance of the 64 Nipissing Road property.

Depending on the building locations within the severed Project lands, the Brent Quarry may at times be audible. Therefore, the following MECP Type E Warning Clause is recommended for inclusion in all agreements of Offers of Purchase and Sale, lease/rental agreements, and future site plan agreements:

> *"Purchasers/tenants are advised that due to the proximity of the adjacent quarry, noise from the quarry may at times be audible."*

Based on our review, the proposed severance of the 64 Nipissing lot is considered compatible with the surrounding quarries as it relates to air emissions, odour, dust, noise/vibration and blasting. The proposed land severance:

- will not affect the compliance of the Brent Quarry and Murray Bissonette pit with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines;
- is not likely to result in an increased risk of complaint and nuisance claims;

- is not likely to result in operational constraints for the Brent Quarry and Murray Bissonette pit; and
- is not likely to result in constraints on the ability for the Brent Quarry and Murray Bissonette pit to reasonably expand, intensify or introduce changes to their operations.

Should you have any questions or concerns, please do not hesitate to contact us to further discuss.

Yours Truly,

Thornton Tomasetti



Marcus Li, P.Eng.
Vice President

Reviewed by:
Robert Fuller P.Eng.
Senior Project Engineer

DISCLAIMERS

This report is provided in accordance with the contractual agreement between TT and the Client. In addition to our contractual obligations TT notes the following general disclaimers and qualifications regarding the content of this report.

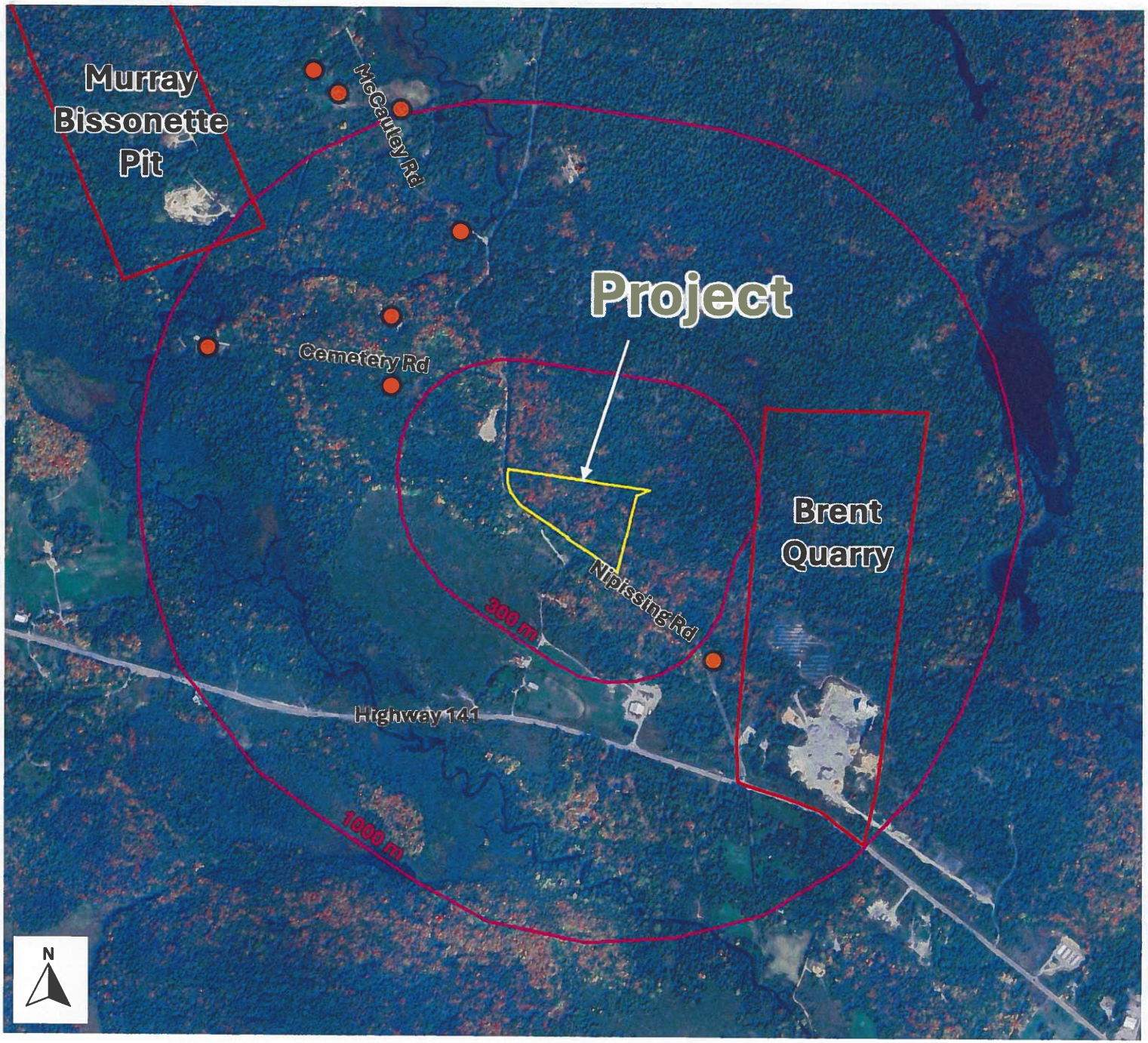
In preparing this report, TT has relied upon the accuracy and completeness of information provided by the Client and other third parties (manufacturers, other consultants, etc.) and accepts no responsibility for errors or omissions by other parties in the information provided to TT.

This report has been prepared solely for the benefit of the Client and the content of this report is intended for informational purposes only. This report shall not be relied upon by any other parties, including but not limited to other consultants retained by the Client, or utilized for any other purposes.

Ultimate responsibility for the design and construction remains solely with the architect/engineer of record and/or the contractor(s). Achieving the required mitigation requirements relies on correct incorporation of mitigation recommendations into Architectural and Mechanical drawings and specifications, as well as correct installation during construction. It is recommended that the implementation of mitigation measures be reviewed by a qualified consultant.

On request, TT will provide a proposal for additional work such as to peer review mitigation measures or observe on-site conditions as appropriate; however, notwithstanding the foregoing, it is expressly understood and agreed that TT shall not have control or charge of, and shall not be responsible for the acts or omissions, including but not limited to means, methods, techniques, sequences and procedures, of the Design Professionals and/or Contractors performing design and/or construction on the Project. Accordingly, TT shall not be held responsible for the failure of any party to properly incorporate the mitigation measures stated in this report.

Figures



Thornton Tomasetti

Client Name
2833823 Ontario Corp.

Project Name
64 Nipissing Road

Notes:

Legend

- Existing House
- Project Lands
- Quarry Lands
- Guideline D-6 Distance

Figure Title
Site and Surrounding Area

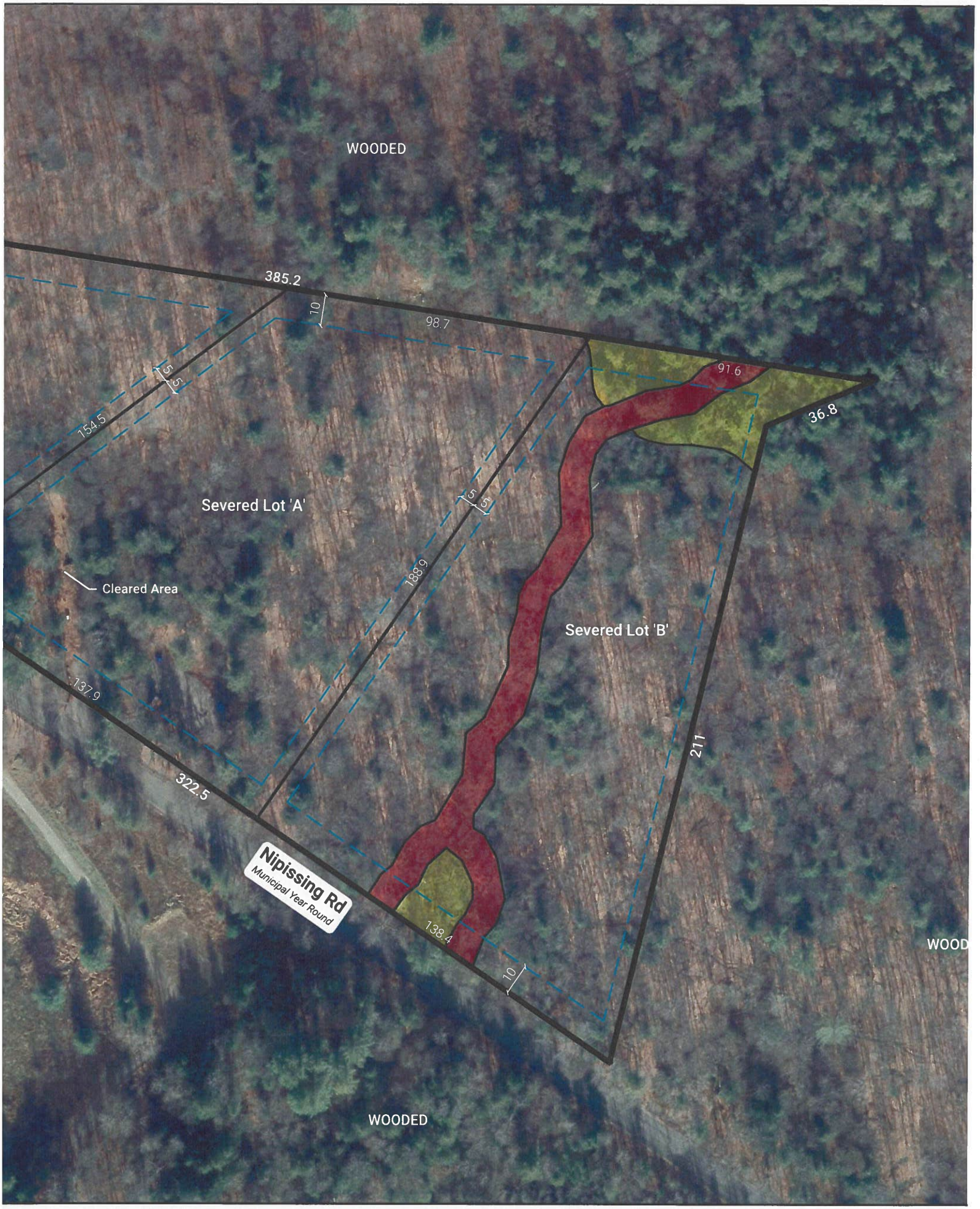
Produced By
MTL

TT Project #
25019795

Date
Jan 16, 2026

1

Attachment A: Severance Sketch


WOODED
385.2
10
98.7
5
5
154.5
91.6
36.8
Severed Lot 'A'
5
5
188.9
Cleared Area
Severed Lot 'B'
137.9
322.5
211
Nipissing Rd
Municipal Year Round
138.4
10
WOOD
WOODED

Schedule E to Staff Report PL-2026-023

Scoped Environmental Impact Study, 64 Nipissing Road, Township of Seguin

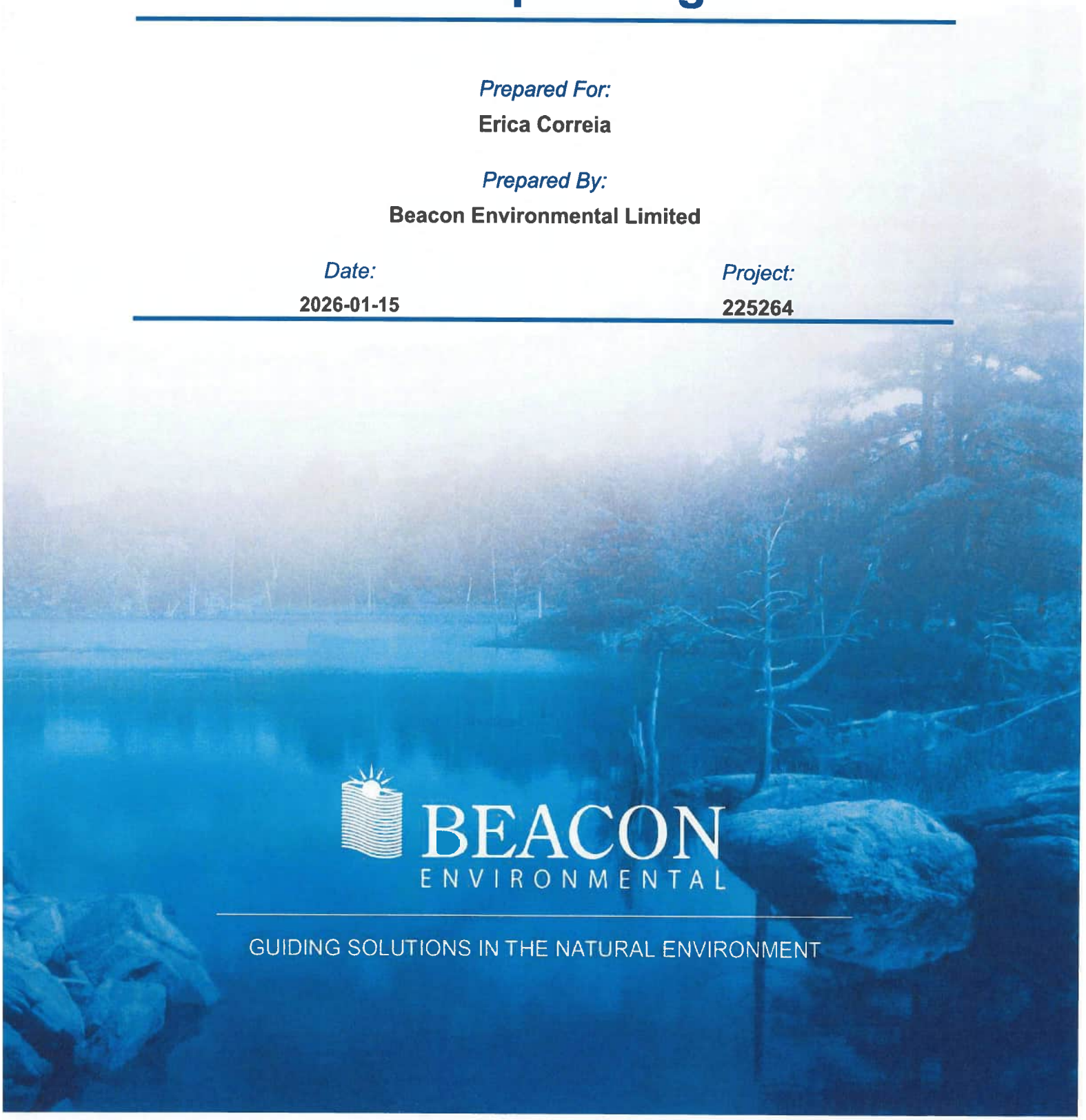
Prepared For:

Erica Correia

Prepared By:

Beacon Environmental Limited

Date:	*Project:*
2026-01-15	**225264**



BEACON ENVIRONMENTAL

GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

Table of Contents

page

1. Introduction 1
2. Policy Context 1
   - 2.1 Provincial Planning Statement (2024) 1
   - 2.2 Township of Seguin Official Plan (Office Consolidation 2025) 3
3. Methods 4
4. Results 5
5. Assessment and Conclusions 6
6. References 8

Figures

Figure 1. Site Location ..... after page 2
Figure 2. Existing Conditions ..... after page 4

1. Introduction

Beacon Environmental Limited (Beacon) was retained by Ms. Erica Correia (the proponent) to complete a Scoped Environmental Impact Study (Scoped EIS) related to a severance application for property located at 64 Nipissing Road (hereafter the "subject property"; **Figure 1**). The subject property is legally described as part of Lots 76 and 77, Concession B, in the former Geographic Township of Humphrey, now in the Township of Seguin ("the Township") in the District of Parry Sound ("the District"). Beacon completed a Scoped Environmental Report (SER) in 2015 which included the subject property and was related to a previous severance application.

The subject property is approximately 5.2 ha (12.9 acres) in size and contains both mixed and deciduous forest types. The landscape surrounding the subject property generally consists of mixed forest and wetlands, with Lake Rosseau occurring approximately 3 kilometres southeast. There has been a moderate amount of land clearing immediately south of the subject property for agricultural and industrial purposes.

As Beacon understands it, the severance application is to create two new lots (referred to as Severed Lot 'A' and Severed Lot 'B') and one Retained Lot, with each lot being approximately 1.9 ha, 2.1 ha and 1.3 ha in size, respectively. As per information provided in an email from the Township, a Scoped Environmental Impact Study to address deer wintering is required as part of the severance application.

2. Policy Context

This section summarizes the key environmental policies that apply within the context of the proposed severance as it relates to deer wintering. It should be noted that the District of Parry Sound does not have an incorporated district municipality level of government and is a territorial division only, and land use planning guidance is instead administered by the local municipalities or by the provincial government.

2.1 Provincial Planning Statement (2024)

The province released the latest Provincial Planning Statement (PPS) under Section 3 of the *Planning Act,* which came into effect on October 20, 2024. The PPS is intended to provide policy direction on matters of provincial interest related to land use planning.

Section 4.1 of the PPS provides direction to regional and local municipalities regarding planning policies for the protection and management of natural heritage features and areas. The PPS defines eight natural heritage features and provides planning policies for each including:

- Significant wetlands;
- Significant coastal wetlands;
- Habitat of endangered and threatened species;
- Fish habitat;

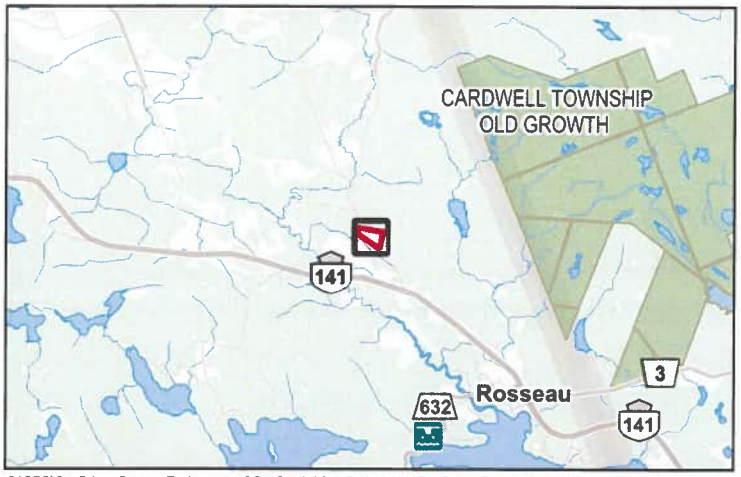
- Significant woodlands;
- Significant valleylands;
- Significant Areas of Natural and Scientific Interest (ANSIs); and
- Significant wildlife habitat (SWH).

Each of these features is afforded varying levels of protection subject to guidelines, and in some cases, regulations. Of these features, significant wetlands and ANSIs are designated by the Ministry of Natural Resources (MNR), and woodlands are designated by the municipality using criteria provided by the MNR. Habitat of endangered or threatened species is regulated by the Ministry of Environment, Conservation and Parks (MECP). Fish habitat is governed by Fisheries and Oceans Canada (DFO). The identification and regulation of the remaining features is the responsibility of the municipality or other planning authority. The *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement* (MNR 2010) is a technical guidance document used to help assess the natural heritage features listed.

Section 4.1 of the PPS relates to Natural Heritage. The following subsections are provided:

1. Natural features and areas shall be protected for the long term.
2.The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
3. Natural heritage systems shall be identified in Ecoregions 6E & 7E[1], recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.
4. Development and site alteration shall not be permitted in:
a) significant wetlands in Ecoregions 5E, 6E and 7E[1]; and
b) significant coastal wetlands.
5. Development and site alteration shall not be permitted in:
a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E[1];
b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
d) significant wildlife habitat;
e) significant areas of natural and scientific interest; and
f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4.b),
unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been





Site Location	Figure 1
64 Nipissing Road Deer Wintering Study	
BEACON ENVIRONMENTAL	Project: 225264 Last Revised: November 2025
Client: Erica Correia	Prepared by: MDe Checked by: JN
N 1:2,500	Inset Map: 1:100,000
Contains information licensed under the Open Government License–Ontario Orthoimagery Baselayer: FBS (South Parry Sound District 2023)	

C:\ODB\OneDrive - Beacon Environmental\GeoSpatial\Geo Projects\2025\225264 - Township of Seguin, 64 Nipissing Road Deer Study\Q Project Files\20251009_64NipissingRdDeerStudy_225264.qgz

demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Deer wintering areas are classified as SWH under the PPS. Compliance with the PPS will be addressed in Section 5 of the report.

2.2 Township of Seguin Official Plan (Office Consolidation 2025)

The Township of Seguin Official Plan (Township OP) is a general land use guide which is intended to serve as the basis for making land use decisions and managing change in the Township. Section D.4 applies to natural heritage features as identified on Schedule "C" of the Township OP and is reproduced below.

Schedule "C" to this Plan identifies a number of Overlay's that apply to natural heritage features in the Township. These areas have been identified as they have special environmental significance as a result of significant biological, ecological and/or other natural heritage features or functions. Accordingly, notwithstanding the land use designations on the Schedules to this Plan, development shall only be permitted on lands within an Overlay or with a Natural Features Symbol where it is established, through the submission of an Environmental Impact Study, to the satisfaction of Council that development can proceed without having a negative impact on any significant natural features that may have been identified.

There may also be instances where natural heritage features have not been identified by the Official Plan. Where natural heritage features are identified or are likely to occur, an Environmental Impact Study shall be required in accordance with this section.

Where it has been established to Council's satisfaction that development can proceed with no negative impact, then it may proceed on the basis of the land use policies and designations delineated on the Schedules of this Plan.

Where development is proposed on or adjacent to a natural heritage feature an Environmental Impact Study shall be prepared in accordance with the policies of this Plan.

The entire subject property is identified as Stratum 2 Deer Wintering Area on Schedule "C". As identified by the Township, Policy D.4.1 (Deer Wintering Areas) is relevant to the subject property.

The Township recognizes the importance of protecting deer wintering habitat, which is shown on Schedule "C" of this plan, and is composed of both Stratum 1 and Stratum 2.

Stratum 2 forms the entire deer wintering habitat and is the area occupied by deer in early winter or occasionally all winter during mild winters. A mild winter occurs when the snow cover in the area is light and fluffy, and less than 30 centimetres in depth. Stratum 1 is the core of the deer's winter habitat. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%, which limits snow

depth. Deer use this area when mobility is most restricted by snow deeper than 50 centimetres.

Protecting Stratum 1 and Stratum 2 deer wintering habitat is important because finding suitable wintering habitat is a primary limiting factor for northern deer populations.

Development and site alteration in Stratum 1 habitat shall not be permitted unless the conifer thermal cover has been mapped and it has been determined through the preparation of an EIS that there will be no negative impacts on the natural features of the ecological unit.

Access roads and driveways in winter deer habitat should avoid areas of thermal cover and deciduous browse within 30 to 50 metres of the conifer thermal cover.

New lots in deer wintering habitat must have a minimum lot frontage and depth of 90 metres. Where new lot creation is proposed in areas where there is a narrow conifer fringe on the shoreline that provides critical deer habitat, the minimum frontage shall be 120 metres and minimum depth 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indication that winter deer habitat does not exist.

Each of the proposed lots has a minimum frontage and depth of 90 metres, and they do not occur on the shoreline. Therefore, the site investigation was focused on identifying any conifer thermal cover on the subject property.

3. Methods

Background information pertaining to the natural and physical setting of the subject property was gathered and reviewed at the outset, with particular emphasis on deer wintering habitat. This screening process helps identify areas that can then be targeted during field assessment to maximize the efficiency and effectiveness of on-site investigations.

As outlined in the MNR Deer Habitat Assessment 101 publication (undated), thermal cover of a forest community or stand is characterized by dense mature conifer trees that provide shelter from deep snow, extreme temperatures, and shallow snow depths for easier movement to access food and escape predators. Browse species are the deciduous shrubs and saplings and/or white cedar or hemlock that deer feed on during winter months.

As mentioned, Beacon completed an SER for the subject property in 2015, and at that time the ecological communities were described according to the Field Guide to Forest Ecosystems of Central Ontario (Chambers et al. 1997). The communities present on the subject property were identified in 2015 as a Sugar Maple – Beech – Red Oak with fresh to moist soils (ES25.2) community and two Sugar Maple – Hemlock – Yellow Birch with fresh to moist soils (ES28.2) communities (**Figure 2**). The ES28.2 communities are relevant to the deer wintering investigation as they contain Eastern Hemlock (*Tsuga canadensis*), which can provide potential conifer thermal cover, depending on the canopy coverage. The ES25.2 community does not contain suitable tree species for conifer thermal cover.



C:\ODB\OneDrive - Beacon Environmental\GeoSpatial\Geo Projects\2025\225264 - Township of Seguin, 64 Nipissing Road Deer Study\Q Project Files\20251009_64NipissingRdDeerStudy_225264.qgz

Existing Conditions

Figure 2

64 Nipissing Road Deer Wintering Study

Legend

- Approximate Subject Property Boundary
- Proposed Severance Lots
- Ecological Communities

Code	Community Description
	Forest Communities
ES25.2	Sugar Maple-Beech-Red Oak (F-M)
ES28.2	Sugar Maple-Hemlock-Yellow Birch (F-M)

BEACON ENVIRONMENTAL

Project: 225264
Last Revised: January 2026

Client: Erica Correia

Prepared by: MDe
Checked by: JN

N

1:1,500

0 30 60 m

Contains information licensed under the Open Government License–Ontario
Orthoimagery Baselayer: FBS (South Parry Sound District 2023)

A field investigation of the subject property was undertaken by a Beacon ecologist on October 15, 2025, to confirm the existing conditions. Photographs were taken to depict site conditions, and an assessment was made of the quality and extent of the conifer cover, the amount of deer browse available and signs of use of the habitat by deer.

4. Results

The subject property contains a mix of deciduous and coniferous forest as well as an area of development containing a gravel driveway and a small shed. There are two ES28.2 communities found at the subject property, referred to as ES28.2a and ES28.2b in **Figure 2**. They are separated by the ES25.2 community, and ES28.2b occupies only a small portion of the subject property in the northeast corner.

The ES28.2 communities are dominated by Eastern Hemlock and Sugar Maple (*Acer saccharum*) with the occasional Yellow Birch (*Betula alleghaniensis*), White Pine (*Pinus strobus*) or Red Oak (*Quercus rubra*) occurring in the canopy.

The understory of ES28.2a is composed of regeneration of Sugar Maple and American Beech (*Fagus grandifolia*) near to the border of the ES25.2 deciduous community but is sparse in the remainder of the area. The overall canopy closure across the ES28.2a community is less than 60%. There is moderate regeneration of Eastern Hemlock in the ES28.2a community, but it is more mature than what would be appropriate for deer browse. The ground cover is sparse, and contains Intermediate Wood Fern (*Dryopteris intermedia*), and Marginal Wood Fern (*Dryopteris marginalis*) which are not species that are favourable to deer. During the field investigations, there was no indication of deer browsing in the understory or deer scat on the forest floor.



Photograph 1. The ES28.2a Community Found at the Subject Property (October 15, 2025)

The ES28.2b community on the subject property has the tree species and density suitable for deer wintering habitat and the canopy closure is equal to or greater than 60%. The ES28.2b community is contiguous with a larger area that is likely deer habitat, but is outside of the subject property boundary and therefore further investigation of the ES28.2b community was not undertaken.

5. Assessment and Conclusions

Following site investigation and assessment, the ES25.2 and ES28.2a community do not contain conifer thermal cover as defined by the MNR (dense mature conifer trees that provide shelter from deep snow), nor do they contain sufficient browse for deer or show signs of use by deer (scat). The portion of the ES28.2b community in the northeast corner of the subject property does contain enough conifer thermal cover for deer wintering but could not be investigated further as the majority of the community occurred off-site. Beacon recommends that the removal of this community be avoided to allow for continuity of the potential habitat.

Upon application of the mitigation measures, the proposed severance is in compliance with the Provincial Planning Statement and the Township OP, as development will not negatively impact significant wildlife habitat, namely deer wintering areas.

Prepared by:
Beacon Environmental Ltd.

Maggie Dechert, EMT
Ecologist

Reviewed by:
Beacon Environmental Ltd.

Jamie Nairn, M.Sc., P.Ag.
Senior Ecologist

6. References

Chambers, B.A., Naylor, B.J., Nieppola, J., Merchant, B., and Uhlig, P. 1997. Field Guide to Forest Ecosystems of Central Ontario. SCSS Field Guide FG-01.

Ministry of Natural Resources. Undated. *Deer Habitat Assessment 101*.

Township of Seguin

Application for

CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2025-0040-41-H		
File Name: 2833823 Ontario Corp		December 4, 2025
Civic Address: 64 Nipissing		
Application Complete: ☐ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903- 0100 - 1000 - 703 **- 0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

If yes, please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: August 8, 2025

Attending Planner: Bradie Debes

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: MORGAN Planning & Development (c/o Jonathan Pauk)

a) Registered Owner(s): 2833823 Ontario Corp. (c/o Daniel Gale)

(List all owners and contact information if multiple exist)

Mailing Address: 96 32nd St. S., Wasaga Beach ON L9Z 2S5

Home Phone: _____ Home Fax: _____

Business Phone: 705-730-3910 Business Fax: _____

Email Address: erica.correia@live.ca

b) Agent: MORGAN Planning & Development (c/o Jonathan Pauk)

Mailing Address: #101-21 Matchedash St. S., Orillia ON L3V 4W4

Home Phone: _____ Home Fax: _____

Business Phone: 705-327-1873 Business Fax: _____

Email Address: jpauk@morganplanning.ca

c) Planner: same as Agent

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): B

b) Lot(s): Part of Lots 76 & 77

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-20934 Part(s): _____

e) Geographic Township (former municipality) : Humphrey

f) Civic Address: 64 Nipissing Road

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
397.3m		5.116ha

h) Official Plan (current designation of subject lands): Rural & Resource Area

i) Zoning (current zoning of subject lands) : Rural (RU)

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☑ Yes
- ☐ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☑ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ☑ New Lot(s)
- ❑ Lot Addition
- ❑ Easement or Right-of-Way
- ❑ Title Correction
- ❑ Other: _____

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	134.0		1.3	Vacant	Rural Residential	N/A	TBD
LOT ADDITION							
BENEFITTING LOT							
SEVERED LOT 1	135.3		1.8	Vacant	Rural Residential	N/A	TBD
SEVERED LOT 2	135.3		2.04	Vacant	Rural Residential	N/A	TBD

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): Unknown _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ❑ Yes
- ☑ No

If yes, please indicate the file number: _____

e) Does the applicant request a certificate for the retained land?

- ☐ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: May 13, 2021

b) When was the present lot created: 2017

c) How was the present lot created:

- ☑ Consent
- ☐ Plan of Subdivision
- ☐ Original Patent
- ☐ Reference Plan
- ☐ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ☑ Yes
- ☐ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

The easement is for HydroOne and is detailed in GB157533.

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☐ Yes
- ☑ No

If yes, please indicate the following:

Date of transfer: _____

Name of transferee: _____

Land use on severed land: _____

6. EXISTING USES

a) Existing uses of the subject land:

Lands are currently vacant

b) Length of time that the existing uses have continued: Unknown

c) Dimensions of all existing buildings or structures on subject land.
**Attach separate sheet if more than 4 structures exist*

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	N/A	LANDS	ARE	VACANT		
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	N/A	LANDS	ARE	VACANT
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: Vacant, forested land

To the south: Residential uses fronting onto Nipissing Rd., Kenozha Bay Co., Aero Painting Decorating & Drywall

To the west: Vacant, forested land

To the east: Vacant, forested land

7. ACCESS

a) Access to the subject land is provided by: _____

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: N/A

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: N/A

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☐ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: Lands are not currently serviced, anticipated to be serviced by private sewage system

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)	Not available	Submitted concurrently
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: 64 Nipissing Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Turn right onto Humphrey Drive out of the Township Office.
Turn right onto Hwy 141 and follow for about 13km.
Turn left onto Nipissing Road and property will be on the right about 1km off Hwy 141.

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ❑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ❑ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ❑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ❑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ❑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ❑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ❑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ❑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ❑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ❑ If the subject land has lake frontage, label the lake name.
- ❑ The location and nature of any easement affecting the subject land.
- ❑ Label the lots numerically (ie: Lot 1, Lot 2)
- ❑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), 2833823 Ontario Corp. (c/o Daniel Gale) the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

MORGAN Planning & Development (c/o Jonathan Pauk) to act as my Agent with respect to the
Agent

preparation and submission of this Application.

Signature of Owner — Date: November 6/'25

Signature of Owner — Date

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), 2833823 Ontario Corp. (c/o Erica Gale) the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

MORGAN Planning & Development (c/o Jonathan Pauk) to act as my Agent with respect to the
Agent

preparation and submission of this Application.

Erica Gale
Signature of Owner

November 4/25
Date

Signature of Owner

Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner	November 6/25 Date
Signature of Owner	Date
Signature of Witness	November 6/25 Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Jonathan Pauk (Owner(s)/(Agent)) of the City of Orillia in the (County)/District/Regional Municipality of Simcoe do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City of Orillia
in the County of Simcoe
this 17 day of November 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Signature of Commissioner

Michelle Cooper
a Commissioner, etc., Province of Ontario,
for Morgan Planning & Development Inc.
Expires : July 26, 2028

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

November 4/25
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

November 6/25
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Township of Seguin
Application for
ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025-0026-H File Name: 2833823 Ontario Corp Civic Address: 64 Nipissing		December 4, 2025
Application Complete: ☐ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

0100-1000-703
ROLL # 4903---------- 0000

Did you pre-consult with the Township Planning Department? ☐ Yes ☐ No
Please submit a copy of your completed "Pre-Consultation Form".
Pre-consultation Date: 08-Aug-2025
Attending Planner: BRADIE DEBES

1. CONTACT INFORMATION:
All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: MORGAN PLANNING & DEVELOPMENT (C/O JONATHAN PAUK)
a) Registered Owner(s): 2833823 Ontario Corp. (c/o Daniel Gale)
(List all owners and contact information if multiple exist)
Mailing Address: 96 32nd Street S., Wasaga Beach ON L9Z 2S5
Home Phone: _____ Home Fax: _____
Business Phone: 705-730-3910 Business Fax: _____
Email Address: erica.correia@live.ca

b) Agent: MORGAN PLANNING & DEVELOPMENT (C/O JONATHAN PAUK)

Mailing Address: #101-21 MATCHEDASH ST. S., ORILLIA ON L3V 4W4

Home Phone: _____ Home Fax: _____

Business Phone: 705-327-1873 Business Fax: _____

Email Address: JPAUK@MORGANPLANNING.CA

c) Planner: SAME AS AGENT

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: N/A

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: N/A

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: N/A

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): B

b) Lot(s): PART OF LOTS 76 & 77

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-20934 Part(s): _____

e) Geographic Township (former municipality): HUMPHREY

f) Civic Address: 64 NIPISSING ROAD

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
397.3m	irregular	5.116ha

h) Official Plan (current designation of subject lands):

RURAL & RESOURCE AREA

i) How does the application conform to the Official Plan:

RURAL (RU)

j) Are there any easements or right-of-ways affecting the subject lands?

☐ Yes
☑ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☐ Yes
☑ No

If yes, state the requirements:

m) The subject land is within an area of land designated under any provincial plan or plans:

☑ Yes
☐ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☑ Yes
☐ No

3. ZONING BY-LAW AMENDMENT

a) The current zoning of the subject land:

RURAL (RU)

b) The nature and extent of the proposed rezoning:

REZONE FROM RURAL (RU) TO RURAL SITE SPECIFIC SPECIAL PROVISION (RU-XX) ZONE

c) The purpose of the proposed rezoning:

ZBA APPLICATION SUBMITTED CONCURRENTLY WITH CONSENT APPLICATION. ZBA APPLICATION WILL SEEK TO REZONE THE SEVERED & RETAINED LOTS FROM THE RU ZONE TO A RURAL SITE SPECIFIC PROVISION TO RECOGNIZE THE LOT STANDARDS OF THE PROPOSED LOTS.

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
n/a	n/a	n/a

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: May 13, 2021

b) Existing uses of the subject land:

VACANT LANDS

c) Length of time that the existing uses have continued: UNKNOWN

d) Proposed uses of the subject land:

RESIDENTIAL

**Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. N/A - LANDS ARE VACANT	
2	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. N/A - LANDS ARE	VACANT			
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. TO BE DETERMINED				
2.				
3.				
4.				

**Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. N/A	LANDS	ARE	VACANT			
2.						
3.						
4.						

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. TO BE	Determined					
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: VACANT, FORESTED LAND

To the south: Residential Uses fronting onto Nipissing Rd., Kenozha Bay Co.

To the west: VACANT, FORESTED LAND

To the east: VACANT, FORESTED LAND

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☐ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☑ Other: Lands are not currently serviced, anticipated to be serviced by private sewage

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)	TBD	Submitted concurrently
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 64 Nipissing Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Turn right onto Humphrey Drive out of the Township office.
Turn right onto Hwy 141 and follow for about 13km.
Turn left onto Nipissing Road and property will be on the right about 1km off Hwy 141.

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

Please see Section 4.1 of the attached Planning Justification Report prepared by MORGAN Planning & Development.

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

It is our understanding that the Township will issue public notice to property owners within 60 and 120 metres of the subject property detailing the date, time and attendance options for the statutory public meeting.

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☐ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☐ Indicate the area to be rezoned.
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☐ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ The current uses on land that is adjacent to the subject land.
- ☐ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☐ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), 2833823 Ontario Corp. (c/o Erica Gale) the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize MORGAN Planning & Development to act as my Agent with respect to the
Agent

preparation and submission of this Application.

Erica Gale — Signature of Owner

November 4/25 — Date

Signature of Owner

Date

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), 2833823 Ontario Corp. (c/o Daniel Gale) the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
MORGAN Planning & Development to act as my Agent with respect to the
Agent
preparation and submission of this Application.

Signature of Owner — Date: November 6/25

Signature of Owner — Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner	November 6/'25 Date
Signature of Owner	Date
Signature of Witness	November 6, 2025 Date

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Jonathan Pauk (Owner(s)/(Agent)) of the City of Orillia in the County/District/Regional Municipality of Simcoe do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City of Orillia in the County of Simcoe this 17 day of November, 20 25.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Michelle Cooper
a Commissioner, etc., Province of Ontario,
for Morgan Planning & Development Inc.
Expires: July 26, 2028

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

November 6/25
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Prepared for: Mayor and Members of Council

Subject: Consent Applications B-2025-0034-H and B-2025-0035-H and Zoning By-law Amendment Application R-2025-0022-H (Trodden)

From: Bradie Debes, Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2026-024

Executive Summary:

The purpose of the consent applications is to permit a lot addition and a right-of-way to benefit 294 Turtle Lake Road.

The purpose of the zoning by-law amendment application is to rezone the lands that are proposed to be transferred to 294 Turtle Lake Road and to provide a site-specific exception for an existing workshop on the lands.

It is recommended that any public and/or agency comments be given consideration.

Staff recommend that the consent applications be approved and that the by-law be passed.

Prepared for: Mayor and Members of Council

Subject: Consent Applications B-2025-0034-H and B-2025-0035-H and Zoning By-law Amendment Application R-2025-0022-H (Trodden)

From: Bradie Debes, Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2026-024

Recommendation:

That Consent Applications B-2025-0034-H and B-2025-0035-H be provisionally approved, subject to the conditions of approval outlined in Schedule B; and,

That Zoning By-law Amendment By-law 2026-016 be passed.

Background & Analysis:

Consent Applications:	B-2025-0034-H and B-2025-0035-H
Rezoning Application:	R-2025-0022-H
Owners:	Elizabeth & Dave Trodden
Agent:	Sam Soja, Tulloch
Civic Addresses:	298 Turtle Lake Road
Roll No.:	4903-010-004-07400

The purpose and effect of the proposed **Consent Application B-2025-0034-H** is to permit a lot addition. The lands at 298 Turtle Lake Road (Retained Lands) would convey a parcel having an area of approximately 0.38 hectares to the abutting benefitting lands at 294 Turtle Lake Road. No new lots would be created. The lot addition can be summarized as follows:

Description	Lot Area +/-	Lot Frontage +/-
Resulting **Retained Parcel** (298 Turtle Lake Road)	1.38 hectares	246.5 metres (unchanged)
Severed Parcel (Lot Addition Parcel)	0.38 hectares	nil
Resulting **Benefitting Parcel** (294 Turtle Lake Road)	5.60 hectares	280.4 metres (unchanged)

The purpose and effect of the proposed **Consent Application B-2025-0035-H** is to permit a right-of-way over a portion of an existing driveway on 298 Turtle Lake Road (Retained Lands) to benefit 294 Turtle Lake Road (Severed Lands and Benefiting Lands). No new construction is proposed. Figure 2 details the lot addition and right-of-way proposal.

The purpose and effect of the **Zoning By-law Amendment Application** is to rezone the lands that are proposed to be transferred to 294 Turtle Lake Road and to provide the following site-specific exception for an existing workshop on the lands:

- Maximum building height of 6.1 metres

Staff note that relief was requested for a rear yard setback of 6.3 metres; however, Staff advised the applicant's agent that 1.2 metres is the minimum requirement for the rear lot line, and therefore, no relief is required.

Figure 3 details the rezoning proposal.

Figure 1: Key Map

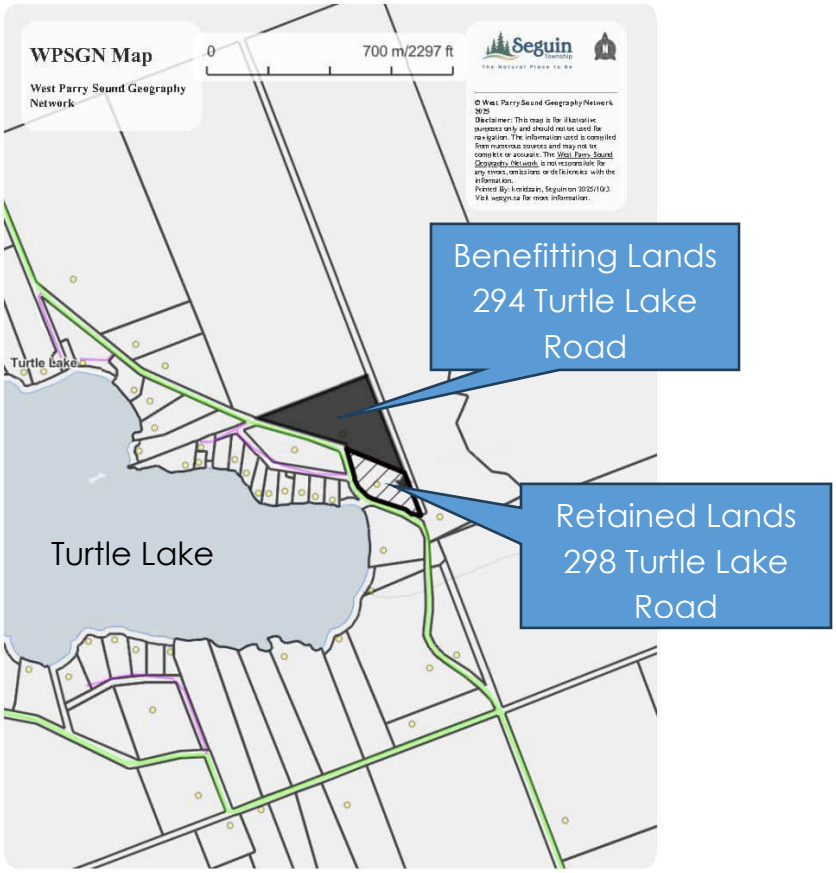


Figure 2: Proposed Lot Addition and Right-of-Way Sketch

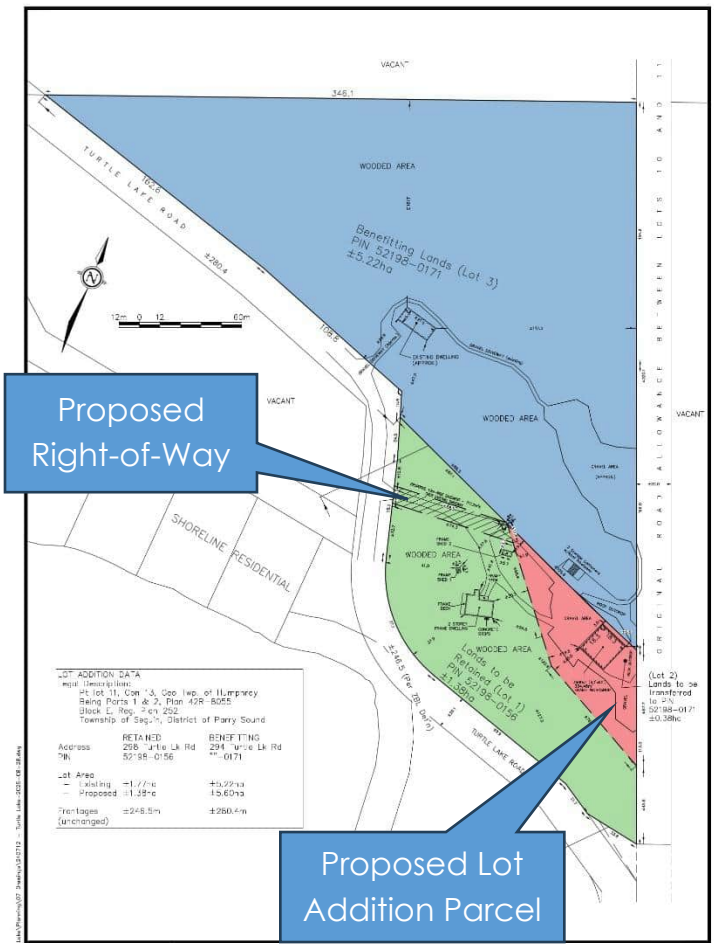
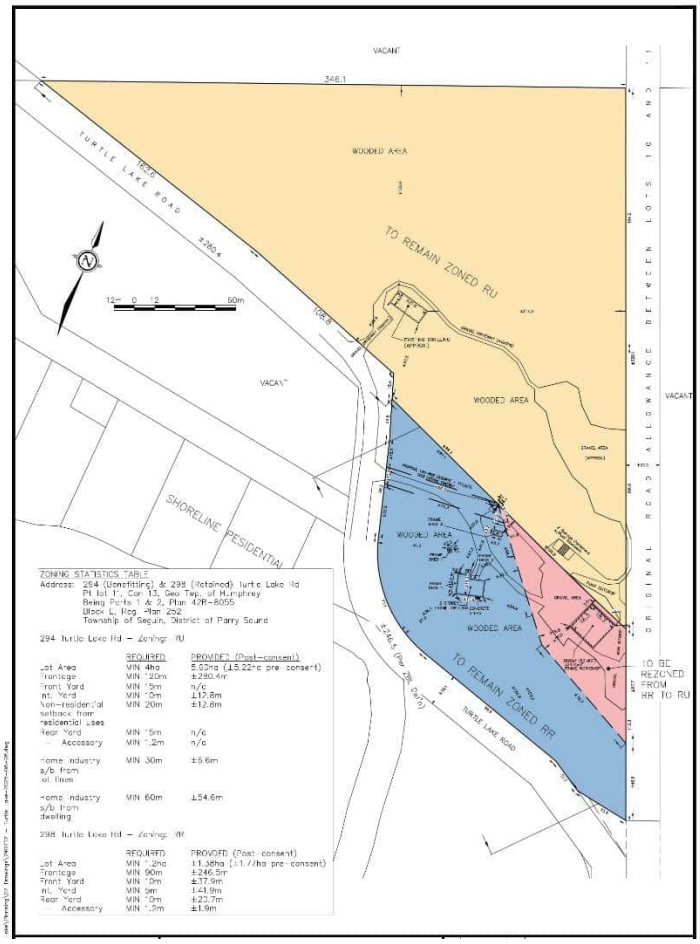


Figure 3: Proposed Rezoning



Official Plan Designation: Rural and Resource Area
Zoning By-law 2006-125:
Retained Lands: Rural Residential (RR)
Benefitting Lands: Rural (RU)
Access: Turtle Lake Road (public road)

Existing Development and Site Characteristics:

<u>298 Turtle Lake Road (Retained Lands)</u>

- Dwelling with attached garage, sheds, workshop, contractor's yard

- The property is mostly treed with mixed forests, other than areas around the existing development and the cleared amenity areas. The property gently slopes towards Turtle Lake Road.

294 Turtle Lake Road (Benefitting Lands)

- Dwelling, shed, travel trailer, storage containers
- The property is predominantly forested and contains low to moderate slopes with steeper slopes to the north of the property.

Comments:

Clerk: No concerns
Building: No objection
Fire/By-law: Concerns regarding civic addressing and identifying access to the lot addition lands containing the workshop.
Staff have incorporated a condition of approval to require civic addressing for the workshop.
Public Works: No comments received
Treasury: No objection

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

No public comments have been received.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

The Provincial Planning Statement is a province-wide document requiring consistency of all decisions with its policies.

The subject lands are classified as rural lands in the PPS. Residential development and other rural land uses are permitted within the rural lands where site conditions are suitable for the provisions of appropriate sewage and water services. The application proposes severing land from 298 Turtle Lake Road, which contains a legal non-conforming contractor's yard and accessory workshop and merging these lands with 294 Turtle Lake Road. A right-of-way is proposed over the existing driveway at 298 Turtle Lake Road for legal access to 294 Turtle Lake Road. A dwelling exists at both 298 and 294 Turtle Lake Road, and the existing uses on each property are proposed to remain the same.

Section 3.6.4 provides policies applying to the development of individual wells and septic systems. Individual on-site sewage and water services exist on both the granting and benefitting lands.

Section 4 of the PPS requires that natural heritage features and areas be protected for the long term. A deer wintering area exists on the northern portion of the benefitting lands per Schedule C of the Official Plan. No development exists in this area, and future development is not proposed as part of the application. No negative impacts on the deer wintering area will result from the consent and zoning by-law amendment applications.

The applications are consistent with the PPS and GPNO policies.

Township of Seguin Official Plan

The lands are located within the Rural and Resource Area designation. Permitted uses within the Rural and Resource Area include low-density residential uses, small-scale industrial and commercial uses, agriculture, forestry and home occupations and home industries.

It is the objective of the Rural and Resource Area designation to recognize existing residential, small-scale commercial, industrial and institutional uses and to permit limited new development that is compatible with the rural environment. It is also an objective to buffer adjacent lands and uses from the potential negative impact of the uses permitted with the Rural and Resource Area designation. The existing contractor's yard and accessory workshop are set back and buffered from surrounding uses, and the existing use is not proposed to be expanded. It is staff's opinion that the rural character of the area will be maintained and no compatibility issues will result.

Section B.12.2.2 of the Official Plan contains policies on lot additions. Specifically, Section B.12.2.2 permits lot additions to correct existing lots, provided no new building lot is created. Further, Council shall be satisfied that the lot addition will not affect the viability of the use of the properties.

The lot addition application proposes to sever 0.38 hectares of land from 298 Turtle Lake Road and merge this land with 294 Turtle Lake Road. The effect of this will allow the lands containing the contractor's yard and workshop to merge with the property (294 Turtle Lake Road) owned by the business owner. No new building lot will be created, and the existing uses will remain the same on both resultant lots. The resultant lots will continue to remain in compliance with the rural and rural residential lot frontage and area requirements.

Rights-of-way are permitted per the policies listed in Section E – Transportation and Servicing of the Seguin Official Plan. The Official Plan generally permits rights-of-way provided that natural and cultural heritage features are not negatively impacted. No heritage features are on the right-of-way lands.

The right-of-way is proposed to benefit the resulting benefitting parcel, which includes 294 Turtle Lake Road and the Lot Addition Parcel. The right-of-way will provide legal access over the existing driveway on 298 Turtle Lake Road to the location of the existing workshop. Staff note that an alternative route also exists to access the workshop from the benefiting lands. However, the driveway on 298 Turtle Lake Road has historically been used to access the workshop. No site alteration is required as the driveway on 298 Turtle Lake Road already exists.

A deer wintering area exists on the northern portion of the benefitting lands (294 Turtle Lake Road) as outlined within Schedule C of the Official Plan. No structures are located on these

lands, and no new development is proposed as part of the applications. No negative impacts on the deer wintering lands are anticipated.

Turtle Lake has been classified as an over-threshold and moderately sensitive lake trout lake at capacity. New development within 300 metres of Turtle Lake would require a Site Evaluation Report per Section B.3.1.1.2. Most of the subject lands are located within 300 metres of the boundary of Turtle Lake; no additional development is proposed as part of the consent and zoning by-law amendment applications. Therefore, there would be no

increased phosphorus loading on Turtle Lake as a result of these applications, and it is staff's opinion that a study is not required.

In consideration of the above, the applications conform to the Official Plan.

Zoning By-law 2006-125

The proposed retained and severed lands are zoned Rural Residential (RR). The RR zone permits uses such as detached dwellings, home occupations, and associated accessory structures. The benefitting lands are zoned Rural (RU). Permitted uses in the RU Zone include single detached dwellings, agricultural and related uses, home occupations and industries, equipment storage buildings, and light industrial and commercial uses.

The applicant's agent has identified that the lot addition/severed lands have been continually used as a contractor's yard since the 1970's, which consists of an accessory workshop and an outdoor storage area. The contractor's yard is therefore considered a legal non-conforming use.

The proposed zoning by-law amendment will rezone the severed lands containing the contractor's yard from the RR zone to the RU-76 zone. Rezoning the severed lands to the RU-76 zone will not change the legal status of the use, rather it will recognize the non-complying height of the workshop. This will also ensure the entirety of the benefitting lands (294 Turtle Lake Road) is within the Rural Zone.

The height of the accessory workshop is 6.1 metres, where 6.0 metres is the maximum permitted for an accessory structure. The additional 0.1 metres will be indiscernible and is mitigated by forest vegetation, distance from Turtle Lake Road and the topography of the lands being much higher than Turtle Lake Road.

The applicant's agent has advised that a portion of the existing driveway for 294 Turtle Lake Road encroaches onto the municipal concession road allowance at the rear of the property. Staff have included a condition of approval to ensure the encroachment issue is

rectified. The applicant's agent is aware of the options to rectify, including obtaining a license agreement, realigning the driveway back onto the property, or applying to purchase a portion of the concession road allowance.

In consideration of the above, the applications comply with the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the applications to permit the Consents and Zoning By-law Amendment, per Schedules A and B.
- Option 2: Council can defer the applications for the Consents and Zoning By-law Amendment to address concerns.
- Option 3: Council can deny the applications to permit the Consents and Zoning By-law Amendment.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's position that the applications are consistent with the Provincial Planning Statement. The applications will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed Consents and Zoning By-law Amendment.

Prepared by:

Bradie Debes
Planner

Reviewed by:

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law 2026-016
Schedule B – Draft Conditions of Approval
Schedule C – Planning Justification Report prepared by Tulloch
Schedule D – Applications

Schedule A to Staff Report PL-2026-024

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-016

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-004- 07400, 298 Turtle Lake Road, R-2025-0022-H (Trodden)

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as "BLK E PL 252; SEGUIN"; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map #20 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "BLK E PL 252; SEGUIN" from the Rural Residential (RR) Zone to the Rural Exception Seventy-Six (RU-76) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding Exception "RU-76", as set out on Schedule "B" attached hereto and forming part of this By-law.

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, c. P.13 as amended, and the Municipal Act, 2001, S.O. 2001, c.25 as amended.

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 2nd day of March, 2026.

Schedule A to Staff Report PL-2026-024

_____
Ann MacDiarmid
Mayor

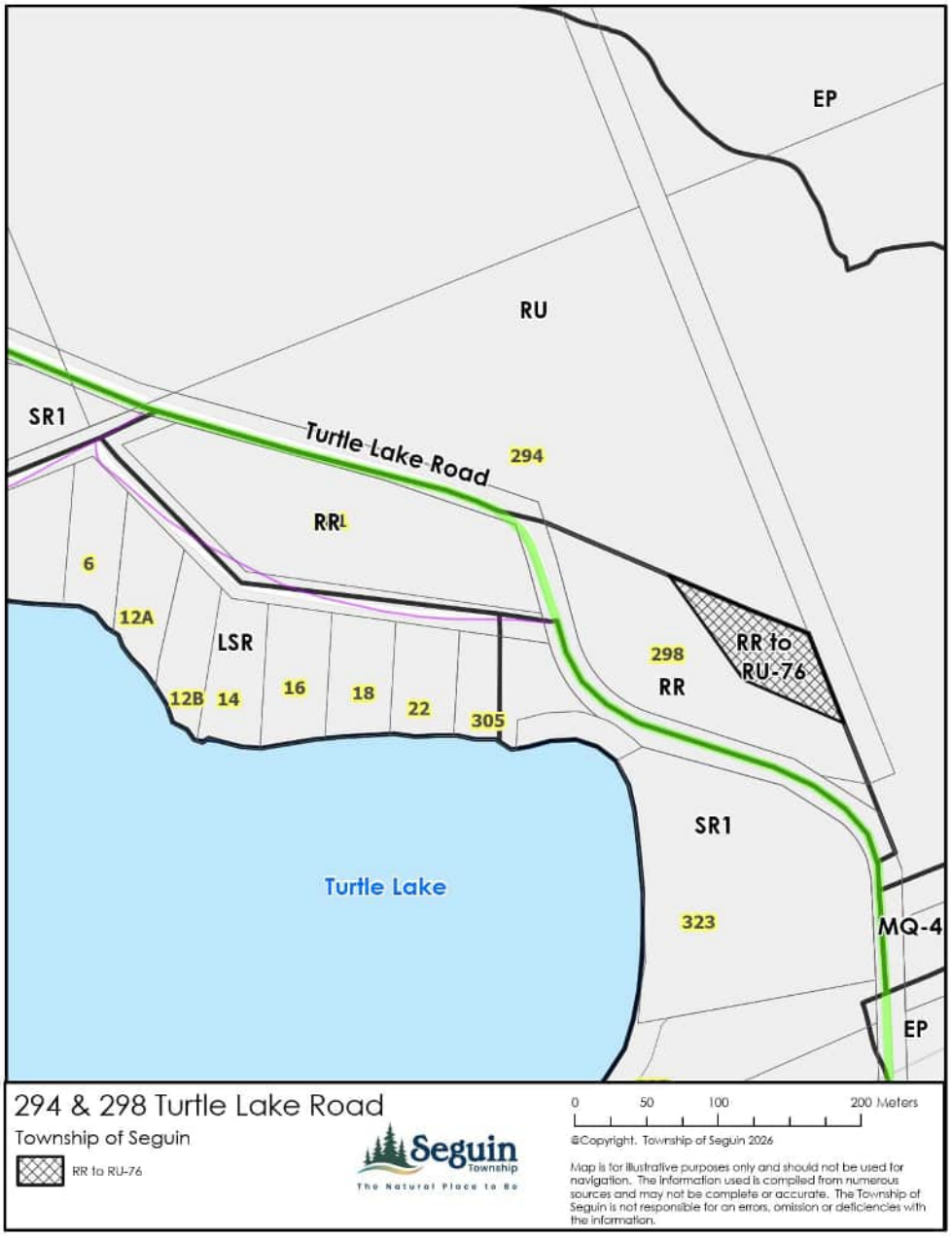
_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-024

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-016 Schedule "A"
BLK E PL 252 SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #20



Schedule A to Staff Report PL-2026-024

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-016

Amendment to Table 10.3 of Section 10.4, Rural 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
RU-76				Section 4.1.4 Maximum Accessory Building Height for Workshop – 6.1 metres	

Schedule B to Staff Report PL-2026-024

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

Subject:	Consent Application B-2025-0034-H
Owners:	Elizabeth & Dave Trodden
Location:	BLK E PL 252; SEGUIN
Civic Address:	298 Turtle Lake Road
Assessment #:	4903-010-004-07400

The purpose and effect of the lot addition application is to convey a parcel from 298 Turtle Lake Road to merge with 294 Turtle Lake Road.

Lot Addition
Area: +/- 0.38 hectares
Frontage: nil

LOCATION: Geographic Township of Humphrey

DECISION: PROVISIONAL APPROVAL
DATE: March 2, 2026

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consent **B-2025-0034-H (Trodden)** until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the **of , 2028**, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

A) That Consent Application **B-2025-0034-H (Trodden)** be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies as described as follows:

File	Severed Parcel (Lot Addition Parcel)	Benefitting Parcel
B-2025-0034-H Lot Addition	Area: +/- 0.38 hectares Frontage: nil 298 Turtle Lake Road BLK E PL 252; SEGUIN 4903-010-004-07400	294 Turtle Lake Road PT LT 11 CON 13 HUMPHREY AS IN RO172566; SEGUIN 4903-010-004-07420

2. The owner shall have delivered to the Planning Official the following:

    a. A plan of survey prepared by an Ontario Land Surveyor indicating the parcel to be conveyed, including all rights-of-way to each parcel. All dimensions are to be provided in metric units.

    b. The document conveying the severed parcel so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $175.00 per deed for this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township for this application shall be paid for by the owner.

6. That the civic addressing is updated for the existing Workshop for emergency service purposes.

7. That the driveway encroachment issue on the municipal concession road allowance is rectified.

8. That the severed parcel be rezoned to a Rural Exception Zone for compliance with the Zoning By-law.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of ,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 day of , 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.

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.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Mayor/ Clerk Initials	

CERTIFICATION

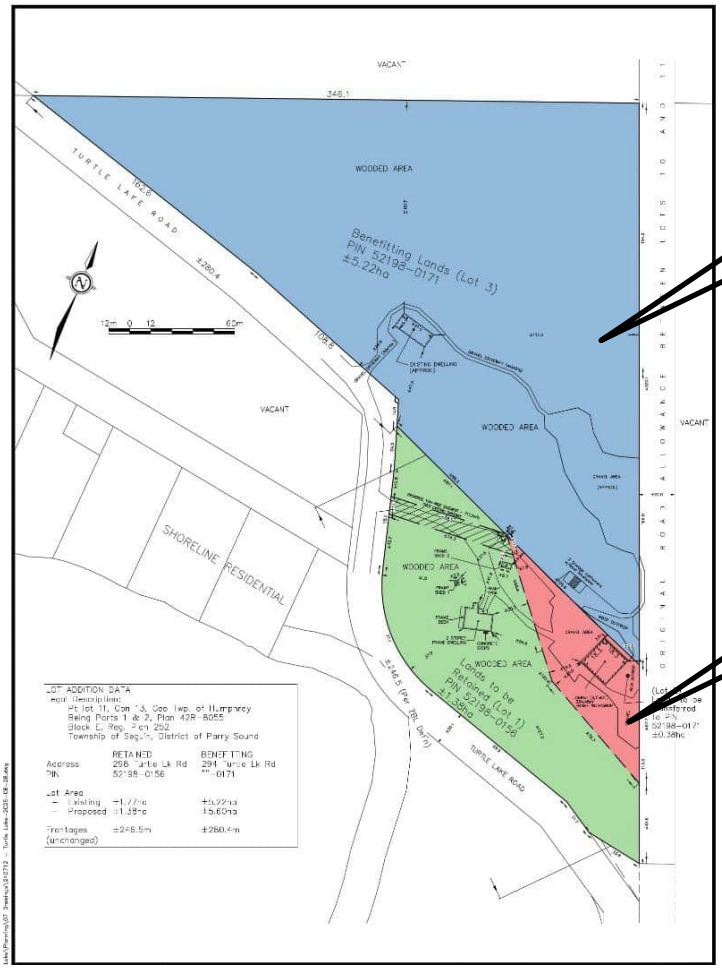
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix I



Benefitting Parcel

Severed Parcel

Schedule B to Staff Report PL-2026-024

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

Subject:	Consent Application B-2025-0035-H
Owner:	Elizabeth & Dave Trodden
Location:	BLK E PL 252; SEGUIN
Civic Address:	298 Turtle Lake Road
Assessment #:	4903-010-004-07400

The purpose and effect of the application is to permit a right-of-way over a portion of an existing driveway on 298 Turtle Lake Road to benefit 294 Turtle Lake Road.

Right-of-Way

Width: +/- 10 metres

LOCATION: Geographic Township of Humphrey

DECISION: PROVISIONAL APPROVAL
DATE: March 2, 2026

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consent **B-2025-0035-H (Trodden)** until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the **of , 2028**, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

A) That Consent Application **B-2025-0035-H (Trodden)** be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies as described as follows:

File	Granting Parcel	Benefitting Parcel
B-2025-0035-H Right-of-Way Width: +/- 10 metres	298 Turtle Lake Road BLK E PL 252; SEGUIN 4903-010-004-07400	294 Turtle Lake Road PT LT 11 CON 13 HUMPHREY AS IN RO172566; SEGUIN 4903-010-004-07420

2. The owner shall have delivered to the Planning Official the following:

    a. A plan of survey prepared by an Ontario Land Surveyor indicating the right-of-way to be conveyed. All dimensions are to be provided in metric units.

    b. The document conveying the right-of-way so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $175.00 per deed for this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township for this application shall be paid for by the owner.

6. That the civic addressing is updated for the existing Workshop for emergency service purposes.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of ,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 day of , 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.

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.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Mayor/ Clerk Initials	

CERTIFICATION

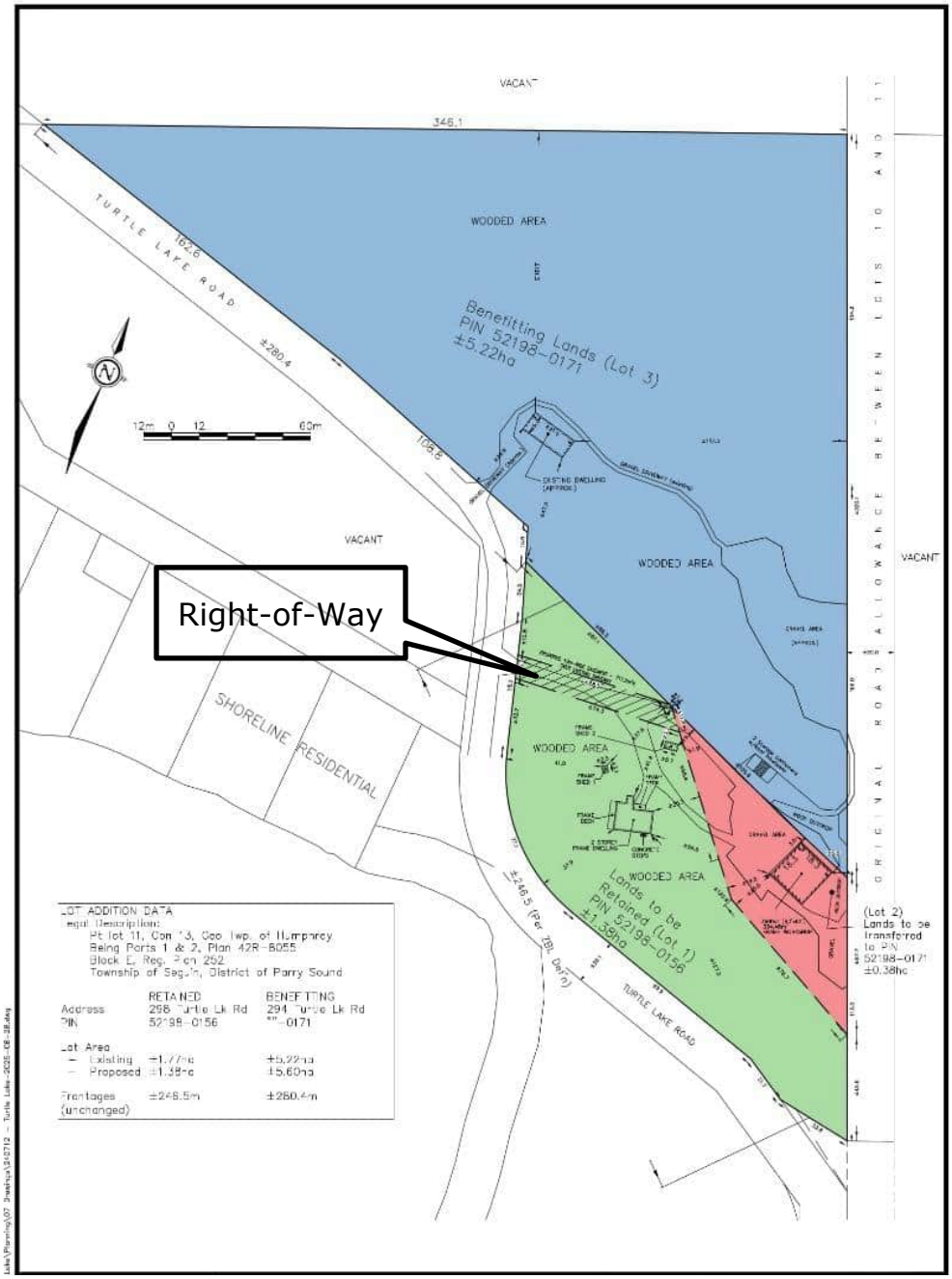
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix I



Schedule C to Staff Report PL-2026-024

PLANNING JUSTIFICATION REPORT

298 & 294 Turtle Lake Road

Concurrent Consent and Zoning By-law Amendment applications for the purposes of a boundary adjustment (Lot Addition) in the Township of Seguin

November 2025

Prepared by: Sam Soja
Senior Planner | Project Manager

Prepared for: Elizabeth Trodden and Dave Trodden

Contents

1. PROPOSAL 2
2. LOT CHARACTERISTICS AND SURROUNDING LAND USES 4
3. PLANNING ANALYSIS 7
3.1 Planning Act 7
3.2 Provincial Planning Statement (2024) 7
3.3 Growth Plan for Northern Ontario 7
3.4 Township of Seguin Official Plan (December 7, 2022 Consolidation) 7
3.5 Zoning By-law No. 2006-125 (December 7, 2022 Consolidation) 11
4. CONCLUSION 13
APPENDIX 'A': CONSENT SKETCH 15
APPENDIX 'B': ZONING SKETCH 17

CANADA BEST MANAGED COMPANIES

1. PROPOSAL

TULLOCH has been retained by Elizabeth Trodden, owner of the property known as 298 Turtle Lake Road, and Dave Trodden, owner of 294 Turtle Lake Road, in the Township of Seguin, to prepare consent and zoning by-law amendment applications. The purpose of the applications is to facilitate a boundary adjustment between 298 and 294 Turtle Lake Road, to grant a right-of-way, to rezone a portion of the lands, and to provide site-specific exceptions for an existing building.

Purpose of the Consent Application

The purpose of the consent application is to facilitate a boundary adjustment involving the severance of ± 0.33 hectares of land from 298 Turtle Lake Road and the merger of those lands with 294 Turtle Lake Road.

In this report the portion that is to be severed and merged is referred to as the Severed Lands, the remaining portion of 298 Turtle Lake Road is referred to as the Retained Lot, and 294 Turtle Lake Road is referred to as the Benefitting Lot.

It is also a purpose of the consent application to facilitate the creation of a right-of-way (i.e. an easement for the purpose of access) over an existing laneway on the Retained Lot in favour of the Severed Lands and Benefitting Lot.

Figure 1 illustrates the proposed boundary adjustment and right-of-way. A more detailed consent sketch is included in Appendix 'A' consent application. A comparison of the existing and proposed resultant lot frontages and areas is provided in Table 1.

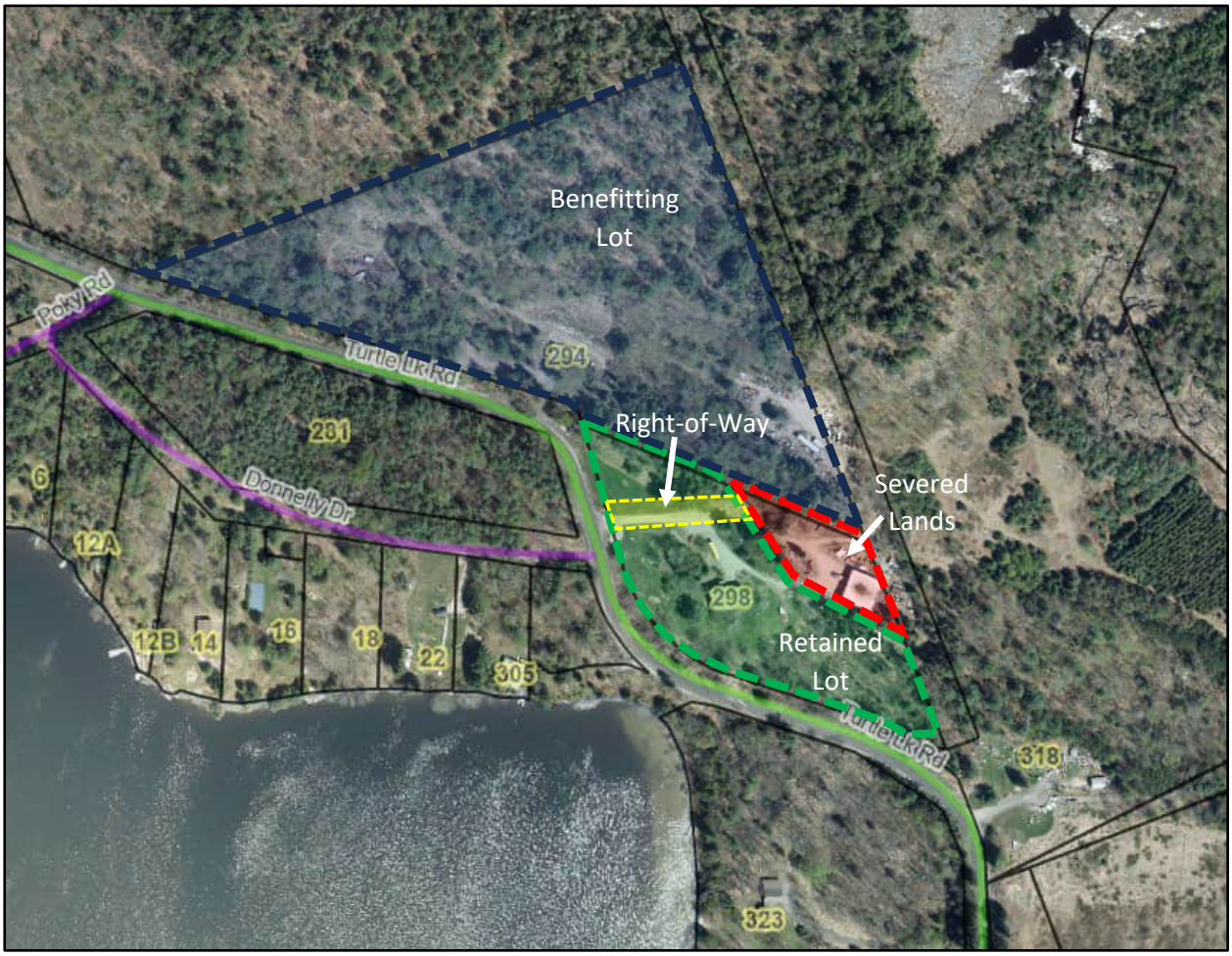


Figure 1: Aerial Photo showing the approximate locations of the proposed Severed Lands, Benefitting Lot, Retained Lot, and Right-of-Way. Refer to Appendixes A and B for detailed consent and zoning sketches.

Table 1: Comparison of Existing and Resultant Lot Frontages and Areas

Lot	Address	Characteristic	By-law Requirement	Existing	Proposed
Severed Lands (to be added to Benefitting Lot)	**Existing:** 298 Turtle Lake Rd. **Proposed:** 294 Turtle Lake Rd.	Lot Frontage	N/A	N/A	N/A
		Lot Area	N/A	N/A	±0.38 ha
Resultant Lot (Severed Lands +	294 Turtle Lake Rd.	Lot Frontage	RU: 120 m	±280.4 m	
		Lot Area	RU: 4 ha	±5.22 ha	±5.60 ha

Benefitting Lot)					
Retained Lot	298 Turtle Lake Rd.	Lot Frontage	RR: 90 m	±246.5 m	
		Lot Area	RR: 1.2 ha	±1.77 ha	±1.38 ha

Purpose of the Zoning By-law Amendment Application

It is a purpose of the Zoning By-law Amendment (ZBA) application to rezone the Severed Lands from the Rural Residential (RR) zone to the Rural (RU) zone. As the Benefitting Lot is zoned RU, the proposed rezoning will ensure that resultant 294 Turtle Lake Road (Severed Lands + Benefitting Lot) will be entirely within the RU zone.

It is also a purpose of the ZBA application to provide a site-specific exception from Section 4.1.4 of the Township's Zoning By-law to recognize the existing height of a legal non-complying workshop that forms part of a legal non-conforming contractor's yard. The maximum permitted height for accessory structures is 4.5 metres. In this case, the accessory building has a height of 6.1 metres, and an exception is therefore requested.

It is also a purpose of the ZBA application to provide an exception from Section 10.3 of the Township's Zoning By-law to permit the workshop's rear yard setback. In the RU zone, the minimum permitted rear yard setback is 15 metres. In this case, the existing workshop is located ± 6.6 metres from the rear lot line of the proposed resultant lot, and an exception is therefore requested.

A zoning sketch is included in Appendix 'B'.

2. LOT CHARACTERISTICS AND SURROUNDING LAND USES

Retained Lot

The Retained Lot has a lot frontage of ± 246.5 metres on Turtle Lake Road and a lot area of ± 1.38 hectares. A driveway from Turtle Lake Road provides access. Existing buildings include a two-storey dwelling with an attached garage and two garden sheds.

The portions of the Retained Lot that are not developed are predominately forested with a mix of deciduous and coniferous trees. While the area around the dwelling experiences low slopes, the area to the south and southeast of the dwelling has a moderate slope down towards Turtle Lake Road.



Figure 1: Southeast facing view of the Retained Lot from the driveway's entrance.


Figure 2: The dwelling on the Retained Lot


Figure 3: Shed on the Retained Lot.


Figure 4: North facing view from Turtle Lake Road, towards the workshop on the Severed Lands.

Severed Lands

The proposed Severed Lands have an area of ± 0.33 hectares and are to be merged with the Benefitting Lot. The Severed Lands are used as a contractor's yard comprised of a workshop and areas used for outdoor storage and driveways. The contractor's yard has existed since the 1970's and the workshop was legally constructed in 1978 in accordance with an issued building permit.

The contractor's yard is operated by the owner of the Benefitting Lot and the business offers a variety of services including excavating, landscaping, and trucking. It is a small-scale endeavour, with the business owner currently being the only person engaged in its operation and with other employees employed only occasionally or on a seasonal basis. There is no on-site office open to the public and day-to-day activities occur primarily off-site at the properties of clients.



Figure 5: The workshop on the Severed Lands.



Figure 6: Outdoor storage on the Severed Lands.

Benefitting Lot

The Benefitting Lot has a lot frontage of ± 280.4 metres on Turtle Lake Road and a lot area of ± 5.22 hectares. The lot contains a dwelling, a shed, a stored travel trailer, and several storage containers. While the majority of the property is predominately forested, cleared areas include a lawn around the dwelling and legal non-complying outdoor storage areas located to the rear of the property. The southern portion experiences low to moderate slopes and the more densely forested area to the north contains areas of steeper slopes. A driveway connects the dwelling with the contractor's yard on the Severed Lands, a portion of which encroaches onto an abutting unopened Original Road Allowance.



Figure 8: View from Turtle Lake Road of the dwelling on the Benefitting Lot.



Figure 9: A shed and a stored travel trailer on the Benefitting Lot.

Surrounding Land Uses

Adjacent properties to the north and east remain predominately forested and are developed for rural residential purposes or are vacant. Adjacent properties to the south and west, on the opposite side of Turtle Lake Road, have been developed for shoreline residential purposes or are vacant. An unopened Original Road Allowance (ORA) abuts the easterly side lot lines of the subject lands.

3. PLANNING ANALYSIS

3.1 Planning Act

The *Planning Act* establishes the legislative framework for land use planning in Ontario by setting out the processes for official plans, zoning by-laws, and land division. It ensures that planning decisions consider matters of provincial interest and conform to applicable official plans. Applications for consent and zoning by-law amendments, such as those proposed for the subject lands, are enabled by the Planning Act and must be processed and evaluated within this established framework.

3.2 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024, (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act*, which requires that decisions affecting planning matters "*shall be consistent with*" policy statements issued under the Act.

In accordance with Section 2.6 of the PPS, the subject lands are identified as Rural Lands where permitted uses include residential development serviced by private individual sewage and water services, along with home occupations, home industries, and other rural land uses. The PPS also directs that development on Rural Lands, that can be sustained by rural service levels, should be promoted.

In this case, the existing uses on the subject lands are compatible with the Township's rural landscape and can be sustained by rural service levels. The proposed applications are consistent with the policies of the PPS.

3.3 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario supports strong rural communities, efficient land use, and locally appropriate development. It encourages planning decisions that reflect community needs and promote long-term sustainability. The proposed lot boundary adjustment between two residential properties aligns with these objectives. The proposed applications conform with the policies of the Growth Plan.

3.4 Township of Seguin Official Plan (December 7, 2022 Consolidation)

The Township of Seguin Official Plan serves as the basis for making land use decisions in the Township. The subject lands are located in the Rural and Resource Area designation of the Official Plan. The Plan has been reviewed in its entirety and key sections are considered below.

Vision, Goals, and Objectives

The Plan's Vision statement under **Section A.1** explains that the Seguin community is passionate about preserving rural and waterfront character. It is noted that *"It is the intent of the Township to encourage development in the rural area that is compatible with the resource character, role and function of the area."*

Section A.2.5.1 of the Plan establishes the following goal for the Township's Rural and Resource Area designation:

> *It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.*

Section A.2.5.2 (h) of the Plan establishes the following objective for the Township's Rural and Resource Area designation:

h) To encourage economic activity in rural areas that is compatible with rural environments and activities that must be located in rural areas.

Section A.2.7.2 (c) of the Plan establishes the following Economic Development objective:

c) To encourage wherever possible, through the land use planning process, the retention and expansion of existing businesses in the appropriate areas in the Township.

In this case, the resultant lots will each continue to exceed the minimum rural lot frontage and area requirements, and the existing rural character of the area will be maintained. Distance, vegetation, and topography provides a buffer between the contractor's yard and the dwelling on the retained lot as well as residential development along Turtle Lake, thereby reinforcing compatibility. The proposed boundary adjustment and related rezoning will remove the contractor's yard from the Rural Residential (RR) zone and add it to the Rural (RU) zone, which is more appropriate given its land extensive nature.

General Development Policies

Section B.1.4 states:

Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any Amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:

a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;
b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;
c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;
d) The land fronts on an improved public road, on a road which is maintained by the Township and which meets municipal standards, or in the case of residential development on a private road in accordance with the relevant policies of this Plan;
e) The potential impact of all adjacent land uses upon the proposed use has been adequately investigated in accordance with the policies of this Plan;
f) The potential impact of the proposed use on adjacent lands has been considered, and an adequate mitigation, including the appropriate location and design of lots and buffer distances is provided between the use and adjacent uses in accordance with the policies of the Plan;
g) New development will not be subject to flooding or erosion;
h) The potential impacts on natural heritage values, both on the subject lands and on adjacent lands has been adequately evaluated and considered;
i) The Minimum Distance Separation formulae is complied with; and,
j) Agreements are in place with the Township to ensure that the policies of this Plan and the regulations of the implementing Zoning By-law are reflected though the development and monitoring of development sites as required.

In this case, no lot creation or structural development is proposed. The frontages of the resultant lots will not be altered, the same entrances will continue to be used, and traffic on Turtle Lake Road is

expected to remain unchanged. There are no drainage, traffic, access, or compatibility concerns anticipated.

Section B.12.2.2 states:

> *A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Council shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.*

The properties involved with the proposed boundary adjustment are both already developed for residential purposes. The reconfigured lots will continue to exceed minimum requirements for lots in the Rural and Resource Area designation and will continue to have appropriate access from a year-round maintained municipal road.

The proposed merger of the lands used as a contractor's yard with the property owned by the business owner, and the associated rezoning, will improve the long-term viability of the use of these two residential properties.

Section B.20 directs that incompatible land uses are to be protected from one another and advises that separation distance is the preferred method of mitigating adverse effects.

In this case, the contractor's yard is compatible with the surrounding residential and rural uses. The existing workshop is located greater than 50 metres from the dwelling on the retained lot and greater than 115 metres from the nearest other neighbouring dwelling. In addition, the surrounding forest vegetation and the higher elevation of the contractor's yard in comparison to Turtle Lake Road will continue to provide an effective buffer between commercial activity and residential uses.

Natural Heritage

Section C.1 explains the Township's Natural Heritage System and its importance in supporting ecological functions and health.

A review of available natural heritage information has revealed that the subject lands are not designated on Schedule A of the Official Plan as Environmental Protection and also are not identified on Schedule C as containing natural heritage features. While Schedule C shows a Stratum 2 Deer Wintering Area and a wetland to the north and northeast of the Benefitting Lot, the boundaries of these features do not extend onto the subject lands.

Turtle Lake, located to the south of the subject lands, is identified in Appendix I (Lake Sensitivity) as over threshold for phosphorus loading and as moderately sensitive to phosphorus inputs. In accordance with **Section B.3.1.1.2 (b) and (d)** of the Official Plan:

b) *Where a lake is currently over threshold as a result of exceeding the Provincial Water Quality Objective of 20 µg/l total phosphorus and modeled as a moderate or low sensitivity lake, no new development shall be permitted except development on existing lots of record where the existing zoning would permit the development.*

c) *New development for the purposes of b) above shall include any development requiring a Planning Act application (excluding minor variance and site plan approval) within 300 metres of the high mark of the lake identified in Appendix I, but shall not include development on existing lots of record where the existing zoning would permit the development. Zoning By-law*

amendments that may be permitted onwithin 300 metres of these lakes could include an amendment to permit shoreline structures or a change in zoning to permit less intensive uses that will reduce phosphorus loading to the lake. Proposed zoning amendments must be accompanied by the required supporting studies as identified both in this Plan, and through preconsultation.

In this case, although the subject lands do not front onto Turtle Lake, and are divided from the lake by Turtle Lake Road, the majority of the lands are within 300 m of the shoreline. However, the lands are already developed and no additional structural development is proposed. No increased phosphorus loading is therefore anticipated. A requirement for supporting studies does not seem warranted and no such requirements were identified during preconsultation.

Land Uses in the Rural & Resource Area

Section C.1.3.1 explains that the Rural and Resource Area designation is intended to accommodate a range of uses including agriculture, forestry, linear open space, rural residential, small-scale commercial and industrial operations, aggregate extraction, and mining. This section also lists the objectives of the Rural and Resource Area designation, which include:

h) To recognize existing small-scale commercial, industrial, and institutional uses, and to permit limited new development that must be located in the Rural Resource Area and is compatible with the rural environment.

i) To buffer adjacent lands and uses from the potential negative impact of the uses permitted within the Rural and Resource designation.

It is clear that small-scale commercial uses are intended to be accommodated in the Rural and Resource Area designation and, in this case, existing development on the subject lands is set back and buffered from surrounding uses. The existing neighbouring uses have existed for decades without any identified compatibility concerns. No additional development is proposed.

Sections C.1.3.3 (d) and (e), which provide general policies pertaining to commercial activity in the Rural and Resource Area designation, state:

d) It is a policy of the Plan that existing employment uses (industrial, commercial, institutional) shall be permitted and shall be appropriately zoned by the Implementing Zoning Bylaw. It is also a policy of this Plan to encourage and permit the growth and expansion of these existing uses subject to the provision of adequate services, appropriate road access, and meeting the MOE D series guidelines.

In this case, the contractor's yard and outdoor storage uses are legal non-conforming. No growth or expansion is proposed.

Outdoor Storage

Section C.2.1.3.8 recognizes that "*many businesses require outdoor storage of raw materials and/or finished products outdoors,"* and lists several Site Plan Control requirements for when new outdoor storage areas are established.

In this case, the existing outdoor storage uses are legal non-conforming and no new storage areas are proposed.

Non-Conforming Uses

Section F.3 of the Official Plan addresses non-conforming uses. The legal non-conforming nature of the contractor's yard and outdoor storage are considered along with applicable zoning provisions in Section 3.5 of this report.

3.5 Zoning By-law No. 2006-125 (December 7, 2022 Consolidation)

The Township's Comprehensive Zoning By-law 2006-125, as amended, implements policies of the Township's Official Plan and it has been reviewed in consideration of the proposed Consent and Zoning By-law Amendment (ZBA) applications.

Proposed Boundary Adjustment

As mentioned previously, the purpose of the consent application is to sever 0.33 hectares of land from 298 Turtle Lake Road and merge it with 294 Turtle Lake Road. The boundary adjustment will have the effect of merging the land used as a contractor's yard with the property owned by the business's owner and operator. Table 1 and the consent sketch submitted with the consent application demonstrate that the boundary adjustment will not alter the existing compliant lot frontages on Turtle Lake Road and the resulting lot areas will continue to exceed the permitted lot area and lot frontage minimums.

Proposed Right-of-Way

Municipal consent is also requested for the establishment of a right-of-way (i.e. an easement registered on title for the purpose of access). The right-of-way is proposed over a portion of the existing driveway on the Retained Lot, in favour of the lot that will result from the merger of the Severed Lands and Benefitting Lot.

Although the workshop area is directly accessible from the Benefitting Lot, the proposed right-of-way will provide an alternative route via the existing well-established driveway on the Retained Lot. This driveway has historically been used to access the workshop. The granting of the right-of-way will not alter existing traffic patterns or volumes and will avoid the need to upgrade existing driveways or construct a new one.

Rezoning from the Rural Residential (RR) Zone to the Rural (RU) Zone

It is a purpose of the ZBA application to rezone the Severed Lands from the RR zone to the RU zone. The RR zone is intended strictly for residential uses, permitting only Detached Dwellings, Secondary Dwelling Units, Group Home Type 1, and Home Occupations. In contrast, the RU zone permits a broader range of rural uses, land intensive or small-scale rural commercial uses such as Agriculture, Forestry, and Equipment Storage Buildings. While Contractor's Yard is not specifically listed as a permitted use in the RU zone, the Official Plan does envision commercial/industrial uses in rural areas where compatible. In this case, the existing contractor's yard is an established legal non-conforming use and no expansion or intensification is proposed. Relocating the Severed Lands into the RU zone will not change the status of the use, but it will better reflect the rural character of the resultant property, and will provide clarity with regards to zone standards and by-law enforcement by avoiding multiple zones on a single lot.

Non-Conforming Uses

Although Section F.3 of the Official Plan explains that *"as a general rule"* non-conforming uses should gradually be phased out, Section 34(9)(a) of the *Planning Act* directs that a zoning by-law is not permitted:

(a) to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose;

Accordingly, Section 4.18 (a) of the Township's Zoning By-law states:

Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot, building or structure for any use prohibited by this By-law if such existing lot, building or structure was lawfully used for such purposes prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose.

In this case, the Severed Lands have been continually used as a contractor's yard since the 1970's, consisting of a workshop and outdoor storage areas. The business is owned and operated by the owner of the Benefitting Lot and offers a variety of services, including excavating, landscaping, and trucking. The workshop was legally constructed in 1978 in accordance with an issued building permit, prior to zoning restrictions for contractor's yards.

Outdoor storage of machinery, landscaping trailers, materials such as gravel and flagstone, and parking of business vehicles has consistently occurred in the cleared gravel and rock outcrop areas surrounding the workshop since the time the workshop was constructed, with some encroachments onto the Benefitting Lot. An outdoor storage area further to the north on the Benefitting Lot has also existed since before outdoor storage was restricted in the RR and RU zones through the Township's current Zoning By-law 2006-125 (adopted by Council on September 18, 2006 and approved by the OMB on October 22, 2007).

Outdoor storage is addressed in Section 4.19 of the Township's current Zoning By-law, which states:

Where outdoor storage is permitted by this By-law, the following provisions shall be met:

a) such open storage is accessory to the use of the main building on the lot;
b) open storage is behind the front or exterior wall of the main building facing any street, and complies with all yard requirements;
c) such open storage does not cover more than 15 percent of the lot area; and,
d) any portion of a lot used for open storage is screened from adjacent uses and streets adjoining the lot, by a building, planting strip, and/or fence of at least 2.0 metres in height from the ground.

Although the above provision is not intended to restrict the legal non-conforming outdoor storage use, it is noteworthy to mention that the existing use does not occur in a front yard, the storage areas cover significantly less than 15 percent of the resultant lot area, and they are screened from adjacent uses and Turtle Lake Road by existing vegetation, topography, and distance.

Site-Specific Zoning Exceptions

It is also a purpose of the ZBA application to provide site-specific zoning exceptions from height and rear yard setback requirements for the existing workshop. The requested exceptions are summarized in Table 2 below and key considerations are mentioned thereafter.

Table 2: Summary of Requested Zoning Exceptions

Exception	ZBL 2006-125 Section	Description	Permitted/ Required	Proposed (1)	Relief
A	4.1.4	Accessory Building Maximum Height	4.5 m	6.1 m	1.6 m
B	4.1.6	Accessory Building Minimum Rear Yard Setback	15 m	6.3 m	8.7 m
Note (1): The proposed setback for Exception 'B' has been adjusted from ± 6.6 m to 6.3 m allow for potential variability at the time the lot boundaries are surveyed.					

Exception A: Accessory Building Maximum Height

In accordance with Section 4.1.4 of the Zoning By-law, the maximum permitted height of an accessory building is 4.5 metres. In this case the workshop is accessory to the legal non-conforming contractor's yard use and has a legal non-complying height of 6.1 metres. In the event that the contractor's yard use ceases in the future, Township staff have suggested that this exception be included to ensure the building's height continues to be compliant despite no longer benefitting from its legal non-conforming status.

In consideration that the appearance and design of this existing building is similar to an accessory garage and is buffered from Turtle Lake Road by both topography and forest vegetation, the additional height does not present any concerns. Rural character or compatibility are not impacted by the height of the building.

Exception B: Accessory Building Minimum Rear Yard Setback

In accordance with Section 4.1.6 of the Zoning By-law, the minimum permitted rear yard setback for an accessory building is 1.2 metres, "*except where the rear lot line abuts a public or private road wherein the Rear Yard requirement shall apply.*" Once the Severed Lands have merged with the Benefitting Lot, the workshop will be ± 6.3 metres from the rear lot line of the resultant lot. While this setback would appear to be compliant, the rear lot line abuts an unopened Original Road Allowance (ORA). As the Zoning By-law does not specifically indicate whether an unopened ORA constitutes a public road, the exception has been requested out of an abundance of caution.

In this case, the south end of the ORA does not extend to Turtle Lake Road and to the north it crosses a wetland. It is therefore unlikely that a public roadway could be constructed along the ORA in the future. It is also important to note that the existing setback of the workshop provides sufficient space for maintenance of the building without impacting the ORA.

4. CONCLUSION

The proposed Consent and ZBA applications have been carefully reviewed in the context of applicable planning policy and regulatory framework.

The Consent application will facilitate a boundary adjustment between 298 and 294 Turtle Lake Road, merging lands historically used as a contractor's yard with the Benefitting Lot owned by the business

operator. The resultant lots will continue to exceed minimum frontage and area requirements for lots within the Rural and Resource Area designation. No new lots will be created.

The associated Zoning By-law Amendment will rezone the Severed Lands from the Rural Residential (RR) zone to the Rural (RU) zone so that the resultant lot is contained within a single rural zone that better reflects its established land-extensive rural character. The ZBA will also recognize the existing height and rear yard setback of the established workshop, ensuring that the building is brought into compliance with the By-law in consideration of its non-complying status.

No new development, expansion, or intensification of use is proposed. The existing residential uses, contractor's yard, and outdoor storage uses have operated in a compatible manner with the surrounding rural and shoreline residential uses for decades. The resultant lots will remain accessible by a year-round maintained public road, and no servicing, drainage, traffic, or compatibility concerns are anticipated.

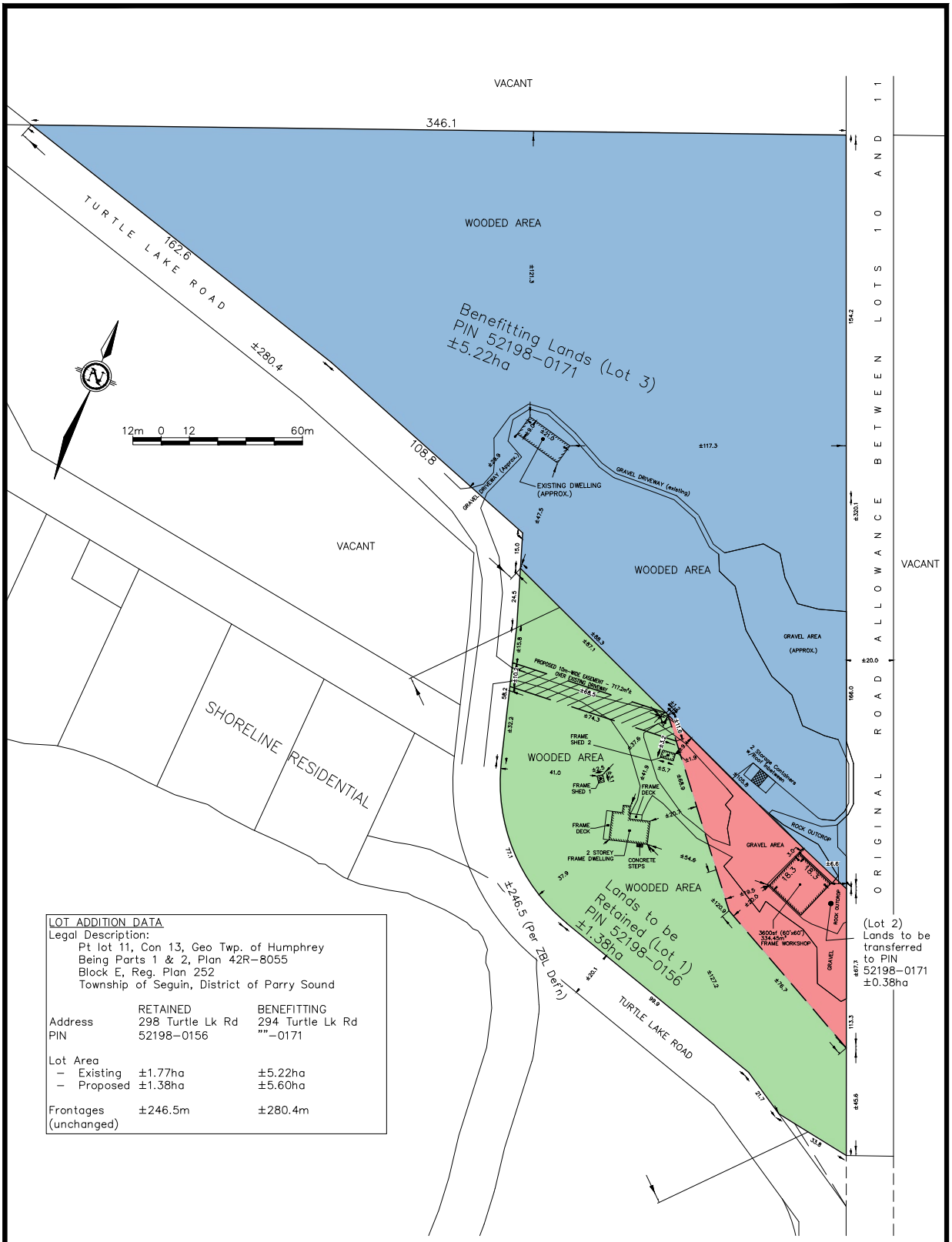
The proposal is consistent with the PPS, conforms to the intent of the Growth Plan for Northern Ontario and the Township's Official Plan, and complies with the Township's Zoning By-law, subject to the approval of the ZBA. The applications will improve the long-term viability of the subject lands, will maintain the rural character of the area, and represent good planning.

Respectfully submitted,



Sam Soja
Senior Planner | Project Manager

APPENDIX 'A': CONSENT SKETCH



LOT ADDITION DATA
Legal Description:
Pt lot 11, Con 13, Geo Twp. of Humphrey
Being Parts 1 & 2, Plan 42R–8055
Block E, Reg. Plan 252
Township of Seguin, District of Parry Sound

	RETAINED	BENEFITTING
Address	298 Turtle Lk Rd	294 Turtle Lk Rd
PIN	52198–0156	""–0171
Lot Area		
– Existing	±1.77ha	±5.22ha
– Proposed	±1.38ha	±5.60ha
Frontages (unchanged)	±246.5m	±280.4m

TULLOCH
t: 705–789–7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

PROJECT:
App. for Consent & ZBA
294-298 Turtle Lake Rd, Seguin

DRAWING:
Sketch for Consent to Sever

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: CC
CHECKED BY: SS
MDJ
PROJECT No. : 240712
SCALE: 1:1500 Metric
DATE: Sept 18, 2025

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

P:\2024\240712 Planning Services – 294 Turtle Lake\Planning\07 Drawings\240712 – Turtle Lake–2025–08–28.dwg

APPENDIX 'B': ZONING SKETCH

VACANT

346.1

TURTLE LAKE ROAD

162.6

±280.4

108.8

WOODED AREA

±121.3

TO REMAIN ZONED RU

154.2

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11

±320.1

VACANT

12m 0 12 60m

±117.3

±29.9

GRAVEL DRIVEWAY (Approx.)

±9.0

±21.0

EXISTING DWELLING (APPROX.)

GRAVEL DRIVEWAY (existing)

±47.5

15.0

24.5

±88.3

±87.1

±15.8

PROPOSED 10m-WIDE EASEMENT - 717.2m²±
OVER EXISTING DRIVEWAY

±10.2

±68.5

58.2

±74.3

±32.2

WOODED AREA

41.0

FRAME SHED 2

FRAME SHED 1

FRAME DECK 2

FRAME DECK 1

2 STOREY FRAME DWELLING

CONCRETE STEPS

2 Storage Containers w/Roof Inbetween

±105.8

ROCK OUTCROP

GRAVEL AREA

(APPROX.)

±20.0

166.0

GRAVEL AREA

3.0

18.3

18.3

±6.6

±19.5

±20.0

3600sf (60'x60')
334.45m²
FRAME WORKSHOP

ROCK OUTCROP

GRAVEL

TO BE REZONED FROM RR TO RU

±67.7

113.3

71.1

37.9

±36.1

±54.6

WOODED AREA

±246.5 (Per ZBL Def'n)

TO REMAIN ZONED RR

±20.1

±136.8

±127.2

±76.7

99.9

TURTLE LAKE ROAD

21.7

33.8

±45.6

SHORELINE RESIDENTIAL

VACANT

ZONING STATISTICS TABLE

Address: 294 (Benefitting) & 298 (Retained) Turtle Lake Rd
Pt lot 11, Con 13, Geo Twp. of Humphrey
Being Parts 1 & 2, Plan 42R-8055
Block E, Reg. Plan 252
Township of Seguin, District of Parry Sound

294 Turtle Lake Rd – Zoning: RU

	REQUIRED	PROVIDED (Post-consent)
Lot Area	MIN 4ha	5.60ha (±5.22ha pre-consent)
Frontage	MIN 120m	±280.4m
Front Yard	MIN 15m	n/a
Int. Yard	MIN 10m	±12.8m
Non-residential setback from residential uses	MIN 20m	±12.8m
Rear Yard	MIN 15m	n/a
– Accessory	MIN 1.2m	n/a
Home Industry s/b from lot lines	MIN 30m	±6.6m
Home Industry s/b from dwelling	MIN 60m	±54.6m

298 Turtle Lake Rd – Zoning: RR

	REQUIRED	PROVDED (Post-consent)
Lot Area	MIN 1.2ha	±1.38ha (±1.77ha pre-consent)
Frontage	MIN 90m	±246.5m
Front Yard	MIN 10m	±37.9m
Int. Yard	MIN 5m	±41.9m
Rear Yard	MIN 10m	±20.7m
– Accessory	MIN 1.2m	±1.9m

TULLOCH

t: 705-789-7851
huntsville@tulloch.ca

80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

PROJECT:

App. for Consent & ZBA

294 & 298 Turtle Lake Road, Seguin

DRAWING:

Sketch for Zoning By-Law Amendment

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: CC

CHECKED BY: SS

MDJ

PROJECT No. : 240712

SCALE: 1:1500 metric

DATE: Sept 18, 2025

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

P:\2024\240712 Planning Services – 294 Turtle Lake\Planning\07 Drawings\240712 – Turtle Lake-2025-08-28.dwg

Township of Seguin

Application for

CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2025 - 0034-35 - H		
File Name: Trodden		19-Nov-2025
Civic Address: 298 Turtle Lake rd		
Application Complete: ☑ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903-0100 **-** 0407 **-** 400 **- 0000** (298 Turtle Lake Rd)

4903-0100-0407-420-0000 (294 Turtle Lake Road)

Did you pre-consult with the Township Planning Department? ☑ Yes ☐No

If yes, please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: email and phone correspondence

Attending Planner: Bradie Debes, Taylor Elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: PLANNER/AGENT

a) Registered Owner(s): Elizabeth Trodden (298 Turtle Lk Rd); Dave Trodden (294 Turtle Lk Rd),

(List all owners and contact information if multiple exist)

Mailing Address: 294 Turtle Lake Road, Rosseau, ON, P0C 1J0

Home Phone: 705-801-5313 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: dave.trodden@gmail.com

b) Agent: SEE PLANNER

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: _____

c) Planner: TULLOCH (Sam Soja)

Mailing Address: 80 Main Street West, Huntsville, ON, P1H 1W9

Phone Number: 705-789-7851 Fax Number: _____

Email Address: sam.soja@tulloch.ca (CC matt.jay@tulloch.ca)

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 13

b) Lot(s): 11

c) Registered Plan No. : PL 252 Lot(s)/Block(s): Block E

d) Reference Plan No. : 42R-8055 Part(s): 1, 2

e) Geographic Township (former municipality) : Humphrey

f) Civic Address: 298 Turtle Lake Road (Retained Lot) & 294 Turtle Lake Road (Benefitting Lot)

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
Retained: 246.5m Benefitting: 280.4m	Both: IRREGULAR	Retained: 1.77ha Benefitting: 5.22ha

h) Official Plan (current designation of subject lands): Rural & Resource

i) Zoning (current zoning of subject lands) : Retained: RR, Benefitting: RU

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ❑ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ❑ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ❑ Yes
- ❑ No

4. CONSENT

a) Purpose of the Consent:

- ❑ New Lot(s)
- ☑ Lot Addition
- ☑ Easement or Right-of-Way
- ❑ Title Correction
- ❑ Other: _____

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	246.5	IRREG	1.38	Rural Res.	As Existing	See Sketch	N/A
LOT ADDITION	N/A	IRREG	0.38	Accessory Workshop	As Existing	See Sketch	N/A
BENEFITTING LOT	280.4	IRREG	5.22	Rural w/ dwelling	As Existing	See Sketch	N/A
SEVERED LOT 1							
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): Dave Trodden

Mailing Address: 294 Turtle Lake Road, Rosseau, ON, P0C 1J0

Phone Number: 705-801-5313 Fax Number: _____

Email Address: dave.trodden@gmail.com

d) Is this a submission of a previous consent application?

- ❑ Yes
- ☑ No

If yes, please indicate the file number: _____

e) Does the applicant request a certificate for the retained land?

- ❑ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: 294 (Ben.): Dec 1, 1999 / 298 (Ret.): July 21, 2022

b) When was the present lot created: Benefitting: Oct. 2, 1981 / Retained: Aug 22, 1983

c) How was the present lot created:

- ☑ Consent (Benefitting)
- ☑ Plan of Subdivision (Retained)
- ❑ Original Patent
- ❑ Reference Plan
- ❑ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ❑ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ❑ Yes
- ☑ No

If yes, please indicate the following:

Date of transfer: _____

Name of transferee: _____

Land use on severed land: _____

6. EXISTING USES

a) Existing uses of the subject land:

Rural Residential including Contractor's Yard with Workshop and Outdoor Storage - See Plans

b) Length of time that the existing uses have continued: Unknown

c) Dimensions of all existing buildings or structures on subject land.
Attach separate sheet if more than 4 structures exist

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	SEE ATTACHED SHEET					
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	SEE ATTACHED SHEET			
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: Rural

To the south: Turtle Lake Road, Shoreline Residential

To the west: Turtle Lake Road, Shoreline Residential

To the east: Unopened Road Allowance, Rural

7. ACCESS

a) Access to the subject land is provided by: _____

- ❑ Provincial highway
- ☑ Municipal road (year round)
- ❑ Municipal road (seasonal)
- ❑ Private road / Right-of-Way
- ❑ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- ❑ Ditches
- ❑ Swales
- ☑ Natural
- ❑ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		To be submitted concurrently
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: 294 & 298 Turtle Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Travel East on Highway 141

Turn Left on Turtle Lake Road (Signed as Turtle & Star Lake Road)

After Donnelly Drive, 298 Turtle Lake Road will be the first driveway on the right. 294 will be the second on the right.

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☑ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☑ If the subject land has lake frontage, label the lake name.
- ☑ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Dave Trodden & Elizabeth Trodden the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

TULLOCH to act as my Agent with respect to the
Agent

preparation and submission of this Application.

Elizabeth Trodden Sept 15 25
Signature of Owner Date

Sept 15 25
Signature of Owner Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Elizabeth Trodden — Sept 15 2025
Signature of Owner — Date

D. Trudeau — Sept 24 2025
Signature of Owner — Date

J. Fleming — Sept 15 25
Signature of Witness — Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I TULLOCH (Sam Soja) (Owner(s)/Agent) of the Town of Huntsville in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Muskoka Lakes
in the District of Muskoka
this 6 day of November, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Cheryl Hollows
Deputy Clerk
Commissioner for taking Oaths in the
District of Muskoka for the
Township of Muskoka Lakes

Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Nov 6, 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

LIST OF BUILDINGS AND STRUCTURES FOR 294 AND 298 TURTLE LAKE ROAD

TO BE ATTACHED TO CONCURRENT APPLICATIONS FOR CONSENT TO SEVER AND ZONING BY-LAW AMENDMENT

NOTE: Due to the change in lot boundaries resulting from the consent to sever, the setbacks shown will be based on both the pre and post-severance lot configurations, as noted.

294 Turtle Lake Rd: Benefitting (Lot 3); 298 Turtle Lake Rd: Retained (Lot 1); Lands to be conveyed: Severed (Lot 2)

BUILDING	LOT	GROUND FA (m²)	GROSS FA (m²)	STORIES	LENGTH (m)	WIDTH (m)	HEIGHT (m)	FRONT YARD (m)	INT. SIDE YARD 1 (m)	INT. SIDE YARD 2 (m)	REAR YARD (m)
Dwelling (Benefitting)	Lot 3 (Benefitting)	189	189	1	9	21	4±	29.9	47.5	121.3	117.5
Dwelling (Retained)	Lot 1 (Retained)	189.3	378.6±	2	15.3	16.4	7±	37.9	38.7 (pre-severance) 41.9 (post-severance)	127.2	86.6 (pre-severance) 20.7 (post-severance)
Frame Deck 1	Lot 1 (Retained)	29.9	29.9	0	2.4	12.2	-	36.1	45.7 (pre-severance) 47.3 (post-severance)	136.8	102.9 (pre-severance) 34.7 (post-severance)
Frame Deck 2	Lot 1 (Retained)	11.5	11.5	0	5.0	2.3	-	50.3	37.9 (pre-severance) 43.9 (post-severance)	137.5	91.7 (pre-severance) 23.1 (post-severance)
Workshop	Lot 2 (Severed)	334.45	334.45	1	18.5	18.5	7±	65.7 (pre-severance) 169.4 (post-severance)	84.8 (pre-severance) 19.5 (post-severance	3.0 (pre-severance) 305.5 (post-severance)	7.0 (pre- severance) 6.6 (post-severance)
Shed 1	Lot 1 (Retained)	7.8	7.8	1	2.5	3.1	3±	41.0	37.6	159.2	112.3 (pre-severance) 34.0 (post-severance)
Shed 2	Lot 1 (Retained)	18.2	18.2	1	5.7	3.2	3±	66.9	9.4 (pre-severance) 15.1 (post-severance)	156.4	91.4 (pre-severance) 1.9 (post-severance)

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025 - 022 - H File Name: Trodden Civic Address: 298 turtle Lake Rd		19-Nov-2025
Application Complete: ☑ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903-0100-0407-400- **0000** (298 Turtle Lake Road)
490301000407420 (294 Turtle Lake Rd)

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: Email/Phone Correspondence

Attending Planner: SEE PLANNER

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: 2025

a) Registered Owner(s): 0034-35

(List all owners and contact information if multiple exist)

Mailing Address: H

Home Phone: 298 Turtle Lake rd Home Fax:

Business Phone: Business Fax: Travel East on Highway 141

Email Address: dave.trodden@gmail.com

b) Agent: SEE PLANNER

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: _____

c) Planner: TULLOCH (Sam Soja)

Mailing Address: 80 Main Street West, Huntsville, ON, P1H 1W9

Phone Number: 705-789-7851 Fax Number: _____

Email Address: sam.soja@tulloch.ca (CC matt.jay@tulloch.ca)

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 13

b) Lot(s): 11

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-8055 Part(s): 1, 2

e) Geographic Township (former municipality): Humphrey

f) Civic Address: 298 Turtle Lake Road (Retained Lot) & 294 Turtle Lake Road (Benefitting Lot)

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
Retained: 246.5m Benefitting: 280.4m	Both: Irregular	Retained: 1.77ha Benefitting: 5.22ha

h) Official Plan (current designation of subject lands):

Rural and Resource

i) How does the application conform to the Official Plan:

See PJR

j) Are there any easements or right-of-ways affecting the subject lands?

☐ Yes
☑ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☑ Yes
☐ No

If yes, state the requirements:

Max. Height: 10m

m) The subject land is within an area of land designated under any provincial plan or plans:

☐ Yes
☑ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☐ Yes
☐ No

3. **ZONING BY-LAW AMENDMENT**

a) The current zoning of the subject land:

Retained: RR
Benefitting: RU

b) The nature and extent of the proposed rezoning:

Severed Lands to be conveyed from Retained to Beneffiting are to be rezoned from RR to RU

c) The purpose of the proposed rezoning:

See PJR

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
56.6m along O.R.A.	Irregular	0.38ha

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner:

298 (Retained): JULY 21, 2022
294 (Benefitting): DEC 1, 1999

b) Existing uses of the subject land:

Rural Residential including Contractor's Yard with Workshop and Open Storage

c) Length of time that the existing uses have continued: Unknown

d) Proposed uses of the subject land:

As existing

******Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed: ALL UNKNOWN

Type of building/ structure	Date Constructed
1.	
2	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing: SEE ATTACHED SHEET

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

Proposed: NONE

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

***Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing: SEE ATTACHED SHEET

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

Proposed: NONE

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Rural

To the south: Turtle Lake Road, Shoreline Residential

To the west: Turtle Lake Road, Shoreline Residential

To the east: Unopened Road Allowance, Rural

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)		To be submitted concurrently
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 298 & 294 Turtle Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Travel East on Highway 141
Turn Left on Turtle Lake Road (Signed as Turtle & Star Lake Road)
After Donnelly Drive, 298 Turtle Lake Road will be the first driveway on the right. 294 will be the second on the right.

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

See PJR

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

As Required under the Planning Act

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☑ Indicate the area to be rezoned.
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The current uses on land that is adjacent to the subject land.
- ☑ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☑ If the subject land has lake frontage, label the lake name.
- ☑ The location and nature of any easement affecting the subject land.
- ☑ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Dave Trodden, Elizabeth Trodden the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
TULLOCH to act as my Agent with respect to the
Agent
preparation and submission of this Application.

Elizabeth Trodden — Sept 15 '25
Signature of Owner — Date

D Trodden — SEPT 24 '25
Signature of Owner — Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Elizabeth Rodder — Sept 15 '25

Signature of Owner — Date

Sept 24/25

Signature of Owner — Date

J. Fleming — Sept 24/25

Signature of Witness — Date

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I TULLOCH (Owner(s)/Agent) of the

Town of Huntsville in the

County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Muskoka Lakes

in the District of Muskoka

this 6 day of November, 20 25.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Cheryl Hollows
Deputy Clerk
Commissioner for taking Oaths in the District of Muskoka for the Township of Muskoka Lakes

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Nov 6, 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

LIST OF BUILDINGS AND STRUCTURES FOR 294 AND 298 TURTLE LAKE ROAD

TO BE ATTACHED TO CONCURRENT APPLICATIONS FOR CONSENT TO SEVER AND ZONING BY-LAW AMENDMENT

NOTE: Due to the change in lot boundaries resulting from the consent to sever, the setbacks shown will be based on both the pre and post-severance lot configurations, as noted.

294 Turtle Lake Rd: Benefitting (Lot 3); 298 Turtle Lake Rd: Retained (Lot 1); Lands to be conveyed: Severed (Lot 2)

BUILDING	LOT	GROUND FA (m²)	GROSS FA (m²)	STORIES	LENGTH (m)	WIDTH (m)	HEIGHT (m)	FRONT YARD (m)	INT. SIDE YARD 1 (m)	INT. SIDE YARD 2 (m)	REAR YARD (m)
Dwelling (Benefitting)	Lot 3 (Benefitting)	189	189	1	9	21	4±	29.9	47.5	121.3	117.5
Dwelling (Retained)	Lot 1 (Retained)	189.3	378.6±	2	15.3	16.4	7±	37.9	38.7 (pre-severance) 41.9 (post-severance)	127.2	86.6 (pre-severance) 20.7 (post-severance)
Frame Deck 1	Lot 1 (Retained)	29.9	29.9	0	2.4	12.2	-	36.1	45.7 (pre-severance) 47.3 (post-severance)	136.8	102.9 (pre-severance) 34.7 (post-severance)
Frame Deck 2	Lot 1 (Retained)	11.5	11.5	0	5.0	2.3	-	50.3	37.9 (pre-severance) 43.9 (post-severance)	137.5	91.7 (pre-severance) 23.1 (post-severance)
Workshop	Lot 2 (Severed)	334.45	334.45	1	18.5	18.5	7±	65.7 (pre-severance) 169.4 (post-severance)	84.8 (pre-severance) 19.5 (post-severance	3.0 (pre-severance) 305.5 (post-severance)	7.0 (pre- severance) 6.6 (post-severance)
Shed 1	Lot 1 (Retained)	7.8	7.8	1	2.5	3.1	3±	41.0	37.6	159.2	112.3 (pre-severance) 34.0 (post-severance)
Shed 2	Lot 1 (Retained)	18.2	18.2	1	5.7	3.2	3±	66.9	9.4 (pre-severance) 15.1 (post-severance)	156.4	91.4 (pre-severance) 1.9 (post-severance)

Prepared for: Mayor and Members of Council

Subject: Consent and Zoning By-law Amendment (Triemstra)

From: Bradie Debes, Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2025-025

Executive Summary:

The purpose of the consent application is to create one new rural lot with frontage on Highway 141.

The purpose of the zoning by-law amendment is to rezone the retained lands from the Rural Exception Fifty-Three (RU-53) Zone to a new Rural Exception Zone to recognize deficient rural lot frontage.

It is recommended that any public and/or agency comments be given consideration.

Staff recommend that the consent application be approved and that the by-law be passed.

Prepared for: Mayor and Members of Council

Subject: Consent and Zoning By-law Amendment (Triemstra)

From: Bradie Debes, Planner, Planning Department

Agenda Date: March 2, 2026 **Report No:** PL-2026-025

Recommendation:

That Consent Application B-2025-0039-H be provisionally approved, subject to the conditions of approval outlined in Schedule B; and,

That Zoning By-law Amendment By-law 2026-019 be passed.

Background & Analysis:

Consent Application:	B-2025-0039-H
Rezoning Application:	R-2025-0024-H
Owners:	John and Nadine Triemstra
Agent:	N/A
Civic Addresses:	390 and 398 Highway 141
Roll No.:	4903-010-009-06001

The purpose and effect of the proposed Consent Application is to create one new rural lot. The proposed Severed Lot would have an area of approximately 9.7 hectares and 501.4 metres of frontage along Highway 141. The Retained Lot would have a resulting lot area of approximately 8.1 hectares with 91.2 metres of frontage along Clear Lake Road and 137.8 metres of frontage along Highway 141.

The purpose and effect of the associated Zoning By-law Amendment is to rezone the proposed Retained Lands from the Rural Exception Fifty-Three (RU-53) Zone to the Rural Exception Seventy-Seven Zone (RU-77) to recognize deficient lot frontage for the Rural Zone.

Table 1.

Description of Lands	Required Frontage	Proposed Frontage (+/-)	Required Area	Proposed Area (+/-)	Proposed Zoning
Retained Parcel	150 metres	91.2 metres (Clear Lake Road)	4 hectares	8.1 hectares	RU-77
Severed Parcel		501.4 metres (Highway 141)		9.7 hectares	RU-53

Figure 1: Key Map

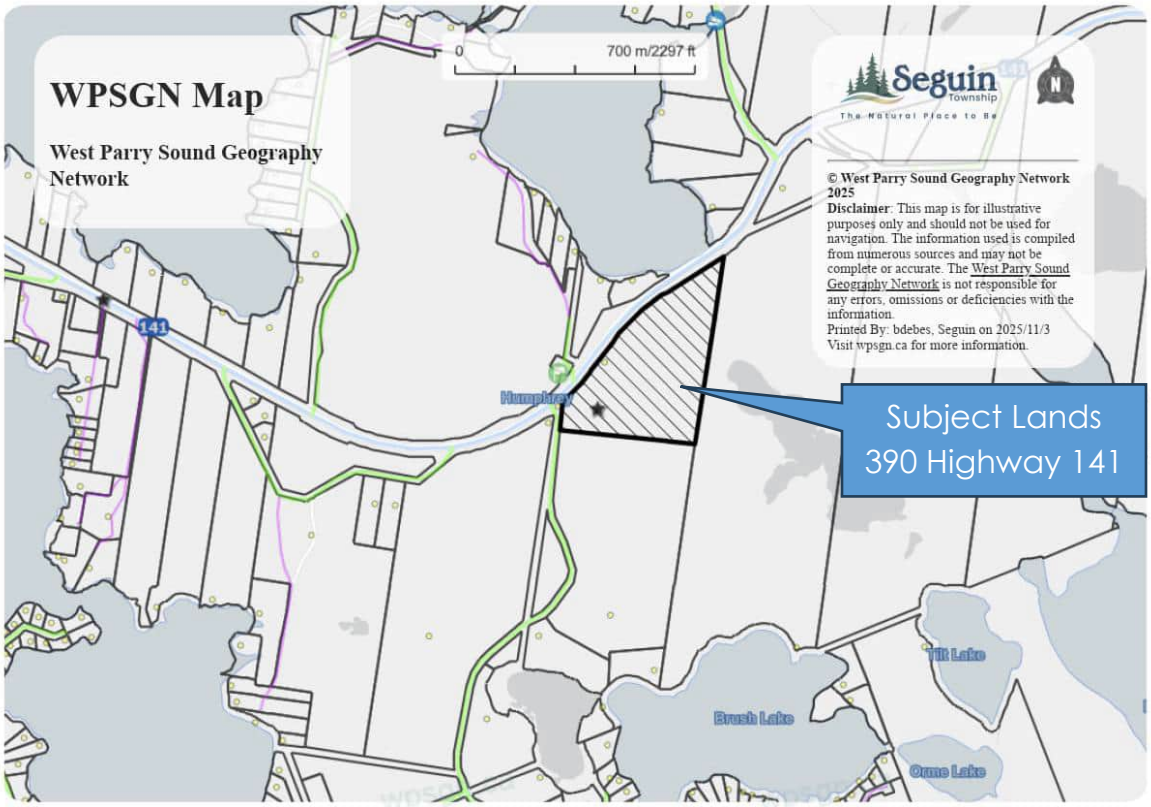
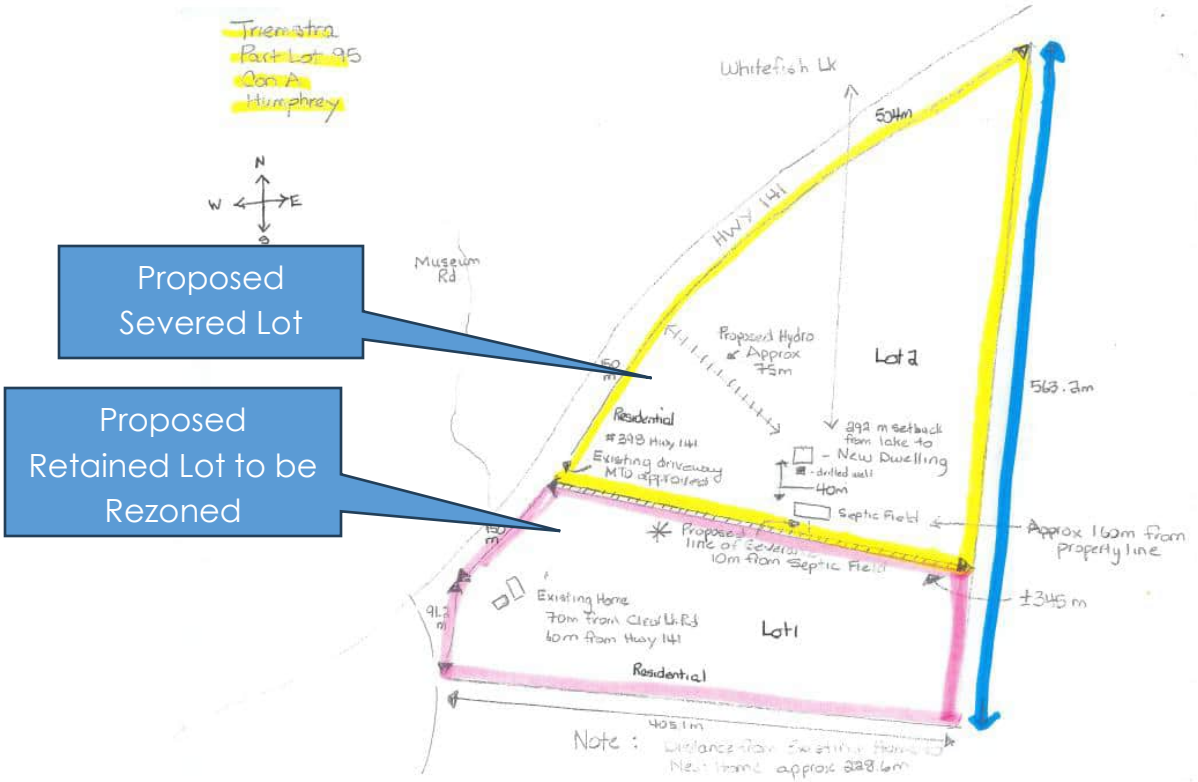


Figure 2: Proposed Severance Sketch



Official Plan Designation: Rural and Resource Area
Zoning By-law 2006-125: Rural Exception Fifty-Three (RU-53)
Access: Highway 141
Lot Size and Frontage: +/- 18.0 hectares and +/- 91.2 metres (Clear Lake Road)
Existing Development and Site Characteristics: Dwelling with attached Garage and Secondary Dwelling unit, Detached Garage with Secondary Dwelling Unit, Outbuildings

The property is a large rural lot with frontage along Clear Lake Road and Highway 141. The lands are developed with a dwelling (including an attached garage and secondary dwelling unit), a garage with a secondary dwelling unit, and outbuildings. The property is largely vegetated with mixed forests, and existing development is well hidden from neighbouring lands.

Neighbouring land uses are waterfront residential, rural and industrial. A secondary entrance to access the subject lands exists from Highway 141 to access the garage with a secondary dwelling unit.

Comments:

Clerk: No concerns
Building: No objection
Fire/By-law: No comments received
Public Works: No comments received
Treasury: No objection

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

Comments have been received from the Ministry of Transportation (MTO) in support of the application and are included within Schedule C. The applicants have been provided with the comments. Schedule B includes a condition to require entrance approval from the MTO.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

Pursuant to Section 3 of the Planning Act, all planning decisions must be consistent with the policies of the PPS.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development, including lot creation, as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. Staff note that a septic system exists on the proposed retained lands to service the existing dwelling and secondary dwelling unit. A

septic permit has been issued for the garage with a secondary dwelling unit under construction on the proposed severed lands.

Section 4 of the PPS and Section 6 of the GPNO address matters relating to the wise use and management of resources. It is noted under Section 4.1 of the PPS that natural features and areas shall be protected for the long term. No natural heritage features have been identified on the subject lands as per the Official Plan.

Section 4.2 focuses on the protection and preservation of water quality. The special zone provision on the subject lands requires a minimum setback of 300 metres from the shoreline of Whitefish Lake. This ensures consistency with Section 4.2.1 by minimizing potential negative impacts to water quality.

The applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.

Township of Seguin Official Plan

The subject lands are located within the Rural and Resource Area designation in the Official Plan. Permitted uses within the Rural and Resource Area designation include low-density residential uses, small-scale industrial and commercial uses, agriculture, and forestry. The proposed application seeks to sever one new rural lot.

Section B.12.2.1 of the Official Plan lists requirements for new lot creation in all land use designations, such as frontage and area requirements, conformity to applicable Official Plan policies, and servicing requirements. The proposal conforms to the general lot creation policies.

In addition to the general Official Plan policies, Section B.12.2.5 of the Official Plan contains policies that apply to severances within the Rural and Resource Area designation. The creation of a new Rural lot shall have a minimum lot size of 4 hectares and a minimum lot frontage of 150 metres. These policies are intended to protect existing rural character, land use compatibility and environmental features.

Although the road frontage, including both Highway 141 and Clear Lake Road, is approximately 229 metres, the actual By-law frontage is 91.2 metres for the subject lands. A Zoning By-law Amendment has been submitted to recognize the existing reduced frontage, which will be applicable for the proposed retained lands. The proposed severed lot exceeds the requirements for lot area and frontage for the Rural and Resource Area.

Whitefish Lake is classified as being an over threshold/high sensitivity, lake trout lake at capacity, as per Appendix I and II of the Official Plan. A portion of the subject land is located within 300 metres of Whitefish Lake. Per Section B.3, any development within 300 linear metres of a lake or permanently inflowing stream shall be deemed to have a potential impact on the lake until it is demonstrated to the satisfaction of the Township that such lands are not part of the lake ecosystem or the development will not have an impact on the lake in accordance with the policies of this Section.

The existing RU-53 zone on the subject lands requires that septic system components is located a minimum of 300 metres from the shoreline of Whitefish Lake. This requirement will remain with both the proposed severed and retained parcels, ensuring compliance within Section B.3 of the Official Plan. Staff note that the severed lands are large enough to accommodate a septic system that will comply with the required 300 metre septic system setback to Whitefish Lake, and a permit has been form the North Bay Mattawa Conservation Authority.

As a result of the consent and zoning by-law amendment application, two secondary dwelling units would be permitted on both the retained and severed lands. This is due to the existing zoning on the subject lands, which permits a total of two secondary dwelling units. The subject lands are large enough in land area to be severed, and the provincial direction is to permit more secondary dwelling units per lot. As such, the intent of the plan is satisfied.

An existing quarry is located on lands that are adjacent to the subject property. Under Section B.20.2, sensitive land uses shall not be permitted on or adjacent to existing quarries, and where a residential use is proposed within 1000 metres of an existing quarry, the proposed use shall be compatible with the operation of the quarry. Staff note that a new use is not proposed, and both the proposed severed and retained lands contain existing

residential uses. Staff are of the opinion that a land use compatibility study is not required in this case.

The proposed applications conform to the policies of the Seguin Official Plan.

Zoning By-law 2006-125

The subject lands are zoned Rural Exception Fifty-Three (RU-53). Permitted uses in the RU-53 Zone include single detached dwellings, agricultural and related uses, home occupations and industries, equipment storage buildings, and light industrial and commercial uses. The special provision on the property requires a minimum setback of 300 metres from the shoreline of Whitefish Lake for a septic system and permits a total of two secondary dwelling units.

The proposed severed lands contain a secondary dwelling unit within a garage, and the proposed retained lands contain a dwelling with an attached garage and secondary dwelling unit. The RU-53 zoning will remain on the severed lands, and the retained lands will be rezoned to the RU-77 zone to recognize deficient lot frontage. The special provision for a minimum septic system setback of 300 metres and two secondary dwelling units is to be maintained on the retained lands in addition to recognizing the deficient lot frontage.

As the subject lands are considered a corner lot having frontage on both Highway 141 and Clear Lake Road, the actual by-law frontage is deemed to be along Clear Lake Road, being the shorter lot frontage. The existing lot frontage for the subject lands is 91.2 metres along Clear Lake Road. This frontage will be maintained for the proposed retained lands and recognized under proposed By-law 2026-019 (Schedule A).

The severed and retained lands are both large enough in land area to accommodate an additional dwelling unit, which the existing zoning permits for the subject lands, and are both well screened by vegetation and separated from surrounding lands.

As the proposed severed lands will contain a secondary dwelling unit without a primary use, a change of use permit would be required to alter the secondary dwelling unit to the primary dwelling, satisfying Section 4.1.1 of the Zoning By-law.

The proposed Consent and Zoning By-law Amendment applications comply with the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the applications to permit the Consent and Zoning By-law Amendment, per Schedules A and B.
- Option 2: Council can defer the applications for the Consent and Zoning By-law Amendment to address concerns.
- Option 3: Council can deny the applications to permit the Consent and Zoning By-law Amendment.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's position that the applications are consistent with the Provincial Planning Statement. The applications will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed Consent and Zoning By-law Amendment.

Prepared by:

Bradie Debes,
Planner

Reviewed by:

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law 2026-019
Schedule B – Draft Conditions of Approval
Schedule C – MTO Comments
Schedule D – Applications

Schedule A to Staff Report PL-2026-025

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-019

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-009-06001, 390 Highway 141, R-2025-0024-H (Triemstra)

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as "PT LT 95 CON A HUMPHREY AS IN RO177038; SEGUIN"; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map #23 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "PT LT 95 CON A HUMPHREY AS IN RO177038; SEGUIN" from the Rural Exception Fifty-Three (RU-53) Zone to the Rural Exception Seventy-Seven (RU-77) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding Exception "RU-77", as set out on Schedule "B" attached hereto and forming part of this By-law.

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, c. P.13 as amended, and the Municipal Act, 2001, S.O. 2001, c.25 as amended.

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 2nd day of March, 2026.

_____
Ann MacDiarmid
Mayor

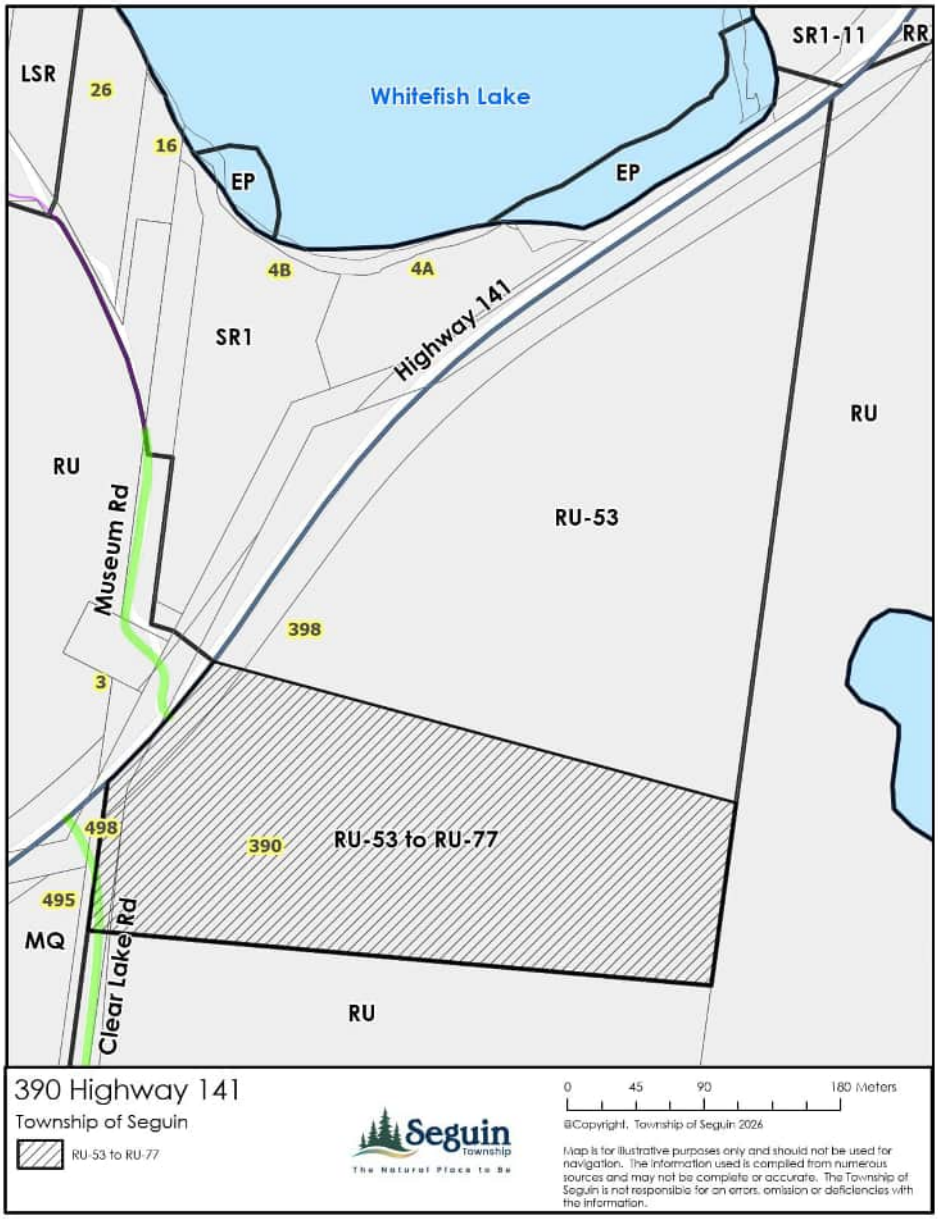
_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-025

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-019 Schedule "A"
PT LT 95 CON A HUMPHREY AS IN RO177038; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #23



Schedule A to Staff Report PL-2026-025

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-019

Amendment to Table 10.3 of Section 10.4, Rural 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
RU-77	Notwithstanding the requirements of Section 4.2.2 a) i): a total of two secondary dwelling units are permitted on the property			**Table 10.2, Section 10.3** Minimum Lot Frontage = 90 metres	Minimum setback for a septic system to the shoreline of Whitefish Lake = 300 metres

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

SUBJECT:	Consent Application B-2025-0039-H
Owner:	John and Nadine Triemstra
Location:	PT LT 95 CON A HUMPHREY AS IN RO177038; SEGUIN
Civic Address:	390 and 398 Highway 141
Assessment #:	4903-010-009-06001

THE PURPOSE AND EFFECT of the Consent is to is to create one new rural lot.

Lot to be Severed
Area: 9.7 hectares +/- Frontage: 501.4 metres +/-

LOCATION: Geographic Township of Humphrey

DECISION: PROVISIONAL APPROVAL
DATE: March 2, 2026

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consent **B-2025-0039-H (Triemstra)** until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the **of , 2028**, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

A) **THAT** Consent Application **B-2025-0039-H (Triemstra)** be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies described as follows:

	Frontage (m)+/-	**Area (ha)+/-**
Severed Lot B-2025-0039-H	501.4 metres (Highway 141)	9.7 hectares
Retained Lot	91.2 metres (Clear Lake Road)	8.1 hectares

2. The owner shall have delivered to the Planning Official the following:
   (i) A plan of survey prepared by an Ontario Land Surveyor (electronic version in pdf format) indicating the parcel to be conveyed including all rights-of-way to each parcel (if any). All dimensions are to be provided in metric units.

   (ii) Three hard copies in registrable form of the document conveying the severed parcel so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $175.00 per deed with respect to this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township with respect to this application shall be paid for by the owner.

6. A payment in lieu of a parkland dedication for the severed parcel shall be paid in accordance with Section 51.1 of the Planning Act acceptable to the Township of Seguin in cash or certified cheque.

7. Written confirmation from the North Bay-Mattawa Conservation Authority that the severed parcel is satisfactory for the installation of a septic system for an individual dwelling.

8. The applicant receives confirmation from the Ministry of Transportation for entrance approval for the severed and retained parcels, as applicable.

9. The applicant obtains a change of use permit for the secondary dwelling unit on the retained parcel.

10. That the retained and severed lot comply with the Zoning By-law.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of ,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 day of , 2025. 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.

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.

Mayor/Clerk Initials	

CERTIFICATION

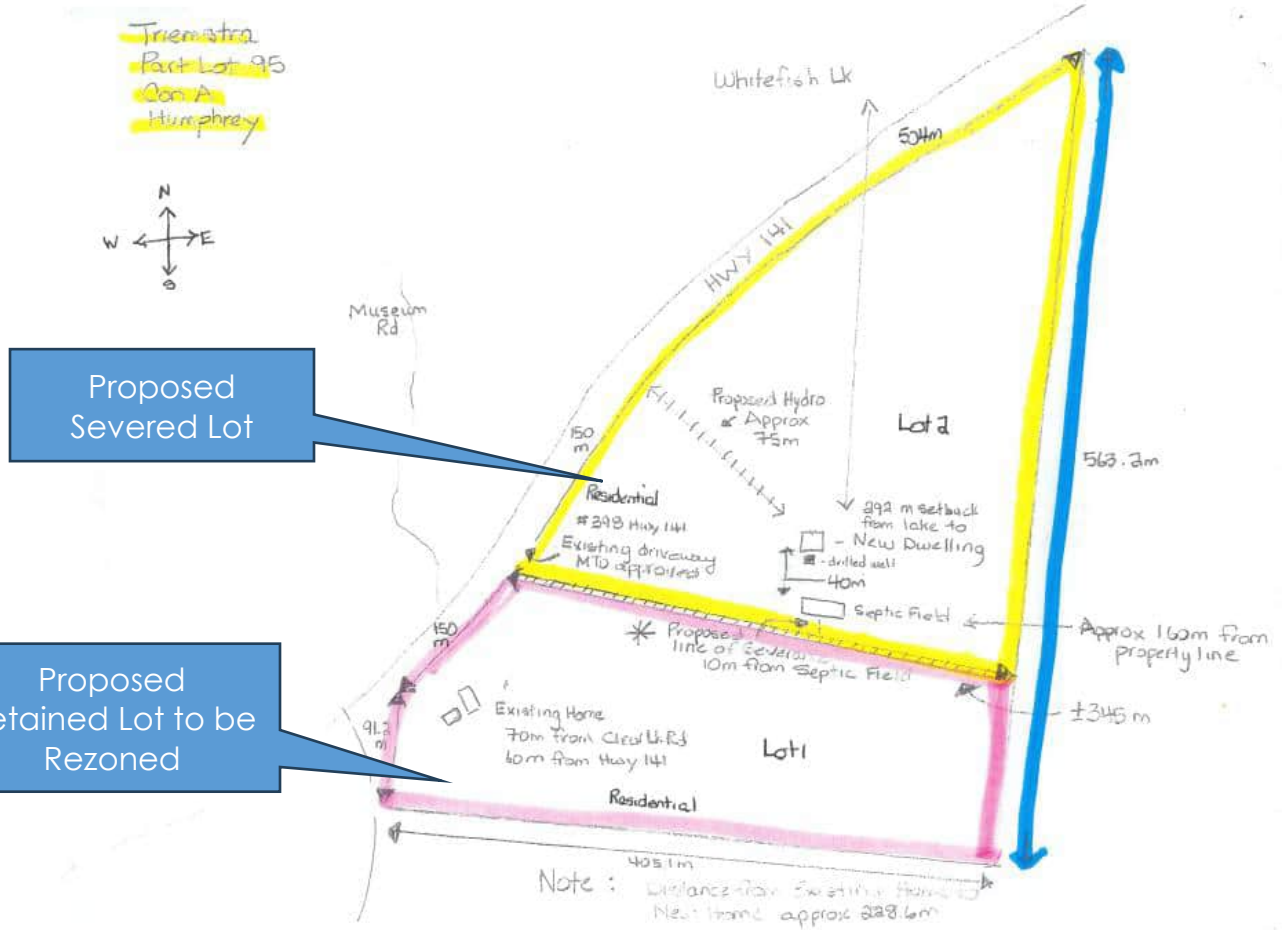
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix 1 Severance Sketch



Outlook

RE: External Circulation - Trodden & TriemstraRE:

From Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>
Date Wed 2/25/2026 12:47 PM
To Kara Midzain <kmidzain@seguin.ca>; Bradie Debes <bdebes@seguin.ca>
Cc Liberty, Nicholas (MTO) <Nicholas.Liberty@ontario.ca>

RE: 390 Highway 141, Segiun
Consent Application: B-2025-0039-H
Zoning By-Law Application: B-2025-0024-H
One New Rural Lot

Hi Bradie,

We have completed our review of the applications and have the following comments:

- No objections to the lot frontage of the retained(150m) and severed(501.4m) along Highway 141.
- No objection, in principle, with the severance.
- A MTO Entrance permit is required for the new residential entrance to the severed lot. Entrance permits are issued to the registered property owner.
- I am unable to locate an entrance permit for the existing residential entrance to the retained lot. The property owner should apply for a no-fee change of ownership MTO entrance permit.
- A MTO Building and Land Use permit is required for any buildings, structures, or essential site features within 45m from the MTO property line or 180m from the centre point of an intersection.
- The required residential setback is 8m from the highway property line.
- For permit inquiries, please contact Nick Liberty, Corridor Management Officer(nicholas.liberty@ontario.ca or (705) 492-1989).

Further information is available on the MTO Highway Corridor Management Website: Highway corridor management | ontario.ca

Thanks,

Usman

From: Kara Midzain <kmidzain@seguin.ca>
Sent: December 19, 2025 3:00 PM
Subject: External Circulation - Trodden & Triemstra

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,

Attached is the Notice of Complete Application and Public Meeting for the following:

Zoning By-Law Application: R-2025-0022-H
Consent Applications: B-2025-0034-H & B-2025-0035-H

Owners: Elizabeth & Dave Trodden

Z**oning By-Law Application:** R-2025-0024-H
Consent Application: B-2025-0039-H
Owners: John & Nadine Triemstra

Kara Midzain
Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

APPLICATION FOR CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2025-0039-H		
File Name: Triemstra.		Nov 26/25
Civic Address: 390 Highway 141		
Application Complete: ☐ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903- 010 **-** 009 **-** 06001 **- 0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No
If yes, please submit a copy of your completed "Pre-Consultation Form".
Pre-consultation Date: _____
Attending Planner: _____

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: John Triemstra

a) Registered Owner(s): John Triemstra Nadine Triemstra
(List all owners and contact information if multiple exist)

Mailing Address: 390 HWY 141

Home Phone: 705-746-1739 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: ntriemstra@hotmail.com

b) Agent: _____

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: _____

c) Planner: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: (pending) IBW Surveyors

Mailing Address: 71 Mearns Ct, Unit 16, Bowmanville, ON L1C 4N4

Phone Number: 1-800-667 0696 Fax Number: _____

Email Address: gavin.tyler@ibwsurveyors.com

e) Solicitor: Oldham Law Firm (pending)

Mailing Address: 88 James St. Parry Sound,

Phone Number: 705-746-8852 Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): A

b) Lot(s): Part Broken Lot 95

* **c)** Registered Plan No. : _____ Lot(s)/Block(s): _____

* **d)** Reference Plan No. : _____ Part(s): _____

e) Geographic Township (former municipality) : SEGUIN

f) Civic Address: 398 HWY 141, SEGUIN, ON

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
730.4m	405.12m	17.8ha

* **h)** Official Plan (current designation of subject lands): _____

* **i)** Zoning (current zoning of subject lands) : _____

3. PROVINCIAL POLICY

* a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?
  - ☑ Yes
  - ☐ No

  If no, please explain:

* b) Is the subject land within an area of land designated under any provincial plan(s)?
  - ☑ Yes
  - ☐ No

* If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?
  - ☑ Yes
  - ☐ No

4. CONSENT

a) Purpose of the Consent:

- ☑ New Lot(s)
- ☐ Lot Addition
- ☐ Easement or Right-of-Way
- ☐ Title Correction
- ☐ Other: _____

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	229 m	405.12 m	8.1 ha approx	Residential		home/ woodshed	
LOT ADDITION							
BENEFITTING LOT							
SEVERED LOT 1	501.4m	372.4	Approx 9.7 ha	Residential		home	
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): Kellen Triemstra

Mailing Address: 390 Hwy 141, Seguin, ON P2A 2W8

Phone Number: 705-774-3716 Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ☐ Yes
- ☑ No

If yes, please indicate the file number: _____

e) Does the applicant request a certificate for the retained land?

☐ Yes
☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: Jan 8, 2000

b) When was the present lot created: Approx 1974/1975

c) How was the present lot created:

- ☐ Consent
- ☐ Plan of Subdivision
- ☐ Original Patent
- ☐ Reference Plan
- ☐ Other: Settling of a will

d) Are there any easements or right-of-ways affecting the subject lands:

- ☐ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☐ Yes
- ☑ No

If yes, please indicate the following:

Date of transfer: _____

Name of transferee: _____

Land use on severed land: _____

6. EXISTING USES

a) Existing uses of the subject land:

Residential - home was built on subject land - 2024

b) Length of time that the existing uses have continued: 18 months of construction

c) Dimensions of all existing buildings or structures on subject land.
**Attach separate sheet if more than 4 structures exist*

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	50.96 m^2	63.86 m^2	loft	10.4	4.9	5.5
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

see attached diagram

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: Provincial Hwy 141 - with cottages on other side of Hwy - Whitefish Lk.

To the south: 1 cottage on 125 acre parcel - Brown's Lk

To the west: Residential home

To the east: Residential home

7. ACCESS

a) Access to the subject land is provided by: _____

- ☑ Provincial highway
- ☐ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: 398 HWY 141, SEGUIN, ONT

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

East on Hwy 141 approx Kms from Seguin Twp offices
Fire Rte # 398 / on right side of Hwy 141 - heading E. driveway

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☑ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☐ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), _____ the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

_____ to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner	Date: Nov 25, 2025
Signature of Owner	Date: Nov 25, 2025
Signature of Witness	Date: Nov 25 2025

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I John + Nadine Triemstra (Owner(s)/Agent) of the Twp of Seguin in the County/District/Regional Municipality of Parry Sound do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin.
in the District of parry Sound.
this 25 day of NOV, 25.

Nadine P. Triemstra
Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Melissa Nicole Profit, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Seguin. Expires November 7, 2027.

Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Nadine P. Trenstra

Signature of Owner(s)/Agent

Nov 27, 2025

Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Township of Seguin
Application for
ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025 - 0024 - H File Name: Triemstra Civic Address: 390 Highway 141		Nov 26/2025
Application Complete: ☐ Yes (circled) ☐ No	Fee Received: ☐ Yes N/A ☐ No	

ROLL # 4903---010 009 06001---- **0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: _____

Attending Planner: _____

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: John Triemstra

a) Registered Owner(s): Nadine + John Triemstra

(List all owners and contact information if multiple exist)

Mailing Address: 390 Hwy 141, Seguin, On P2A 2W8

Home Phone: 705-746-1739 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: ntriemstra@hotmail.com

b) Agent: n/a

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: _____

c) Planner: n/a

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: n/a

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: n/a

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: n/a

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): A

b) Lot(s): Part Lot 95

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : _____ Part(s): _____

e) Geographic Township (former municipality): Humphrey/Seguin Twp

f) Civic Address: 398 Hwy 14, Seguin ON P2A 2W8

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
712m	563m	17.5

h) Official Plan (current designation of subject lands):

Ru

i) How does the application conform to the Official Plan:

Request for Bylaw Rezoning Amendment

j) Are there any easements or right-of-ways affecting the subject lands?

- ☐ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

k) The subject land is within an area where zoning with conditions apply:

- ☑ Yes
- ☐ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

- ~~☑ Yes~~
- ☐ No

If yes, state the requirements:

m) The subject land is within an area of land designated under any provincial plan or plans:

- ☑ Yes
- ☐ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

- ☑ Yes
- ☐ No

3. ZONING BY-LAW AMENDMENT

a) The current zoning of the subject land:

Ru

b) The nature and extent of the proposed rezoning:

To recognize deficent frontage

c) The purpose of the proposed rezoning:

To accomodate consent application

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
91.2 m	405 m	8.1 ha

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: 2000

b) Existing uses of the subject land:

Residential

c) Length of time that the existing uses have continued: 75yrs

d) Proposed uses of the subject land:

Residential

*****Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. home	2015
2 woodshed	2015
3. shed	2015
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

See site plan *

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

Proposed: n/a

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

**Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. house			2			
2. woodshed			1			
3. shed			1			
4.						

Proposed: n/a

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Mumphrey Museum

To the south: Residential

To the west: Residential

To the east: Residential

5. ACCESS

a) Access to the subject land is provided by:

- ☑ Provincial highway
- ☐ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)	Submitted	
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 390 Hwy 141, Seguin, ON

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

east on highway 141

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

No change in proposal so no need to change septic system

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

Twp circulates

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☑ Indicate the area to be rezoned.
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☐ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The current uses on land that is adjacent to the subject land.
- ☑ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☑ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), _____ the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
_____ to act as my Agent with respect to the
Agent
preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Nadine Tremotte — Nov 25, 2025
Signature of Owner — Date

Nov 25, 2025
Signature of Owner — Date

Nov 25 2025
Signature of Witness — Date

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Nadine + John Tremstra (Owner(s)/Agent) of the

Twp of Seguin in the

County/District/Regional Municipality of Parry Sound do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin

in the [redacted] District of Parry Sound.

this 25th day of November, 2025.

Nadine Tremstra
Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

ANDREA ROSE SPINNEY, a
Commissioner, etc., Deputy Clerk
The Corporation of the Township of Seguin
District of Parry Sound

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Nadine Tremblay — Nov 25, 2025

Signature of Owner(s)/Agent — Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Prepared for: Mayor and Members of Council

Subject: Municipally Initiated - Storage Containers and Housekeeping Zoning Amendment

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-027

Executive Summary:

This staff report implements a Council direction to permit storage containers (sea-cans) on residential lots. It also includes small housekeeping matters.

Agency and public comments should be considered.

Council's By-law is ready for passage.

Prepared for: Mayor and Members of Council

Subject: Municipally Initiated - Storage Containers and Housekeeping Zoning Amendment

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-027

Council Direction:

That Zoning By-law Amendment By-law 2026-018 be passed.

Background & Analysis:

Rezoning Application:	R-2025-0020-S
Applicant:	Municipally Initiated
Civic Address:	Not applicable, Seguin Wide.

On November 17, 2025 Council directed staff to:

- Proceed with Option 3 of Staff Report No. PL-2025-107, Shipping Containers Information Report. Also suspend enforcement pending implementation of Option 3.

Option 3 being:

- **Option 3:** Council can direct that a Zoning By-law Amendment be processed to permit shipping containers in the backyard of residential zones (e.g., Rosseau - R1 and lakefronts - SR1), subject to increased setbacks.

This report allows Council to enact this direction.

Proposal

The Storage Container (Sea-Can Change):

The following changes would be included in Section 4.37 of the Zoning By-law.

	Current Provisions	Proposed Change
Zones where a storage container is permitted -	• Rural (RU) • Rural Industrial (RI) • Rural Commercial (RC) • General Industrial (M2) • Light Industrial (M3) • Aggregate Pit (MP) • Aggregate Pit and Quarry (MQ) • Airport (AR) • Airport Industrial (AR1)	Add the following zones: • Highway Commercial (C3) • Village Light Industrial (M1) • Rural Residential (RR) • Village Residential One Zone (R1) • Shoreline Residential Zones (SR1, SR2, SR3, SR4, SR5, SR6, and LSR)
Special Rules which Apply to New Residential Zones	Not permitted	• Limit to an area of 30 m2 per lot (equivalent of one large container) • Make subject to the same setbacks and coverage rules which accessory structures (ex, a garage or shed, not in a front yard) adhere to.
Definition	Current Definition: Container, Storage means the trailer portion of a tractor-trailer unit or transport truck without the running gear, or a rail or seaway container, which is traditionally used for the shipping and transportation of goods and materials.	New Definition: Storage Container means an accessory structure that is pre-manufactured, transportable, enclosed container (including a shipping container/“sea-can”, rail container, or similar intermodal freight container), that: a) is placed or kept on a lot primarily for the storage of goods, materials, equipment or similar items, and is not used for habitation, business occupancy, or the provision of services to the public; b) is largely unmodified, such that it substantially retains its original

		structural form and appearance as a freight container, including a metal shell and cargo-type doors, and does not include additions such as porches, decks, permanent roofs/canopies, bay windows, or similar appurtenances; c) may be located on the ground, on a foundation, on skids, or on a vehicle or trailer, whether or not the vehicle or trailer is licensed or capable of being moved; and d) does not include a shipping container or similar unit that is incorporated into, or forms part of, the construction of a building for residential, commercial, industrial, institutional, or agricultural use, where the unit is converted or integrated as a building element.

Per Council's direction, this amendment will permit storage containers in residential zones, subject to the same setback rules which apply to garages and sheds. Residential zones will only permit one per lot.

Housekeeping Amendment:

There is an opportunity to streamline some matters in the Zoning By-law:

	Current Provision	Proposed Change
Split Zoned Lots - Sections 3.6 v) and 4.16	These provisions note that split-zoned lots will be treated as separate lots as it relates to yard setbacks and zone requirements.	It is proposed to remove the yard setback on split-zoned lots, as in a Seguin/waterfront context, and with inaccurate zoning schedules, it leads to unintended consequences and property owner hardships. It is common for rural municipalities to have split-zoned properties by nature, which leads to difficulties obtaining

		building permits when there is no core problem.
Building Setbacks – 4.1.8	Technically, all accessory buildings need to be separated by at least 1.2 metres from any other structure.	If implemented rigidly, this wouldn't allow sundecks next to a structure or other such common uses. It will be modified to note the setback applies from separate accessory structures to other accessory structures (ex, sheds to sheds).
Only one 1 ½ storey accessory structure per lot – 4.1.12	Currently, it notes that only one guest cabin, or one 1 ½ storey boathouse, or one ½ storey detached garage is permitted per lot.	The intent of this provision will be further improved to include two-storey garages, as there is a loophole.

Comments:

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

No public comments have been received at the time of writing this report.

Land Use Planning Policy

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

The Provincial Planning Statement is a province-wide document requiring consistency of all decisions with its policies.

The shipping container amendment and housekeeping amendment do not have major Provincial Planning Statement implications.

The proposed modifications are consistent with the PPS and GPNO policies.

Official Plan and Zoning By-law

As Council directed that the storage container amendment be brought forward for consideration, an analysis of the Official Plan and Zoning By-law will not occur.

The housekeeping aspect of the by-law better implements the intent of the Official Plan. It will still ensure adequate protection of split-zoned lots and environmental features, while removing an unintended obstacle.

The building setback issue is also technical in nature and just requires clarity.

The additional clarity where two-storey garages are considered the same as 1 ½ storey garages better meets the intent of the Official Plan, reducing the scaling/massing in the shoreline area, and ensuring that the built design does not dominate the character.

In summary, the housekeeping amendment improves the planning process and better implements the intent of the Official Plan.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

On the November 2026 staff report, it was recommended that it be accepted for information purposes, but the following alternatives were listed in order of preference:

- *Option 1: Maintain the status quo. Given that the Township's by-law records only show three complaints on this topic over the past couple of years…*
- *Option 2: Council directs staff that this Section of the By-law be reviewed as part of the Township's Comprehensive Zoning By-law review.*
- *Option 3: Council can direct that a Zoning By-law Amendment be processed to permit shipping containers in the backyard of residential zones (e.g., Rosseau - R1 and lakefronts - SR1), subject to increased setbacks.*
- *Option 4: Council can direct staff to delete this section of the by-law and not regulate shipping containers.*

Council directed Option 3, which is the basis of this report.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Per Council direction, the by-law is ready for consideration.

Prepared by:
T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:
Schedule A – Draft By-law

Schedule A to PL-2026-027

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-018

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 Storage Containers and Housekeeping Amendments"

WHEREAS the Council of The Corporation of the Township of Seguin provided direction to amend the Township of Seguin Zoning By-law No. 2006-125; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. That Section 3.6 v) 3 be deleted and replaced with:

   "Where a lot falls into two or more Zones, each portion of the lot shall be used in accordance with the permitted uses of this By-law for the applicable Zone; and, "

2. That Section 4.1.8 be deleted and replaced with:

   "Building Setbacks

   All accessory buildings and structures shall be setback at least 1.2 metres from all other separate, accessory buildings and structures."

3. That Section 4.1.12 be deleted and replaced with:

   "Accessory Structures, One and a Half or Two Storey

Draft

Only one guest cabin, or a one and one-half storey boathouse, or a one and one-half storey detached garage, or a two-storey boathouse, or a two-storey detached garage shall be permitted per lot."

4. That a new Section 4.16 be deleted and replaced with:

   "MULTIPLE ZONES ON ONE LOT

   Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Permitted Uses and zone requirements of this By-law for the applicable Zone as if it were a separate lot; however, the required yard provisions of this By-law shall be determined for the lot as a whole and shall not be increased or altered by the location of a Zone boundary within the lot."

5. That Section 4.37 be amended to include the following new zones:
   "
   - Highway Commercial (C3)
   - Village Light Industrial (M1)"

6. That a new Section 4.37.1 be included after Section 4.37:

   "4.37.1 Storage Containers – Residential Properties

   Storage Containers are permitted within the following Residential zones:

   - Rural Residential (RR)
   - Village Residential One Zone (R1)
   - Shoreline Residential Zones (SR1, SR2, SR3, SR4, SR5, SR6 and LSR)

   Notwithstanding the provisions of this By-law, storage containers shall adhere to the provisions of Section 4.1 and shall be used exclusively for the storage of goods and materials, and may not be used to accommodate work areas, shops, office uses or retail sales. Storage containers shall not be permitted within the front yard, or between the exterior front wall of the primary structure and the front lot line, or the exterior side yard.

   Storage Containers permitted in a Residential Zone per this provision shall be limited to an area of 30 square metres."

7. That Section 13 be amended to delete the definition "Container, Storage" and add the following new definition:

   "Storage Container means an accessory structure that is pre-manufactured, transportable, enclosed container (including a shipping container/"sea-can", rail container, or similar intermodal freight container), that:

Draft

a) is placed or kept on a lot primarily for the storage of goods, materials, equipment or similar items, and is not used for habitation, business occupancy, or the provision of services to the public;

b) is largely unmodified, such that it substantially retains its original structural form and appearance as a freight container, including a metal shell and cargo-type doors, and does not include additions such as porches, decks, permanent roofs/canopies, bay windows, or similar appurtenances;

c) may be located on the ground, on a foundation, on skids, or on a vehicle or trailer, whether or not the vehicle or trailer is licensed or capable of being moved; and

d) does not include a shipping container or similar unit that is incorporated into, or forms part of, the construction of a building for residential, commercial, industrial, institutional, or agricultural use, where the unit is converted or integrated as a building element."

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 2nd day of March, 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Draft

Prepared for: Mayor and Members of Council

Subject: Zoning By-Law Amendment Application R-2026-0004-F and Draft Plan of Subdivision CON-2026-0001-F (Hall)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: March 2nd, 2026 Report No: PL-2026-028

Public Meeting Report

Proposal	The purpose of the proposed Zoning By-law amendment is to amend the existing R2-135, R2-136 and EP zones to: • For the lots along Hunter Drive (R2-X (h) on the sketch): o Require a minimum area of 0.4 ha, a minimum frontage of 35 m, a minimum front yard and exterior side yard of 10 m, and a minimum interior side yard of 5 m. o These lots also permit up to 11 detached dwellings and 11 secondary dwelling units. • For the interior lots (R2-xx (h) on the sketch): o A maximum of 174 dwelling units is permitted. o A maximum of 26 secondary dwelling units is permitted. o Lots with single-detached structures have a reduced minimum lot size from 3,200 sq metres to 1,500 sq metres. o Reduce the minimum frontage to 6 metres for a limited number of flag-shaped lots – most frontages will typically be between 24 metres and 32 metres. The current zoning requires minimum frontages of either 15 metres or 30 metres. • Rezone portions of the EP Zone, per the recommendations of an Environmental Report. • Require Tertiary septic systems. The phased subdivision proposes: • Phase 1 o 112 Residential Lots

	o Three commercial lots; • Future Phases o Five future residential blocks to contain up to 73 dwelling units, comprised of single-detached and semi-detached units.
File Details	Application Nos.: R-2026-0004-F, CON-2026-0001-F Owner: K.C. Holdings Inc. Agent: Time Cane, SGL Planning Civic Address: Oastler Park Drive (unassigned) Roll No.: 4903-030-011-01200
What is the Request?	The application for the ZBA is to create site-specific provisions to reduce the minimum lot size for single-detached structures. The intent is to allow a freehold subdivision. Minor areas of EP will be rezoned to allow for municipal roads, which have been reviewed in an EIS. Lot frontages also need to be adjusted to consider 'flag' lots. The subdivision is ultimately proposing a total of 185 lots. The first phase is 112 lots, with a future 73 lots in five blocks. Three commercial lots are also proposed.
Internal and Agency Comments	At the time of writing this report, no internal comments have yet been received. Please note that all comments will be considered as part of the staff recommendation report to Council. Clerk: No comments Building: No comments Fire/By-law: No comments Public Works: No comments Treasury: No comments
Public Comments	No comments have been received to date. Please note that all comments will be considered as part of the staff recommendation report to Council.
Official Plan	Oastler Park Drive Rural Community
Zoning	R2-135, R2-136 and EP zones

Access	Oastler Park Drive and Hunter Drive (Highway 518)
Lot Size	- 56.3 hectares, approx. - Frontage of approx. 670 metres along Oastler Park Drive and 588 metres along Hunter Drive (Highway 518)
Existing Development and Site Characteristics	- Vacant (forested) with a hydro corridor, existing access road, and variable topography (elevation difference of approx. 30 metres across the site)
Submitted Professional Reports	- Planning Justification Report – Schedule A o A thorough review that concludes it meets the PPS and the intent of the Township's planning documents, and is good planning. - EIS Addendum o The EIS agrees with the minor modifications to the EP boundaries for roadways, passive trails, a minor shift to creek alignment, and the installation of a new cul-de-sac. - A stormwater Brief – available upon request due to size. o Recommends the report be reviewed for approval by the Township – this will be a final condition. o Recommends various pre- and post-development mitigation control measures.
Key Considerations and Next Steps	- Finalize reviews on hydrogeological (well and septic) to ensure adequate servicing. This is the process of being peer reviewed. - A recommendation and a full analysis will be brought forward for Council's consideration at a future Council meeting. The recommendation report will also consider public and agency comments.

Prepared By:

T. Elgie

_____

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed By:

Jason Inwood
Chief Administrative Officer

TE/JI

Attachments:

Schedule A – PJR
Schedule B – EIS Addendum
Schedule C – Drawings
Schedule D – Applications, Stormwater Management – Available upon request

Figure 1: Zoning Map

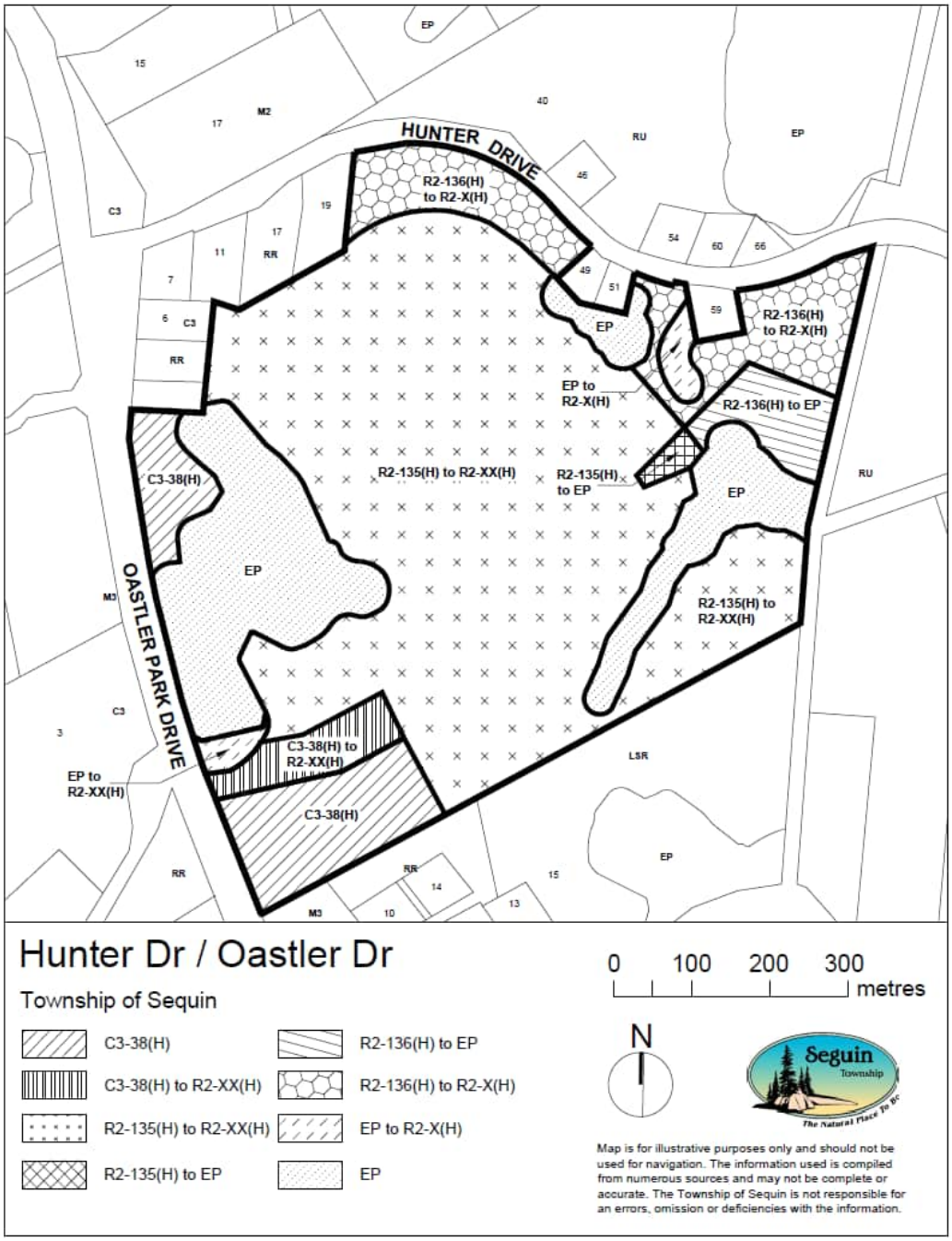
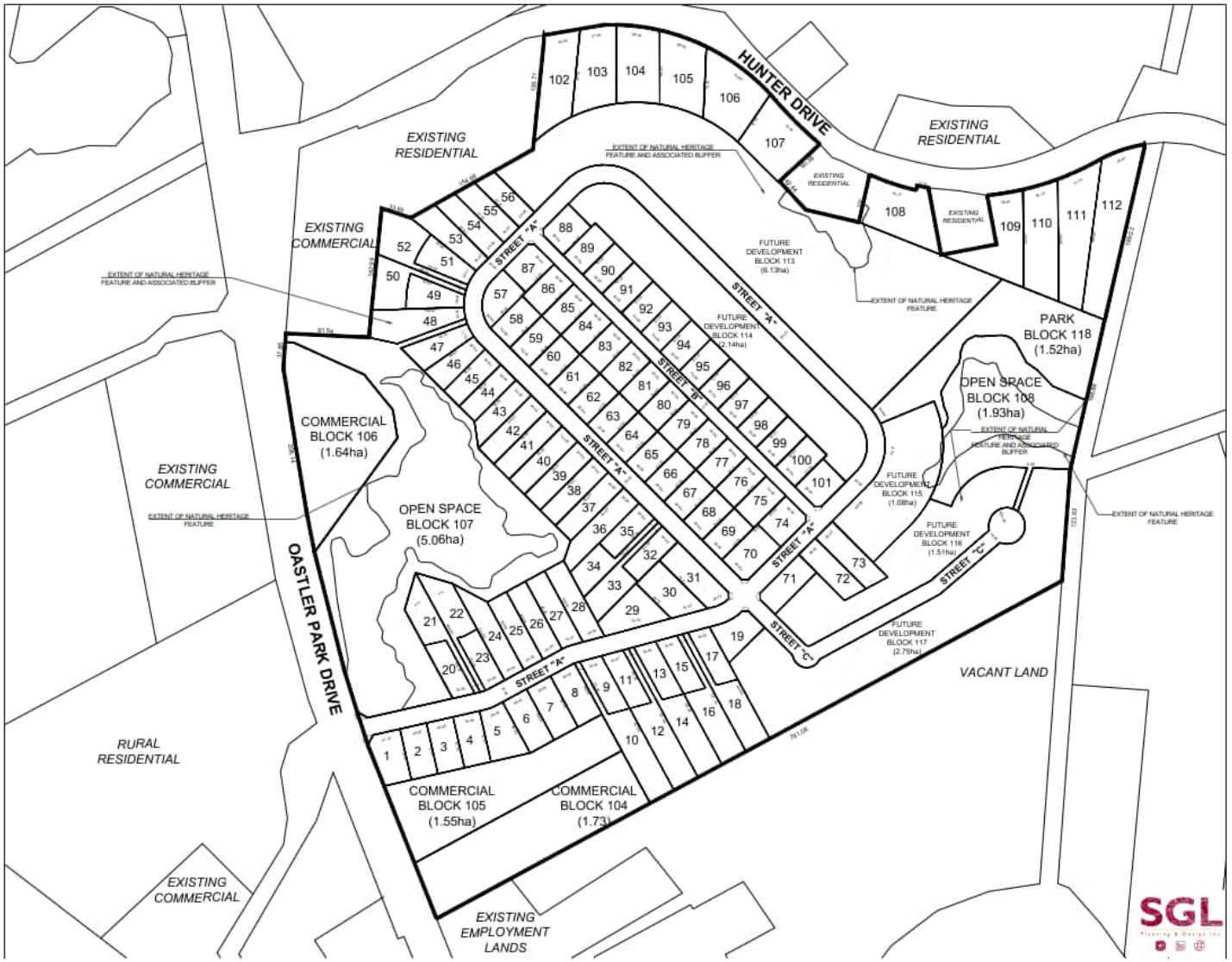


Figure 2: Proposed Subdivision Plan



Schedule A to PL-2026-028

SGL Planning & Design Inc.

Planning Justification Report

Oastler Park Drive, Township of Seguin

February 9, 2025

K & C Holdings Inc.

Table of Contents

1.0 Introduction 2
1.1 Purpose 2
Site & Surroundings 4
2.1 Subject Lands 4
2.2 Surrounding Area 4
3 Proposal 5
3.1 Description of the Proposal 5
3.2 Existing Official Plan Designation 6
3.3 Existing Zoning 7
4.0 Policy Analysis 8
4.1 Provincial Planning Statement (2024) and Growth Plan for Northern Ontario (GPNO) 8
4.2 Township of Seguin Official Plan 10
5.0 Zoning By-law Amendment 11
6.0 Draft Plan of Subdivision 12
7.0 Supporting Studies 15
7.1 Private Servicing and Hydrogeological Assessment 15
7.2 Archaeological Assessment 15
7.3 Environmental Impact Study 16
7.4 Land Use Compatibility Study 16
8.0 Conclusion 18

1.0 Introduction

On behalf of the owner, K & C Hall Holdings Inc., of land located between Oastler Park Drive and Hunter Drive ("Subject Lands"), we are pleased to submit applications for zoning by-law amendment and draft plan of subdivision. The Subject Lands are an irregular shaped lot, located east of Oastler Park Drive and south of Hunter Drive, just south of the Town of Parry Sound (refer to **Figure 1)**.



Figure 1: Site Context (Subject Lands outlined in red)

1.1 Purpose

This report has been written in support of the planning applications for zoning by-law amendment and draft plan of subdivision.

The purpose of the proposed Zoning By-law Amendment and draft plan of subdivision are to provide exemptions the Township's zoning by-law and ultimately provide for the subdivision of land consisting of:

- 85 single detached dwellings (min 30m frontage lots)
- 54 single detached dwellings (24m frontage lots)
- 30 single detached dwellings ('Flag' shaped lots)
- 16 semi-detached dwellings

- Park block
- Open space blocks containing natural heritage features and buffers
- Three blocks for commercial/employment uses
- New public right-of-ways
- Temporary Employee Accommodation for up to 22 bedrooms contained in vehicular trailers internal to the site for up to 18 months during construction;
- Opportunity for up to 37 Secondary Dwellings (based on available servicing)

It should be noted that the rezoning application is an amendment to the site specific zoning by-law amendment that was approved in 2025. Since residential, commercial and envit0nemtna protection uses have already been approved on the site, these applications are to reflect a revised concept resulting from more detailed design.

The Official Plan Amendment, passed in 2025, to create the Oastler Park Rural Community remains in place and does not require an amendment.

A copy of the proposed lot layout and draft plan of subdivision is shown in **Figure 2**.

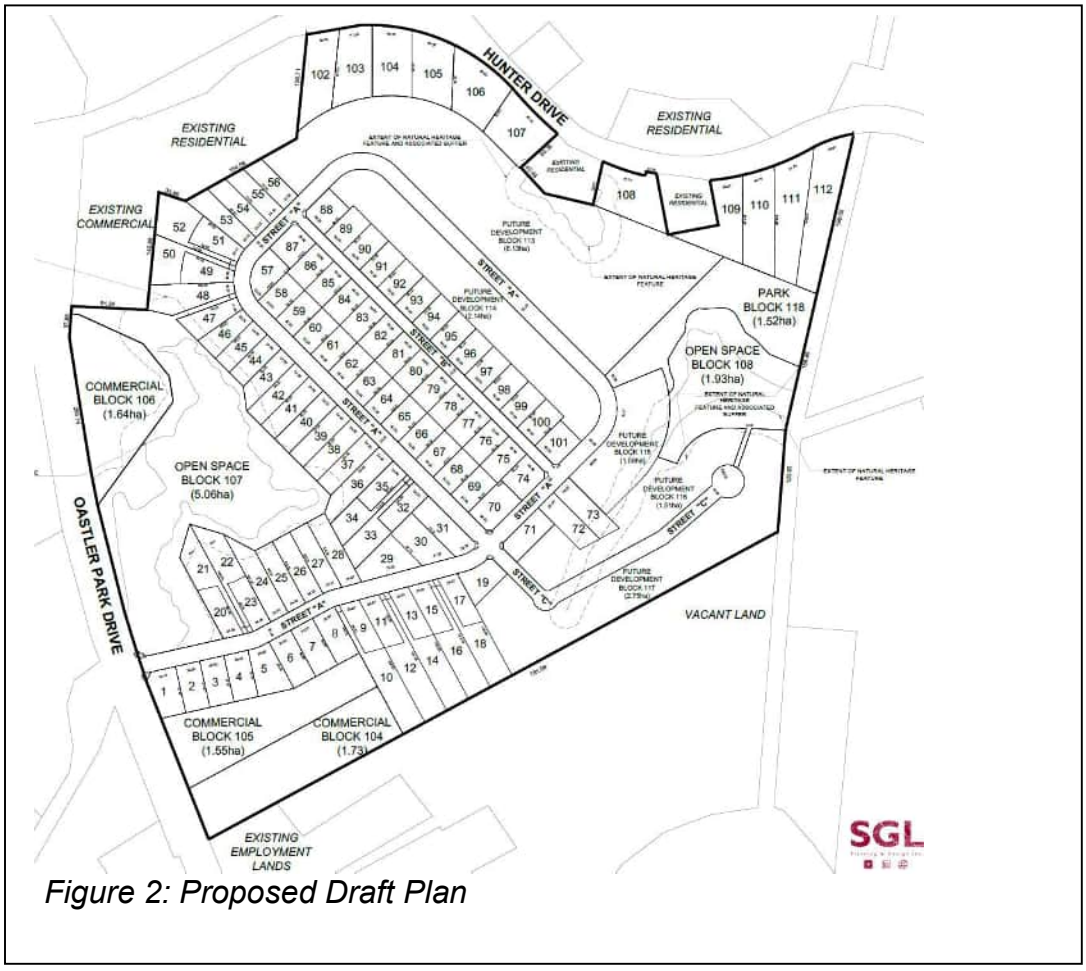


Figure 2: Proposed Draft Plan

Site & Surroundings



2.1 Subject Lands

The Subject Lands comprise a large, irregularly shaped parcel located on the east side of Oastler Park Drive, extending eastward toward Hunter Drive, within the Township of Seguin. It is located just south of the intersection of Oastler Park and Hunter Drives and just north of Rocky Road. The site encompasses approximately 64 hectares of undeveloped, forested land and is currently vacant. The lands have frontage along both Oastler Park Drive and Hunter Drive, providing multiple points of potential access.

The site is characterized by gently rolling topography, internal wetlands, drainage features, and areas of mature vegetation, which are concentrated primarily toward the interior and eastern portions of the property. Portions of the site have been identified through technical studies as containing natural heritage features and associated buffers, which are proposed to be protected through Environmental Protection zoning and integrated with open space blocks. No municipal water or sanitary services are available, and the site is intended to be serviced through private and septic systems for each lot, consistent with rural servicing practices in the Township

2.2 Surrounding Area

The surrounding area reflects a mix of rural residential, commercial, and employment uses. Lands immediately west of the site, along Oastler Park Drive, include existing highway-oriented commercial and employment uses, such as light industrial operations, service commercial uses, and related businesses. These uses benefit from proximity to Highway 400, which is located south of the site and provides regional access to Parry Sound and the broader highway network. To the north and east, the surrounding lands are characterized by low-density rural residential development and extensive natural areas, including woodlands and water features, contributing to the rural character of the area. Existing residential uses are generally set on large lots and accessed by local roads, including Hunter Drive. Overall, the site is situated in a transitional context between highway commercial/employment uses and lower-density rural residential and natural landscapes, supporting a planned approach that provides appropriate buffers, transitions, and compatibility with surrounding land uses.

3 Proposal

3.1 Description of the Proposal

The planning applications for rezoning and draft plan of subdivision building on the previous official plan and zoning by-law amendment applications approved by the Township in 2025. After gauging market interest with the previous development concept, the applicant wishes to amend the proposal to provide ground related freehold units to better respond to current market conditions. While the road configuration remains similar, the proposed subdivision with simplified individual private services will avoid condominium fees while still supporting greater housing attainability on smaller freehold lots, that are limited in the Township.

The proposed zoning provisions and draft plan of subdivision will ultimately support:

- 185 single detached lots on a minimum lot size of 1,500m2. Most homes will be single detached with approximately 16 semi/linked dwellings proposed for a future phase.
- Lots will be generally 24 to 30 metres wide. Lots along Hunter Drive will generally be between 40 to 75 metres wide to match the exiting character of that area.
- To reduce road costs and make efficient use of the site, a minor portion of the lots will be 'Flag' shaped lots with a 6m frontage for driveways and access. This shape of lot allows for the rear of deeper lots to be used for another freehold dwelling without building additional roads that increase both construction and future maintenance cost.
- Commercial and employment blocks remain as part of the proposal to make for a more complete community.
- Natural heritage features on the site will be protected in designated blocks to be transferred to the Township and used for a trail network.
- A park block will be provided centrally within the site and connected to a large open space block for active and passive recreation activities.

The proposed draft plan of subdivision submitted with the application identifies the lots for the first phase of development, together with all proposed roads. Road right-of-way widths for Street "B' and Street "C" have been minimized where appropriate to reduce construction costs to assist with lower price points for new homes.

The larger blocks are established in the draft plan and set aside for future phases of development. These larger blocks would be lotted out into smaller individual residential lots using part lot control by-laws that would be approved by the Township. The concept plan below in Figure 3 shows what the ultimate layout of the entire subdivision may look like.



Figure 3: Proposed development concept showing all future lots.

3.2 Existing Official Plan Designation

The Township's Official plan was amended in 2025 to recognize the site specific nature of the development entitled "Oastler Park Rural Community" to reflect the mixed-use character of the proposal. The primary purpose of this application was to designate lands for a wider range of housing until new lands for growth approved by the Province are serviced and brought online.

As a result, a Special Policy Area Designation was added (Section 1.3.4.1 Oastler Park Drive Rural Community) for the subject lands to permit a rural mixed-use area consisting of the following:

- lots for employment uses along Oastler Park Drive
- lots for single family dwellings
- lots for semi-detached dwellings
- lots for multiple dwellings up to 5 units
- blocks for roads, parks, trails and stormwater management

The proposed employment uses along Osler Park Road were already permitted in the Official Plan due to the Employment Corridor Area overlay; however, they are included in the rezoning application to allow specific uses on the lands already envisioned by the Township Official Plan.

3.3 Existing Zoning

The existing zoning on the Subject Lands was approved last year and already allows the uses being proposed as part of this application. The amended zoning by-law being proposed represents a simplified version of the previous zoning provisions to reflect the proposed freehold residential lots. The exiting zoning is shown in **Figure 4** below.

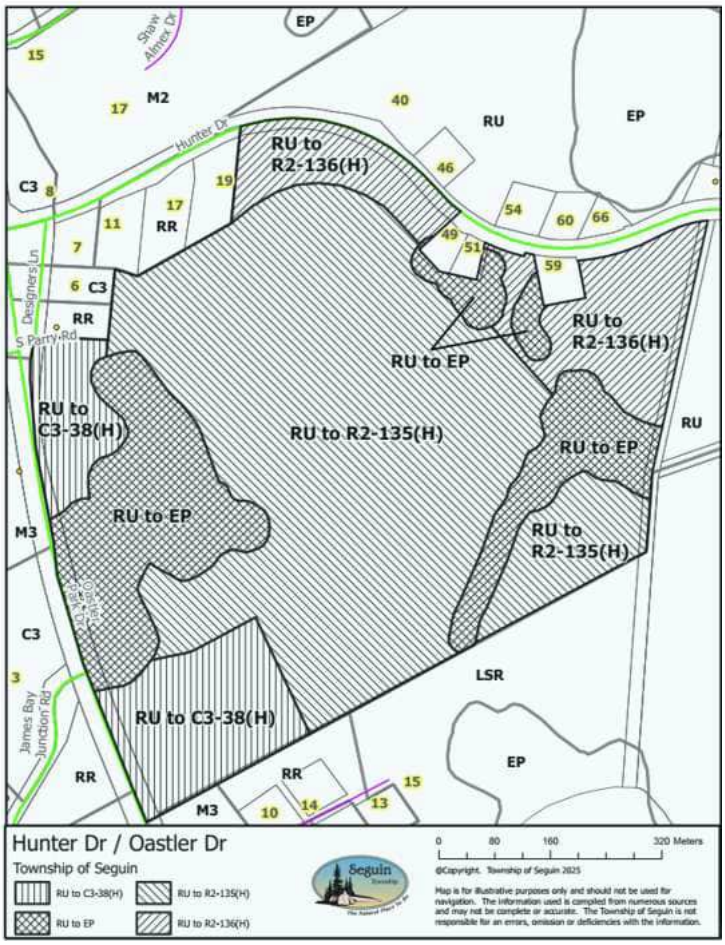


Figure 4: Existing zoning of Subject Lands already permitting commercial, residential and environmental protection uses.

A full range of residential unit types and densities are permitted. The proposed zoning would limit residential units to single detached and semi/linked dwellings. The range of commercial uses and other permissions would remain unchanged. Site specific zoning provisions are included in the proposed R2-XX Zone exemption to accommodate the

proposed subdivision. The Holding provision continues to be applied to ensure that the conditions of draft plan approval are fulfilled before building permits can be issued on the site.

4.0 Policy Analysis

This section of the report summarizes the current policy framework and assesses the appropriateness of the proposed Official Plan Amendment and Zoning By-law Amendment. This section will specifically address the proposed Severance, Official Plan Amendment and Zoning By-law Amendment applications' consistency with the Provincial Policy Statement (2024).

4.1 Provincial Planning Statement (2024) and Growth Plan for Northern Ontario (GPNO)

The Provincial Planning Statement, 2024 ("PPS") is a Province-wide policy document that provides direction on matters related to land use planning and development, and requires that all planning decisions be consistent with its policies.

The subject lands are considered Rural Lands under the PPS. The proposed development demonstrates consistency with several key policy directions. Section 2.1 – Planning for People and Homes directs planning authorities to provide an appropriate range and mix of housing options, including affordable and attainable housing, to meet long-term needs. The proposal provides a total of 185 residential units, including single detached dwellings, semi-detached dwellings, plus up to 37 additional residential units. This range of housing types on smaller lots contributes to a more diverse housing supply within the Township of Seguin and aligns with the PPS objective of supporting varied housing types in rural communities to accommodate different household sizes, incomes, employee needs, and life stages.

The development within this new rural settlement area has been evaluated in relation to Section 2.3.2.1 of the PPS, which establishes criteria for the creation of new settlement areas.

a) The need for additional land supporting the previous OPA to accommodate growth was informed by long-term population forecasts prepared by the Ministry of Finance for the Parry Sound Region, which includes the Township of Seguin within Northern Ontario for provincial planning and economic policy purposes. The Ministry of Finance forecasts a 24 percent population increase between 2023 and 2051, which is generally consistent with the 25 percent population increase identified in the Township's 2024 Development Charge Background Study prepared by Hemson Consulting for the 2023 to 2033 planning horizon.

To achieve the Hemson 2033 population forecast of 16,960 residents, the Development Charge Background Study assumes that lands subject to a Minister's Zoning Order (MZO) would begin to develop in 2028, contingent on the availability of servicing.

The rezoning and division of lands with the new rural settlement area will help address more immediate housing needs prior to 2028 and provide flexibility should development of the MZO lands be delayed due to servicing constraints. The significant increase in population projected to occur once the MZO lands are developed demonstrates the need for interim housing supply and choice in advance of that timeline. Given the proximity of the subject lands to the MZO lands, the proposed development is expected to support and complement longer-term growth south of Parry Sound. The proposal contributes to meeting forecasted growth and includes temporary employee accommodation to support employment uses. Any population growth associated with development of the MZO lands can be addressed through the Township's next comprehensive review.

The range of housing types and uses proposed is also consistent with Section 2.3.2.1 a) of the PPS.

At present, the Township does not have planned municipal water or sanitary servicing for areas outside of the MZO lands. Section 2.5 of the PPS provides specific direction for rural areas and rural settlement areas, including the provision of appropriate services. Section 2.5.3 directs growth to areas with suitable character and servicing levels, while Section 2.6.3 permits residential development where appropriate sewer and water services are appropriate, including private individual on-site systems. The proposed servicing strategy relies on individual private wells and septic systems, consistent with Section 3.6.3 of the PPS, and is supported by hydrogeological and stormwater management studies. Section 2.3.2.2 of the PPS permits the establishment of new settlement areas where infrastructure is planned or available, which is satisfied in this case.

Existing and planned public service facilities within the Township and the City of Parry Sound are considered sufficient to serve the proposed development. In addition, the site's proximity to Highway 400 provides convenient access to services within the broader region.

In regard to other applicable Sections of 2.3.2.1:

c) The subject lands are not located within a designated prime agricultural area or specialty crop area. No impacts to agricultural lands or Minimum Distance Separation (MDS) conflicts have been identified. An Agricultural Impact Assessment is not required, as the lands do not form part of the Agricultural System as defined by the PPS.
d) Avoidance of prime agricultural areas – Not applicable.
e) Minimum Distance Separation from livestock operations – Not applicable.
f) Impacts on the agricultural system – Not applicable.

g) The proposal facilitates an initial phase of development within this area of the Township. In the short term, the lands will provide much-needed housing supply and choice, while in the longer term, their proximity to the MZO lands will support and complement future development and service expansion.

The inclusion of commercial lots and the application of the Highway Commercial (C3) Zone to lands fronting Oastler Park Drive are consistent with Section 2.5 – Rural Areas in Municipalities, which encourages economic opportunities and employment uses that are compatible with surrounding land uses. As the lands are already subject to an Employment Corridor overlay in the Township Official Plan, the proposed redesignation and rezoning will support rural economic development in a location with direct access to the Highway 400 corridor and the Parry Sound urban area. The inclusion of temporary employee accommodation as a permitted use further supports employment activity while contributing to housing availability.

With respect to infrastructure and servicing, Section 3.6 – Sewage, Water and Stormwater of the PPS permits the use of private individual on-site servicing systems in rural areas where full municipal services are not available, provided they are appropriate for the proposed development. The proposal will be serviced by wells and tertiary septic systems, and is supported by a hydrogeological assessment and a stormwater management brief. These studies demonstrate that servicing can be provided in a manner that is adequate and consistent with PPS direction for rural infrastructure planning.

Finally, Chapter 4 – Wise Use and Management of Resources of the PPS promotes a coordinated, integrated, and comprehensive approach to land use planning. The applicant has submitted a suite of supporting technical studies, including archaeological, environmental, hydrogeological, and land use compatibility assessments, and is proceeding through a policy-led planning process that includes an Official Plan Amendment, a Zoning By-law Amendment, and a future Plan of Subdivision and/or Condominium. This phased approach allows for a comprehensive evaluation of environmental impacts, land use compatibility, and infrastructure requirements, ensuring that the proposal aligns with the PPS 2024 and supports long-term, sustainable rural development.

Accordingly, the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Planning Statement, 2024.

4.2 Township of Seguin Official Plan

As approved in 2025, the Subject Lands are now designated the Oastler Park Rural Community to supply housing opportunities until new lands become available in the Township.

The proposed development is consistent with the intent and objectives of these policies by directing an appropriate mix of residential and employment uses to a defined rural

community, thereby limiting impacts on the surrounding open and natural rural landscape. The proposal does not introduce urban servicing and instead relies on private well and septic systems, consistent with established rural servicing practices.

The incorporation of passive recreational elements, including parks and trail connections, supports the Township's objective of encouraging low-intensity recreational uses that are compatible with the rural setting. In addition, the proposed commercial and employment uses are compatible with rural character and are appropriately located along Oastler Park Drive, supporting rural economic activity in a strategic and accessible location.

The development avoids conflicts with agricultural uses and maintains adjacent natural features, thereby supporting rural land use objectives related to environmental protection and the long-term sustainability of land-based activities. The applications support the site-specific policy framework and represent an appropriate balance between accommodating growth and maintaining the fundamental intent of the Township's rural policies.

Section **B.12.3** of the Official Plan continues to apply and requires Council approval of this draft Plan of Subdivision. These subsequent subdivision registration and clearance of draft plan conditions will ensure that detailed design and implementation is consistent with the approved policy framework.

Based on the foregoing, the proposed development conforms to the Official Plan.

5.0 Zoning By-law Amendment



A draft zoning by-law has been submitted with the applications to implement the preferred built form of the development while implementing the findings of the supporting studies in terms of minimum lots sizes for private services, stormwater management, land use compatibility, and the protection of natural heritage features.

In addition, a Holding provision is proposed for site to ensure that all conditions of draft plan approval have been addressed before the lands can be used for residential and commercial purposes. No building permits can be issued until the Holding provision is lifted by the Township.

6.0 Draft Plan of Subdivision

Section 51 (24) of the Planning Act sets out criteria for consideration of draft plans of subdivision. **Table 1** below provides a brief analysis of how the proposal meets the applicable criteria in Section 51 (24). A future consent application will be sought following the Official Plan Amendment and Zoning By-law Amendment.

Table 1 Policy Analysis of Section 51 (24) of the Planning Act Summary

Section	Response
51 (24) a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; Applicable Interests from Section 2 include protecting natural areas and heritage resources, ensuring adequate services, and providing a range of housing.	The Subject Lands natural heritage features that have been identified for protection in both the proposed zoning by-law and through blocks in the draft plan that will be transferred to the Township. As well, the Subject Land does not contain any heritage features, and the Stage 2 Archaeological Assessment did not find any resources. The Subject Lands are located in rural area that has already been designated for settlement uses. Both the exiting and proposed zoning permissions represent an efficient use of land with appropriate services. In addition, the Proposal will contribute to increasing the supply of housing within a rural settlement with a range of uses on-site and nearby. A range of housing types on smaller lots with private services will encourage more attainable housing. Therefore, the proposal meets the applicable Provincial Interest set out in the Planning Act.
51 (24) b) whether the proposed subdivision is premature or in the public interest;	The proposed subdivision implements the policies of the OP approved by the Township in 2025. The proposed ZBA is to implement a revised concept to facilitate housing supply in a manner that responds to the features of

	the Subject Lands, and is therefore in the public interest.
51 (24) c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;	The subject property has already been designated for a form of development similar to what is being proposed. The planning applications will implement the previous direction of the Township to deliver greater housing supply.
51 (24) d) the suitability of the land for the purposes for which it is to be subdivided (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	The subject property is already designated and zoned to permit a range of residential and commercial uses. The proposed draft plan of subdivision will implement the purposes for which the Subject Lands have been identified for. No specific affordable housing units are provided, however lower price points will make housing more attainable with the potential for additional dwelling units to provide for affordable housing or offset the cost of the principal dwelling.
51 (24) e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	Sight lines have been considered in the location of the main entrance, as well as the alignment of the existing intersection opposite the site. Road capacity is adequate in the vicinity of the Subject Lands with close access to a 400 series interchange.
51 (24) f) the dimensions and shapes of the proposed lots;	The proposed draft plan of subdivision meets the proposed lot standards of the implementing ZBA (if approved).
51 (24) g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no restrictions registered to the subject property. The Subject Lands are in Absolute Title.
51 (24) h) conservation of natural resources and flood control;	Refer to response to 51 (24) a)

51 (24) i) the adequacy of utilities and municipal services;	The proposed lots are designed with sufficient space to accommodate appropriate private services.
51 (24) j) the adequacy of school sites;	School options are present in the nearby Town of Parry Sound. The applications will be circulated to local school boards to ensure school capacities are informed by the development.
51 (24) k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Blocks containing future municipal roads and natural heritage features will be conveyed to the Township, together with dedicated parkland.
51 (24) l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The proposed draft plan of subdivision recognizes constraints on the site to maximize developable area. Road alignments and lot configurations have been designed to minimize required supporting infrastructure to reduce the price of housing.
m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	The proposed commercial blocks will be subject to site plan control when they are developed.

7.0 Supporting Studies

7.1 Private Servicing and Hydrogeological Assessment

Hydrogeological and servicing studies prepared by Azimuth Environmental Consulting Inc. confirm that the subject lands can be appropriately serviced with private water and wastewater systems, subject to site-specific design and implementation controls. The site is underlain by shallow overburden soils suitable for septic infiltration, overlying low-permeability Precambrian bedrock that functions as a natural hydraulic barrier. All surrounding potable water supplies draw from the deeper bedrock aquifer, and pump testing demonstrates that sufficient groundwater quantity is available to support the proposed development without adverse interference. Groundwater quality testing indicates low to non-detectable nitrate concentrations, confirming that existing and proposed septic systems are not expected to adversely affect potable water supplies.

The servicing approach is based on minimum lot sizes that provide adequate area for septic systems, wells, and setbacks, while also contributing to groundwater dilution through landscaped and common areas. Individual septic systems are to be designed at the detailed stage in accordance with Ontario Building Code requirements and municipal setbacks, with conventional systems proposed for lower-density residential lots and tertiary treatment systems required for higher-density multi-unit lots. Wells are to be constructed with sufficient casing and sealed into bedrock using low-permeability grout, and located upgradient or side-gradient from septic beds wherever feasible. Collectively, the studies confirm that the proposed lot sizes and servicing strategy are appropriate for the site's hydrogeological conditions and can be implemented safely through subsequent subdivision or condominium approvals.

7.2 Archaeological Assessment

A Stage 1 Background Assessment and Stage 2 Archaeological Property Assessment were completed for the subject lands in accordance with provincial standards. While the Stage 1 assessment identified limited areas of archaeological potential related primarily to proximity to Oastler Park Road, much of the site was determined to have low potential due to wetlands, steep slopes, rocky terrain, and prior disturbance.

A subsequent Stage 2 test pit survey was carried out in all areas of identified potential, and no archaeological resources were found. Accordingly, no further archaeological assessment is required for the lands, provided development remains within the assessed areas, subject to standard conditions should any previously undocumented resources be encountered during construction.

7.3 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Azimuth Environmental Consulting Inc. to evaluate the natural heritage features and potential environmental impacts associated with the proposed residential and commercial development on lands at Foley Concession B, Part Lots 142 and 143 in the Township of Seguin. The study identified a range of natural heritage features on and adjacent to the site, including wetlands, woodland communities, intermittent drainage features, and areas with potential habitat for Species at Risk and candidate Significant Wildlife Habitat. Detailed field investigations confirmed the presence of wetlands, ponds, and indirect fish habitat, as well as woodland habitat supporting general wildlife use and breeding bird species. While several Species at Risk were treated as potentially present based on habitat suitability, the EIS concludes that, with the application of appropriate development setbacks, vegetation protection zones, timing restrictions, and best management practices, the proposed development is not anticipated to result in negative impacts on identified natural heritage features or their ecological functions.

An addendum to the EIS was subsequently prepared to address refinements to the development concept identified through the zoning by-law review process. The addendum confirms that minor adjustments to the wetland boundary and setback at the Oastler Park Drive entrance, the introduction of passive trail features within wetland setbacks, and refinements to the alignment of an intermittent watercourse associated with the south cul-de-sac do not alter the conclusions of the original EIS. The addendum also confirms that the proposed road crossings and drainage modifications can be designed to maintain indirect fish habitat functions, subject to detailed design and implementation of appropriate mitigation measures.

Collectively, the EIS and addendum demonstrate that the development can be appropriately integrated with the existing natural environment, provided the recommended mitigation measures, setbacks, and future review at detailed design are carried forward through subsequent planning and approval stages.

7.4 Land Use Compatibility Study

A Land Use Compatibility Assessment was completed in accordance with MECP D-6 guidelines to evaluate the introduction of residential uses near existing commercial and industrial operations. The review identified and classified facilities within a 300-metre radius of the site, with the concrete ready-mix plant at 176–180 Oastler Park Drive conservatively identified as the only potential facility of concern. Potential impacts related to noise, dust, traffic, and visual conditions were assessed, including consideration of prevailing wind patterns and existing regulatory approvals.

The assessment concludes that no adverse land use compatibility impacts are anticipated, as the identified facilities operate in compliance with applicable environmental approvals and mitigation measures. The proposed development further minimizes potential impacts by locating commercial uses along Oastler Park Drive,

separating residential areas from industrial activity, and limiting residential access to internal roads. The use of berms constructed from excess soil is recommended as a precautionary measure. Overall, the proposed development is considered compatible with surrounding land uses.

8.0 Conclusion



For the reasons set out in this Planning Justification Report, and as informed by other supporting technical reports, it is our opinion that the Provincial Policy and the Township's Official Plan support applications for zoning by-law amendment and draft plan of subdivision. The proposed development is appropriate and represents good planning while increasing much needed housing supply in the Township of Seguin.



SGL Planning & Design Inc.

1547 BLOOR STREET WEST
TORONTO, ON
M6P 1A5

info@sglplanning.ca
T (416) 923-6630

AZIMUTH ENVIRONMENTAL CONSULTING, INC.
Environmental Assessments & Approvals

December 12, 2025 AEC 21-476

K & C Hall Holdings Inc.
195 Ecclestone Drive, Unit 2
Bracebridge, Ontario
P1L 1G4

Attention: Kirby Hall

Re: **Updates regarding the Environmental Impact Study,**
Proposed Residential/ Commercial Development
Foley Concession B PT Lots 142 and 143, Oastler Park Drive, Town of Parry Sound, Ontario

Dear Mr. Hall:

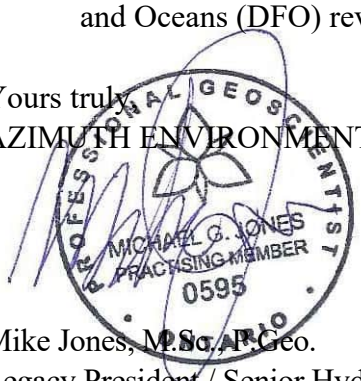
During the review of the proposed zoning amendment application, there are a small number of items that require further clarification, including:

1) Changes to the wetland boundary and setback where the entry roadway meets Oastler Park Drive. The road alignment was designed to make this intersection into a four-way intersection, which necessitates an intrusion to the wetland by approximately 50m^2. The zoning in this area should be modified so that EP zoning associated with the wetland abuts the road right-of-way. The wetland setback in this area would also terminate at the road right-of-way.
2) The site plans have included additional details regarding passive trails that surround the western and eastern wetlands. The trails are primarily within the setback areas, except where boardwalk (supported or floating) is required to circumvent steep bedrock slopes. The passive trails will not have a negative impact to the form or function of the wetlands.
3) The south cul-de-sac traverses an intermittent watercourse that provides indirect fish habitat (i.e., conveys flow to the downstream fish-bearing systems). In this area, the creek alignment was determined using handheld GPS, which does not align with the lidar-based topography. The lidar-based topography is considered of higher quality, and the creek alignment should be shifted to match the channel indicated by the lidar-based topography. This involves a shift of 5-10m over a

length of ~75m. Shifting the creek alignment does not alter the conclusions or recommendations from the fisheries impact assessment in the EIS.

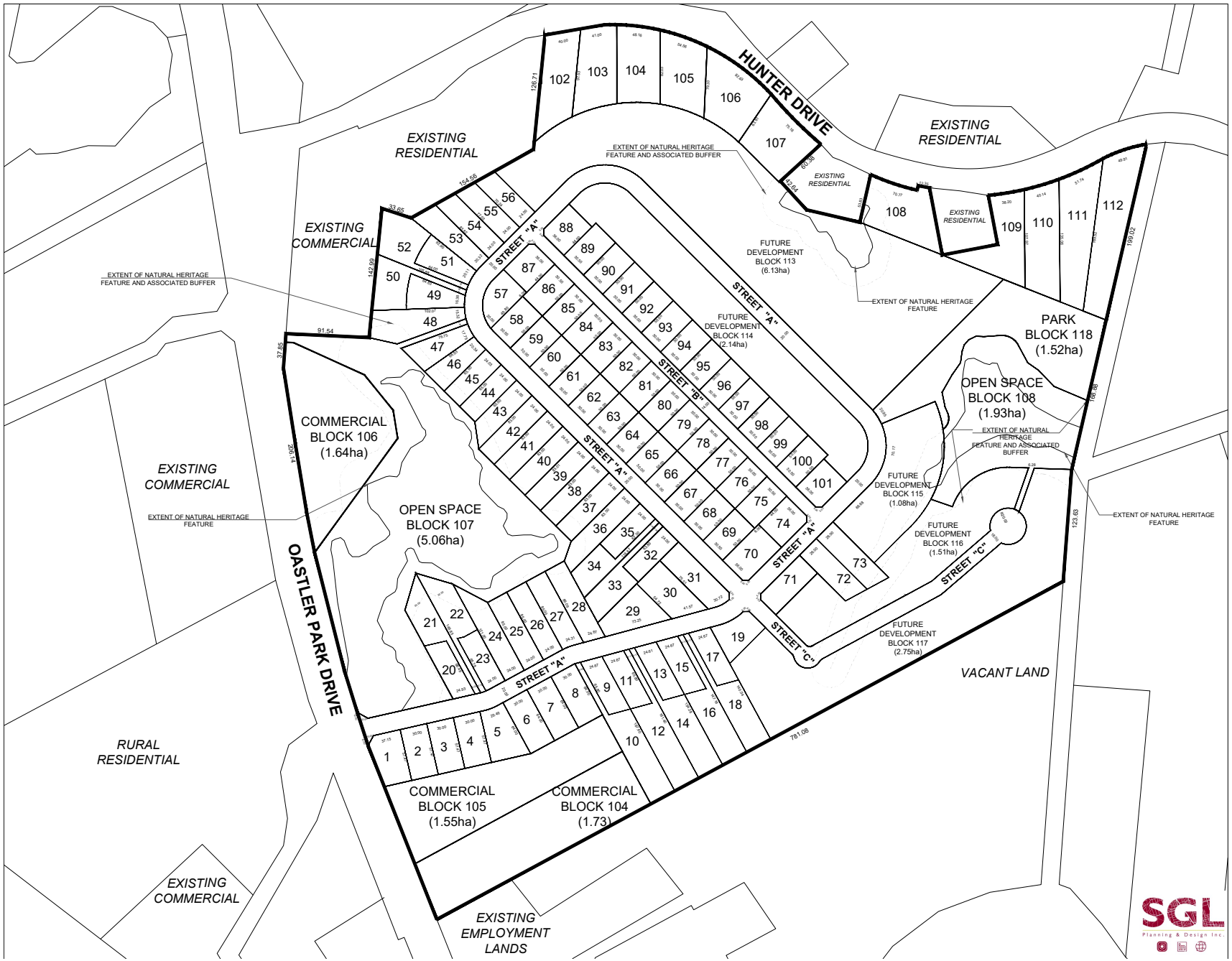
4) The design of the crossing for the south cul-de-sac can include an appropriately sized, properly embedded culvert(s) where a native soil and rock substrate will be established on the culvert base. Based on the detail design of the culvert (as provided by others), Azimuth can review to determine if any fisheries impacts may occur, what mitigation measures are needed, and if Department of Fisheries and Oceans (DFO) review is required.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.



Mike Jones, M.Sc., P.Geo.
Legacy President / Senior Hydrogeologist

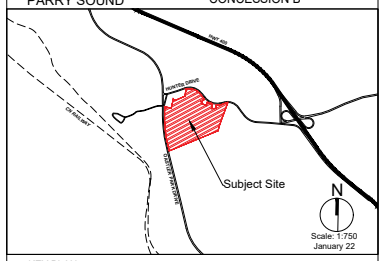
Schedule C - PI-2026-028



DRAFT PLAN OF SUBDIVISION

75 PEL OASTLER PARK, TOWNSHIP OF SEGUIN, PARRY SOUND

PART OF LOT 142 & 143, CONCESSION B



KEY PLAN

Owner's Certificate

I hereby authorize SGL Planning and Design Inc. to submit this plan for approval.

x DATE

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

Signed DATE

Schedule of Land Use

LAND USE SCHEDULE

LAND USE	LOT / BLOCK #	AREA (ha)	AREA (ac)	UNITS
Residential	1-112	23.58	58.27	112
Future Development	113-117	13.59	33.58	73
Commercial	104-106	4.92	12.16	
Open Space	107-108	7.53	18.61	
Park	118	1.52	3.74	
R.O.W		4.86	12.01	
TOTAL		56.00	138.37	185

Unit Table	Estimated No. Of Units
30m Single Detached	54
24m Single Detached	25
Panhandle Single Detached	22

Future Development Block 113	Estimated No. Of Units
24m Single Detached	7
Panhandle Single Detached	8
Semi-Detached	16

Future Development Block 114	Estimated No. Of Units
30m Single Detached	14

Future Development Block 115	Estimated No. Of Units
24m Single Detached	6

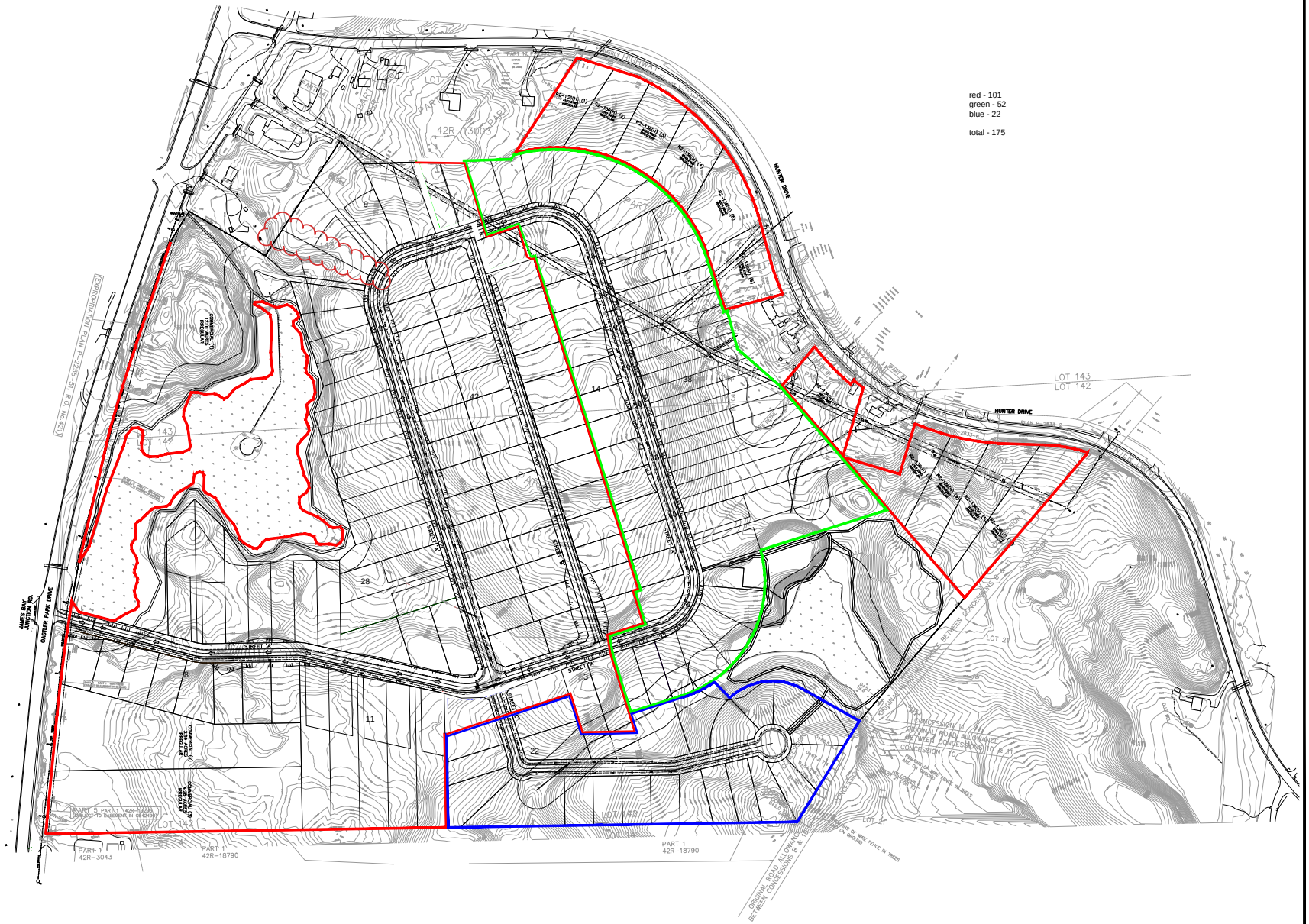
Future Development Block 116	Estimated No. Of Units
24m Single Detached	6
30m Single Detached	1

Future Development Block 117	Estimated No. Of Units
24m Single Detached	9
30m Single Detached	6

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990,C.P.13

A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. RESIDENTIAL, COMMERCIAL, OPEN SPACE AND PARK BLOCKS AS SHOWN.
E. AS SHOWN
F. AS SHOWN
G. AS SHOWN
H. INDIVIDUAL PRIVATE WELLS
I. PERMEABLE, SHALLOW OVERBURDEN WITH UNDERLYING BEDROCK
J. AS SHOWN
K. INDIVIDUAL PRIVATE SERVICING
L. AS SHOWN

Date: February 9, 2026
File Name: Draft Plan_Feb 9 2025.dwg



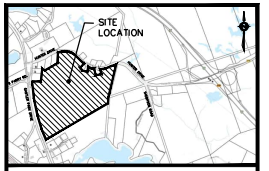
PEL

PINESTONE ENGINEERING LIMITED | www.pel.co

The position of existing above ground and underground utilities and facilities are not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities and facilities is not guaranteed. Before starting work, the contractor shall confirm the exact location of all existing utilities and facilities, and shall assume all liability for damage to them.

Drawings shall not be used for construction unless sealed and signed. All work to be performed in accordance with the Occupational Health & Safety Act 1990.

Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.



KEYPLAN

NOTES

1. TOPOGRAPHIC SURVEY FROM OWNER, SEPTEMBER 2024.
2. SITE PLAN PROVIDED FROM THE OWNER, SEPTEMBER 2024.
3. LEGAL INFORMATION FROM T.A. BUNKER SURVEYING LTD.

LEGEND

PHASE 1:
- 101
- 11 LOTS (HUNTER DRIVE)
- 3 COMMERCIAL LOTS

PHASE 2:
- 51

PHASE 3:
- 22

BENCHMARK

BM#1 TOP OF M.T.O. MONUMENT AT THE NORTWEST CORNER OF SITE ELEV. 219.841m

NO.	YY.MM.DD	REVISION	BY

SEAL

NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	C.A.
CHECKED	J.V.
DATE:	DEC 2025
SCALE:	1:2000

CLIENT/PROJECT

THE NEST
OASTLER PARK SUBDIVISION
TOWNSHIP OF SEQUIN

DRAWING TITLE

SITE PHASING PLAN

PROJECT NO.	DRAWING NO.	REVISION
24-11829M	PH-1	0

Delegations

The Corporation of the Township of Seguin
5 Humphrey Drive, Seguin, ON P2A 2W8
Fax: 705-732-6347
info@seguin.ca

Request To Be Heard By Council Form

Please Note: Delegations to Council are limited to 10 minutes in length, Persons desiring to present information to Council or to make a request of Council shall provide a completed "*Request to be Heard by Council*" form to the Clerk no later than 4:00 p.m. on the Monday preceding the next regularly scheduled Council Meeting. Where that Monday is a holiday, no later 4:00 p.m. on the Friday before the holiday. Submission of this form prior to the deadline does not guarantee granting of delegate status for the meeting date requested. The Clerk shall have discretion to limit the number of delegations in order to facilitate an orderly and timely meeting.

Please print

Date of Council Meeting You Wish to Attend: March 2, 2026

Name: Jen Snazyk, Community Engagement & Giving Officer

Group Being Represented: Walk Run Pole 5km Charity Event - on behalf of the West Parry Sound Health Centre Foundation

Attending In-Person or Virtually Through Zoom: In person

Telephone No.: 705-773-9946

Email Address: jsnazyk@wpshc.com

Address: 6 Albert Street Parry Sound ON P2A 3A4

Please provide a brief outline of the topic/issue you wish to speak about. Attach a separate sheet if necessary.

To introduce Walk Run Pole, a community-wide fundraising initiative, and to invite the Township of Seguin to participate as a community sponsor and supporter through donation, cross promotion and/or peer-to-peer fundraising by putting in a team for the event.

WHAT IS WALK RUN POLE? WRP is an inclusive community fitness and fundraising challenge open to all ages and abilities - walking, running, poling, and moving in any way. It is designed to connect residents, families, workplaces, and seasonable community members

WHY THIS MATTERS TO SEGUIN RESIDENTS: Many Seguin residents rely on the West Parry Sound Health Centre for care. Funds raised this year support the Surgical Suite Upgrade Project. Put simply - donations help keep care close to home.



Signature

01.28.2026

Date

Staff Reports

Prepared for: Mayor and Members of Council

Subject: Sign Agreement – Northern Living Kitchen & Bath

From: Andrea Spinney, Deputy Clerk

Agenda Date: March 2nd, 2026 Report No: CL-2026-001

Executive Summary:

Northern Living Kitchen & Bath entered into an agreement with the Township in 2006 and subsequently in 2016 for permission to cut/trim vegetation and install a commercial sign on property owned by the Township of Seguin, located between Oastler Park Drive, Hunter Drive and Designers Lane. The ten-year term of the current agreement is set to expire on March 7th, 2026 and Northern Living Kitchen & Bath have indicated they would like to renew the agreement.

Staff recommend Council pass a by-law authorizing the agreement (attached as Schedule "A").

Prepared for: Mayor and Members of Council

Subject: Sign Agreement – Northern Living Kitchen and Bath

From: Andrea Spinney, Deputy Clerk

Agenda Date: March 2nd, 2026 Report No: CL-2026-001

Recommendation:

That Council pass a by-law authorizing the execution of an agreement permitting Northern Living Kitchen & Bath to continue maintaining vegetation and to continue the existing placement of a commercial sign on Township property situated between Oastler Park Drive, Hunter Drive and Designers Lane.

Background & Analysis:

In 2006, Aime and Nancy Fournier, former owners of Northern Living Kitchen & Bath requested permission to cut/trim vegetation and install a commercial sign on Township property, located along Oastler Park Drive between Hunter Drive and Designers Lane. A photo of the sign is attached as Schedule "B".

The request was made prior to the Township's sign by-law being enacted in 2007 therefore the sign is considered legal non-conforming. The location of the sign on Township property was proposed to ensure visibility from Oastler Park Drive. As the sign is on Township property, the Fournier's entered into an agreement with the Township in 2006, which was subsequently renewed in 2016. The ten-year term of the current agreement will expire on March 7th, 2026.

Northern Living Kitchen & Bath has since changed owners and the new owners, Jason Robertson and Greg Lubbelinkoff, have advised that they would like to renew the agreement.

Financial Impact:

The new agreement is proposing an increase in the annual fee from $300.00 to $350.00 for the term of the agreement to account for inflation.

Strategic Plan Alignment:

Goal #2: Grow

2.2 Create opportunities for businesses to establish and thrive in Seguin Township for the long term.

Options/Alternatives:

Option 1: Authorize the attached agreement.

Option 2: Not renew the agreement and require Northern Living Kitchen & Bath to remove the sign.

Conclusion:

Staff recommend that Council pass a by-law authorizing the agreement with Northern Living Kitchen & Bath for their sign that is currently located between Oastler Park Drive, Hunter Drive and Designers Lane.

Prepared by:

Andrea Spinney,
Deputy Clerk

Reviewed by:



Craig Jeffery,
Clerk

Reviewed by:



Jason Inwood,
Chief Administrative Officer

Attachments:

- Schedule “A” – Agreement
- Schedule “B” – Photo of current sign

Schedule A to Staff Report No. CL-2026-001

THIS AGREEMENT made in duplicate this **day of** **, 2026,**

BETWEEN:

1650566 Ontario Ltd.
(Northern Living Kitchen & Bath Ltd.)

hereinafter called and referred to as "Northern Living"
OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
hereinafter called referred to as the "Township"
OF THE SECOND PART

WHEREAS:

Aime & Nancy Fournier, the previous owners of Northern Living had applied to the Township for permission to cut/trim vegetation on the Township owned property being the lands lying between Oastler Park Drive, Hunter Drive and Link Drive (now Designers Lane), in the former Township of Foley, now in the Township of Seguin as indicated on Schedule "A" attached to this By-law.

And on the 18th day of April 2006 Council enacted By-law No. 2006-62 Being a By-law to authorize the execution of an Agreement between Aime Fournier & Nancy Fournier and The Corporation of the Township of Seguin relating to property owned by The Corporation of the Township of Seguin situated between Oastler Park Drive, Hunter Drive and Link Drive in the former Township of Foley, now in the Township of Seguin, District of Parry Sound to permit the maintenance of vegetation and erection of a commercial sign on the property, for a 10 year period;

And on the 7th day of March 2016, Council of The Corporation of the Township of Seguin enacted By-law No. 2016-011, Being a By-law to authorize the renewal of the Agreement for a further 10 year period;

And the Agreement will expire on March 7th, 2026;

Northern Living has since changed owners and the new owners, Jason Robertson and Greg Lubbelinkoff, have advised they would like to renew the Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that Northern Living covenant and agree with the Township on behalf of their heirs, executors, administrators, successors and permitted assigns as follows:

1. This Agreement is binding on Northern Living and any subsequent heirs, executors, administrators, successors and permitted assigns.

2. This Agreement may not be assigned without the express written consent of the Township.

3. Northern Living shall notify the Township of any change in ownership of the business and any permissions granted hereunder shall be deemed to be withdrawn as of the date of such transfer. This Agreement shall not oblige the Township to enter into any new Agreement with the subsequent title holder.

4. The Township agrees to permit the cutting/trimming of trees and vegetation as required in order to maintain the visibility of the commercial sign on the Township owned property, as indicated on Schedule "A", attached subject to the terms of this Agreement.

5. The area to be maintained by Northern Living or any contractors or persons acting on Northern Living's behalf on the Township owned property, as indicated on Schedule "A", shall be subject to the following criteria:

   i. All stumps and any rock debris or any other debris must be removed from the Township owned property as indicated on Schedule "A".

   ii. The permitted area of disturbance shall be limited to the cutting of the understory vegetation immediately in front of Northern Living's property. Additional cutting of the understory will be permitted with the approval of the Township of Seguin Director of Public Works;

   iii. Any trees to be removed on the Township owned property as indicated on Schedule "A" shall be marked for approval by the Township;

   iv. Northern Living shall provide to the Township proof of insurance for the Township of Seguin in the amount of Two Million Dollars;

   v. Northern Living acknowledge that the Township shall bear no responsibility or liability with respect to the permission to maintain that portion of the Township owned property, as indicated on Schedule "A", and that the Township shall have no responsibility or obligations with respect to repair or maintenance of the signage to be erected;

   vi. Northern Living acknowledge that the general public shall maintain their right of access along the Township owned property;

   vii. If at such time as the Township determines that the lands are required for a municipal road or other municipal purposes, the Township reserves the right to cancel this Agreement with 30 days written notice to Northern Living;

   viii. The termination of this Agreement shall not affect the liability of Northern Living to the Township with respect to any obligation under this Agreement which has accrued up to the date of such termination but which has not been properly satisfied or discharged;

   ix. RIGHT OF FIRST REFUSAL - During the term of this Lease if the Township receives a bona fide Offer to Purchase the property, as indicated on Schedule "A", which the Township is willing to accept, the Township shall give written notice of the Offer to Northern Living by sending Northern Living a true copy of the Offer and Northern Living shall have the right, during the next 10 business days after giving of such notice, by written notice to the Township, to elect to purchase the property for the price and upon the terms and conditions contained in the Offer.

SIGNAGE:

Permission is hereby given to Northern Living for the erection and right to maintain one sign not to exceed 3 square metres in size on the Township owned property.

The sign shall be approved by the Township before it is erected and shall be maintained in good condition by Northern Living.

Additional clearing of the site to provide for appropriate sight lines will be at the discretion of the Township of Seguin.

FEE:

Northern Living shall be responsible for the annual fee for the erection of a sign on the Township property in the amount of $350.00 payable to The Corporation of the Township of Seguin due on the first day of March each calendar year. Failure to remit payment could result in the cancellation of this Agreement.

INSURANCE AND LIABILITY:

Northern Living covenant and agree to indemnify the Township from all claims, costs, and causes of action of any kind whatsoever arising out of the clearing/cutting of trees, erection of the sign, maintenance of the sign, or any use of the Township owned property, as indicated on Schedule "A", in consequence of this Agreement.

Insurance Coverage – Prior to the commencement of any of the work which is authorized by this Agreement, Northern Living shall deposit with the Township a certified copy of a policy of insurance, with an insurance company and in a form which is satisfactory to the Township insuring for the joint benefit of Northern Living and the Township against any liability that may arise out of the construction, maintenance or use of the Township owned property, as indicated on Schedule "A", or that may accrue to the Township in consequence of this Agreement. The policy shall,

i) be kept in force so long as this Agreement is in effect,

ii) provide coverage of at least Two Million ($2,000,000.00) dollars, or such other amounts as the Township, in its discretion may require from time to time,

iii) name the Township as an insured party,

iv) contain an endorsement which requires the insurer to notify the Township at least 15 days before the cancellation of the policy for any reason.

a) Insurance Premiums – Northern Living shall, as required from time to time by the Township, provide proof that premiums on the policy have been paid as they fall due and that the policy is in full force and effect.

b) Claims In Excess of Coverage – The issuance of the insurance policy required by this Agreement shall not be construed to relieve Northern Living in any way from their responsibility for any claims for which they are liable or against which they have indemnified the Township that may exceed the amount of the insurance coverage.

CHANGE OF OWNERSHIP:

This Agreement may not be assigned without the express written consent of the Township.

Northern Living shall notify the Township of any change in ownership of the business and any permissions granted hereunder shall be deemed to be withdrawn as of the date of such transfer. This Agreement shall not oblige the Township to enter into any new Agreement with the subsequent titleholder.

DURATION OF AGREEMENT:

This Agreement shall be in force for a period of ten years from the date of signature by the Mayor and Clerk of The Corporation of the Township of Seguin, subject to the approval of Council.

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, permitted assigns.

TERMINATION OF AGREEMENT:

Upon the expiry of the Term or other determination of this Agreement, Northern Living agree to surrender the Premises peaceably, remove any signage on the

Township owned lands and leave the lands in a state of good repair.

IN WITNESS WHEREOF the parties hereto have hereunto executed this Agreement and affixed their seals by the hands of their proper officers, where applicable.

DATED this 24 day of Feb 2026.

SIGNED, SEALED and DELIVERED

1650566 Ontario Ltd.
(NORTHERN LIVING KITCHEN & BATH LTD.)

Witness

Jason Robertson, Owner

Greg Lubbelinkoff, Owner

DATED this ___ day of _____ 2026.

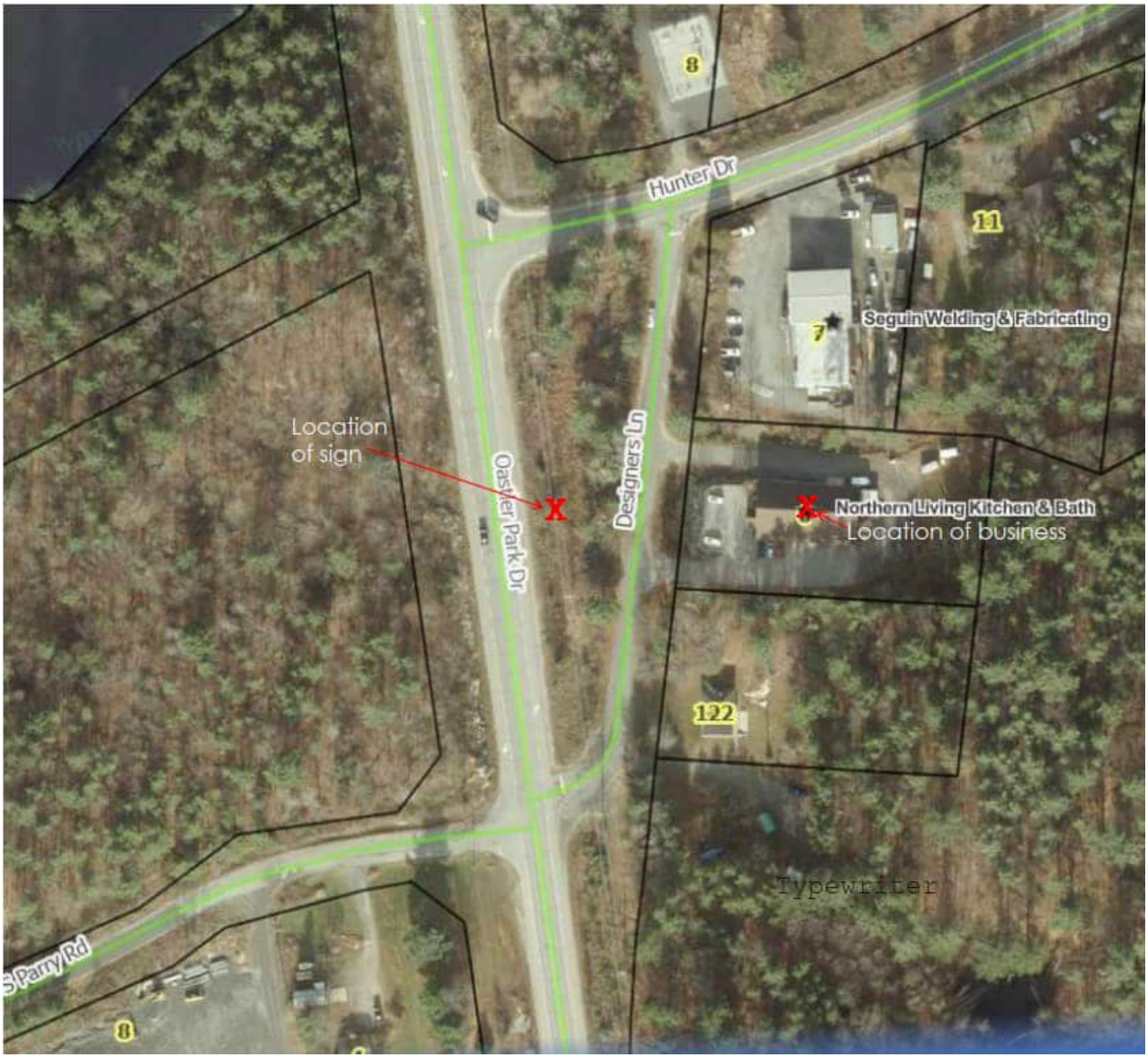
THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Ann MacDiarmid, Mayor

Craig Jeffery, Clerk

SCHEDULE “A”

Part Lot 143, Concession B, (Foley)



Schedule B to Staff Report No. CL-2026-001

Photo of Northern Living Kitchen & Bath sign



Prepared for: Mayor and Members of Council

Subject: Road Allowance Stop-up and Closure – Marina Street

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-022

Executive Summary:

The Township recommends that Council review the Marina Street road allowance closure, and deem it to be stopped-up-and-closed.

Prepared for: Mayor and Members of Council

Subject: Road Allowance Stop-up and Closure – Marina Street

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-022

Recommendation:

THAT Council pass By-law No. 2025-084, being a By-law to stop up and close the Roadway on PL163, in the Township of Seguin, District of Parry Sound (Marina Street).

Why is this Before Council?

An expectation of the Rosseau Marina's redevelopment from the MTO was that the property would obtain a new driveway (which is completed), and the old access would be removed for highway safety purposes.

This by-law fulfills the requirements of the MTO.

At the previous Council Meeting, John Jackson, on behalf of Leonard Ganz, raised objections to the application.

It is important to remember that the proposal is not disposing of municipal land, but only to no longer consider Marina Street as a public road.

Background and History

Marina Street is a small municipal roadway that acts as a historic access to the Marina in Rosseau. It is shaded in gray below:



The MTO has requested that it be closed per the correspondence below:

From: Geauvreau, Jamie (MTO) <Jamie.Geauvreau2@ontario.ca>
Sent: Tuesday, August 13, 2024 3:14 PM
To: Taylor Elgie <telgie@seguin.ca>; Cole, Jeff (MTO) <Jeff.Cole@ontario.ca>
Cc: Tom MacLeod <tmacleod@seguin.ca>
Subject: RE: Marina Street - preference for it to be closed?

Hi Taylor,

As per the discussion, we agreed that the closure of Marina Street was a condition of approval of the larger development as recommended by the Traffic Impact Study. Also as discussed, a curb should be established at the sidewalk once closed.

As a note, I have received an email from John Jackson representative of the property owner next to Marina Street Mr. Ganz. He has enquired about the closure of the street and has indicated that Mr. Ganz should be consulted in the process. I will be informing Mr. Jackson that his request for consultation should be directed to the Township.

Please contact me if you have any questions.

Regards,
Jamie

Jamie Geauvreau
A/Corridor Management Planner | Corridor Management/Operations Division
North Region – Area East
Ministry of Transportation | Ontario Public Service
705-492-6410 | jamie.geauvreau2@ontario.ca

Since the November Council meeting, Mr. Ganz's (owner of 1160 Highway 141) agents, John Jackson and John Alati, provided correspondence and comments, including:

1) Written Submissions to Township of Seguin — November 13, 2025 (Davies Howe LLP, for Leonard Ganz re: proposed Marina Street closure / By-law 2025-084 – Schedule A)

- Opposes stopping up and closing the road allowance known as "Marina Street" (PL 163), arguing it would negatively affect the lands at 1160 Highway 141 and the associated water lot on Lake Rosseau by limiting practical access to the Shore Road Allowance/Water Street, boathouse, and water lot.
- Requested Council proceed with the staff report's "Option 3" (i.e., do not pass By-law 2025-084 at that meeting or any future meeting).
- Asserts the staff report contains inaccuracies, including:
    - MTO expectations/requirements: claims MTO did not request the closure and asks that any underlying MTO "requests" documents be provided to Council and circulated publicly.
    - Characterization of Marina Street as essentially a "driveway" to a private business: argues it is a public road providing access to Water Street and is the only vehicular access to the client's boathouse and water lot.
    - Conceptual figures/maps in the staff report: claims they are not to scale and do not accurately reflect Marina Street's size/location.
- Planning/policy arguments against closure:
    - Not consistent with the Provincial Planning Statement, 2024 (PPS), including settlement area objectives and public realm/connectivity direction (the submission cites PPS 2.3.1 and 3.9).
    - Does not conform with the Township Official Plan, including settlement area growth/redevelopment direction and policy constraints on closing public access to water where alternatives are not available (the submission cites Official Plan policies A.2.3 and E.1.2.6).
    - Not consistent with the Township's road allowance closure procedure/by-law (By-law 2013-038 Schedule 2), including considerations around public access to water and future linkages.
- Proposed alternative: if closure proceeds, convey/sell Marina Street (or portions) to abutting owner(s) in a way that preserves the client's access and aligns with the Township's road allowance closure policies; notes willingness to work with adjacent landowners.
- Requests to be added to the circulation list for notice of Council's

decision.

2) Letter to Mayor and Council — January 16, 2026 (John Jackson, MCIP/RPP, re: Marina Street closure and related land interests – Schedule B)

- References Council's November 17, 2025, consideration of a staff report recommending review of a Marina Street road allowance closure for a future by-law; alleges the staff report did not accurately represent Marina Street's configuration/what it services.
- Acknowledges a possible Township benefit of closure (reduced municipal liability/maintenance) but argues closure would substantially impact Mr. Ganz's properties and long-term planning outcomes.
- Core recommendations:
    - If the road is closed, consider transferring the lands to Mr. Ganz with registered easements to maintain public access to Lake Rosseau and to provide marina owner access to lands north of Marina Street; also asks the Township not disconnect the road/driveway from Highway 141 (retain the curb cut/access).
    - Proposes the Shore Road Allowance in front of the Ganz lands also be closed/transferred, arguing it would reduce planning conflicts and incentivize comprehensive redevelopment; notes nearby unopened roads provide lake access where no private land lies directly behind.
- Planning rationale advanced:
    - Describes Marina Street as a long-standing access route (over 100 years) to the Shore Road Allowance and water lot; says the marina only more recently created a separate access drive for intensified uses/traffic.
    - Argues closing Marina Street—especially removing the Highway 141 curb cut—would "sterilize" portions of the property and undermine redevelopment potential in a prominent Settlement Area location.
    - Notes physical constraints (e.g., rock outcrop) and historical shoreline/access patterns; distinguishes the site from other more complex/conflicted waterfront segments.
    - On traffic: claims MTO did not require closure at the time of marina redevelopment; suggests the closure became a condition due to the developer's traffic study; proposes retaining a transportation engineer to assess alternatives to closure and the Highway 141 entrance upgrade.
    - Cites PPS 2024 settlement area direction and Township Official Plan objectives supporting intensification/commercial activity in Settlement Areas, framing the proposed redevelopment as aligned

with those directions.

- Redevelopment concept described:
  - Mixed/low-intensity uses (e.g., professional office, small galleries/retail) and potential accessory residential/short-term rental units, noting servicing/access constraints will limit intensity.
  - Notes a permit application for the replacement of a historic commercial dock as an early step in revitalization.

In response, the Township's solicitor Ed Veldboom has noted (Schedule D)

- Mr. Veldboom's overarching comment on the legal framework: Mr. Veldboom advises that, while the Planning Act includes provisions about municipal by-laws conforming with an Official Plan, the Planning Act "in its entirety" does not apply to Council's consideration of a road-closing by-law.
- PPS 2024 consistency is not a legal requirement for the road-closing by-law: Mr. Veldboom states there is no statutory requirement for a road-closing by-law to be consistent with the PPS 2024, and Mr. Veldboom does not agree with the submission's argument that the road closing is an exercise of authority that "affects a planning matter" under Planning Act s.3(5).
- Official Plan policy focus (what matters vs. what doesn't): Mr. Veldboom's view is that the submissions cite many Official Plan policies, but the applicable Official Plan policy for this issue is the Township's road closure policy (E.1.2.6)—not a broader set of general policies about Settlement Areas.
- How Mr. Veldboom reads E.1.2.6 (step-by-step and discretionary): Mr. Veldboom explains that the third paragraph of E.1.2.6 is written so Council must first decide whether the road allowance provides access to a lake or river. If Council decides it does not, Council does not need to consider the "alternative access options" portion any further. If Council decides it does, Council may still close the road if Council decides there are alternative access options in the immediate area. Mr. Veldboom emphasizes these are determinations for Council to make using its discretion.
  It must be noted that the land will be retained in municipal ownership, and therefore, public access is not jeopardized.
- Motor vehicle access assertions are disputed in Mr. Veldboom's comments: Mr. Veldboom notes his understanding that, without authorized modifications to the Marina Street and Water Street road allowances, Mr. Alati's client does not presently have motor vehicle access to the water lot from Marina Street. Mr. Veldboom also points out

that Mr. Alati's client's land directly abuts the Water Street road allowance, which in turn abuts the water lot. No evidence has been given that Marina Street extended onto the Water Street Road allowance, and therefore, this street appears to have always been disconnected from the boathouse.

- Purpose of E.1.2.6 (public access, not private convenience): Mr. Veldboom states E.1.2.6 is not worded to ensure individual lot owners have direct motor vehicle access to privately owned water lots. Mr. Veldboom states that the policy is intended to preserve potential access points for the general public, and it does not mention preserving motor vehicle access or preserving access for specific property owners.
- Provincial highway context must be considered under the Official Plan policy: Mr. Veldboom highlights that E.1.2.6 explicitly directs Council to consider the Public Transportation and Highway Improvement Act where applicable. Mr. Veldboom notes Marina Street provides direct access to a highway under MTO control, and Mr. Veldboom references an understanding that MTO issued an entrance permit for a new private entrance onto Highway 141, recognizing the Marina Street entrance would be closed.
- By-law 2013-038 Schedule 2 (road closure policies) does not apply as claimed: Mr. Veldboom states Marina Street is not a Concession Road Allowance and therefore Schedule 2 does not apply to the subject road closing as framed in the submissions; Mr. Veldboom adds Water Street is also not a Concession Road Allowance for that purpose. Mr. Veldboom further states that even if Schedule 2 were applied, the alleged inconsistencies are without merit because the policy reinforces Council's discretion regarding public access and long-term road/access needs.
- "Thwarting efficient use of consolidated holdings" is not determinative: Mr. Veldboom states Mr. Alati's client would continue to have direct access between the two properties separated by the Water Street road allowance, remains entitled at common law to pass over Water Street, can seek Township permission to improve the allowance to improve access, or can apply to purchase the portion of Water Street separating the two properties.
- "Good planning" is not the legal test for a road-closing by-law: Mr. Veldboom states there is no judicially or statutorily recognized test of "good planning" for a road-closing by-law passed under Municipal Act authority, in the manner asserted in the submissions.
- No OLT appeal path under the Planning Act for this decision; challenge would be in court: Mr. Veldboom advises that there is no appeal to the Ontario Land Tribunal under the Planning Act of Council's decision to

close or not close a road. Mr. Veldboom notes that a person seeking to challenge the by-law would need to commence proceedings in the Superior Court of Justice (including an application to quash for illegality under Municipal Act s.273), and/or pursue judicial review.

Access before redevelopment – Access not connecting to Mr. Ganz's Boathouse



Conclusion

Staff have reviewed the submissions received. Several assertions dispute the role of the Ministry of Transportation and characterize the proposed stop-up-and-close by-law as though it were a Planning Act development approval requiring PPS consistency and a "good planning" justification.

Township legal advice is that this is a Municipal Act road-closing matter and should be assessed through the applicable road-closing framework (including the Township's Official Plan road-closure policy, where Council chooses to consider it), rather than treated as a Planning Act application.

Staff also note the Township has written confirmation from MTO that closure of Marina Street was a condition associated with the larger approved development and tied to traffic/access management and highway safety considerations. Accordingly, staff continue to recommend that Council consider the public comments received and direct that the draft by-law be brought forward at a future meeting for Council's decision.

Financial Impacts:

Staff time and legal. Less maintenance costs going forward.

Options/Alternatives:

Council has three options on how to proceed with the request to authorize execution of the License Agreement.

Option 1: Pass the by-law.
Option 2: Direct staff to discuss a license agreement with Leonard Ganz regarding access.
Option 3: Defeat the by-law.

Staff recommend Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the recommendation of the Planning Department that the by-law be passed.

Prepared by:

T. Elgie

_____

Taylor Elgie, MCIP, RPP
Director of Planning

Approved by:

_____

Jason Inwood
Chief Administrative Officer

Attachments:
Schedule A - Davie Howes
Schedule B – John Jackson Letter
Schedule C – MTO Correspondence
Schedule D – Ed Veldboom Opinion

TE/JI

Schedule A to PL-2026-022

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

John M. Alati
johna@davieshowe.com
Direct: 416.263.4509
Main: 416.977.7088
Fax: 416.977.8931
File No. 704071-1

November 13, 2025

By E-Mail Only to *info@seguin.ca*

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

Dear Mr. Jeffery and Members of Council:

Re: Written Submissions of Leanard Ganz
Township of Seguin Council Meeting – November 17, 2025
Item 6, By-law No. 2025-084, A By-law to Stop Up and Close Roadway, PL 163, Township of Seguin, District of Parry Sound (Marina Street)

We are counsel to Leonard Ganz, the owner of the lands municipally known as 1160 Highway 141 in the Village of Rosseau, Township of Seguin (the "**Residential Lot**"), and the lands legally described as Part Lot 42, Plan 163, on Lake Rosseau (the "**Water Lot**").

On October 28, 2025, our client received notice that the Township of Seguin (the "**Township**") will consider By-law 025-084 to stop up and close the road allowance known as Roadway on PL 163 ("**Marina Street**") at its November 17, 2025 Council meeting.

As shown in the below figure, Marina Street abuts the Residential Lot and provides access to the Shore Road Allowance known as Water Street, which provides access to our client's boat house which serves the Residential Lot, and the Water Lot. As closure of Marina Street will impact and damage our client's lands, our client urges Council to <u>not</u> pass By-law 025-084.



We have reviewed the staff report circulated on November 12, 2025 (the "**Staff Report**") and have concerns that it does not accurately describe the repercussions and impacts of passing By-law 2025-084.

As such, the purpose of this letter is to clarify the Staff Report and to request Township Council to proceed with the Staff Report's Option 3, to not pass By-law 2025-084 at this meeting or any future meeting.

Inaccuracies in the Staff Report

The Staff Report does not accurately represent the repercussions and impacts of passing By-law 2025-084 on the public realm or our client's lands.

At page 2 of the Staff Report, Township staff indicate that the expectation of the marina redevelopment from the Ministry of Transportation ("**MTO**") was that the old access to the marina would be removed for highway safety purposes, and that the "*by-law fulfils the requirements of the MTO*". However, our client was advised in 2019 by the then Director of Planning of the Township that MTO has not asked for Marina Street to be closed. The only evidence provided by Township staff that MTO now wishes for Marina Street to be closed is on page 4 of the Staff Report where Township staff cite various "requests" of the MTO in relation to the Traffic Impact Study for the marina redevelopment; however, it is unclear where these "requests" come from. If Township staff are basing their opinion on these "requests", the entirety of the document should be presented to Council, even if Council may have been aware of these requests at the time the marina redevelopment was being considered, in order for it to make an informed decision on the proposed closing of Marina Street (the "**Proposed Road Closure**"). Further, this information should be circulated to the public for its review in advance of any Council decision on the By-law to ensure that the Township is following a fair and transparent public process.

On pages 2 and 5 of the Staff Report, Township staff indicate that Marina Street has historically served only as a driveway to a private business, and that the "*road does not provide access to any other downstream properties, as it essentially operates as a driveway to the marina*". These statements are incorrect and irrelevant. Marina Street is a public road and it provides access to Water Street, the Shore Road Allowance. Not only does Marina Street facilitate access for the public to reach Water Street, but it is the sole vehicular access our client has to its boathouse and Water Lot. Mr. Ganz's land use planner, Mr. John Jackson, has engaged in discussions with Township staff relating to replacing the historic commercial dock on the Water Lot. It was always intended that the Water Lot would be accessed from Marina Street and Water Street. Replacing the historic dock would contribute to the vibrant waterfront of the newly updated area and closing Marina Street will frustrate this possibility.

On pages 3 to 5, the figures included in the Staff Report are conceptual and do not appear to accurately reflect Marina Street's size and location. Although we acknowledge that the

figure is still not to scale, the figure included in this submission more accurately depicts Marina Street.

Reasons the Proposed Road Closure is Inappropriate

The Township has provided no justification as to how the Proposed Road Closure is consistent with Provincial and Township policy, and how it represents good planning. In particular:

1. The Proposed Road Closure sterilizes the use of the Water Lot, which is not consistent with the Provincial Planning Statement, 2024 (the "**PPS**"), particularly policies 2.3.1, relating to settlement areas, and 3.9, relating to public spaces, recreation, parks, trails and open space.

2. The Proposed Road Closure does not conform with the Township's Official Plan, particularly policies A.2.3 regarding Settlement Areas and E.1.2.6 regarding closing Road Allowances.

3. The Proposed Road Closure is not consistent with the policies set out in Schedule 2 of Township By-law 2013-038 being a By-law to Establish a Procedure for the Closure and Sale of Unopened Road Allowance (the "**Road Allowance Closure Policies**").

4. The Proposed Road Closure would have the sole effect of thwarting any meaningful efforts by our client only, to most efficiently utilize its consolidated property holdings in a way that would enhance and promote the vibrancy of the core of the Village of Rosseau Settlement Area, particularly in light of these properties' strategic location in a commercial area between the General Store and the newly updated Marina and Pizzeria. This is particularly concerning in light of Mr. Jackson's, our client's land use planner, discussions with the Township relating to placing a replacement dock on the Water Lot, which would reinstate the historic vibrant waterfront in the area.

5. As will be expressed at the Council meeting by our client's land use planner, Mr. Jackson, the Proposed Road Closure does not represent good planning.

Analysis of Reasons

Pursuant to subsection 270(1) of the *Municipal Act, 2001*, the Township shall adopt and maintain policies with respect to, among other things, its sale and other disposition of land, which includes the sale and disposition of road allowances.[1]

[1] *Municipal Act, 2001*, S.O. 2001, c. 25, ss. 26 and 270(1)1

The Township adopted policies relating to the sale and disposition of road allowances in its Official Plan and in the Road Allowance Closure Policies. Township staff have failed to demonstrate that they have considered the relevant policies of the Official Plan and the Road Allowance Closure Policies.

Further, pursuant to section 3(5) of the *Planning Act*, the Township's decisions relating to planning matters, such as By-law 2025-084, are required to be consistent with the PPS. The Township has not demonstrated that a decision to approve By-law 2025-084 is consistent with the relevant policies of the PPS.

First, passing By-law 2025-084 is not consistent with policies 2.3.1 and 3.9 of the PPS. Policy 2.3.1 applies to Settlement Areas, such as Rosseau, and directs municipalities to support general intensification and redevelopment in order to achieve complete communities, and to promote land use patterns based on densities and mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and support active transportation. Policy 3.9 speaks to the promotion of healthy, active and inclusive communities by, among other things, planning public streets to be safe and meet the needs of persons of all ages and abilities and community connectivity. In removing a means of public access to Water Street, and a means of access of our client to his boathouse and Water Lot, By-law 2025-084 is not consistent with these policies.

Second, passing By-law 2025-084 does not conform with the Official Plan. Policy A.2.3 of the Official Plan directs the majority of growth to Settlement Areas and encourages the efficient use of land in those areas. Further, policy A.2.3.2 h) directs the Township to "*encourage development and redevelopment in the Township's commercial centres and corridors that incorporate excellence in site design that complements the location and character of the Township*" (emphasis added). The closure of Marina Street removes the possibility of our client only, to develop a well-designed site in a central and desirable location in Rosseau, which sits between two vibrant commercial areas.

Further, policy E.1.2.6 of the Official Plan authorizes Council to stop up and close existing road allowances subject to the *Municipal Act, 2001* and the *Public Transportation and Highway Improvement Act*, and in accordance with any municipal land sale policy. Not only is the Township not closing Marina Street in accordance with its Road Allowance Closure Policies, but this policy also states that:

> *The Township will not stop up or sell concession road allowances, other roads or public lands that provide access to lakes and rivers unless alternative access options are available in the immediate areas.*
>
> (emphasis added)

Marina Street provides access to Water Street, which provides our client with access to the Water Lot. Without access to Water Street from Marina Street, our client is unable to access the Water Lot by vehicle. As such, the Proposed Road Closure does not conform with this Official Plan policy because there are no alternative and comparable access options available to our client. Further, closing Marina Street will hinder the opportunity for the public to access Water Street, which is currently a public road allowance.

Schedule 2 of the Road Allowance Closure Policies set out the Township's considerations when a landowner applies to have a Road Allowance closed; however, it is also relevant for the Township's proposed closure of the Marina Street Road Allowance. In particular, paragraphs 2 and 3 speak to the Township being assured that the closure of the road allowance will not result in future issues with providing public access to a water body and/or a possible continuation or link-up with any other allowance or public road used or which may be used for access. The Proposed Road Closure would remove the ability of the public to access Water Street, and thus the water, from Marina Street.

Potential Solution

As is contemplated in the Road Allowance Closure Policies, a potential solution is to sell Marina Street to our client or our client combined with each of the neighbouring landowners. This would result in consistency with the PPS, as it would not be sterilizing land in a Settlement Area; conformity with the Official Plan, as it would ensure that our client has access to his boathouse and Water Lot; and it would meet the intent of the Road Allowance Closure Policies as it is contemplated that the Township may convey half of the width of the road allowance to each abutting landowner unless there is an agreement between the landowners setting out different arrangements of the conveyance. Our client is willing to engage with the adjacent landowner to determine an agreeable arrangement should the Township be willing to convey Marina Street to the neighbouring landowners. Notably, given that the marina has recently redeveloped with a new access, it does not require access from Marina Street.

Conclusion

As the Proposed Road Closure is not consistent with the PPS, does not conform to the Official Plan, is not consistent with the Road Allowance Closure Policies and, as will be explained further by our client's land use planner, Mr. Jackson, does not represent good planning, we respectfully request Council to <u>not</u> pass the By-law.

Thank you for considering our request and please add us to the circulation list to receive notice of Council's decision. Please also provide us with the parent document containing the MTO's requests as cited on page 4 of the Staff Report.

Mr. Jackson intends on attending and delegating at the Council meeting and can answer any questions you may have relating to our client's concerns with the Proposed Road Closures.

Yours truly,
DAVIES HOWE LLP



John M. Alati

JMA: go

copy: Client
John Jackson, John Jackson Planner Inc.

John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

January 16, 2026

Mayor and Council
Township of Seguin

Attention: Craig Jeffrey, Clerk

Dear Mayor MacDiarmid,

Re: Closure of Marina Street

At the November 17 Township Council meeting, Council considered a staff report which recommended that Council review the Marina street road allowance closure and consider it to be stopped-up-and-closed at a future Council meeting (the "Staff Report").

However, the Staff Report did not accurately represent Marina Street's configuration or what it serviced. I spoke on the matter at the meeting, but there were no questions or discussion afterwards and it is my understanding that Council intends to enact a By-Law to close Marina Street at a future meeting.

While closure of Marina Street will remove any municipal liability and responsibility for its maintenance, which I understand to be desirable for the Township from a resource perspective; it will substantially impact my client Mr. Ganz's properties. As such, the purpose of this letter is to provide the Township with an alternative recommendation for Council's consideration.

We would like to request that the Council consider transferring the closed road lands to my client with the condition that easements be registered on title ensuring continued public access to Lake Rosseau and the marina owners' access to that portion of its private property located on the north side of Marina Street. As part of this request, we would ask that Council commit to not take steps to disconnect the road/potential driveway from Highway 141.

This request will facilitate the future redevelopment of my client's lands, which have the potential to be a desirable and positive contribution to the village's streetscape and waterfront area.

As part of this ultimate request, I would propose that my client's Shoreline Road Allowance ("SRA") also be closed at this time. As you may know, there is a SRA separating my client's residential lands (Lot 12 on Plan 163) and water lot (Part of Lot 42 on Plan 163) (collectively referred to as the "Ganz Lands"). Any use of these "in between" lands besides those not connected to my client's private lot 12 and waterlot would create planning and other avoidable conflicts. It should be noted that lake access remains available at each nearby unopened road where no private land is directly behind and this should be considered a reasonable standard. Closing and transferring these lands provides an incentive and rationalization for investment in the Ganz Lands as a future redevelopment, as was the case for the marina transfer of the SRA in front of its property.

In my opinion, these requests would benefit the Township greatly by adding new and desirable potential to the village's streetscape and the Lake Rosseau waterfront area and are consistent with the Provincial Planning Statement 2024 ("PPS") and conform with the mandates expressed in the Township's Official Plan. In contrast, should Marina Street be closed, given the limitations of my client's existing residential access, it is unlikely that his lands will be able to contribute in any meaningful way to the Village's revitalization and beautification.

The basis for these requests is further set out below.

Background and Context

The closure of Marina Street is shortsighted and does not represent good long-term planning. For example, if the Township intends to also remove the curb cut at Highway 141, thereby eliminating the historic connection to my client's property, this will sterilize the use of parts of my client's property. This damaging action would greatly diminish its potential at a very significant settlement area location within the Township and where investment and commercial uses are encouraged and within reach. My client's properties are highly visible from the lake and Highway 141 and it is therefore in a prime location for a higher and better use. The municipality's reasonable support would enable this strategic settlement area improvement and investment.

Marina Street, an unnamed road during most of its existence (see 1926 plan), has provided vehicular and pedestrian access to my client's SRA, waterlot and the immediately adjacent shoreline areas including the marina site for over a hundred years. Only recently did the marina create a new and separate access drive to accommodate their new uses and traffic levels.

Marina Street primarily provides vehicular and pedestrian access to my client's SRA and waterlot but also provides historic access to a portion of the marina lands to the north of Marina Street. The lakefront area between my client and this neighbour is overgrown and unused. The shore road allowance in front of my clients Lot 12 is quite level and is more typical of a shore road allowance anywhere on the lake. Beyond the SRA to the north and west there is a substantial rock outcrop that hinders any connection to remaining Water Street properties to the north and west. (See drone photograph and historic shore road allowance surveys).

Rosseau bay is bisected by the Marina and further disjointed on my clients "private property side" to the north. The south side of the bay has the college, public park and beach and the public boat ramp and docks. The Marina separates these zones. The waterfront area beyond my client and his neighbour are exclusively accessed via Ash and Oak Street. This is an area of conflict and confusion due to the fact that years ago some boathouses of non-abutting owners were built on the SRA in front of the abutting private property owners. These remain unvested issues that complicate planning efforts for responding to any waterfront upgrades. However, these challenges are not present respecting my clients aspirations to redevelop his lands.

This area beyond my client and his neighbours is where Seguin's own trails plan suggests public trails be encouraged. They did not recommend any trail across my client or his neighbour's SRA. These conclusions and recommendations were the result of the physical constraints, negative impacts and a lack of need to include my clients SRA.

The area between Ash and Oak Street and the related issues seem to have complicated and delayed movement and improvements given the issues and conflicted or interested parties. These complicating factors do not exist at my client's site. The situations are different as are the opportunities at this time.

Private enjoyment and use of the SRAs at my client and his neighbour's lands is consistent with the use of the SRAs around the lake and would represent good planning practice by reducing conflicts, including incompatible uses. Marina Street / the Driveway is a direct link to this area only. This area is not used by the public and is clearly connected to the properties behind, such as the Ganz Lands, and is in a strategic and highly visible village location on Lake Rosseau. In fact, it should be noted that the marina's SRA was closed without any easements. It is unfair and unjust that the marina be awarded the opportunity to close the SRA when other neighbouring landowners are not. It should be noted that even with the recent rezoning of the Marina, easements across the frontage were not required. The same treatment should be considered for the Ganz Lands given the various other public areas and access nearby and on the other "public uses" side (i.e. the south side) of the marina, as opposed to the private waterfront improvements on my client's side of the bay (i.e. the north-west side).

Basis for Requests

The following reasons support transferring Marina Street to Mr. Ganz:

1. Redevelopment of the Ganz Lands

   Mr. Ganz would like to dramatically improve his lands at 1160 Highway No. 141, however, to do so, they must be connected and made whole. They don't currently function as strictly residential given the marina expansion and new uses next door. From a planning perspective, given the prime location of the Ganz Lands, this site should have a higher and better use. To facilitate this, my client is prepared to file a comprehensive redevelopment scheme with a mixed use including a low intensity business use together with potential accessory residential units. Marina Street is crucial to this redevelopment scheme as it is the only way to access the SRA and Mr. Ganz's waterlot.

2. Traffic Impacts

   Township staff have cited various traffic concerns in its Staff Report to Council recommending that Marina Street be closed. However, the Ministry of Transportation ("MTO") did not require this road closure at the time of the marina redevelopment. It is my understanding that the reason the MTO agreed that the closure of Marina Street be a condition of approval of the marina development was because it was recommended in the developer's Traffic Impact Study (see email from Jamie Geauvreau of MTO to Taylor Elgie).

   To assess alternative possibilities to closing Marina Street, my client intends on retaining a transportation engineering consultant to review any potential traffic impacts of leaving Marina Street open or as a private drive and to also assess the proposed entrance upgrade at 1160 Hwy 141. The history of the file seems to suggest the traffic concerns can be satisfied. This is demonstrated by the enclosed letter from the MTO dated September 17, 2003 and confirmed in a 2025 E-mail (see attached). Mr. Ganz's proposed uses will be far less impactful than even the old marina and further limited by other servicing constraints.

3. Settlement Area Lands

   The Ganz lands are located within the Rosseau Settlement Area.

   Settlement Areas in the PPS include rural settlement areas such as villages.

   Under section 2.3.1,

   "Settlement Areas shall be the focus of Growth and Development"

   "Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and by prioritizing planning and investment…"

   Redeveloping the Ganz Lands is consistent with the PPS as it is clearly "in step" with this important policy direction. Closing Marina Street will frustrate this redevelopment and is therefore not consistent with the PPS as it does not promote the general intensification of the Village.

   The closure of the SRA is critical to the higher use of the Ganz lands and its redevelopment for the village settlement area.

4. Seguin Official Plan

   The Township of Seguin Official Plan provides strong policy direction towards supporting development in Settlement Areas. Consider the following policies:

   "A.2.4.1 Goal

   It is the goal of this Plan to protect and enhance the character of existing Settlement Areas and to maintain them as diverse, liveable, safe, thriving and attractive communities.

   A.2.4.2 Objectives

   a) To encourage further development and use of the lands within the Settlement Areas…

   b) To ensure that all new Settlement Area development has a positive contribution to community life in the Township…"

   "C.2.1.1 Basis and Objectives

   This Plan identifies the communities of Rosseau and Humphrey as the major Settlement Areas...

   It is the intent of this Plan to:

   a) maintain and enhance the character and identity of the defined Settlement Areas;

   e) Encourage commercial development that will provide a full range of goods and services, at appropriate locations…

i) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents

The proposed redevelopment of the Ganz Lands is strategic and prime in terms of fulfilling many of the above policies. This is further demonstrated by the Township's support of the adjacent marina development which triggered the revitalization of this area. It would be in the best interest of the village to recognize this potential in the O.P. update. The Ganz lands at this location are clearly distinct and separate from the portion of Water Street between Oak and Ash Streets.

5. Development Plan

The project that is envisioned for the subject lands includes professional office uses, or small galleries or retail and potential 1-2 accessory residential/short term rental units that will enlarge or replace the historic dwelling on the lands and compliment and enhance the general shoreline character in this corner of the harbour.

A permit application was submitted for a replacement of the historic commercial dock on the waterlot in front of Mr. Ganz's property and the SRA. The permit application is enclosed with this letter. The addition of a dock is the first example of how the Ganz Lands can be revitalized and contribute to the waterfront area.

Commented [GO1]: TBD

It is recognized that the extent and intensity of any development will be limited by the servicing and access potential of the site.

Mr. Ganz has a significant investment in the village of Rosseau including other buildings, boathouses and lots. In fact, Mr. Ganz owns a lot directly across from the marina, previously the site of the Monteith hotel, which could function to support uses at his site if needed. Given the Township's desire to encourage new and exciting uses in this area, our client hopes that the Township will similarly work with him to develop the site in a way that achieves the Township's objectives, attracts tourists and business and supports the ongoing development of the community.

6. Shore Road Allowance

In addition to access from Hwy 141 through Marina Street, another key element for redeveloping the Ganz Lands is to be able to acquire the SRA.

This matter has been the subject of some controversy but there remains an obvious need to incentivize the redevelopment project through the SRA closure.

There have been a number of challenges that have emerged to thwart the completion of a closing and sale of the SRA over the past decades; however, it is believed that these elements are now gone with the redevelopment on the other side of the marina and establishment of the public beach and docks and can demonstrate that a greater common good can be achieved.

The acquisition of the SRA in front my client's land and connecting the waterlot to it and the Highway is key to allow a proper redevelopment scheme to come forward.

Attached to this submission are various reports and letters where Township staff originally supported moving forward with the shore road closing. Should Council wish to learn more about this history, I am prepared to speak to it at the Council meeting.

We have historic support of the SRA from the neighbour, Mr. Swift, the former marina owner. Mr. Swift has also indicated that he will file a further letter of support for the redevelopment of the Ganz lands, including the shore road allowance losing and sale.

SUMMARY

It is respectively requested that Council either continue to defer the enactment of a By-Law to close Marina Street as a public road, or direct Township staff to convey the road to Mr. Ganz, subject to any required easements in the Township's favour and for a portion of the neighbour's lands being reserved. We would also ask Council to retain the curb cut and access from Highway 141 to Marina Street in all cases. This request would allow an application for the redevelopment of 1160 Highway No. 141 including rezoning and site plan, together with the necessary studies and supporting documents. To facilitate this, the parties could consider entering into a memorandum of understanding to allow these matters to move forward.

Respectfully,



John Jackson M.C.I.P., R.P.P.

Attachments to Submission on Marina Street Closing

A. Redevelopment Plan Components:

- Planning for business office with accessory apartments
- Formal site plan
- Elevation drawings
- Functional servicing report
- Traffic impact study for Highway 141 entrance
- Traffic assessment to preserve Marina Street.

1. M.T.O. Letters
    a. Doug Brandt letter on commercial entrance September 17, 2003
    b. Usman Akhtar E-mail confirming entrance and no objection December 11, 2025
2. Director of Planning, May 6, 2019 email confirming to preserve Marina Street as public access
3. Building Permit Application for replacement dock Sept 29, 2025
4. Supporting correspondence from neighbours.

Commented [GO2]: TBD

B. Original Shore Road Allowance Closing:

- Will preserve a public easement should an eventual trail be established
- Parties would want to avoid conflicts between private and public uses i.e. no structures on road allowance apart from recreational trail
- Controlling entirety of waterfront lot critical to redevelopment project.

1. Correspondence from former Rosseau clerk Yvonne Mullen confirming shore road for benefit of riparian land owner.

2. Former CAO, Tom Stockie, confirms shore road allowance use exclusively for adjacent land owner.

3. Supporting letter from neighbour (Swift).

4. Former Seguin planner recommends closing and selling shore road allowance to Ganz when an application was filed in 2001.

5. Subsequent memo and report by Lanny Dennis, 2004.

6. Official Plan/ Zoning By-Law shoreline road allowance excerpts.

7. Sketches of neighbourhood conditions/land uses.

8. Drone shot of subject lands.

9. Surveys.

10. Proposed dock plan.

Taylor Elgie

From: Taylor Elgie
Sent: October 24, 2025 2:56 PM
To: Craig Jeffery; Andrea Spinney
Subject: FW: Marina Street - preference for it to be closed?

This too for the file.

From: Taylor Elgie
Sent: August 14, 2024 3:39 PM
To: Geauvreau, Jamie (MTO) <Jamie.Geauvreau2@ontario.ca>; Cole, Jeff (MTO) <Jeff.Cole@ontario.ca>
Cc: Tom MacLeod <tmacleod@seguin.ca>
Subject: RE: Marina Street - preference for it to be closed?

Thanks Jamie,

Appreciated, and take care.

Taylor

From: Geauvreau, Jamie (MTO) <Jamie.Geauvreau2@ontario.ca>
Sent: Tuesday, August 13, 2024 3:14 PM
To: Taylor Elgie <telgie@seguin.ca>; Cole, Jeff (MTO) <Jeff.Cole@ontario.ca>
Cc: Tom MacLeod <tmacleod@seguin.ca>
Subject: RE: Marina Street - preference for it to be closed?

Hi Taylor,

As per the discussion, we agreed that the closure of Marina Street was a condition of approval of the larger development as recommended by the Traffic Impact Study. Also as discussed, a curb should be established at the sidewalk once closed.

As a note, I have received an email from John Jackson representative of the property owner next to Marina Street Mr. Ganz. He has enquired about the closure of the street and has indicated that Mr. Ganz should be consulted in the process. I will be informing Mr. Jackson that his request for consultation should be directed to the Township.

Please contact me if you have any questions.

Regards,
Jamie

Jamie Geauvreau
A/Corridor Management Planner | Corridor Management/Operations Division
North Region – Area East
Ministry of Transportation | Ontario Public Service
705-492-6410 | jamie.geauvreau2@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places and its people

From: Taylor Elgie <telgie@seguin.ca>
Sent: Monday, July 22, 2024 10:07 AM
To: Geauvreau, Jamie (MTO) <Jamie.Geauvreau2@ontario.ca>; Cole, Jeff (MTO) <Jeff.Cole@ontario.ca>
Cc: Tom MacLeod <tmacleod@seguin.ca>
Subject: Marina Street - preference for it to be closed?

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi all,

Thanks for meeting on Friday. I think it was beneficial to all parties.

For background, I attached the Original TIS (Transportation Impact Study), an update (Technical Memorandum), and MTO correspondence.

In the MTO correspondence, I think this is what started the stop-up and closure of Marina Street conversations/discussions.

> We understand the proponent has now provided the Traffic Impact Study to the municipality and has proceeded with a rezoning application as indicated in the Notice received by our office. Is the municipality in agreement with the development proceeding on the above basis? If so, we should have a meeting to discuss what will become of Marina Road. If not, the MTO is prepared to have further discussions with the municipality and the land owner with respect to access being obtained from Jim Swift Drive.

Then, the site plan applications came in (see last two drawings), which showed "Marina Street" being curbed by the proponent (and in effect closed). Please let us know your preferences at this stage, and we'll accommodate.

Take care,

Taylor Elgie, MCIP, RPP
Director of Planning
_____
Phone: (705) 732-4300 ext 248 | (877) 473-4846 | Cell: (705) 346-0934
telgie@seguin.ca
www.seguin.ca
5 Humphrey Drive, Seguin ON P2A 2W8

Russell, Christie, LLP

Barristers & Solicitors

W.D. (Rusty) Russell, Q.C., (1925-2019)
Douglas S. Christie, B.A., LL.B. (retired)
William S. Koughan, LL.B.

Edward B. Veldboom, MSc. Pl. LL.B.
Michael F. Sirdevan, B.A. (Hons), LL.B.
Jennifer E. Biggar, B.A., (Hons), J.D.

Please reply to:
Edward B. Veldboom (Ext. 237)
Email:eveldboom@russellchristie.com

December 18, 2025

Taylor Elgie, Director of Planning
The Corporation of the Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
via email to: telgie@seguin.ca

Dear Mr. Elgie,

Re: Marina Street, Plan 163, Proposed Road Closure and Access Issue

You have requested my comments as to the legitimacy and relevance of the submissions of Mr. Ganz's solicitor concerning the proposed closing of Marina Street. Those comments are set out in a letter dated November 13, 2025 from John Alati (Davies Howe LLP).

By way of a general comment, although section 24 of the *Planning Act* does require municipal by-laws to conform with an Official Plan, the *Planning Act* in it is entirety does not apply to the consideration of a road closing by-law.

I will address the five distinct topics that Mr. Alati outlines in his letter.

1. The Proposed Road Closing is not Consistent with the PPS 2024

There is no statutory requirement for a road closing by-law to be consistent with the PPS2024. I do not agree with Mr. Alati's suggestion that the road closing is "*in respect of the exercise of any authority that affects a planning matter*" as contemplated in section 3(5) of the *Planning Act.*

2. The Proposed Road Closing does not conform to the Township's Official Plan

It is important to note that interpretation of an Official Plan is a matter of law and the question of the conformity of a by-law passed under authority of the *Municipal Act, 2001* is not a matter

that is to be decided upon based upon the opinions of planners. Council can interpret its own Official Plan, and in the case of a road closing by-law there is no appeal to the Ontario Land Tribunal under the *Planning Act* of Council's decision to close or not close a road. Instead, if a person wishes to challenge the enactment of by-law passed under authority of section 34 of the *Municipal Act, 2001*, the person would have to initiate proceedings in the Superior Court of Justice under section 273 of that Act.

> *Application to quash by-law*
>
> *273 (1) Upon the application of any person, the Superior Court of Justice may quash a by-law of a municipality in whole or in part for illegality.*

Alternatively, such a person could also challenge the legality of the bylaw by commencing an application for judicial review.

In any event, Mr. Alati makes references to numerous policies in the Official Plan and suggests that the road closing would not conform with those various policies. In my opinion, the applicable policies in the Township's Official Plan are those specifically addressing the closure of roads found in policy E.1.2.6.

That policy, in its entirety is as follows:

E.*1.2.6 Road Closures and Public Lands Sale*

Council may stop up and close existing local roads, shoreline road allowances, concession road allowances and road related facilities subject to the provisions of the Municipal Act, 2001 as amended and, where applicable, subject to the provisions of the Public Transportation and Highway Improvement Act, and in accordance with any Municipal land sale policy without the need to amend the Official Plan.

Council may impose such conditions and requirements on the sale of public lands including existing local roads, concession road allowances and shore road allowances, that Council deems appropriate and necessary to further advance the objectives and policies of this Plan.

The Township will not stop up or sell concession road allowances, other roads or public lands that provide access to lakes and rivers unless alternative access options are available in the immediate areas.

Where historic building or structure encroachments exist, the Township may only consider the sale of a road allowance or public land to correct the encroachment in accordance with the policies of this section and where the relocation of the building or structure is not practical or feasible.

Generally, Shoreline road allowances that abut Type 1 Fish Habitat should not be sold unless the Township and owner have entered into a Site Plan Agreement restricting the use and development of the lands abutting the Type 1 Fish Habitat.

Mr. Alati suggests that the proposed closure would not conform with that policy, in particular the third paragraph. That portion of the policy is worded such that Council must first make a determination as to whether the subject road allowance provides access to a lake or river. If the road does not provide such access Council need not consider the policy any further.

However, if Council determines that it does provide access to water, Council may still choose to close the road if it determines that there are alternative access options available in the immediate area. All of the foregoing determinations are ultimately determinations that are to be made by Council exercising its discretion.

In reviewing Mr. Alati's detailed arguments, he indicates that his client's motor vehicle access to his water lot would be precluded by the road closure. He states that *"the Proposed Road Closure does not conform with this Official Plan policy because there are no alternative and comparable access options available to our client*". As I understand from our discussions, in the absence of any authorized modifications to the Marina and Water Street Road Allowances, presently Mr. Alati's client has no motor vehicle access to the water lot from Marina Street. Furthermore, as noted in my prior letter Mr. Alati's client's land directly abut the Water Street Road Allowance which in turn abuts his client's water lot.

In any event it should be noted that policy E.1.2.6 is not worded with a view to ensuring individual lot owners have direct motor vehicle access to their privately owned water lots. Instead, the policy is intended to preserve potential access points to the lake for the general public. It makes absolutely no mention of preserving motor vehicle access or preserving access for specific property owners.

It should also be noted that Policy 1.2.6 clearly directs Council to give consideration *"… to the provisions of the Public Transportation and Highway Improvement Act*". In this case Marina Street provides direct access to a highway under control of the Ministry of Transportation; as I understand from our discussions, the MTO issued an entrance permit for a new private entrance onto Highway 141 recognizing that the Marina Street entrance would be closed.

3. The Proposed Road Closing is not consistent with the Schedule 2 of By-law 2013-038 (the Township's Road Closure Policies)

Marina Street is not a Concession Road Allowance and thus Schedule 2 does not actually apply to the subject road closing. Similarly, Water Street is also not a Concession Road Allowance to which the policy would apply.

That said even if the Policy is applied, in our opinion the assertions of inconsistency are without merit. Section 2 and 3 of Schedule 2 are as follows:

> *2. Township Council, in its sole discretion, may decline to close and sell a road allowance leading to a water body where it has determined in its sole discretion that there is presently or may be in the future inadequate public access to the water body.*
> *3. The Township must be assured that the portion of Concession Road Allowance subject to the closure request would not now or in the future be necessary for road or access purposes nor would it provide a possible continuation or link-up with any other allowance or public road used or which may be used for access.*

Section 2 simply reinforces my earlier comments that the intent of the Township's road closing policies is to protect potential points of public access. If Council determines that there is or may be inadequate access to the lake it can decline to close and sell the road. Thus if Council (in its sole discretion) has no such concerns about the access to the lake by the general public then it can proceed to close and sell the road.

Section 3 of the Policy requires Council to consider whether the road allowance is needed for future road or access purposes. Thus, if Council sees no long-term need for the road allowance for its public highway network it can close the road. With respect to any access that might be afforded to individual properties, as Mr. Alati's client would continue to have direct access to the water lot via the Water Street road allowance from his other abutting property. Thus Council could, at its discretion, conclude that the Marina Street road allowance is not necessary for access purposes.

4. The Proposed Road Closing would have the sole effect of thwarting his clients most efficient utilization of its consolidated landholdings

As noted in my prior letter and alluded to above, Mr. Alati's client would continue to have direct access between his two properties that are separated by the Water Street Road Allowance. He remains entitled at common law to pass over the Water Street Road Allowance. If he wished to conduct improvements on that road allowance to improve access, he could seek express written permission from the Township to do so. Alternatively, he could apply to purchase that portion of Water Street separating his two properties.

5. The Proposed Road Closing would not represent good planning.

There exists no judicially or statutory recognized test of "good planning" concerning a road closing by-law passed under authority of section 34 of the *Municipal Act, 2001*.

I trust my comments are of assistance.

Sincerely,



Edward B. Veldboom
(electronically signed)

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Rock Crushing By-law – Recommendation Report

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-026

Executive Summary:

Per Council's direction, the Rock Crushing by-law is ready for approval.

The permitted time to crush rock is a maximum of 7 days in a 30-day span, during the fall to spring seasons.

Council may pass the by-law.

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Rock Crushing By-law – Recommendation Report

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: March 2, 2026 Report No: PL-2026-026

Recommendation:

That Council pass by-law 2026-017.

History:

Council's Direction:

Per Council's previous discussion, the by-law:

1) Allows crushing on any property between September 15 and May 15 of every calendar year.
   a) This will stay clear of the summer season, and still has flexibility around half-loads.
2) Allows for active crushing for a maximum of 7 days in 30 days.
3) Does not restrict crushing to certain zones. For example, a crusher would be permitted in residential and shoreline residential zones.
4) This by-law would not apply to:
   a) Licensed properties under the Aggregate Resources Act.
   b) Crushing that is undertaken by a public authority.
   c) Crushing that is undertaken by a utility provider.
   d) Where Council has given an exemption.

Financial Impacts:

Staff time. Additional by-laws require additional staff resources to enforce. No new staff are required as a result

Options/Alternatives:

Council has two options on how to proceed with this Report:

- Option 1: Direct staff to prepare a by-law.
- Option 2: Council can not proceed with the matter.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

The by-law is ready for approval per Council's direction. It has had legal review and is fairly clear on when crushing is permitted.

Prepared By:

T. Elgie

_____

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed By:

_____

Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Draft by-law

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-017

"Being a By-law to Regulate Rock Crushing"

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, Section 128 authorizes a municipality to pass by-laws prohibiting and regulating any matter that may cause a public nuisance; and

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, Section 129 authorizes a municipality to pass by-laws prohibiting or regulating matters with respect to noise, vibration, odour and dust; and

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, Section 23.1 authorizes Council to delegate its powers and duties to members of municipal staff;

WHEREAS the crushing of rock, stone, gravel or other similar materials may prove to be or cause a nuisance; and

WHEREAS the Council of The Corporation of the Township of Seguin wishes to prohibit such crushing to ensure that such activities do not create a nuisance;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

Definitions

1) In this Bylaw,

a) "Day" means any calendar day on which Rock Crushing occurs for any duration.

b) "Public Authority" includes the Township of Seguin, any department, board, appointed agency, or commission of the Government of Canada or the Province of Ontario.

c) "Rock Crushing" means the breaking down or pulverizing of rock, stones, gravel or similar material into smaller aggregate or particulate forms through the operation of mechanical devices and/or equipment.

d) "Utility Provider" means any electricity generation, transmission or distribution company, Networks, any telecommunications company, any natural gas supply company, the Province of Ontario,

Scope

DRAFT

2) Rock Crushing is prohibited unless otherwise exempted under Section 3 or 4.

3) The following Rock Crushing is exempt from the prohibition set out in Section 2:

a) the Rock Crushing is occurring on land for which a license permitting Rock Crushing has been issued under the Aggregate Resources Act, provided that such Rock Crushing occurs in accordance with the terms and conditions of such license;

b) the Rock Crushing is undertaken by or on behalf of a Public Authority;

c) the Rock Crushing is undertaken by or on behalf of a Utility Provider, provided that such Rock Crushing occurs in compliance with any Environmental Compliance Approval for the mechanical device or equipment used in the Rock Crushing activities.

d) Rock Crushing that is not otherwise exempt under subsections 3(a), (b) or (c), provided that it only occurs from September 15 to May 15, inclusive, does not exceed seven Days within any rolling thirty-day period, and is in accordance with other applicable law.

Council Authorized Exemption

4) Upon receiving an application from an owner of land, Council may exempt Rock Crushing from the prohibition in section 2, in whole or in part where Council determines in its sole discretion that the proposed Rock Crushing will not create a nuisance. In considering whether a nuisance will be created, Council may consider the attributes of the property upon which the Rock Crushing is proposed and any proposed mitigation measures which would serve to diminish any nuisance qualities of the proposed Rock Crushing. In furtherance thereof Council may impose specific conditions deemed necessary to mitigate impacts on adjacent properties and the environment. All exemptions authorized by Council shall be subject to the standard conditions set out in Schedule "A" in addition to the specific conditions imposed by Council.

5) If the conditions associated with an exemption under Section 4 are not adhered to, the exemption may be revoked in accordance with Sections 6 and 7.

Delegation of Authority to Revoke

6) The authority, set out in section 5, to revoke an exemption granted under

DRAFT

section 4 is hereby delegated to the Township's Municipal Enforcement Officers.

7) Upon completing an inspection of the exempted Rock Crushing activities, where a Municipal Enforcement Officer determines that there is non-compliance with any of the conditions imposed, the Municipal Enforcement Officer may give a person undertaking the exempted Rock Crushing six (6) hours written notice that the exemption will be revoked unless compliance with the condition has been achieved. For clarity notice is not required to be given to the applicant/owner of the property.

General

8) Municipal By-law Enforcement Officers are hereby authorized to enforce the provisions of this by-law.

9) Any individual who violates any provision of this by-law is committing an offence and, upon conviction, is liable to a fine as outlined in the Provincial Offences Act, R.S.O. 1990, c.P.33.

10) Should any section or part of this By-law be declared illegal or unenforceable by a court of law, such section or part shall be regarded as independent of the remaining sections, which shall remain in full effect.

11) This By-law shall come into force and effect on May 15, 2026.

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 2nd day of March, 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

DRAFT

Schedule A to By-law 2026-017

Standard Conditions

1. The applicant agrees and authorizes municipal staff to enter onto the property whereupon the exempted Rock Crushing is occurring for the purpose of determining whether there is compliance with this By-law and any conditions herein imposed.

2. The applicant agrees and acknowledges the delegation of authority set out in section 6 of this By-law and further acknowledges that a Municipal Enforcement Officer has authority to revoke the exemption upon 6 hours written notice.

DRAFT

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Waste Management Review Report

From: Tom MacLeod, Director of Public Works
Forrest Pengra, Director of Strategic Initiatives
Preston Nielsen, Environment Coordinator

Agenda Date: March 2, 2026 **Report No:** WM-2026-001

Executive Summary:

At the January 15, 2026 Special Council Meeting, a consensus was reached that all seven transfer stations should remain open and be modernized rather than consolidated. Council prioritized securing all sites, transitioning locations to compaction-based systems, reducing non-resident and contractor dumping, and strengthening enforcement through updated bylaws and administrative penalties; while also implementing hours of operation and adequate staffing levels to support site management.

Staff propose a phased implementation: planning, bylaw updates, engineering, and defined operating hours in 2026; initial construction, security upgrades, equipment purchases, and staffing increases in 2027; and full buildout with controlled access at all sites by 2028. This approach supports improved environmental performance, operational efficiency, and long-term service sustainability without reducing access for residents.

To begin engineering and design work in 2026, staff are requesting funding through capital reserves in the amount of up to $140,000. Advancing this work will enable modernization of the waste management system, reduce illegal dumping, and support long-term capacity for growth.

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Waste Management Review Report

From: Tom MacLeod, Director of Public Works
Forrest Pengra, Director of Strategic Initiatives
Preston Nielsen, Environment Coordinator

Agenda Date: March 2, 2026 **Report No:** WM-2026-001

Recommendation:

At the Special Council Meeting held on January 15, 2026, it is the understanding of Staff that Council reached a consensus that no transfer sites should be closed, and that the existing 7 transfer sites should be maintained and enhanced.

Accordingly, the preferred approach aligns with Scenario 1, and staff are seeking Council direction to proceed with the required next step to retain an Engineer to begin the planning process.

Background & Analysis:

Council met on January 15, 2026, to review the Township's comprehensive Waste Management Report, developed after a yearlong analysis of rising costs, aging infrastructure, increasing waste volumes, and significant illegal dumping. The goal of the meeting was to provide Council with an opportunity discuss, deliberate options and ask questions of staff. Staff were seeking clear direction on next steps.

Most Councillors expressed strong opposition to closing any transfer stations, citing the needs of seasonal residents, winter travel challenges, accessibility for older adults, and concerns that closures would increase illegal dumping. Councillors also emphasized that closures would reduce service levels and create longer travel times

Council reached a strong consensus and alignment on several priorities:

1) **Secure All Seven Sites**
   Council unanimously agreed that uncontrolled 24/7 access must end. Preferred measures include gating, limited hours, monitored or card access entry, cameras, and stronger enforcement. Reducing non-resident and contractor dumping could avoid substantial costs.

2) **Transition to Full Compaction**
   Council supported moving away from deteriorating existing transtors and shifting all waste handling to compaction systems to reduce hauling frequency.

3) **Strengthen Enforcement**
   Council called for updated bylaws, administrative monetary penalties, and exploring provincial enforcement tools, along with stronger action against illegal dumping. Council endorsed; Report No. BL-2026-001, Administrative Monetary Penalty (AMP) System Implementation at the February 2nd, 2026 meeting of regular Council.

4) **Phased Implementation Plan**
   Staff were directed to refine the strategy, prioritize site security, compaction, and removal of non-resident waste, assess remote vs staffed operations, and return with costed timelines and tax impacts in a formal recommendation report.

5) **Data Collection**
   As baseline data set has been achieved, and as we transition to the new system staff will continue monitoring and collecting metrics to track and demonstrate year over year improvements.

Implementation Strategy (high level):

2026 (Planning & Administration)
Update By-laws
Investigate Remotely Monitored Sites & Residency Passes
Site Design (Procure Engineer)
Accurate Construction Estimates & Finalized Implementation Report (Fall 2026)
Establish Hours of Operations for 2027 (assist in Staffing allocation)
2027 (Construction - Phase 1) – Subject to 2027 Budget Approval
Build out 2-3 Sites (with minimal interruptions)
Purchase 1 Roll off Truck
Add security measures at other sites where feasible (i.e. gates, surveillance, etc.)
Hire 4 Staff (FTE/Seasonal)-
2028 (Construction - Full Build Out) – Subject to 2028 Budget Approval
Build out remaining sites
All sites fully controlled
Hire 3 Staff (FTE/Seasonal)
Procure 2nd Roll off Truck

The intent of this phased implementation is to ensure a deliberate and operationally sustainable transition to controlled waste site access across the municipality. The approach prioritizes frontend planning in 2026 through bylaw updates, defined hours of operation, engineering and design work, and the refinement of site specific cost estimates to support informed decision making.

In 2027, the focus shifts to execution, including procurement, staged reconstruction of the most feasible sites based on complexity, early implementation of gating and security measures where warranted, acquisition of required equipment, and the phased addition of staffing resources to support expanded operations. By 2028, this phased approach allows for full implementation of controlled access and standardized hours of operation at all sites, supported by a complete staffing complement, ensuring the program is fully operational, adequately resourced, and aligned with Council's long-term service, safety, and efficiency objectives.

Staff acknowledge that alternative service models, including additional services or a "pay-as-you-throw" approach to reduce travel to the Seguin Landfill, are available. These options will be considered as part of the engineering and design evaluation for each site's suitability

Financial Impacts:

Under this scenario, staff would initiate the design and engineering in 2026. A finalized and detailed costing update will be provided to Council in fall 2026, at which time an updated report will require a Council decision on whether to proceed under a service level change aligned with the selected scenario. This gives Council a clear and defined understanding of costs associated with the scenario.

To begin engineering work, staff are estimating costs of up to $140,000 to advance through the planning phase.

It is staffs recommendation that Council authorise the $140,000 for planning and engineering services to be funded from the capital reserve fund, and that staff include this amount in the amended 2026 capital budget to be presented in the coming months for final approval.

It is worth noting that the budget as approved in principle in December of 2025 carried $200,000 to be funded by long term debt as part of a multi-year budget item. At this time, it is recommended to fund this portion of the project from Capital reserves and future investments into waste infrastructure will be included and discussed in future budget submissions.

Strategic Plan Alignment:

Lead- Advocate for infrastructure and services that support a healthy, active, and engaged community.

Lead- Support the wellbeing of Seguin residents of all ages.

Grow- Expand infrastructure and services to meet emerging needs.

Connect: Strengthen our identity to ensure we accurately represent and engage everyone in our community

Conclusion:

Based on the feedback provided at the Special Council Meeting on January 15, 2026, staff recommend proceeding with Option 1. This approach maintains all existing transfer stations while advancing the design and planning work necessary to transition the system to full compaction and controlled access.

The recommendation reflects Council's commitment to improving environmental performance, reducing illegal dumping, and accommodating future growth without reducing current service levels. Design and engineering would be initiated in 2026, with construction beginning in 2027, allowing for system modernization while maintaining flexibility for future service decisions.

Prepared by:



Tom MacLeod,
Director of Public Works

Reviewed by:



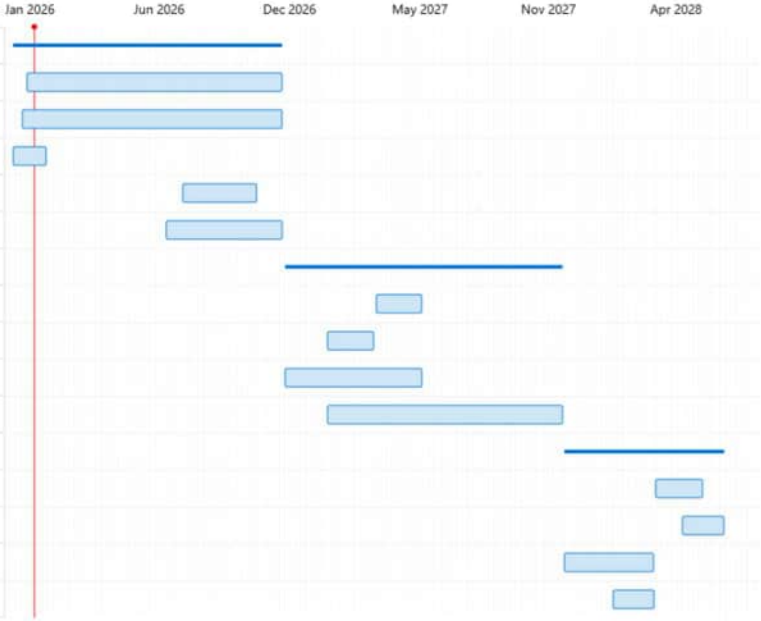
Jason Inwood,
Chief Administrative Officer

Attachments: Waste Management Timeline

Waste Management Report

Waste Management Review

	Name	Assigned to	Start	Finish	% Complete
1	**Planning Year**		1/15/2026	12/31/2026	0
2	Update waste by-laws		2/2/2026	12/31/2026	0
3	Investigate remotely managed sites		1/27/2026	12/31/2026	0
4	Site design (procure engineer)		1/15/2026	2/27/2026	0
5	Accurate Construction Estimates & Finalized Implementation Report		8/24/2026	11/27/2026	0
6	Establish Hours of Operations for 2027		8/3/2026	12/31/2026	0
7	**Reconstruction Year 1**		1/4/2027	12/31/2027	0
8	Build out 2-3 Sites (with minimal interruptions)		5/3/2027	6/30/2027	0
9	Purchase 1 Roll off Truck		3/1/2027	4/29/2027	0
10	Add security measures at other sites where feasible		1/4/2027	6/30/2027	0
11	Hire 4 Staff (FTE/Seasonal)		3/1/2027	12/31/2027	0
12	**Full Build Out**		1/3/2028	7/28/2028	0
13	Build out remaining sites		5/1/2028	6/30/2028	0
14	All sites fully controlled		6/5/2028	7/28/2028	0
15	Hire 3 Staff (FTE/Seasonal)		1/3/2028	4/28/2028	0
16	Procure 2nd Roll off Truck		3/6/2028	4/28/2028	0



LET'SCONNECTSEGUIN

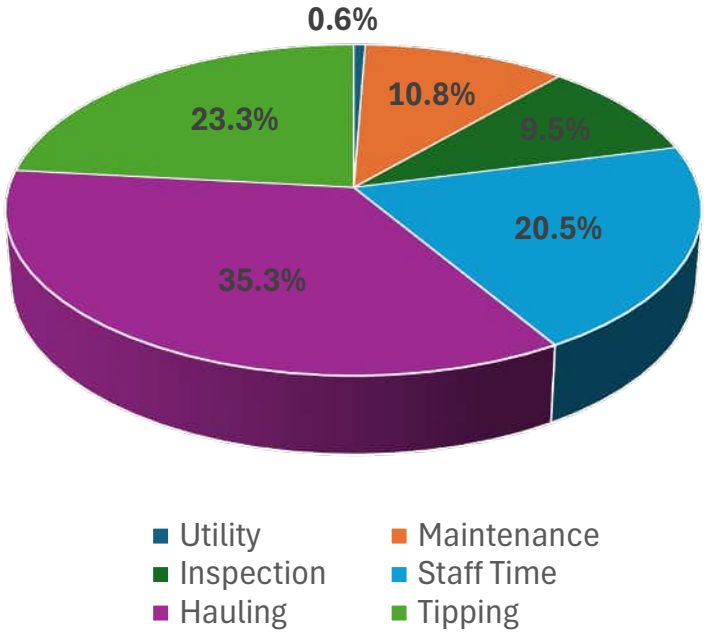
2025/26 Waste Management Review

Special Council Session

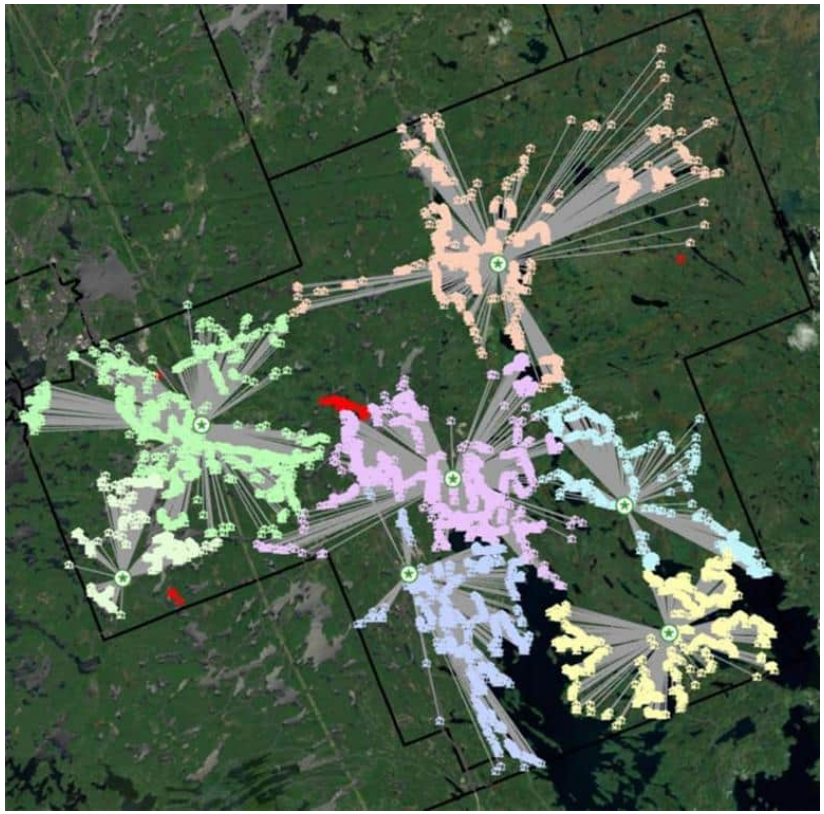
January 15, 2026

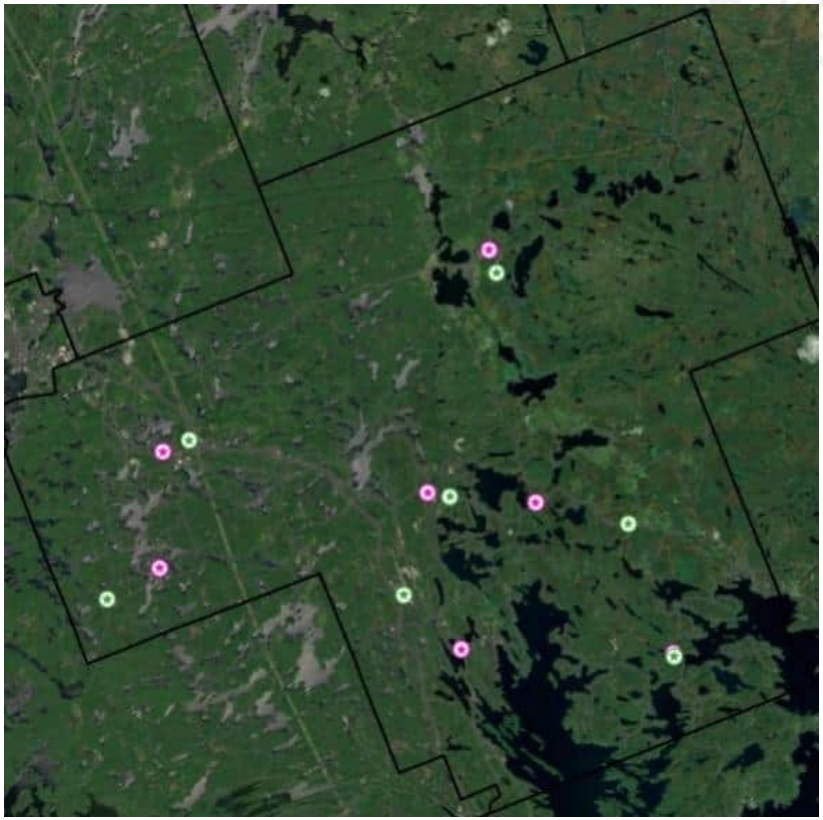
Current Waste System

- **7 decentralized stations**
  - Transtors collection
  - 40-yard bin collection
- **1 Landfill**
  - Not for household waste
  - Primarily bulky type waste
- **Unstaffed**
  - Regularly inspected
- **Waste hauled to McDougall Landfill**
- **24/7 system encourages abuse**
- **System costs nearing $1.5M (2024)**



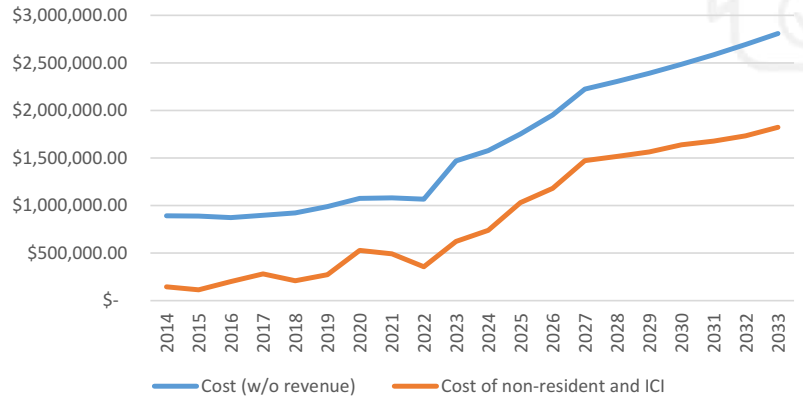
Current Waste System – Geospatial Study

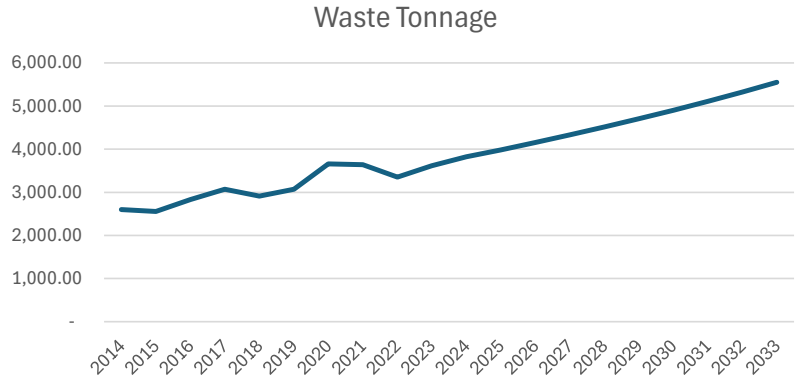




Challenges – Increasing Costs

- **Cost increases from**
  - Increased waste volumes
  - Rising tipping costs
  - Hauling fees
  - Inflationary causes
- **Future costs estimated by:**
  - Known waste tonnages
  - Projected waste tonnages
  - Average annual growth rate (AAGR)
    - Waste tonnage - 4.2% (2015-2024)
    - Used to project (2025-2033)
  - Estimated cost increases
    - Anticipated tipping costs
    - CPI (transportation & energy)
    - Cost of living adjustments





Non-Resident & ICI Waste - Calculations

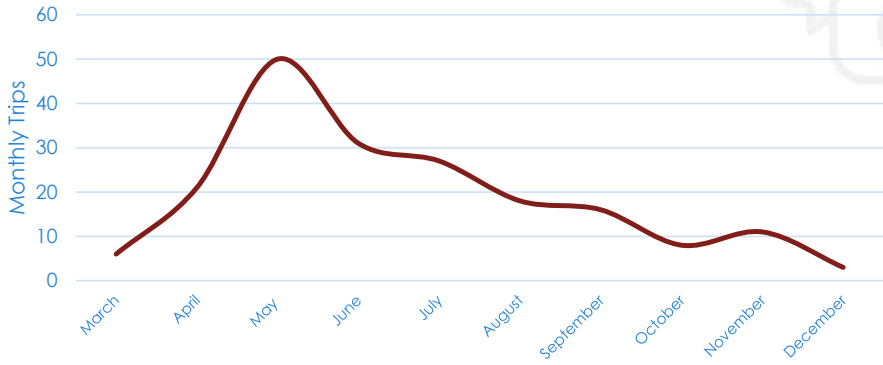
Total Waste	- (	Permanent	+	Seasonal	) =	NRICI
Known Waste (tonnes)		Known population Est. waste (288.85kg/pp/year)	X X	Known population Est. waste (288.85kg/pp/year) Presence (Apr to Oct) (72%) • Full-Time 40% • Part-Time 60% • 3 Weeks/Year • Weekends (Fri-Sun)	X X X	Est. unaccounted for waste Inclusive of • Non-Seguin res. Waste • ICI • Industrial • Commercial • Institutional

Example (2024)

3824.47 Tonnes	- (	1556.32 Tonnes 5388 People 288.85kg/pp/year	+	1001.09 Tonnes 8299 People 288.85kg/pp/year 72% Presence (Apr to Oct)	) =	**1267.06 Tonnes OR 33.13%**

Illegal Waste

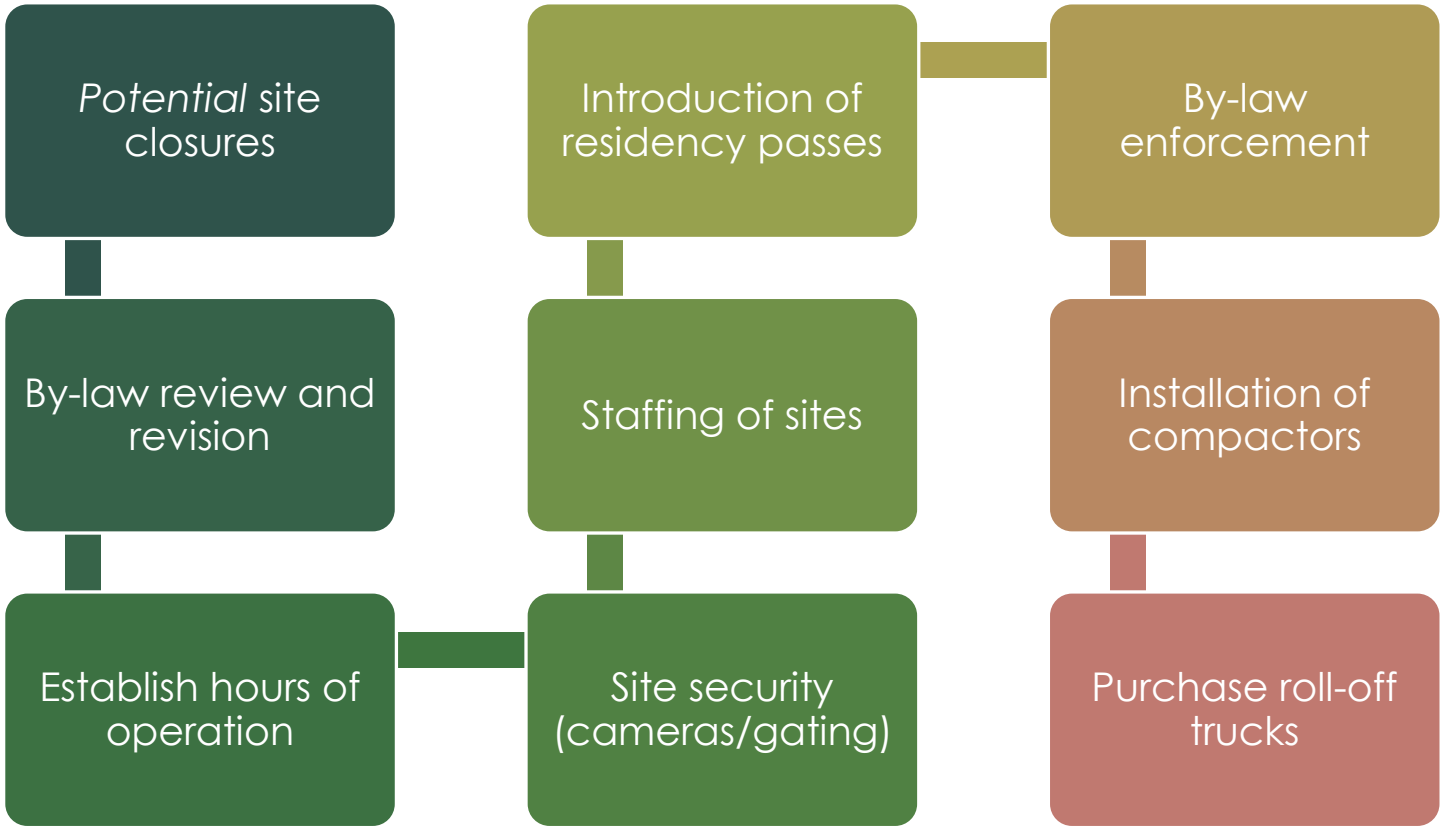
- **Large items**
  - Furniture, boats, mattresses
- **Contractor waste**
- **Impact to operations:**
  - Diversion of municipal resources
  - Road maintenance







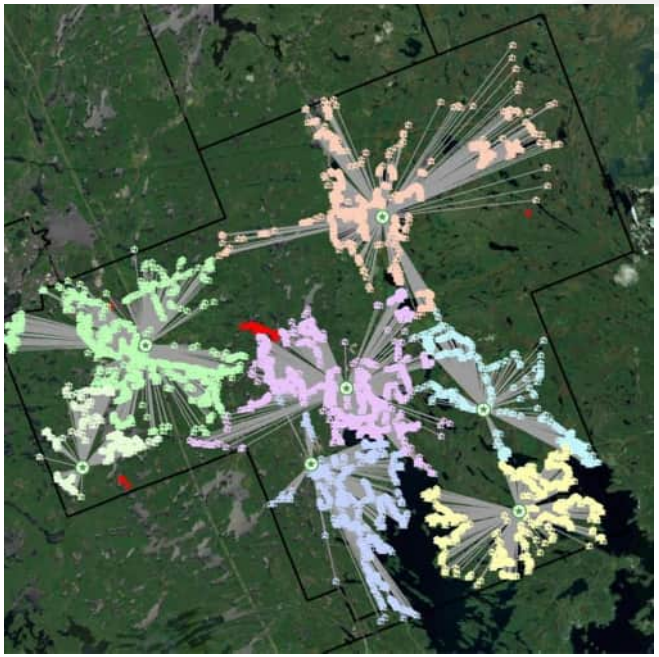
Potential Implementation Path



* Actual order of implementation dependent upon Scenario chosen.

Scenario 0 – Impact

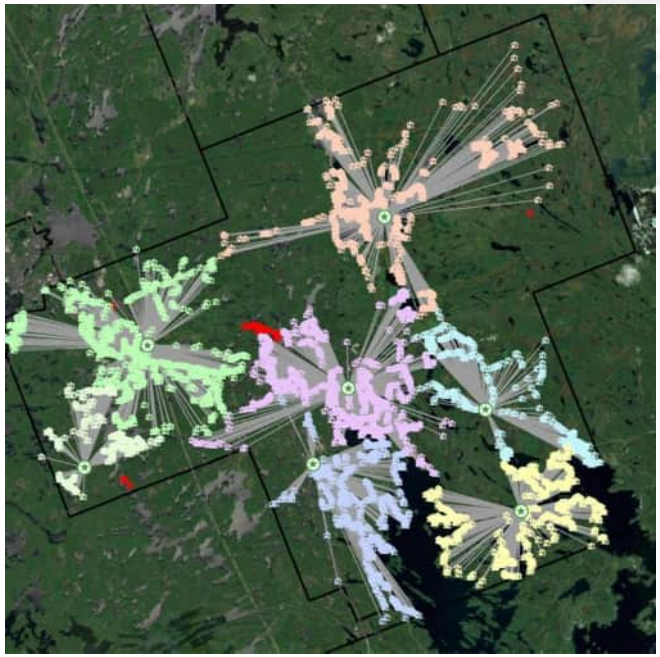
- **Business as usual**
  - No system alterations or upgrades
  - No changes
- **Non-resident/ICI dumping will continue & increase**
- **Increasing costs likely**
  - Tipping
  - Hauling
- **No changes in resident drive habits or distances**
- **$0 in capital investment**



Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1162	5.7
Brooks Road Waste Transfer Station	878	5.88
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99
Airport Road Waste Transfer Station	600	5.96
Bon Echo Waste Transfer Station	401	4.04

Scenario 1 – Impact

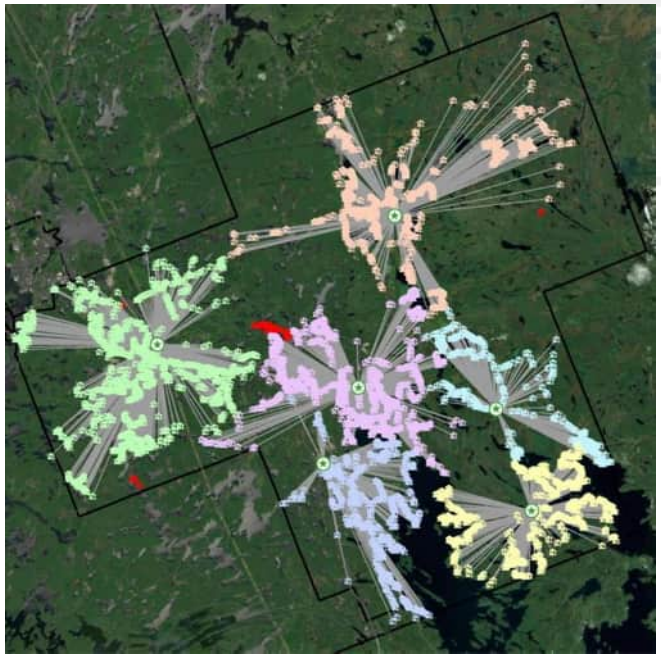
- **No Closures**
- **7 waste stations will be:**
  - Fully staffed with hours of operation
  - Compactors and roll-off trucks
  - Fences, gates and security upgrades
- **Non-resident/ICI dumping addressed and reduced**
- **Significant tipping cost reduction due to non-resident/ICI being addressed**
- **No changes in resident drive habits or distances**
- **$5.271 million in capital investment**



Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1162	5.7
Brooks Road Waste Transfer Station	878	5.88
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99
Airport Road Waste Transfer Station	600	5.96
Bon Echo Waste Transfer Station	401	4.04

Scenario 2 - Impact

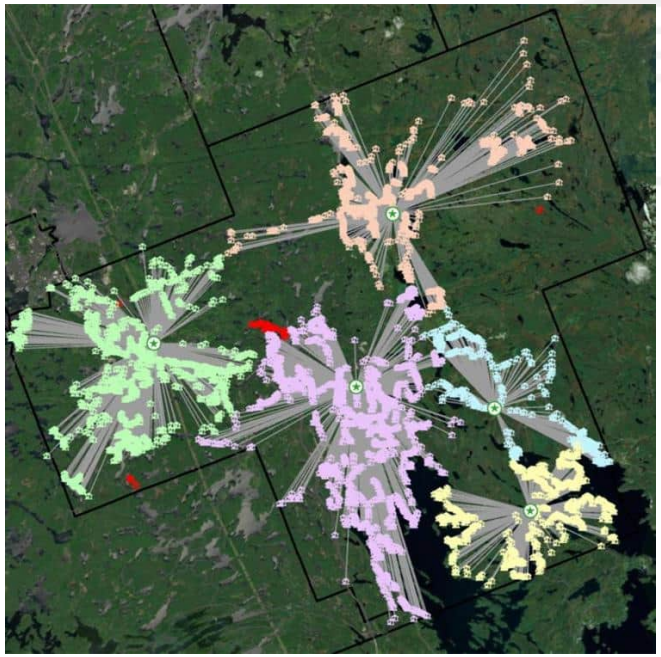
- **Closure of Bon Echo waste station**
- **Remaining 6 waste stations will be:**
  - Fully staffed with hours of operation
  - Compactors and roll-off trucks
  - Fences, gates and security upgrades
- **Non-resident/ICI dumping addressed and reduced**
- **Significant cost reductions in tipping and hauling**
  - Increased staffing costs
- **Increased average drive time for Brooks Rd station users:**
  - Bon Echo users will likely go to Brooks Rd
  - Average increase of 2.04km per resident
  - Increased daily usage of Brooks Rd station
- **$4.725 million in capital investment**



Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1162	5.70
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99
Airport Road Waste Transfer Station	600	5.96

Scenario 3 - Impact

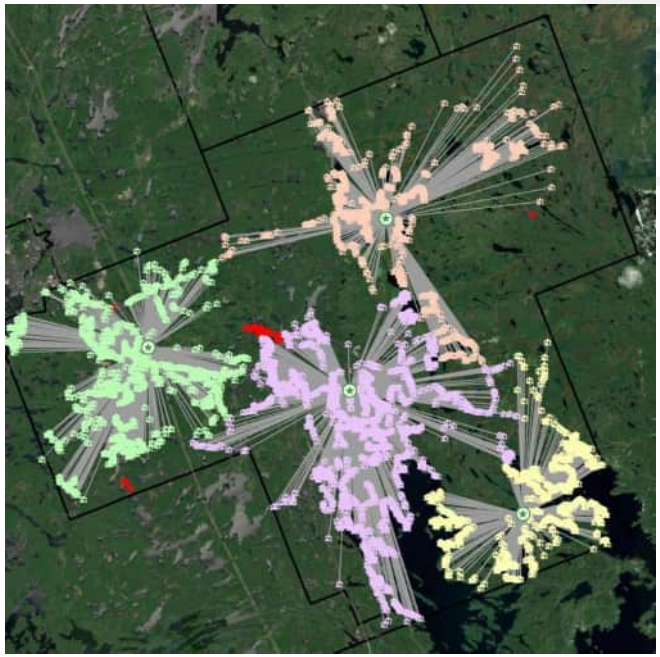
- **Closure of Bon Echo & Airport Rd stations**
- **Remaining 5 waste stations will be:**
  - Fully staffed with hours of operation
  - Compactors and roll-off trucks
  - Fences, gates and security upgrades
- **Non-resident/ICI dumping addressed and reduced**
- **Significant cost reductions in tipping & hauling**
  - Increased staffing costs (less than previous scenarios though)
- **Bon Echo users will go to Brooks Rd**
  - Average increase of 2.04km per Bon Echo resident
- **Airport Rd users will go to Humphrey**
  - Average increase of 1.76km per resident
- **$4.067 million in capital investment**



Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1762	7.46
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99

Scenario 4 - Impact

- **Closure of Bon Echo, Airport Rd & Turtle stations**
- **Remaining 4 waste stations will be:**
  - Fully staffed with hours of operation
  - Compactors and roll-off trucks
  - Fences, gates and security upgrades
- **Non-residential/ICI dumping addressed/ reduced**
- **Significant cost reductions in tipping, hauling & Inspection**
  - Increased staffing costs (less than previous scenarios)
- **Bon Echo users will go to Brooks Rd**
  - Average increase of 2.04km per Bon Echo resident
- **Airport Rd users will go to Humphrey**
  - Average increase of 1.76km per Airport resident
- **Turtle Lake Rd users will go to Humphrey, Christie or Stanley House**
  - Average distance increased between 0.4km – 1km for residents
- **$3.370 million in capital investment**



Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1895	7.62
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	972	6.63
Stanley House Waste Transfer Station	819	5.68

Debt Financing 101

- **What is a debenture**
  - Long term borrowing
    - Capital is provided upfront
  - Mainly for assets with multi year benefits
  - Principal & interest repaid over time
    - Costs aligned with products life

- **When should we debenture**
  - To advance priority projects
    - Cash reserves are limited or allocated elsewhere
    - Projects with multi-year benefits & intergenerational equity desired
    - External (grant) funding requiring matching that exceed municipal cashflow

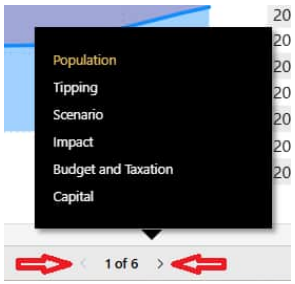
Debt Financing Cont…

- **Tax impact**
  - Debenture may increase taxes depending on debt size and any operational savings
    - Annual debt repayments, both principal and interest, included in budgeted expenditures
- **Example: $1 million debt, 5% interest, 20-year amortization**
  - Annual repayments: $78,855
  - Immediate Tax rate increase: 0.48% (based on 2026)

- **Ontario Rules and Constraints**
  - Annual repayment limit must fit within ARL ($5,410,635 for Seguin 2025)
  - Loan term generally cannot exceed the asset's life
  - Council must approve project and debt issuance by bylaw
  - Borrowed funds restricted to capital expenses

Interactive Analytics Dashboard

- Staff have created an interactive dashboard to enable Council to interact with the data from the Waste Management Review.
- Click the link below to launch the webpage (this is best viewed on a computer)



- To navigate the dashboard pages (6):
  - Use the arrows located at the bottom of the page OR
  - Click on the "# of # for the index
- Pages 'Scenarios' and 'Capital' have buttons providing details for each Scenario



Waste Management Review Analytics Dashboard



Thank you!

Seguin Township
The Natural Place to Be

LET'SCONNECTSEGUIN

@seguintownship

Seguin Township
5 Humphrey Drive | Seguin, ON P2A 2W8 | T. 705-732-4300
letsconnectseguin.ca | seguin.ca

#engageseguin

Seguin Township

2025 Waste Management Review



Seguin Township

The Natural Place to Be

Authored by:

Preston Nielsen, Env. and Climate Programs Coordinator
Forrest Pengra, Director of Strategic Initiatives
Tom MacLeod, Director of Public Works

Abstract

A comprehensive assessment of Seguin Township's Waste Management System and solutions to address changing times.

Contents

Glossary 4
Executive Summary 5
Introduction 5
Background Directives 7
Policy Review 8
Operational Background: 8
Ongoing Challenges 12
2025 Waste Survey 16
Public Information Session 27
Information Session Cost-Reduction Opportunities and Scenarios 28
Hours of Operation 28
Site Closures 29
Residency Passes 31
Staffing of Sites 31
Compaction 32
Roll-Off Trucks 33
Bylaw Enforcement 34
Waste to Energy 34
Evaluation of Options 35
Scenario 0 - Base Case/Business as Usual 36
Scenario 1 37
Scenario 2 38
Scenario 3 39
Scenario 4 40
Summary of Options: 41
Capital costs 42
Implementation Strategy 46
Phase I – Investigate New Waste Bylaw / Hours of Operation 46
Phase II – Initial Site and Waste System Upgrades 46
Phase III – Site Work 46

Phase IV – Site Work Continued 46
Phase V – Seguin Managed System 46
Monitoring and Evaluation 46
Mechanisms for Assessing Feedback 47
Continuous Improvement Planning 47
Supplemental Information or Considerations 48
Alternative Revenue Generation 48
Efficiency Actions 48
Behavioural Considerations 48
Connectivity and Security 49
Conclusion 49
Appendix A – Survey Results 50
Appendix B – Geospatial Assessment 78

Glossary

Term	Definition
Non-resident	Refers to individuals/groups who do not reside within the designated area of Seguin Township (permanent or full seasonally) but may utilize local waste management facilities.
ICI	Industrial, commercial, and institutional waste. This type of waste originates from non-residential sources such as businesses and institutions and are not currently accepted at Seguin Township.
Avoided costs	The reduction of future costs that would otherwise be incurred without implementing certain strategic actions. These are not direct savings but rather the costs that are prevented due to changes in operations.
Operating costs	Expenses related to the daily running of waste management facilities (bin transportation, site clean-up, staffing, etc).
Compaction	Devices used to compress waste, reducing volume and transportation costs by allowing more waste to be transported per trip.
Roll-off truck	Versatile multipurpose trucks that can be used for transporting waste by loading containers that can be rolled on and off the back.
Simple payback	The time it takes for savings from an investment, like new equipment, to cover its initial cost.
Township Managed	A waste system that is operated and managed entirely by the Township without any contractors or 3rd party groups.
Tipping fees	Charges per tonne set by McDougal for disposing of waste at their landfill sites
Capital costs	Large, one-time expenses for purchasing equipment or infrastructure, such as roll-off trucks or compactors.

Executive Summary

Seguin Township has embarked on a comprehensive journey to fundamentally reform its waste management system, addressing the multifaceted challenges posed by its current decentralized framework. Situated in a region characterized by vast geographical expanses and a diverse mixture of permanent and seasonal residences, the Township faces unique pressures in managing its waste effectively. This comprehensive report outlines the current challenges and proposes strategic improvements to the waste management system in Seguin Township, aiming for increased efficiency, cost reduction, and environmental sustainability. Given the unique challenges arising from the Township's large geographical coverage and the influx of non-resident and ICI waste, significant transformations in waste management operations are deemed necessary.

Introduction

Efficient and effective management of waste is crucial for any municipality, including Seguin Township. Currently, waste management in Seguin employs a decentralized approach, with seven strategically located transfer stations near settlement areas and other established sites handling household garbage and recyclables. A landfill, located just south of the village of Orrville, is utilized for residential household waste/recyclables and waste items not accepted at the other six transfer stations, such as furniture, metals, wood, and construction waste.

Table 1 – Summary of the cost per property and residents served by each transfer station

	Brooks	Christie	Humphrey	Stanley	Bon Echo	Turtle	Airport
Residents served	980	933	945	584	348	500	577
Driving Time to Alt. Site	10 min	20 min	10 min	22 min	12 mins	7 mins	6 mins
Dist. to Alt. Site	12.7km	20km	12.7km	22km	10.5km	8.9km	6.8km
Cost per Prop/yr	$73.24	$62.94	$75.95	$89.38	$468.73	$352.34	$305.32

Residents and businesses in Seguin can dispose of refuse at these sites at their convenience. Here, waste is collected and stored using two systems, Haul-All Transtors and 40-yard bins. Once full, waste is transported to the McDougall landfill. The number of bins at each site depends on the average volume of waste received, which varies depending on type and seasonal fluctuations.

Five of the Township's current transfer stations employ the Transtor system for household waste collection. These systems resemble front-loading dumpsters but can store significant waste volumes. Although not highly compacted, some compaction occur due to the semi-vertical orientation and tapered bottom design. Except for the facility at Christie and Turtle Lake, all transfer stations use 40-yard bins to supplement waste collection during high volume periods or when Transtors are out of service. Waste in these bins has a very low compaction rate, necessitating regular disposal.

Currently, staff presence is only maintained at the landfill, with no regular staffing at the transfer stations. Despite this, the Township conducts regular visual assessments. These daily inspections involve checking bin fill levels, site cleanup, illegal item removal, maintenance tasks, and general property upkeep.

The unstaffed, decentralized system offers user convenience but also poses challenges. The Township grapples with issues like illegal dumping, high transportation costs, and inspection and maintenance expenses, which significantly contribute to operational and capital costs for residents. These challenges are interrelated, as increased illegal dumping impacts Township costs. As costs rise, identifying efficiency measures in waste management becomes imperative. With the Township's population expected to rise, these challenges will likely intensify, further stressing the current system, as seen in figure 1. Seguin Township carefully considers residents and taxpayers during annual budgeting, striving to minimize increases. Addressing inefficiencies and illegal dumping is key to reducing costs.

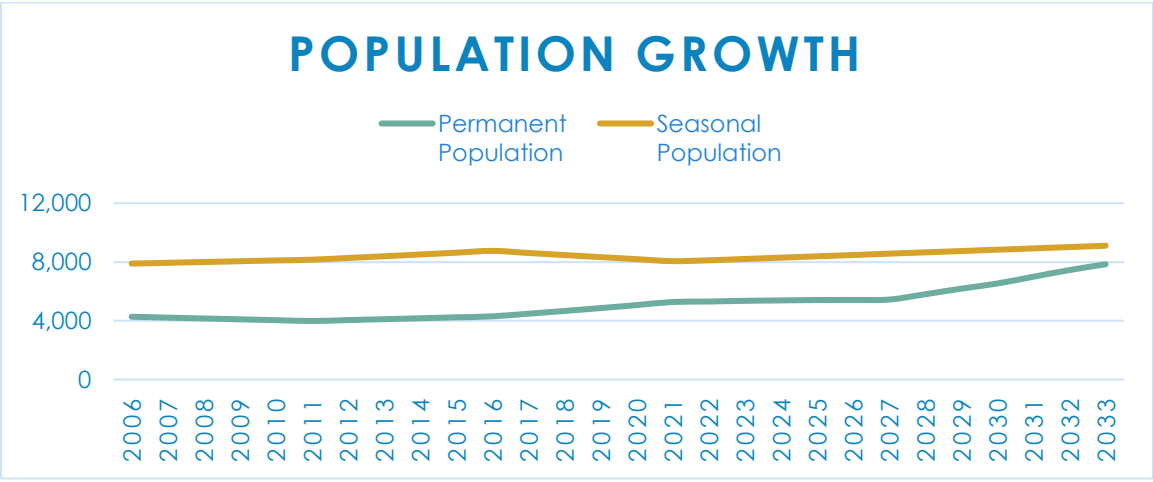


Figure 1. Population changes over time for permanent and seasonal residents (Hemson report – 2024).

This report will review Seguin Township's previous waste management initiatives, analyze current policies and practices, and explore key factors affecting current inefficiencies in waste management. It will also identify elements critical for shaping future waste management systems. The report will also examine public engagement efforts done by the Township to address known and perceived problems and will lay out some potential scenarios for how Seguin should manage waste in the future. The objective of this report is to outline the current challenges facing the Township, assess the impact on the organization, explore opportunities to address these issues, and quantify efficiency measures for the Township's waste management system.

Background Directives

Opportunities for cost reduction have been considered through several initiatives the Township has undertaken. While somewhat limited in scope, these have been discussed in the Township's 2023 Waste Strategy, as well as the 2023 Climate Action Plan(s). Each study examines unique aspects of the waste management system including business operations, waste volumes, diversion rates, transportation as well as direct and indirect greenhouse gas emissions. All reports must be considered in totality and collectively to understand the scope of the challenges associated with Seguin's waste.

Specific opportunities for a streamlined system are recommended in the 2024 Waste Management Review. However, the study is only capable of considering so many input variables. To build upon the identified scenarios, staff have modeled the system in totality to consider a wider range of opportunities. Furthermore, through this study, consideration was given to the unique community profile of Seguin Township in relation to seasonality, property type, and average household size. Information for the studies came from a variety of sources including the 2021 Federal Census, internal waste volume reports, provincial Resource Productivity and Recovery Authority data call reports, Federal waste averages, the Association of Municipalities of Ontario (AMO) reports and others.

Anecdotally, opportunities to streamline Seguin's waste management system have existed for decades. While obvious, a continuously open, decentralized, and largely unstaffed system would be ripe for efficiency recommendations, it wasn't until 2023 that a concerted effort was made to better understand all challenges to reshape waste processes and corresponding policies.

Policy Review

Waste management is in flux across Ontario. The gold standard in waste management is to reduce household waste to a minimum while maximizing diversion for recycling and organics. Provincial measures have been taken to encourage greater uptake through the implementation of producer responsible recycling obligations, but implementation remains a challenge for many, particularly in rural communities. Given this, diversion rates vary considerably for all communities, whether urban, semi-urban or rural. These values can be clearly demonstrated in the Resource Productivity and Recovery Authority reporting, on a municipality-by-municipality basis.

Regardless of uptake, a business case exists for both the management of recyclables and household waste in Ontario municipalities. Effectively, the greater the rates of diversion, the lower the costs of waste disposal and an extended landfill lifecycle. Additional measures include more efficient management of business processes, including facility inspections, transportation, tipping and general maintenance, thereby reducing operating expenses.

Another key policy linkage with current and potential future waste management in Seguin includes energy and climate planning. Seguin Township has taken a holistic approach in energy management, conservation, and climate change. Through significant efforts, in 2023 the Township adopted their Corporate and Community Climate Action Plans. The plans, part of the Federation of Canadian Municipalities – Partners for Climate Protection program, aim to significantly reduce energy consumption and corresponding emissions. These efforts fit into a variety of categories including buildings, fleet, waste, and leadership. The efforts considered through this Waste Management Review speak to all these categories in one manner or another.

Operational Background:

Current Staffing

Assumptions involving staff time allocation and contributions to waste management activities were utilized to calculate administrative overhead for the system. Staff costs include the total salary and benefits.

Seguin's management of 7 transfer stations and the landfill is complicated and requires significant resources, despite all stations being unstaffed. It is estimated that waste duties account for greater than the equivalent of 3.63 full-time employees (FTE). The table below summarizes the estimated efforts each position in Public Works contributes to the entire system.

Table 2. Shows the summary of staff time for waste systems operations

Position	Role	Emp.	Off Season	On Season	FTE Total
Dir. of Public Works	Department Administration	1	20%	25%	0.22
Supervisor	Daily waste system oversight	1	50%	50%	0.50
Admin. Assistant	Assist with business needs	1	20%	20%	0.20
Public Works Labourer	Daily waste work	1	100%	100%	1.00
Public Works Operator	Daily waste transportation	1	50%	100%	0.71
Landfill Attendant	Landfill oversight	1	100%	100%	1.00
					3.63

Transportation and Logistics

Transportation is a significant cost in Seguin's waste management system. The costs come from a variety of sources including general site upkeep, inspections, management of improperly disposed refuse, bylaw enforcement, and the transportation of waste to landfill. The following section discusses the current state of transportation in the Township's waste system.

Waste collected at sites using Transtors in Seguin is transferred into the Township's waste hauling transport truck, which can carry up to 26 tonnes per trip with optimal compaction. While the semi-vertical orientation and tapered bottom design of the Transtors allow for partial compaction, they are typically filled to an average capacity of about 4 tonnes, despite having a capacity for at least 9 tonnes. Waste is collected on a predetermined schedule, starting from Humphrey and progressing through Turtle Lake, Stanley House, Christie, and Brooks before ending at the McDougall landfill. The return trip concludes at the Humphrey public works garage, with the usual round trip covering around 115.0 km. In 2023, Transtor waste accounted for 151 trips, amounting to 2,518.28 tonnes of household waste being delivered to the McDougall landfill, with an average of 16.7 tonnes per trip. This operation spanned about 17,365 kilometers, consuming approximately 6,900 litres of diesel, and emitted approximately 40.63 tonnes of CO2 equivalent. The total cost for these services in 2023, when only considering hauling, was estimated at $355,939.27, roughly equating to $141.34 per tonne.

Conversely, waste collected at sites using 40-yard bins is handled by a contractor, transporting it from each station to the McDougall landfill. All stations, except Christie and Turtle Lake employ these bins to manage high volumes of waste or when Transtors

are unavailable. Due to their low compaction rate, these bins require frequent disposal. On average, each 40-yard bin carries about 1.3 tonnes of waste to the landfill. In 2023, this system amounted to 859 trips and 1,097.93 tonnes of household waste. As the waste is collected uncompacted in 40-yard roll-off bins, they are often transported prior to being completely full. It is estimated these 859 trips account for approximately 54,000km driven, consuming 19,000 litres of diesel, emitting approximately 52.79 tonnes of CO2 equivalent. In 2023, these contracted service costs, when only considering hauling, amounted to an estimated $163,266.41, roughly equating to $148.70 per tonne of household waste.

Inspection and Maintenance

Transfer stations and the landfill require significant upkeep and maintenance. All stations are inspected regularly. Inspections and maintenance include cleaning up spills and waste strewn about, inspection of bin/Transtor fill levels, equipment repairs, plowing, salting/sanding and more. This work is required to ensure a safe and productive facility for the public to dispose of refuse. In 2023, inspections and maintenance costs were approximately $298,226.46.

Large items are frequently left at transfer station locations, instead of being properly disposed of at the landfill. These items found through daily inspections are then taken to the Landfill for disposal. To manage this issue, approximately 2.0 FTE are required, at a value of $139,391.20.

System Level Expenses

Seguin Township's waste management program costs are quickly approaching $1,500,000 per year, before revenues are considered. These costs will continue to rise each year due to inflationary costs and the Township's growth patterns. As such, this management review should be used as a guide for the mitigation of increasing costs through a variety of proposed solutions. Costs incurred to manage the system (under the base case) include utilities, maintenance, inspection, staff time, hauling and tipping. These can best be summarized in the following table and graphic.

Table 3. shows the table breakdown of operations costs by type

Costs	% of Costs
Utility	0.6%
Maintenance	10.79%
Inspection	9.5%
Staff Time	20.45%
Hauling	35.33%
Tipping	23.33%
	100.0%

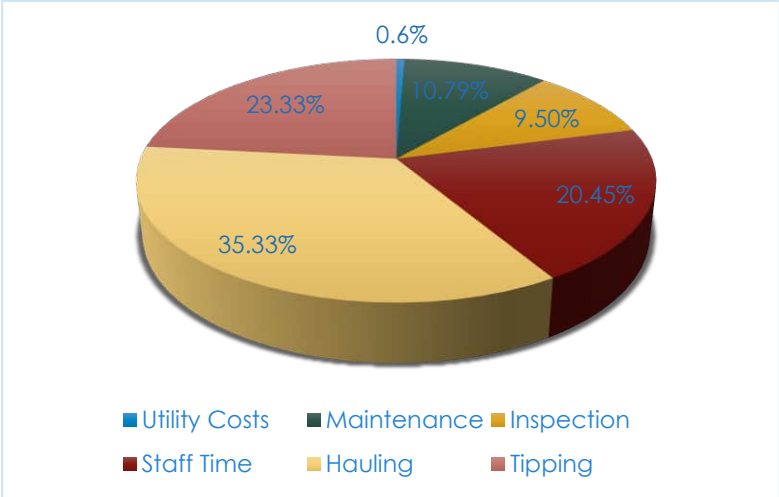


Figure 2. shows the cost breakdown of operations by percentage

Waste management expenses have been estimated based on several factors including well documented waste volumes from the two different streams (Transtors and 40-yard bins). The volumes were summarized on a per transfer station basis and include staff time, site maintenance, vehicle costs including maintenance, tipping, contractor costs and more. The data suggests that the waste management system costs approximately $406.37/tonne of household waste in 2023.

Using the 2024 Hemson Development Charges Background Study information, staff have estimated and projected costs for waste management now, and into the future.

Table 4. costing breakdown for waste management in Seguin

Year	System Cost ($/tonne)	Actual Cost (w/o Revenue)	Notes
2014	$ 343.90	$ 893,111.40	**Actual**
2015	$ 348.08	$ 889,688.97	
2016	$ 308.52	$ 873,408.12	
2017	$ 292.04	$ 896,268.47	
2018	$ 316.89	$ 921,829.72	
2019	$ 322.20	$ 990,148.36	
2020	$ 293.91	$ 1,075,132.34	
2021	$ 296.82	$ 1,079,844.72	
2022	$ 318.01	$ 1,066,438.27	
2023	$ 406.37	$ 1,469,500.42	
2024	$ 412.38	$ 1,577,151.29	
2025	$ 439.54	$ 1,752,085.95	**Projected**
2026	$ 470.16	$ 1,953,339.00	

2027	$ 513.91	$ 2,225,392.12	
2028	$ 510.81	$ 2,305,466.57	
2020	$ 508.42	$ 2,391,666.60	
2030	$ 506.73	$ 2,484,517.98	
2031	$ 505.76	$ 2,584,593.46	
2032	$ 505.51	$ 2,692,516.98	
2033	$ 505.99	$ 2,808,968.35	

Industrial, Commercial, Institutional (ICI) Waste

Currently, Seguin Township does not accept industrial, commercial, or institutional waste at its transfer stations or landfill site. The responsibility for the handling and disposal of this waste is left to the individual organization. Despite ICI not being accepted at the Township, some waste does enter the management stream due to existing system operations, presenting opportunities for unregulated disposal.

Ongoing Challenges

There are several key considerations that drive how waste is currently managed within Seguin Township. These key considerations include non-resident and ICI waste disposal, illegal dumping within Seguin and tipping costs.

Non-resident and ICI Waste Disposal

Historically, Seguin Township has operated its transfer stations in an open manner, being open 24/7/365, unstaffed. The only exception is the operation of the Christie Transfer Station, which is located at the landfill site, though the station is still not actively managed. The convenient nature of the sites being open always has led to non-resident and ICI waste disposal.

The model developed to address non-resident and ICI waste disposal in Seguin Township's transfer stations reveals significant insights into waste management challenges faced by the community. By leveraging property classification data from the Municipal Property Assessment Corporation (MPAC) parcel fabric, properties were grouped into distinct categories: residential (both year-round and seasonal) and ICI. Although the MPAC data provides a foundation, it is acknowledged that perfect accuracy in property type classification is challenging due to some inherent data limitations. Further, assumptions regarding seasonal residency were established, defining the summer period as spanning April 1st to October 31st. Seasonal residents were categorized into those residing part-time—defined as staying Fridays through Sundays and an additional three full weeks during the summer, totaling 113 days (60%)—and

those residing full-time for 212 continuous days (40%). In totality, when combined, these amount to seasonal occupancy of 72% through the duration of the summer period.

To enhance the model's precision, household and population data was utilized from the 2024 Hemson Development Charges Background Study, indicating an average of 2.47 occupants per non-seasonal household and 3.00 occupants per seasonal household in 2023 in Seguin Township. Waste coefficients derived from the 2023 Resource Productivity and Recovery Authority (RPRA) Data Call, were applied. This data was used to identify similar municipalities in the north to estimate on a per-person basis an expected amount of waste generation; the coefficient used in the model equated to 288.85 kilograms per person. By comparing actual waste collected at transfer stations against these calculated benchmarks, the model indicated a significant discrepancy, attributable to non-resident and ICI waste disposal.

Comprehensively, this model estimates that in 2023 approximately 29.8% of the current waste managed at Seguin sites can be attributed to non-resident and ICI disposal activities. This insight underscores both the scale of the issue and the necessity for targeted interventions to mitigate non-resident and ICI contributions to waste volumes. The financial implications of this 29.8% contribution are significant for the Township, and are expected to increase considerably by 2033, as identified in figure 3 and table 5. This additional waste imposes extra operational costs and strains the existing waste management infrastructure, furthering the need for action. Addressing these non-resident and ICI contributions is vital to maintaining sustainability and financial prudence in Seguin Township's waste management operations.

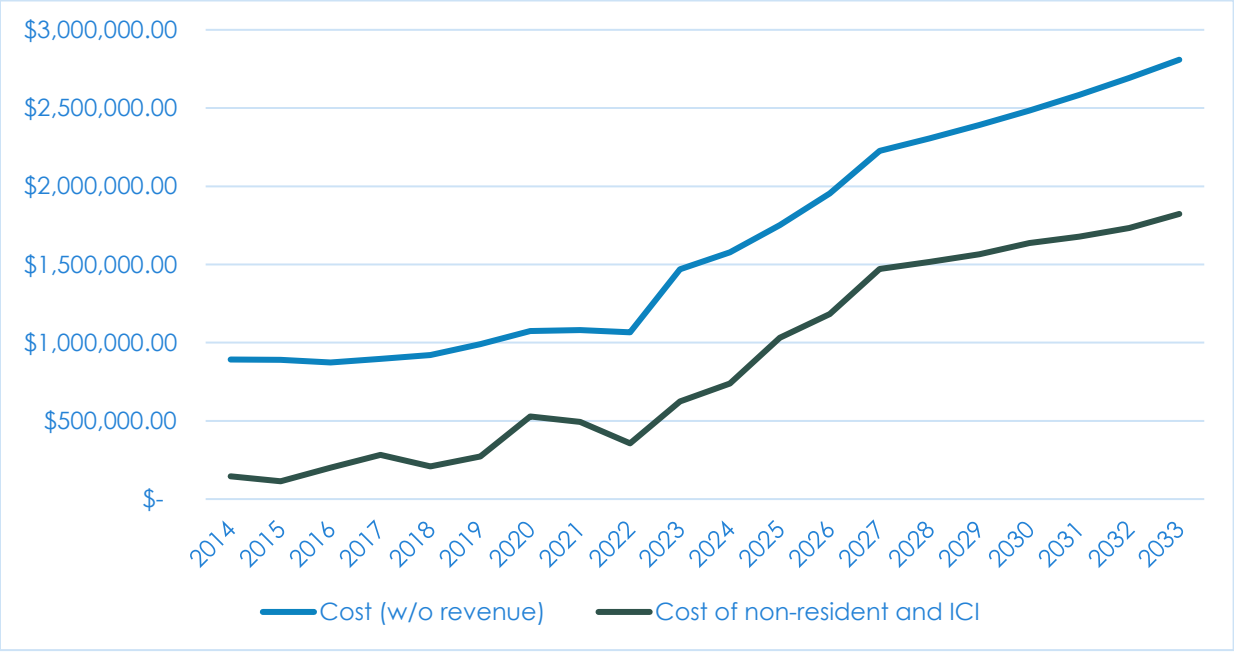


Figure 3.shows the to date/anticipated cost of non-resident and ICI dumping as compared to the cost of operating the current waste management system in Seguin.

Table 5. breakdown of the costs of non-resident and ICI waste as modeled.

Year	Expected Costs	Cost Actual and Projected (w/o Revenue)	Cost of non-resident and ICI waste
2018	$751,513.16	$ 921,829.72	$170,316.56
2019	$776,765.65	$ 990,148.36	$213,382.71
2020	$720,925.33	$ 1,075,132.34	$354,207.01
2021	$741,318.83	$ 1,079,844.72	$338,525.89
2022	$799,404.12	$ 1,066,438.27	$267,034.15
2023	$1,031,661.50	$ 1,469,500.42	$437,838.92
2024	$1,054,635.84	$ 1,577,151.29	$522,515.45
2025	$1,132,294.20	$ 1,752,085.95	$619,791.75
2026	$1,216,938.12	$ 1,953,339.00	$736,400.88
2027	$1,339,634.71	$ 2,225,392.12	$885,757.41
2028	$1,390,505.98	$ 2,305,466.57	$914,960.60
2029	$1,445,608.39	$ 2,391,666.60	$946,058.20
2030	$1,497,552.92	$ 2,484,517.98	$986,965.06
2031	$1,567,525.99	$ 2,584,593.46	$1,017,067.46
2032	$1,638,382.00	$ 2,692,516.98	$1,054,134.98
2033	$1,703,433.00	$ 2,808,968.35	$1,105,535.35

Illegal Waste Disposal

Seguin Township continues to grapple with significant instances of illegal dumping, defined as the inappropriate disposal of large or unacceptable items—such as furniture, refrigerators, construction waste, and brush—at transfer stations instead of the designated landfill site. In 2023, Seguin staff undertook 191 trips from transfer stations to the landfill to manage these illegal dumping activities, as detailed in figure 4. Management of illegal waste disposal diverts Township employee resources away from other municipal priorities.

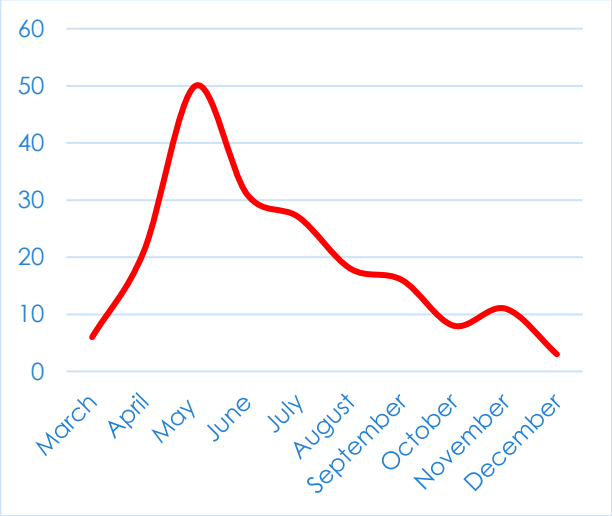


Figure 4 - Monthly estimate of loads taken to the landfill from transfer stations.

While statistical data illustrates the presence and operational impact of illegal dumping, more significant indicators include reports and photographs provided by staff and community members following long weekends or substantial dumping incidents.

The photographs below highlight not only the aesthetic and cleanliness issues resulting from illegal dumping but also underscore the substantial efforts and financial implications required for cleanup.





Tipping Costs

Seguin Township is currently disposing of all waste at the McDougall Landfill under a contract established in March 2015 with McDougall Township, governed by Environmental Compliance Approval (ECA). This agreement, documented by Bylaw 2015-034, is set to expire on December 31, 2026, with negotiations anticipated to commence earlier that year. A key challenge lies in forecasting the terms of the forthcoming agreement. As of now, McDougall residents incur a charge of $143.40/tonne, while non-residents pay $297.00/tonne. For context, the Town of Parry Sound and the Township of the Archipelago also pay the standard commercial rate of $143.40/tonne, whereas Seguin benefits from a lower rate of $90.37/tonne under the current agreement (2023). Looking forward, significant increases in tipping costs present a potential threat to Seguin's operating budget. The Township must strategically prepare for potential increases in tipping costs, independent of negotiation tactics. Historical data From McDougall shows that the rate stood at $137.00/tonne in 2024 but rose to $143.40/tonne in 2025—a 4.67% increase. If this trend continues, rates could reach $157.11/tonne in 2026, just as Seguin enters renewal negotiations for 2027. This anticipated rise in tipping expenses necessitates an additional estimated

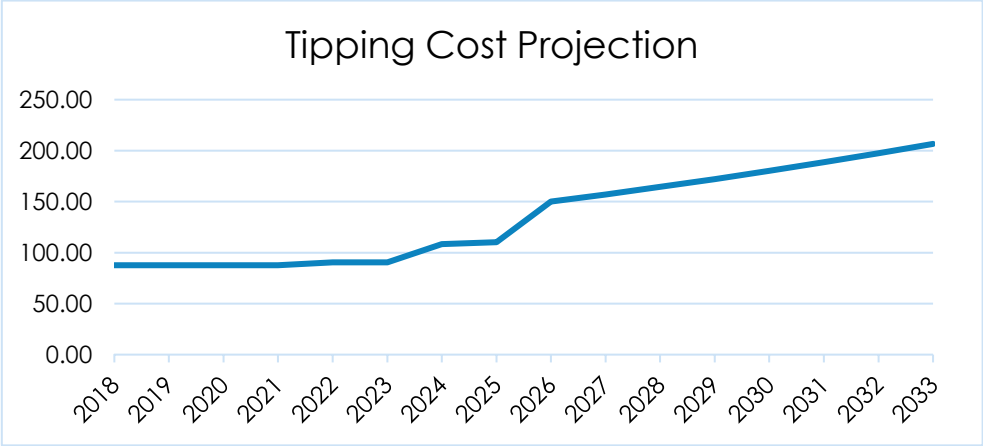


Figure 5. shows the breakdown of system tipping costs over time

$353,538.73 per year in the operating budget in 2027, when compared to 2023 operating costs.

Planning for these potential increases is crucial, as maintaining the status quo could lead to overall system costs escalating to $513.91/tonne or more by 2027, contingent on population trends and the adoption of mitigation strategies aimed at waste reduction. Such projections underscore the substantive fiscal pressures facing the Township, necessitating proactive engagement in negotiating sustainable waste management agreements.

2025 Waste Survey

To complement and build upon the 2023 Waste Strategy, Seguin Township initiated a comprehensive analysis of existing waste management practices, challenges, and opportunities. Initial data collected from residents and technical evaluations highlighted the need for deeper insights. Consequently, at the outset of the 2025 Waste Management Review (WMR), it was determined that a second round of public consultations was essential to thoroughly assess resident concerns, behaviors, and preferences. With council approval, a survey was distributed from April 17 to June 1, 2025, including ten critical questions influenced by early Waste Management Review findings and the Dillon 2024 report. To ensure broad participation, the survey was hosted on Seguin's Let's Connect webpage and widely circulated through various channels, including the Township's newsletter, social media platforms, emails to community groups including lake associations, poster distributions at community areas and waste stations, as well as public events and the Township's website. Additionally, staff conducted in-person site visits at transfer stations to further promote participation.

Appendix A contains survey questions and responses. Due to the option of multiple answers for several questions, the response percentages do not necessarily total 100%. Operating under a confidence level of 98% and a margin of error of 3.2%, with a dwelling population of 4,909 homes per the Hemson report, and an assumed population proportion of 9.8%, a sample size of 428 respondents was determined necessary for statistical significance. This criterion was successfully met across all ten survey questions.

The following graphs illustrate the survey results, providing a visual representation of the collected data. Each graph corresponds to one of the critical questions posed during the consultation period, capturing the diverse perspectives and preferences of Seguin Township residents. These visualizations not only highlight key trends and insights but also serve as a foundational resource for guiding future waste management strategies in the Township.

Q1 | **I am a:**

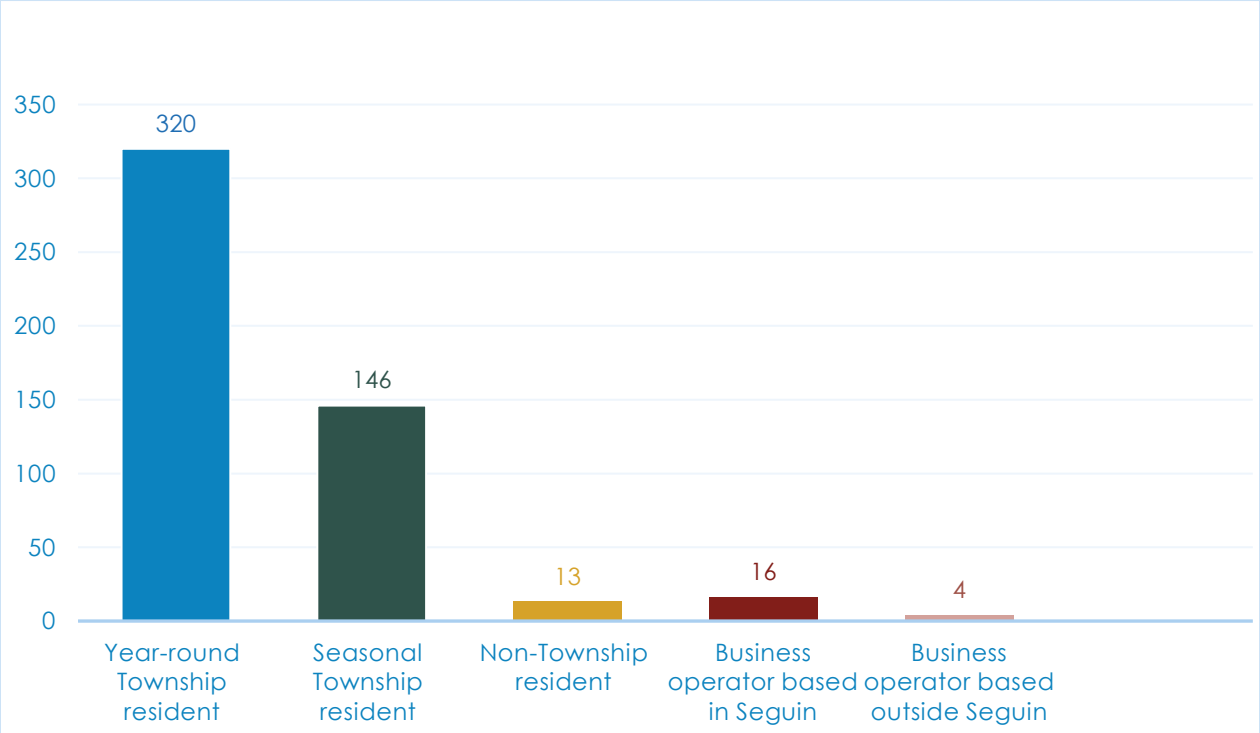


Figure 6. shows the residency makeup of the survey participants

Question 1 of the survey aimed to determine the residency status of participants within the Township. Of the 484 respondents, 66% indicated they were year-round residents, while 30% identified as seasonal residents. Additionally, 3% each were non-residents and Seguin business operators, and 1% were affiliated with non-Seguin businesses. The data reveals that the majority of feedback comes from ratepayers who are directly affected by the central challenges addressed in earlier sections of the report.

Q2 In your experience, what issues are most problematic at Seguin waste transfer stations? Please choose your top three concerns

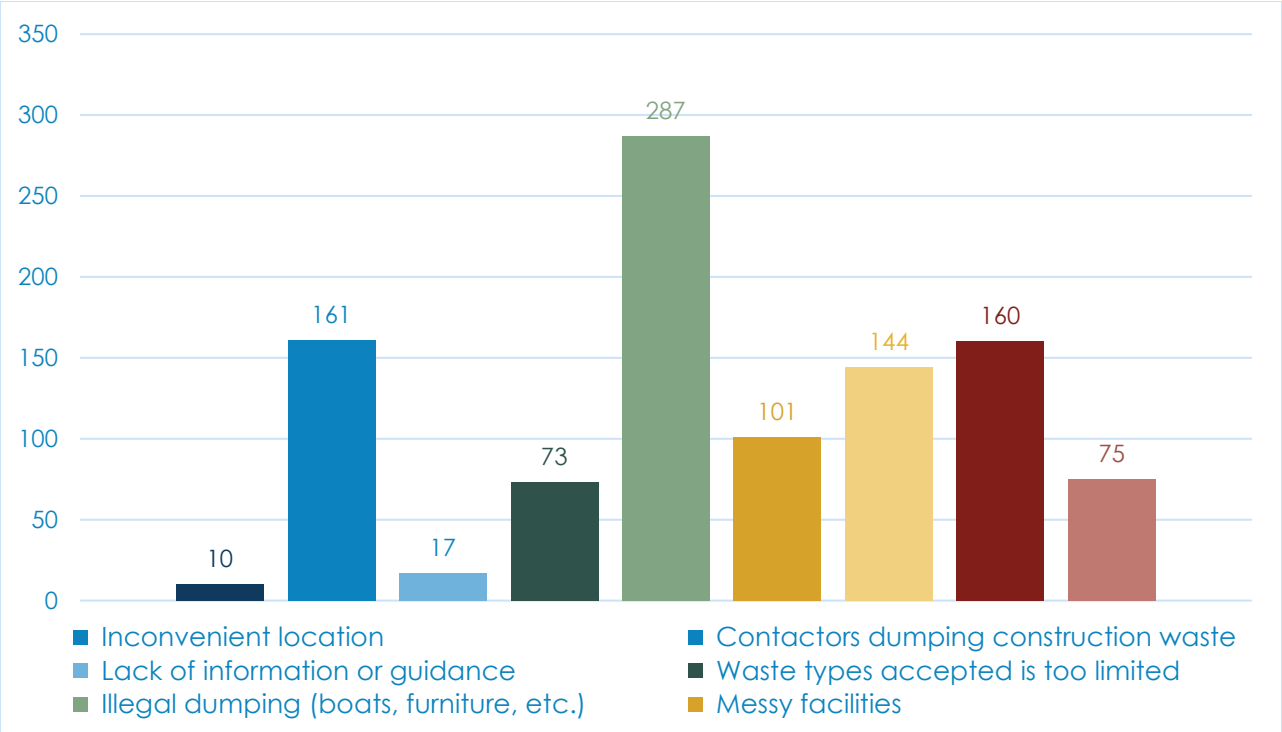


Figure 7. The 3 most common issues at Seguin transfer stations identified by public users

In Question 2, participants were asked to identify the main issues encountered at waste sites, with the option to select up to three. Among the 478 participants, 60% (287 respondents) highlighted illegal dumping, including items such as boats and furniture, as their top concern. This was followed by contractor dumping and overflowing bins, both noted by 34% (161 and 160 respondents, respectively). Non-resident usage was mentioned by 30% (144 respondents). Additional issues included messy facilities, cited by 21.5%, no issues reported by 16%, and restrictive waste type acceptance by 15%. These findings were found to align closely with previously identified challenges from staff such as illegal dumping and non-resident usage. Additionally, problems like contractor dumping, facility tidiness, and bin congestion are correlated with broader financial challenges detailed earlier in the report.

Q3 Considering the issues you've noted, what solutions would you like the Township to consider to address them? Please choose your top three solutions.

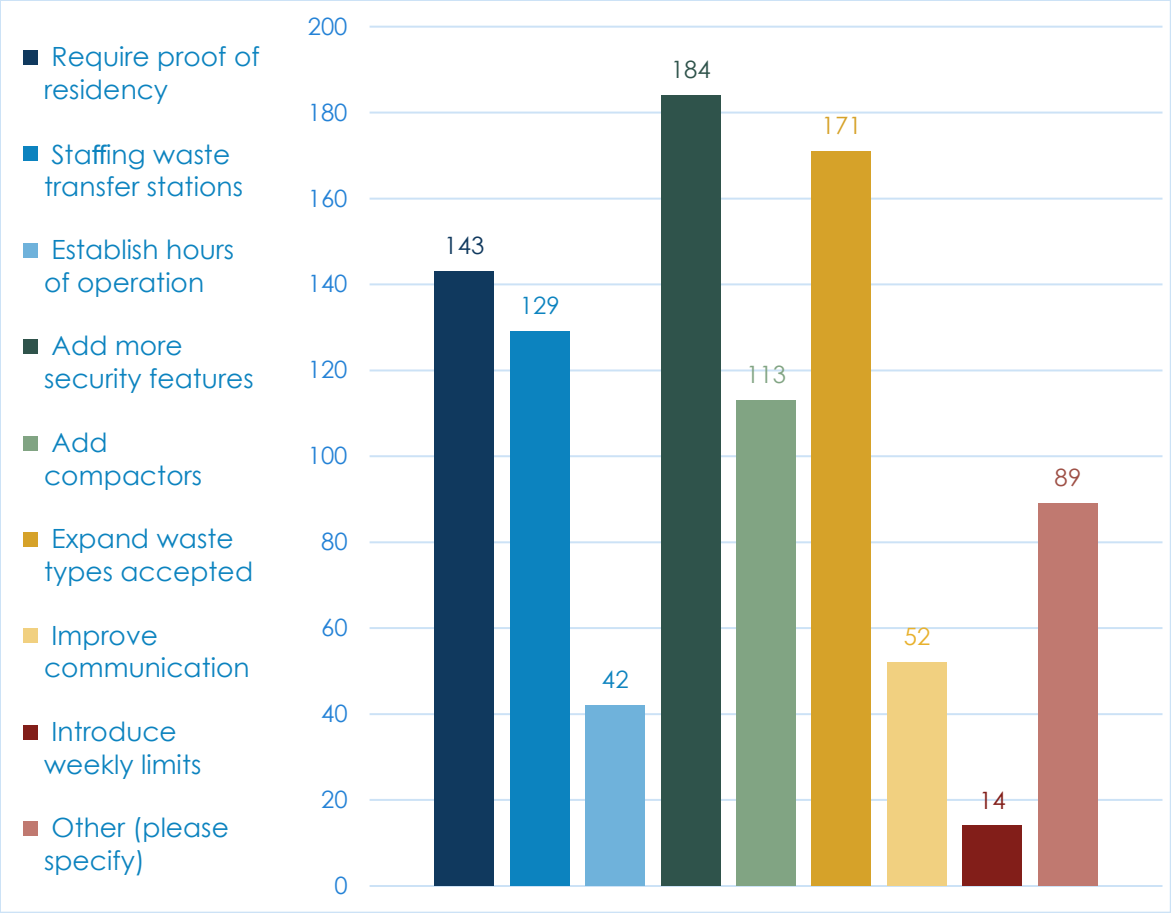


Figure 8. addresses solutions (up to 3) residents would like to see the Township implement to address perceived issues.

Question 3 asks participants to consider solutions to the previous challenges identified. From the 443 responses received, 41.5% advocated for improved security features, while 38.6% proposed an increase in the types of waste accepted. A requirement for proof of residency was suggested by 32%, and 29% called for staffing of transfer stations. There was also a call for compactors, proposed by 26% of respondents. Furthermore, 20% chose "other," suggesting solutions like curbside garbage collection, increased opportunities for large item disposal, reinforced by-law enforcement, and more frequent staff visits. More of the solutions in the graph were selected but in much smaller quantities. Although not all solutions directly align with previously discussed issues, many suggestions such as security enhancements, expanding waste acceptance, and enforcing fixed operation times are evaluated in the scenario analysis and subsequent sections of this report.

Q4 What services would enhance the quality of service at Seguin Township transfer stations? Please choose the three that appeal to you most.

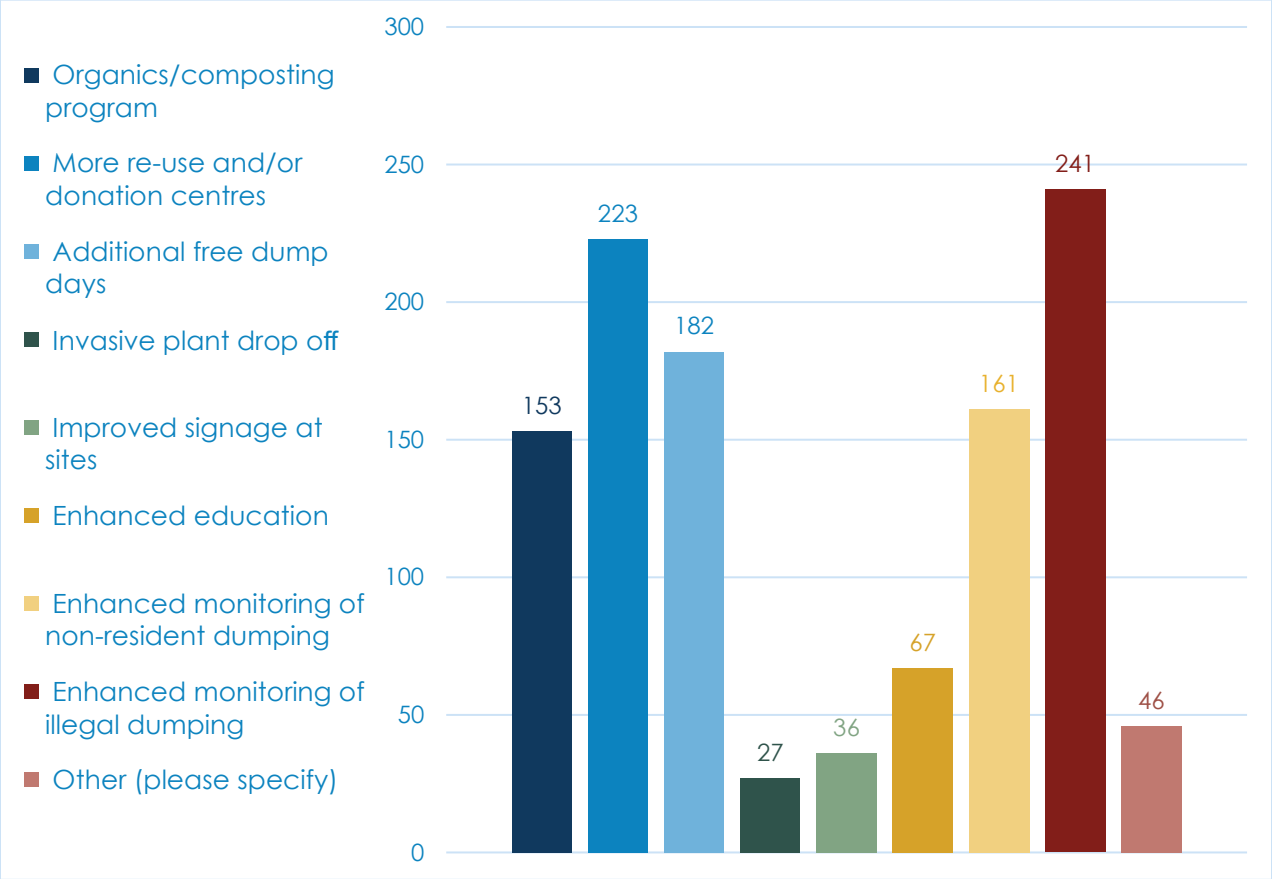


Figure 9. Shows additional services respondents would like to see implemented at the transfer stations.

Question 4 was to determine which services could improve the user experience at transfer stations. Of the 465 respondents, enhanced monitoring and prevention of illegal dumping & increased presence of re-use/donation centres were the most selected (52% and 48%). There were 3 other heavily selected services that were identified. Additional free dump days (39%), enhanced monitoring and prevention of non-resident waste (35%) and an organic/composting program (33%). 10% of participants selected "other", which included staffing of sites, enforcement & fines by by-law, and more specific alternate waste types accepted (liquor bottles & electronics). Enhanced monitoring and prevention of illegal dumping and non-resident usage both once again registered as top 4 issues, demonstrating a key desire within the Township to address them in future waste management efforts. Some of the other programs such as re-use and donation centres, organics/composting programs and more specific offerings such as liquor bottles and invasive plant bins show there are many progressive efforts that the Township can thrive towards to increase the level of service at the existing transfer stations.

Q5 | In your opinion, how significant is the issue of non-Seguin Township resident use of waste transfer stations?

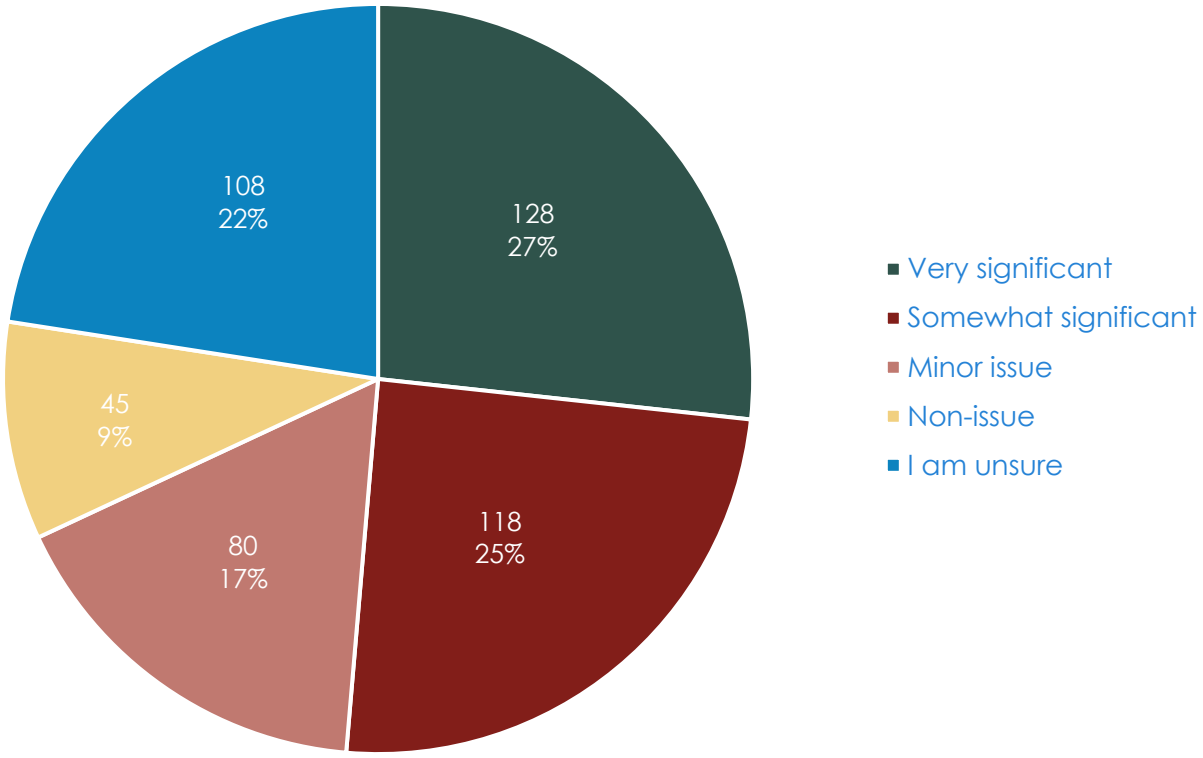


Figure 10. Resident perception of non-Seguin residents use of Seguin transfer stations.

The objective of question 5 was to gain a deeper understanding of the extent to which the public believes non-resident usage of Seguin transfer stations occurs. Of the 479 responses, 27% believe it is a very significant issue, while 25% believe it's a somewhat significant issue. Around 17% identified non-resident usage as a minor concern while only 9% believe it to be a non-issue. The remaining 23% were unsure of how to rate non-resident usage likely due to either not being able to know who is or who is not a resident or due to when they access the site. Overall, based on the results of the survey to an extent, around 69% of all respondents identified some level of issue with current perceived non-resident dumping. This finding strongly corelates to the challenges identified by Township staff.

Q6 | **Non-Seguin Township residents use Seguin Township waste transfer stations. Share your estimate of how significantly this impacts Township finances**

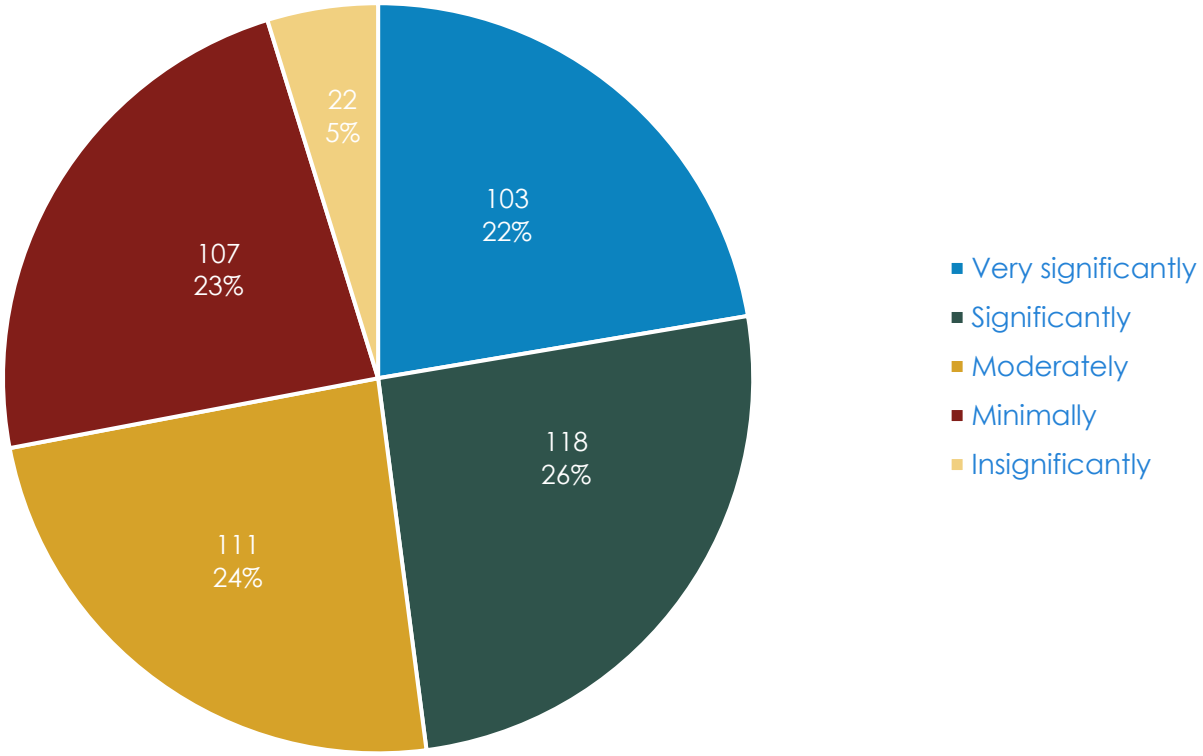


Figure 11. shows the breakdown to which recipients believe non-Seguin residents using Seguin transfer stations impacts Township finances.

Question 6, much like Question 5, seeks to delve deeper into the public perception regarding non-resident dumping at Seguin transfer stations. However, this query specifically focuses on the financial ramifications of such practices. Of the 459 responses collected, 22% identified non-resident dumping as very significant to Township finances, while 25% viewed it as significant. A further 24% considered it a moderate issue, 23% as minimal, and 5% perceived it as insignificant. These results indicate that most respondents recognize non-resident usage of transfer stations as not just an operational issue (as highlighted in figure 5) but also as a considerable financial challenge for the Township. These findings align with insights from Question 5, underscoring the public's concerns and reinforcing the necessity for the Township to address the financial implications of non-resident use.

Q7 | If Seguin Township introduced set hours of operation at waste transfer stations, how do you think that would impact your waste disposal routine?

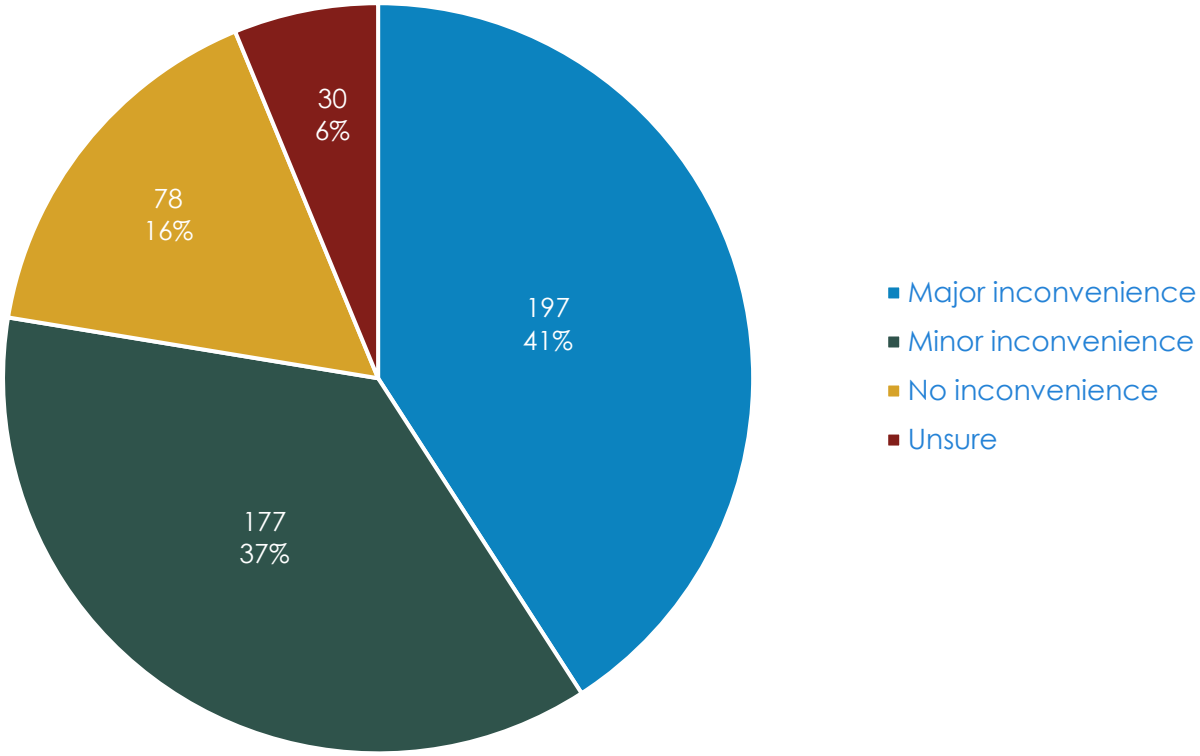


Figure 12. shows a summary of public opinion regarding transfer station hours of operation.

Question 7 shifts the focus from identifying issues or desired services to assessing a potential solution: the implementation of fixed hours of operation at transfer stations. This question seeks to understand public perception regarding this proposal. Among the 482 respondents, 41% believed that fixed hours would pose a major inconvenience to their waste disposal routine, whereas 37% considered it a minor inconvenience. Meanwhile, 16% viewed it as posing no inconvenience. The results indicate a closely divided opinion in the Township regarding the implementation of operational hours, highlighting differing perspectives on how it might affect waste disposal habits.

The responses suggest that uncertainty potentially influenced these opinions, notably due to the lack of specific details about what the operational hours would entail and their consistency throughout each weekday. Further analysis of this concept and its potential impacts can be found in the scenario sections of this report, offering more detailed insights into how it could function and address existing challenges.

Q8 On average, when do you typically access Seguin Township transfer stations?

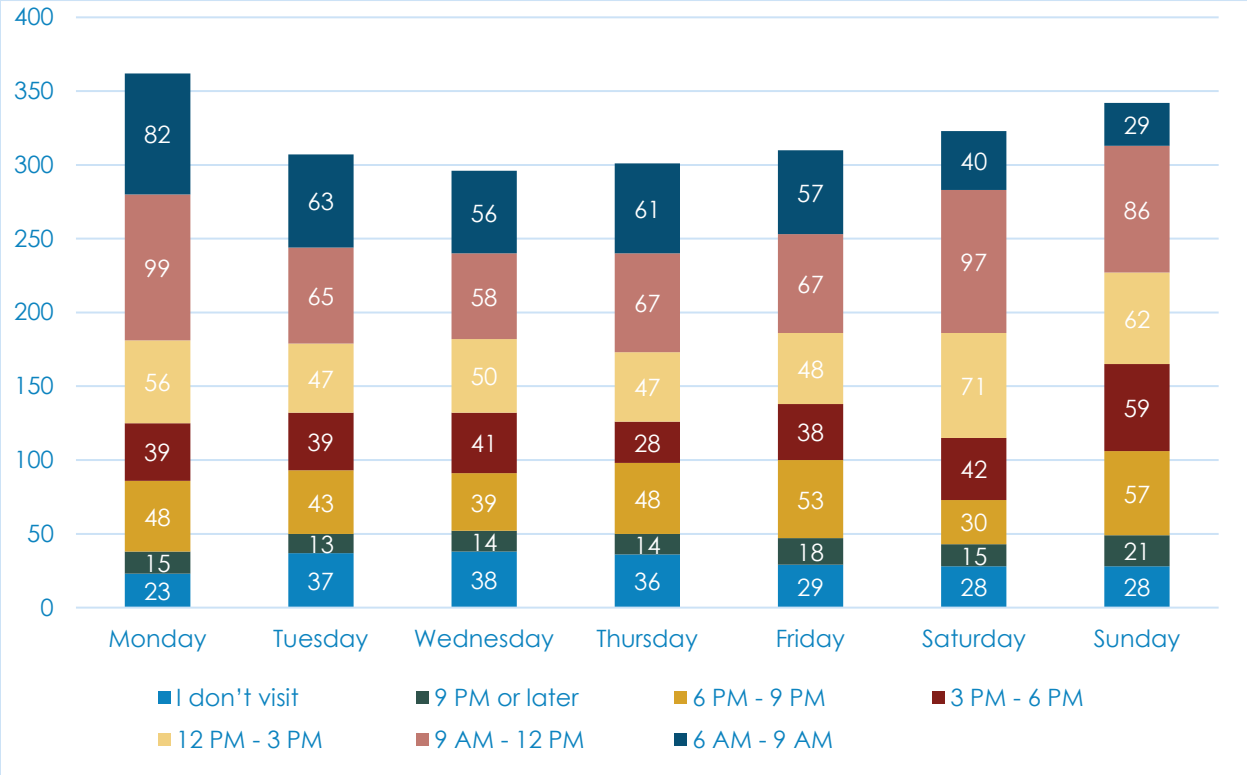


Figure 12. a summary of days and times respondents visit Seguin's transfer stations.

Question 8 was created to answer the large unknown regarding when Seguin's waste sites are used. As can be seen in figure 8, Monday's, Saturday's and Sundays are the busiest of the week. These results could be due to several factors such as time availability to make a garbage run and seasonal residents and visitors. For every day the most frequently visited times are 6am-9am, 9am-12pm or 12pm-3pm. This shows that Township transfer stations are most visited within typical daytime/worktime hours.

There are several key factors that have the potential to have influenced this question. Firstly, every participant was able to select only 1 time slot per day. A second factor that could have affected this is due to the current nature of the system (24hr access) some participants may not have been able to select just one day so instead pick different time slots each day. This phenomenon was observed by staff when conducting surveys in person.

Q9 How effective are each of the following tools in helping you understand waste facility operations and schedules?

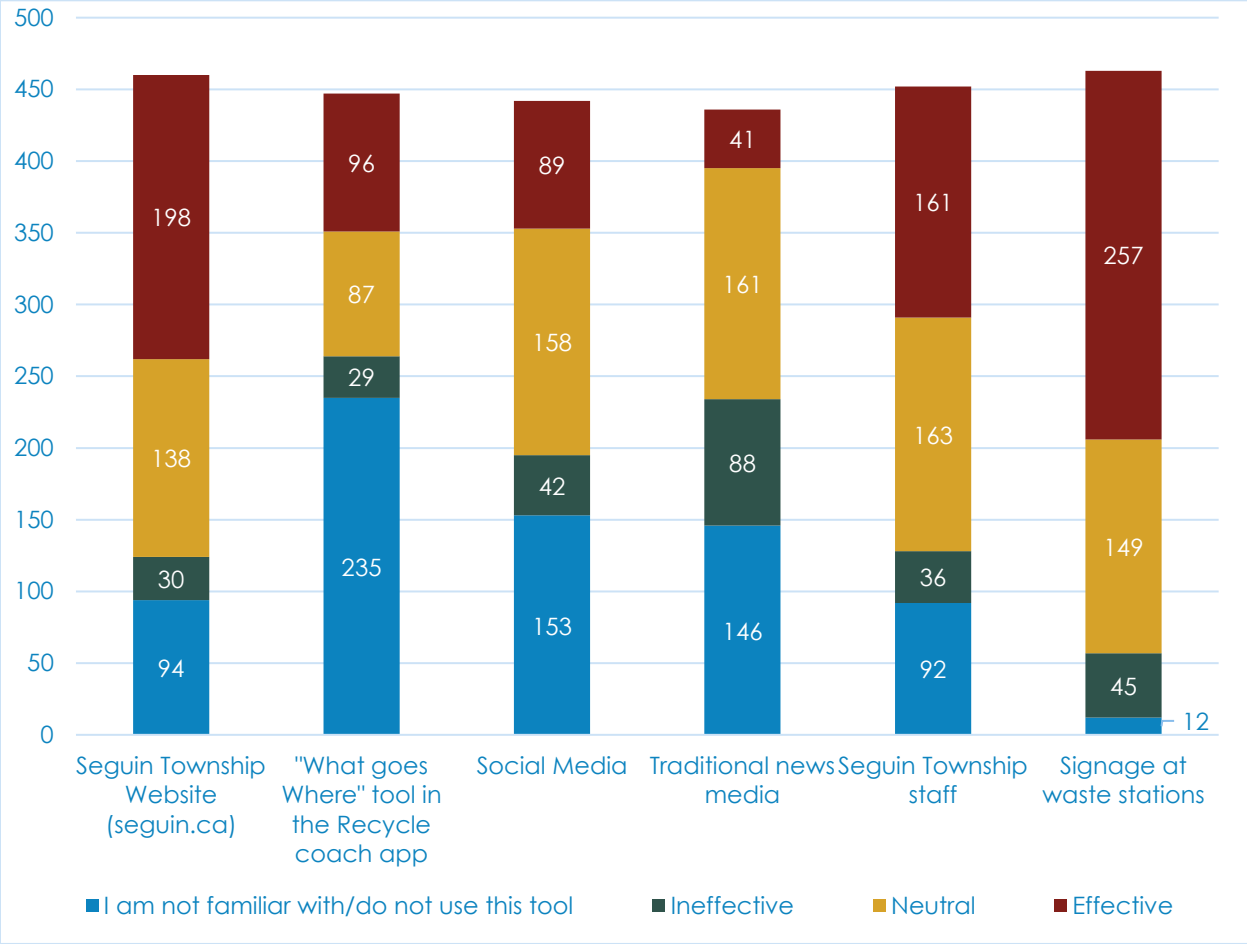


Figure 13. The effectiveness of communication tools used in Seguin in understanding waste operation and schedules.

The analysis of the six main tools utilized by Seguin Township for waste management communication reveals varying levels of effectiveness as perceived by survey participants. Through analysis of this question, it can be observed that some tools such as site signage, the Township website and staff are more effective at communicating waste operations when compared to tools such as the "What Goes Where" app and traditional news media. Addressing the areas of least effectiveness could both improve overall communication effectiveness and accessibility of those seeking to better understand waste operations and schedules within Seguin Township.

Q10 When your usual/preferred waste transfer station is closed (for repair, fire, etc.), rate your reaction to using an alternate station.

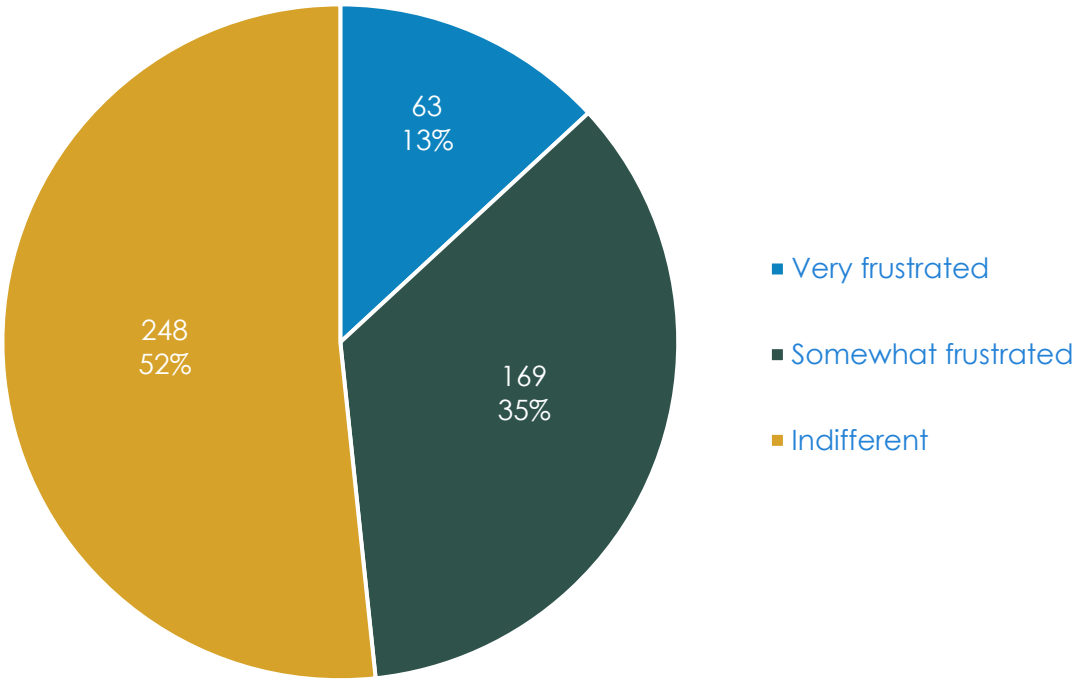


Figure 14. The public's perception when their preferred waste station is closed.

In question 10, the goal was to understand the perception and reaction of transfer station users when their usual station is closed for a prolonged period. Of the 480 responses, 52% were indifferent to using another station in the Township. 35% were somewhat frustrated and 13% very frustrated. This result shows a 50-50 reaction to using a different site overall. This question may have been influenced by 1 key factor, which site they use as a primary. For example, if taken at a site like Humphrey with 2 other stations 5 minutes away, recipients may have been more likely to be indifferent when compared to sites like Stanley House which is more remote relative to other stations.

Overall, this question not only allows us to understand public usage, but to also incorporate it into potential scenarios for waste management solutions explored in the following section.

Public Information Session

Township staff were committed to sustaining continual public engagement and participation following the conclusion of the waste management survey. To achieve this, staff organized a public information session, offering both in-person and virtual attendance options. The session aimed to present the first draft of the Waste Management Review to the public, highlighting key system issues and suggesting potential solutions for the future.

Equally important to this session was not only keeping the public informed but also gathering their feedback on the review. This included gathering their thoughts on the recommendations and provided an opportunity to discuss and address overall public opinions and concerns. Ultimately, Township staff have incorporated public feedback, as much as possible, into this Waste Management Review which will be presented to Council.

The Public Information Session was held on August 14th, 2025, from 4:30pm-6:00pm. Approximately fifty people attended the session in person, with an additional 29 participants joining virtually.

The primary concern noted by participants revolved around site closures and how it would affect daily usage, travel times and illegal dumping. In response, staff have included additional scenarios in which the number of stations to be closed varies, giving Council the ability to include public concern in the decision-making process. Another main concern was regarding report timelines and the rapid pace of the review. Initially the final waste management review report was scheduled to return to Council in September 2025, however regarding these concerns, and to provide ample time to consolidate public feedback and additional scenario considerations, the final delivery was shifted to Q4, 2025. Questions revolving around additional services to address problems were posed frequently, and included implementing composting and organics programs, establishing re-use centers and enlarging the landfill. Finally, several participants also noted a concern regarding the upfront costs of each scenario and the implications for municipal taxes.

Significant concerns about insufficient site enforcement by bylaw officers were also raised. The current wording of the bylaws makes effective enforcement challenging; however, this report provides recommendations for improving these bylaws to facilitate better enforcement.



Information Session Cost-Reduction Opportunities and Scenarios

As can be demonstrated throughout earlier sections of this report, much work and a variety of solutions are required to address the challenges identified. At a macro level, improvements to the waste processing system through the reduction of waste quantities, increased diversion rates, and changes in business process are necessary. Evaluation of this generalized criteria suggests efficiencies should result in reduced operational costs, increased potential revenues, reduction in community-based emissions, and greater human resource efficiencies. As this report is the first of its type for Seguin Township, implementation of the described opportunities will take time and capital investment.

Hours of Operation

Currently, all transfer stations are open and free to use 24/7/365. While this offers convenience, it introduces challenges in maintenance and increases opportunities for non-resident, ICI, and illegal waste disposal. According to the public survey, these were identified as the foremost issue (60% of respondents) and the fourth most prevalent concern (30% of respondents) respectively.

It is advisable to establish formal hours of operation for all transfer stations. Neighboring municipalities in West Parry Sound and the District of Muskoka operate their transfer stations 2 to 7 days per week, with varying hours, and none operate 24/7/365 as Seguin currently does.

To enhance efficiency, a staggered schedule should be considered. At any given time, no more than half of the transfer stations should be closed. Proposed hours of operation will be determined by using public feedback received through the Waste Survey and through an internal review.

Resident Impact of Hours of Operation

Unrestricted access, although convenient, allows exploitation due to lax residency requirements, an issue noted by 51.3% of survey respondents as significant or very significant. Additionally, 71.9% perceive non-resident disposal to impose a moderate to very significant financial burden on the Township as can be demonstrated in figure 11 and Table 5.

Structured operating hours are crucial to curb non-resident and ICI usage. The impact on residents is expected to be minor, as reported by 52.9% of survey participants in question 7. Seguin Township should endeavor to implement realistic and reasonable hours that align with community feedback and complement neighboring municipalities' schedules. With closures on a rotational basis, residents would be able to access alternative stations for waste disposal, a solution met with indifference by 52% of respondents in survey question 10. That said, approximately 35.2% of respondents expressed some frustration with this arrangement, but not to a significant extent. Interestingly, during Seguin Townships public information session, no aversion to the establishment of hours of operation were voiced. While definitive recommended schedules remain to be designed, it would be recommended that at no time would all stations be closed, except after-hours.

Site Closures

The ongoing management and maintenance of 7 transfer stations is exceedingly expensive for both capital and operating budgets and has significant staffing challenges. The permanent closure of several transfer stations would allow the Township to better manage the system in entirety. While waste quantities would not decrease, operational efficiencies would be expected. Recommendations for permanent closures include the Bon Echo, Airport and Turtle Lake transfer stations. Transfer station closures will depend on the future waste system scenario selected and could range from zero to three. Depending on the scenario chosen, waste from the Airport and Turtle Lake if closed, could be collected and managed at the Humphrey transfer station, as it is centrally located from both. Waste from Bon Echo, if closed, would be collected at Brooks Road transfer station, where it's believed many residents already drop off their

waste. Depending on which scenario is chosen, closures could leave four – seven transfer stations in operation. Scenario depending, any remaining stations could then be staffed on a rotating basis. Given the seasonal nature of the Township, increased hours of operation may be necessary throughout the summer months. The increase in staffing requirements could be addressed through the employment of summer students.

Permanent closures of these three locations would result in increased volumes at Humphrey transfer station and to a lesser extent Brooks Road. Humphrey waste volumes would increase by 210%, while Brooks Road only 9%. Based on these estimates, Humphrey transfer station would require an overhaul, including a site redesign, and new infrastructure. Brooks Road on the other hand would only require a negligible increase in pickup frequency.

Resident Impact of Closures

Closures, whether permanent or seasonal, will impact all Seguin residents, but was only identified by 48.3% of survey respondents in question 10 as an inconvenience. The public information session also provided similar sentiments with a mixed response to the recommendation of site closures. Concerning the closures of Bon Echo, Airport and Turtle Lake transfer stations, all have alternatives within a reasonable proximity. In any scenario, neither is a significant travel distance nor should be considered unreasonably inconvenient. That said, any changes in how, when or where waste is collected will require significant external communications. These communications should at minimum explain the change and the reason/justification for it.

Additional Closure Considerations

Closures are not recommended lightly. Accessible and available waste disposal is important for a plethora of reasons including - sanitary and safe disposal of waste, reduced risk of nuisance animals, and most importantly avoiding waste being left in ditches, forests, and waterbodies, as was noted during the public information session. That said, the number and location of sites should be carefully considered when evaluating the entirety of Seguin's waste management system. The evaluation should assess seasonality of waste collection, cost of management, opportunities for closure and the necessary staffing of sites.

When considering the entirety of Seguin's system, the three previously listed stations stand out among all for review, Bon Echo, Airport and Turtle Lake. In respect of Bon Echo station, it has the lowest waste volumes by a significant margin. Despite this, it still has the same inspection requirements as all others, thereby having a significantly higher cost per tonne for management. When modeled against other transfer stations, the rate of waste collected is significantly less than expected, suggesting some residents dispose of their waste at the Brooks Road transfer station or elsewhere. Modeling suggests that the waste collected at Bon Echo was more than 50% under what would

be expected, even with seasonality considered. The volumes of waste disposed suggest the closure of the site may be warranted.

In respect of the Airport and Turtle Lake transfer stations, there are several justifications for closure. First, a significant amount of non-resident, ICI and illegal waste was identified through the modeling exercise (Airport – 48%, Turtle Lake – 46%), likely coming from Muskoka Lakes residents on their way to Highway 400. Second, it's believed a large amount of commercial waste is being collected from the Parry Sound Area Municipal Airport and Business Park; these businesses should be coordinating their own waste management plan, as Seguin does not collect commercial waste. Third, the proximity of the Airport and Turtle Lake transfer stations to the Humphrey transfer station (~7.0-8.0 kilometers) suggests it may be reasonable to close the stations.

Additional considerations should be examined when looking at site closures. While closures would alter service for many residents, there are ways to improve services in other areas. With fewer stations in operation, innovative programs and bins could be added to the remaining sites, which was noted during the public information session as a primary desire. These could include an increase presence of re-use/donation centres as desired by 52% of those surveyed. Other potential programs identified by the public include an organics program (33%) and additional types of waste accepted at transfer stations (38.6%). Diversification of services offered is not possible under a larger service delivery model with seven transfer stations.

Residency Passes

Residency passes can provide a level of control in accepting waste when paired with another measure (staffing of sites, bylaw enforcement, etc.). Passes are an effective way to verify valid residency for the disposal of waste, as agreed by 32% of respondents in the waste survey. Neighbouring municipalities have implemented similar systems, each with their own flare; some examples include the use of cards, fobs, window hangers, and window stickers.

To reduce non-resident and ICI waste, some form of a residency pass will be required. Staff recommend a system that leverages existing functionality and information in the West Parry Sound Geography Network, as well as additional customizations to create a flexible pass system. The pass would note a civic address and last name. It might utilize a QR code used only for compliance by waste site staff or bylaw enforcement. While time is required to design the process in entirety, it will result in a simple, self-service system to minimize management and administrative efforts. Rollout of any system will take time and effort and would require a grace period for implementation and uptake.

Staffing of Sites

Staffing of sites has several advantages, such as reduced intake of non-resident and ICI waste, increase waste diversion revenue, provide risk reduction through initiative-taking maintenance/management, and improved customer service. The following section will delve into each individually.

While obvious, a staffed transfer station will result in reduced non-resident and ICI waste disposal when combined with an identification system such as cameras or a waste permit/tag. These two items were identified as the 1st and 3rd most common solutions noted by respondents in survey question 3. That said, it's neither practical nor affordable to staff all sites on a permanent basis. To counter this, there are several options, but all depend on closures, and rotating site staffing. Depending on which future system scenario is chosen, the Township may have as few as four stations remaining in operation. Conditional on which scenario is chosen, between two – six staff could rotate through each of the sites open daily. During the information session no aversion to site staffing was voiced.

An additional benefit of staffed sites is enforcement of waste diversion as was identified by Seguin staff and 29% of those who participated in the waste survey. Increased levels of recycling will result in decreased landfilling volumes. The advantage of this is two-fold, the first is an avoided costs from the new, recycling producer responsibility mandate. The second is the avoidance of transportation and tipping costs of household waste that could otherwise be recycled. In this situation, there is a significant value beyond the environmental benefits of recycling as a means for cost avoidance. Further, staffing could reduce levels of contamination in the recycling stream.

To effectively enforce non-resident and ICI and large item waste disposal, the transfer station staff person may require the ability to enforce and ticket through the waste bylaw.

Compaction

Seguin Township's waste management costs are largely determined by tonnage received, processed, and transported. These three variables have additional levels of control. The first, tonnage received can be adjusted through the non-resident and ICI disposal and waste diversion strategies. The second, processing and transportation are related, whereby the greater volumes of waste received, equates to greater costs to manage and transport, particularly in an uncompacted system.

On average, waste can be compacted to a ratio of between 3:1 and 6:1, meaning bins when compacted can hold 3-6 times as much waste as uncompacted. When waste is compacted, it reduces transportation frequency by the same factors. An additional consideration is that uncompacted waste also contributes to overflowing bins, which was identified as the third most common problem for Seguin facilities. Furthermore, 26% of survey respondents expressed a desire to add compactors at Seguin transfer stations, indicating some community support for this measure. During the information session no aversion to compaction was voiced.

Transtor waste introduces challenges in computing the value proposition of compaction as while the waste is collected in an uncompacted state, when it is transferred to the truck, it is then compacted. As this does not occur until processing, Transtors require more frequent site visitation and emptying. Given that, in either case,

the frequency of site visitation and/or processing and hauling of the collected uncompacted waste is significant.

If waste compaction is considered by the Township, haulage savings could be significant. Presently, 40-yard bins are contracted out due to the frequency of change over (851 trips in 2023) and the corresponding requirement of staffing time, as well as the lack of a roll off truck. A compaction system could use contractors, staff, or a combination therein to manage the transportation of waste. Based on the compaction rates above, and the actual volume received, several opportunities present themselves, including the elimination of the semi-truck and trailer, in favor of roll-off truck alternatives.

Transtor waste accounts for 70% of the waste received, the remaining 30% comes from the uncompacted 40-yard bins. In a scenario where all waste is compacted through a common system, the frequency of trips goes from 1,002 (2023), to between 539-809 per year, depending on the actual compaction rate. While it may seem that these trips should be much fewer, the reader must consider that Transtor waste is compacted and consolidated with waste from other stations on the tractor trailer, prior to disposal.

Worth noting, tipping costs would remain the same, unless compaction is combined with other controls listed previously, such as decreased non-resident and ICI waste collection and/or greater rates of waste diversion. While tipping costs presently remain below $100/tonne (2023), they are expected to increase when the contract is renegotiated in 2026. As an alternative, staff are simultaneously investigating waste to energy as a means for avoiding landfilling in entirety. The previously discussed actions do not negatively impact this body of work; in fact, the establishment of hours of operation, staffing of sites and compaction complement this work by reducing volumes and transportation costs.

Roll-Off Trucks

Currently, the lack of a Township owned roll-off truck and bins, necessitates the contracting out of 40-yard bin transportation, leading to 851 trips in 2023 and corresponding staffing demands and contractor dependency. By considering the acquisition and integration of roll-off trucks, the Township could replace the existing semi-truck and trailer setup. This transition would allow for fewer required trips due to the flexibility and additional uses of roll-off trucks, enabling staff to manage the majority of waste transportation internally. Contractors would then only be needed during periods of high waste volumes, vehicle maintenance, or staffing shortages. Although roll-off trucks would reduce per-trip capacity to 6-8 tonnes, this system would support streamlining operations and potential cost reductions.

Integrating roll-off trucks within the broader waste management framework aligns with ongoing efforts to improve efficiency and to optimize resource use across the Township. Roll-off trucks provide significant versatility in handling diverse types of refuse, enabling adaptation to different waste management scenarios. They are not only limited to waste transport but can also be utilized for other loads and materials, offering a

multipurpose solution for the Township's operational needs. The purchasing of two roll-off trucks could cost the Township at least $900,000 upfront with an estimated annual cost of between $10,000 and $30,000 per year, per truck. Cost savings from the incorporation of a roll-off truck into municipal waste operations could be upwards of $100,000 per year over contractor managed transportation.

Additional value-adds exist for the purchase of roll-off trucks that are beyond the scope of this report, including the purchase of other accessories such as water tanks, sanders, dump beds, etc…

Bylaw Enforcement

The enforcement of waste system bylaws is a crucial element for effective operation and management of waste volumes within the Township. Currently, the waste bylaw imposes fines up to $5,000 for any violation. However, the bylaw poses challenges in enforcement as the charges are not explicitly defined, often necessitating a court appearance for resolution.

To enhance enforcement, the Township should consider implementing an administrative monetary penalty (AMPs) system to establish clearly defined fines, allowing a streamlined ticketing process for specific charges. This would include violations such as non-resident and ICI waste disposal, improper waste disposal (e.g., after-hours dumping, large items, hazardous items), etc.

Should the Township staff transfer stations, it may be essential for waste management staff to have the authority to issue tickets/citations. While not explicitly covered in the public survey, concerns regarding bylaw enforcement, fines, and authority presence were notable feedback points in the "other" sections of survey questions 3 and 4. Moreover, these concerns were echoed by the majority of participants during the information session. This suggests that the public views bylaw enforcement as a top priority for the future of waste management in Seguin.

Waste to Energy

While subsequent studies will be completed specific to waste to energy, staff are currently investigating alternative options for waste disposal. Working with a third-party provider, Seguin is considering the reallocation of its waste from landfill to an energy production facility. The system would operate in a waste as a service (WaaS) model, whereby Seguin would enjoy a fixed rate contract for waste disposal on a per tonne basis. Further information will be provided at a future date.

Evaluation of Options

Throughout the body of this report, the reader will observe numerous opportunities to improve Seguin's waste management program. To understand the impact of these opportunities, staff have reviewed historic business processes and their associated costs. They have also considered high-level costing estimates for improving the system through various means. These include site closures, hours of operation, staffing of sites, compaction and the purchase of roll off trucks.

The following scenario summaries assume that all variables listed above, except for site closures, remain constant. Besides the base case, Scenarios 1-4 incorporate all these variables, with the only difference being the number of stations considered for closure. Costing for each scenario includes both known and modelled prices, and takes into consideration inflation, which was gathered from Statistics Canada's Consumer Price Index publications. For each scenario, the Township will examine the costs in 2023, 2027 and 2033 to highlight operating and avoided costs. All avoided costs are compared to their baseline year (2027 scenario 4 is compared to 2027 base case).

Notice - For this evaluation, curbside garbage collection was not considered, as exploration of potential costs requires a request for information (RFI) or a request for proposal (RFP), per discussions with industry representatives.

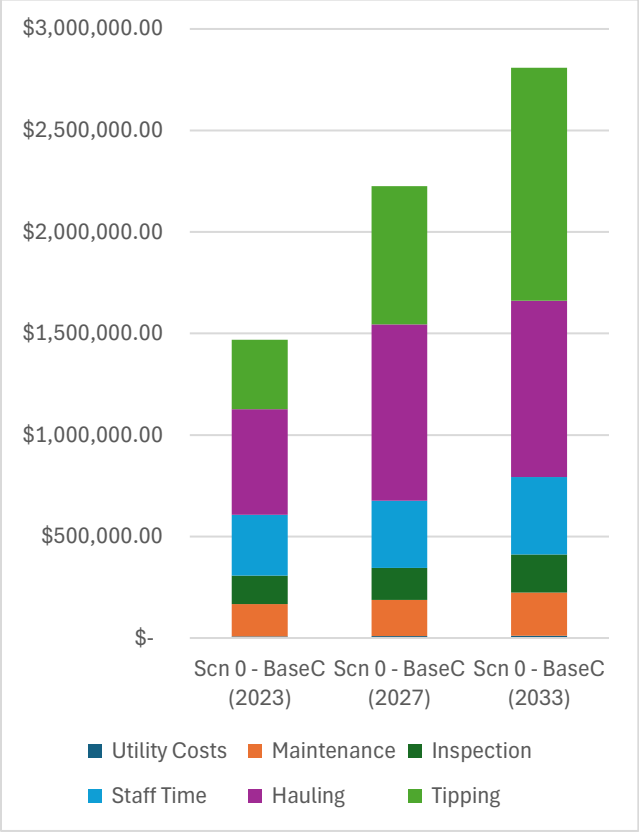
Table 6. Shows the operating costs and costs avoided by scenario

Scenario	Cost (w/o Revenue)	Avoided Costs
Scn 0 – BaseC (2023)	$ 1,469,500.42	$ 0
Scn 0 – BaseC (2027)	$ 2,225,392.12	$ 0
Scn 0 – BaseC (2033)	$ 2,808,968.35	$ 0
Scn 1 – No Cls (2023)	$ 1,469,500.42	
Scn 1 – No Cls (2027)	$ 1,723,807.21	-$ 501,584.91
Scn 1– No Cls (2033)	$ 2,282,894.76	-$ 526,073.59
Scn 2 – Cls (BE) (2023)	$ 1,469,500.42	
Scn 2 – Cls (BE) (2027)	$ 1,612,030.76	-$ 613,361.36
Scn 2 – Cls (BE) (2033)	$ 2,151,655.64	-$ 657,312.71
Scn 3 – Cls (BE, A) (2023)	$ 1,469,500.42	
Scn 3 – Cls (BE, A) (2027)	$ 1,498,478.67	-$ 726,913.45
Scn 3 – Cls (BE, A) (2033)	$ 2,018,611.24	-$ 790,357.10
Scn 4 – Cls (BE, A, TL) (2023)	$ 1,469,500.42	
Scn 4 – Cls (BE, A, TL) (2027)	$ 1,386,870.63	-$ 838,521.49
Scn 4 – Cls (BE, A, TL) (2033)	$ 1,889,780.44	-$ 919,187.91

Scenario 0 - Base Case/Business as Usual

In examining the base case scenario, it's crucial for readers to understand that the costs mentioned throughout the report aren't fixed. In fact, remaining with the Townships' current system without changes will become less viable over time. Costs across the board are expected to rise, with all avoided costs detailed in Table 6.

Under Scenario 0, it is assumed that no changes will occur, maintaining the status quo with the Townships' current 24/7 system. In 2023, the operational costs surpassed $1.46 million. By 2027, these costs are projected to climb to approximately $2.225 million (table 6). This increase is largely due to anticipated rises in tipping fees, expected in 2027, along with higher hauling costs and inflation impacting all other variables. Looking further ahead to 2033, it is anticipated that annual operating costs may soar to $2.8 million. Again, a significant portion of this increase is expected to result from tipping fees. Beginning in 2027, Seguin Township may no longer be protected by a long-term contract with McDougall Township, as has been the case in recent years. In addition to the anticipated increase in tipping costs, historically, the McDougall landfill has raised its fees by approximately 5% annually. Accordingly, it is estimated that by 2033, the Township could be paying around $206.62 per ton of garbage, drastically increasing operating costs. Furthermore, due to standard inflationary pressures, increases will also be seen in all other areas of waste system operations. Scenario 0, the base case, represents a future of high operating costs, absent of any improvements to the system, as included in Scenarios 1-4.



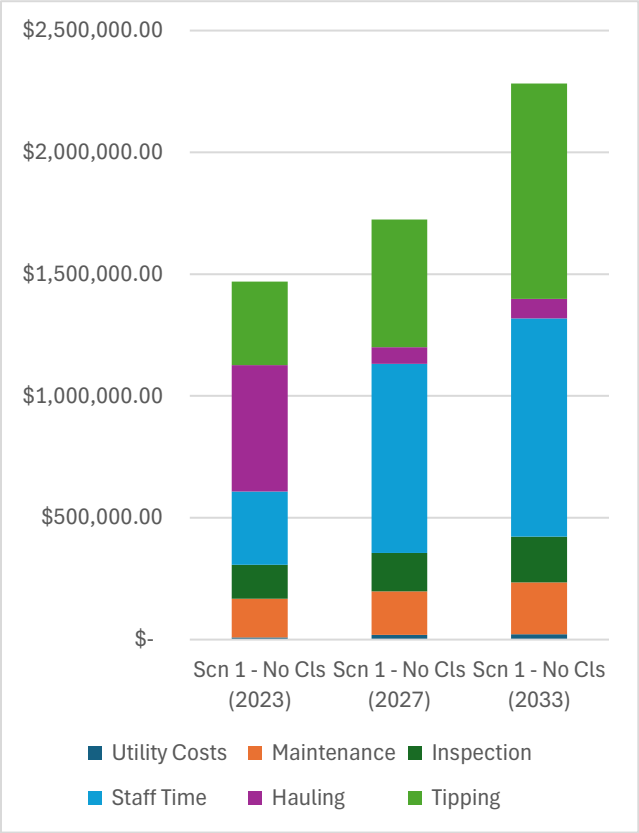
Scenario 1

All avoided costs discussed in this section are detailed in table 6. This scenario considers that no currently operating transfer stations are closed but include other significant changes to the overall system. These changes include the staffing of sites, hours of operation and moving all transfer stations to a fully compacted and Seguin managed system, including the purchase of roll-off trucks. As 2023 has arrived and passed without any action there are no avoided costs in 2023.

In 2027, operating costs improve when compared to the 2027 baseline projections. As was demonstrated in Scenario 0, tipping fees and standard inflation are driving costs up regardless of action taken; however, these can be greatly mitigated through Scenario 1. When compared to the 2027 base case (Scenario 0), a fully Township managed system in 2027 could result in $501,584.91 in avoided costs. Most of these avoided costs come from hauling and tipping, which is a result of tackling non-resident/ICI waste and compacting waste. Increases in staffing costs are seen as more staff are required to fully manage each site.

In 2033, operating costs further improve when compared to the baseline year. A fully Seguin managed waste system in 2033, when compared to the 2033 baseline (Scenario 0), posits that avoided annual costs could be as high as $526,073.59. Similar to previous year's, most decreases are related to hauling and tipping, with increases in staffing costs.

In summary, Scenario 1 introduces some cost avoidance opportunities for hauling and tipping costs, but still presents high operating costs going forward ($2.282 million as of 2033).



Scenario 2

All avoided costs discussed in this section are detailed in table 6. This scenario considers that the Township closes the Bon Echo waste transfer station, as well as making other significant changes to the overall system. These changes include the staffing of sites, hours of operation and moving all transfer stations to a fully compacted and Seguin managed system, including the purchase of roll-off trucks. As 2023 has arrived and passed without any action there are no avoided costs in 2023.

In 2027, operating costs improve under Scenario 2. When compared to the 2027 base case (Scenario 0), a fully Township managed system in 2027 could result in $613,361.36 in avoided costs. Most of these avoided costs come from hauling and tipping, which is a result of tackling non-resident/ICI waste and compacting waste. Increases in staffing costs are seen; however, these costs are less than seen under scenario 1.

In 2033, operating costs further improve when compared to the baseline year. A fully Seguin managed waste system in 2033, when compared to the 2033 baseline (Scenario 0), suggests that avoided annual costs could be as high as $657,312. Much like the previous year's, most decreases are related to hauling and tipping, with smaller decreases in inspection and maintenance costs, and an increase in staffing costs.

In summary, Scenario 2 further introduces cost avoidance opportunities for hauling, tipping, inspection and maintenance costs, but still presents high operating costs going forward (2.151 million as of 2033).



Scenario 3

All avoided costs discussed in this section are detailed in table 6. This scenario considers that the Township closes the Bon Echo and Airport waste transfer stations, as well as making other significant changes to the overall system. These changes include the staffing of sites, hours of operation and moving all transfer stations to a fully compacted and Seguin managed system, including the purchase of roll-off trucks. As 2023 has arrived and passed without any action there are no avoided costs in 2023.

In 2027, operating costs improve under Scenario 3. When compared to the 2027 base case (Scenario 0), a fully Township managed system in 2027 could result in $726,913.45 in avoided costs. Most of these avoided costs come from hauling and tipping with smaller decreases in inspection and maintenance. These decreases are a result of tackling non-resident/ICI waste, compacting waste, and having less waste sites to inspect and provide maintenance for. Increases in staffing costs are seen when compared to the 2027 baseline; however, these costs are less than seen under both previous scenarios.



In 2033, operating costs further improve when compared to the baseline year. A fully Seguin managed waste system in 2033, when compared to the 2033 baseline (Scenario 0), suggests that avoided costs could be as high as $790,357.10. As in previous years, most decreases are related to hauling and tipping, with smaller decreases in inspection and maintenance costs, and an increase in staffing costs.

In summary, Scenario 3 further introduces some cost avoidance opportunities for hauling, tipping, inspection and maintenance costs, but still presents high operating costs going forward ($2.018 million as of 2033).

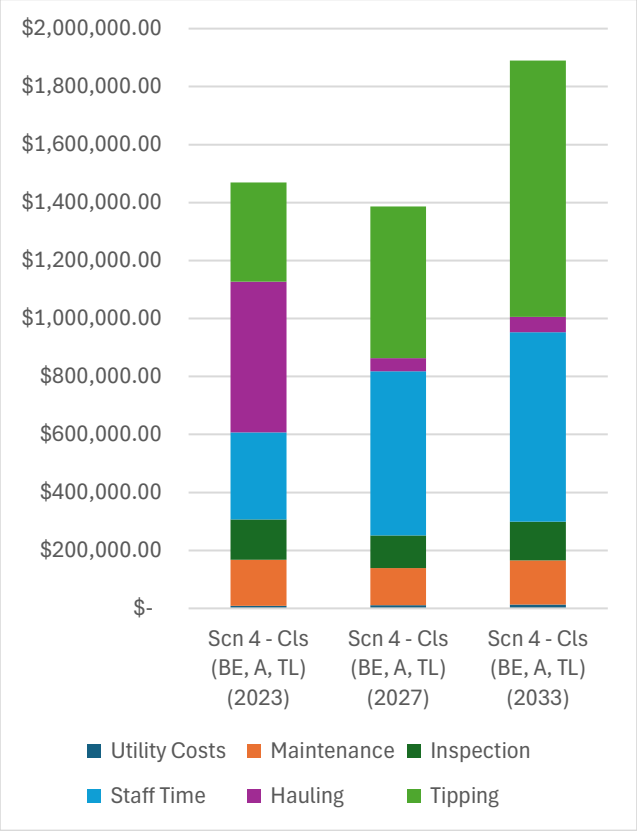
Scenario 4

All avoided costs discussed in this section are detailed in table 6. This scenario considers that the Township closes Bon Echo, Airport and Turtle Lake waste transfer stations, as well as making other significant changes to the overall system. These changes include the staffing of sites, hours of operation and moving all transfer stations to a fully compacted and Seguin managed system, including the purchase of roll-off trucks. As 2023 has arrived and passed without any action there are no avoided costs in 2023.

In 2027, operating costs improve under scenario 4 When compared to the 2027 base case (Scenario 0) a fully Seguin managed system in 2027 could result in $838,521.49 million in avoided costs. These avoided costs come from hauling, tipping, inspection and maintenance. Similar to Scenario 3, these decreases are a result of tackling non-resident/ICI waste, compacting waste, and having less waste sites to inspect and provide maintenance for. Increases in staffing costs are seen when compared to the 2027 baseline; however, these costs are less than seen under all previous scenarios.

In 2033, operating costs further improve when compared to the baseline year. A fully Seguin managed waste system in 2033, when compared to the 2033 baseline (Scenario 0), finds that avoided costs could be as high as $919,187.91. As in the previous Scenarios, most decreases are related to hauling and tipping, with smaller decreases in inspection and maintenance costs, and an increase in staffing costs.

In summary, Scenario 4 introduces further cost avoidance opportunities for hauling, tipping, inspection and maintenance costs, but still presents high operating costs going forward ($1.889 million as of 2033).



Summary of Options:

As can be demonstrated in Scenarios 0-4, there are many pathways and options for system improvements going forward. That said, the most significant variable under consideration is the number of site closures. While all options have their merits and advantages, the higher the scenario number and waste transfer stations that are closed, the greater the total avoided costs in the Townships operating budgets from 2027 to 2033, as can be observed in figure 15.

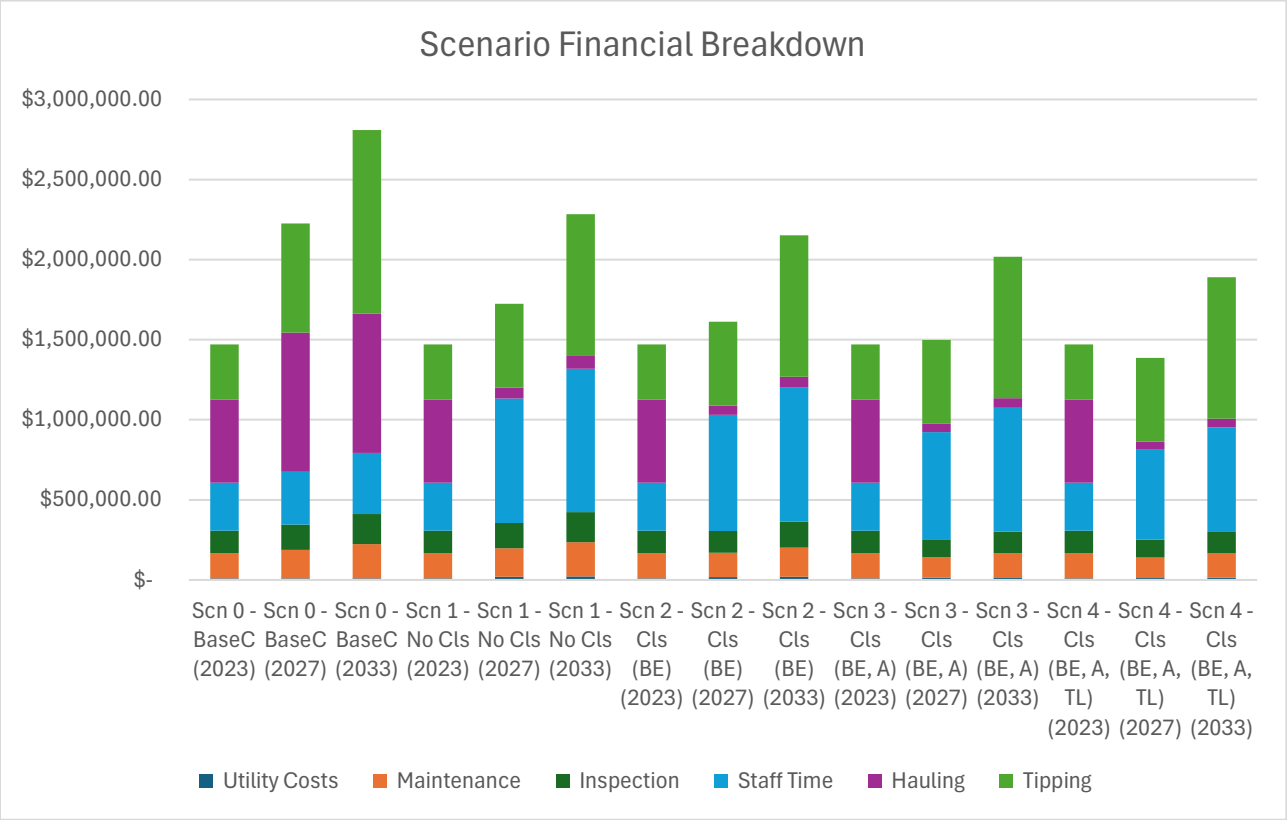


Figure 15. shows total system operating costs by year (2023, 2027, 2033) by cost centre by Scenario.

Capital costs

Gating

To reduce non-resident, illegal, and ICI waste disposal, the installation of gates and fencing would be required. These will aid in the implementation of hours of operation. The cost of gating and fencing each site is highly variable. It is recommended that entry points are gated as well as the lands fronting the entry point fenced. For the purpose of this report, the following budgetary estimates for fencing and gating are presented below.

Table 7. capital costs for gating and fencing

Site	Est. Costs
Humphrey Transfer Station	$34,462.59
Stanley House Transfer Station	$90,949.62
Christie Landfill and Transfer Station	$38,657.72
Brooks Transfer Station	$ 30,463.78
Turtle Lake Transfer Station	$88,221.03
Airport Transfer Station	$56,550.95
Bon Echo Transfer Station	$56,550.95
Total	$395,856.64

Engineering and Design

Making significant changes to the Township's waste program will require the assistance of engineers. While the equipment costs will be discussed further below, there are real costs to modify the existing sites for optimal management of waste disposal and resident movements. Engineering and design will consider those and more including site security. Engineering and site design is expected to cost approximately $20,000 per site totaling $140,000 for all locations. These estimates may vary depending on the extent to which redesign is required.

Site Preparation

Much like the variability in engineering and design costs, site preparation is much the same. A conservative estimate for site preparation for remaining stations is $125,000 per site, for a total of $875,000 for all 7 sites. Site preparation may include but is not limited to grade work, paving, concrete pads for compaction bins, railings, electrical, etc…

To adequately staff transfer stations, structural investments will be required. These works include lavatory facilities, hand and eye washing stations, a workspace, a secure space for retreat from hostile situations and inclement weather. These facilities would be optimally designed for their function and may be a mobile solution, even if temporary. It

is estimated each site would cost approximately $150,000. These facilities would be required at all transfer stations, for a total of $900,000.

Equipment

Compacting equipment accounts for a large percentage of the project costs. It is estimated that each compactor will cost approximately $91,054.00, depending on the style, size and features. Compacting equipment is highly variable and can be customized to suit almost any configuration. Each transfer station can be designed independently of others, but all would use complementary equipment. That said, it will be critical that bins be interchangeable between sites to optimize waste transfer and tipping. Staff are presently recommending two compactors at Humphrey, Brooks, Airport and Turtle Lake transfer stations and single compactors at the remaining three stations. This is based on waste volumes and the expected frequency of pickups. With that in mind, the cost to implement compactors at every site could be approximately $637,378.00, depending upon which scenario is chosen.

Additional empty compactor bins would be required. These are estimated to cost $15,751 per bin. Purchasing 4 would enable the rotation of these bins and in the event one bin requires maintenance, several replacements would be available. These costs total approximately $63,004.00.

To effectively enforce the waste bylaw and to ensure site and human safety, a robust surveillance system should be installed. The estimated cost per site is $5,000-10,000 including cameras and networking to support the system. These systems will also require connectivity to support external communications for systems and monitoring.

Transportation

All scenarios, excluding Scenario 0, recommend the Township manages the entire waste management system. This requires the purchase of at least one roll-off truck. Roll-off trucks are a highly flexible vehicle whereby bins can be loaded and unloaded using a hydraulic track system. Trucks like these are often used for activities far beyond waste transportation and can be outfitted with water tanks, dump beds and much more. Should the Township proceed with any of the scenarios outlined previously, there may be a business case for purchasing more than one roll-off truck. A basic roll-off truck costs on average around $450,000. Accessories are extra.

Utilities

In Scenarios 1-4, the Township would need to install compactors at each site in the system. This will require additional electrical infrastructure to support the hydraulic compactors. The cost to do the design and installation is included in the site work and is estimated at $10,000-$15,000.

Debt Financing

To undertake a capital project of this scale, it's highly likely that external funding will be required by way of debt financing. Debt financing, particularly through debentures, is a strategic long-term borrowing tool used by municipalities to fund capital assets with extended benefits. This approach involves repaying principal and interest over an asset's useful life, thus aligning costs over time. It is often employed when cash reserves are insufficient or reserved for other critical purposes, and in situations where project benefits warrant intergenerational equity. While debt can influence tax rates, its impact is confined to annual repayments included in budgeted expenditures. The estimated cost of repayment of principal and interest in any of the previously outlined waste scenarios can be viewed in Table 8 below.

Total Estimated Costs

Table 8. total estimated capital costs for all system upgrades

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Gating	$395,856.64	$339,305.69	$282,754.74	$194,533.71
Engineering and Design	$140,000.00	$120,000.00	$100,000.00	$80,000.00
Site Preparation and Office	$1,775,000.00	$1,500,000.00	$1,225,000.00	$950,000.00
Equipment	$1,064,598.00	$973,544.00	$791,436.00	$609,328.00
Transportation	$900,000.00	$900,000.00	$900,000.00	$900,000.00
Debenture Repayment	$995,693.76	$892,706.91	$768,412.66	$636,742.19
Total	**$5,271,248.40**	**$ 4,725,556.60**	**$ 4,067,603.40**	**$3,370,603.90**

Return on Investment/Cost Avoidance/Simple Payback

Estimating simple payback is difficult and considers many variables, including but not limited to actual compaction rates, diesel fuel costs, contractor costs, tonnage received, and tipping costs. All of these factors have significant variability.

The following is a brief summary of the variability that impacts return or simple payback:

Diesel fuel costs are a commodity, whereby the Township has little sway to negotiate price. The Township participates in bulk fuel purchasing with a minor discount; the primary value of bulk fuel purchasing results in time savings and the avoidance of additional driving to refueling stations. That said, the commodity is known to change upwards of 5-6% per month from a yearly average, making projecting operating costs specific to fuel consumption challenging.

While waste generated by a population is relatively predictable, Seguin's population is growing, as demonstrated in figure 1. Per the 2021 census, Seguin's population increased by 22.7% between 2016 and 2021. A continued increase in population results in an increase in waste and the services required therein. All that said, the Hemson Development Charges Background Study suggests a slower rate of growth than was demonstrated by the 2021 census study period. Regardless, it is of critical importance that the system be right sized for the present time, but also flexible for the future.

As discussed in the preceding sections, Seguin Township faces potential challenges with upcoming negotiations on landfill agreements, which expire December 31, 2026. With the current advantageous rate of $90.37/tonne (2023) likely to increase, potentially reaching approximately $157.11/tonne at the time of a new agreement.

Rising tipping costs will directly impact the Township's operating budget and influence the simple payback periods for the implementation of potential scenarios for the future of waste management. Accurately projecting these cost changes is essential for effectively evaluating and managing the financial viability of scenario implementation to ensure sustainable operations within Seguin.

Should this be the case, it will be of critical importance to have an efficient system that only collects waste from Seguin residents, while diverting as much as possible to recycling programs.

Based on the modeling performed and considering the challenges therein, when assessing the operational savings and capital expenditures, it is assumed a simple payback for a fully Seguin managed compaction system could vary heavily based on which scenario is chosen and in what year is being considered.

Table 9. Simple Payback for Scenarios 1-4

Scenario	Capital Costs	Est. Avg Savings (2027-2033)	Simple Payback
Scenario 1 - Compaction - No Closures	$ 5,271,248.40	$ 510,806.68	10.32
Scenario 2 - Compaction Closures (BE)	$ 4,725,556.60	$ 632,094.77	7.48
Scenario 3 - Compaction Closures (BE, A)	$ 4,067,603.40	$ 755,175.77	5.39
Scenario 4 - Compaction Closures (BE, A, TL)	$ 3,370,603.90	$ 875,222.99	3.93

Implementation Strategy

The changes proposed throughout this paper are significant in both scope and breadth. The scenarios can be implemented in order over time in a phased approach. The implementation and completion of any of the proposed changes are flexible and may change over time due to budgetary restrictions, public opinion, and other unforeseen challenges that may occur. In the section below and in Appendix B, a high-level plan will be outlined.

Phase I – Investigate New Waste Bylaw / Hours of Operation

Phase II – Initial Site and Waste System Upgrades

Phase III – Site Work

Phase IV – Site Work Continued

Phase V – Seguin Managed System

The steps and their associated scope described above vary significantly based on the chosen scenario and timing. The options include closures, compactors, site upgrades, and acquiring a roll-off truck, each of which is scenario dependent. A more detailed implementation strategy, complete with an estimated timeline and scope, will be established following Council's chosen direction.

Monitoring and Evaluation

Monitoring and evaluation of the proposed changes throughout implementation of each phase will be critical to understand successful actions. To the same extent, the Township cannot be confident that any changes are successful without information, data and public input. Monitoring all actions will include assessment of total waste quantities, costs for management, rates of diversion, transportation efficiencies, greenhouse gas reductions and others. Specific indicators will be used to measure the progress to ensure the successful implementation of actions listed previously in this Waste Management Review.

Key performance indicators to monitor success post-implementation:

- Total waste quantities
    - Decreases in total waste volumes, beyond simple annual fluctuations, will be suggestive that the actions implemented have resulted in less non-resident, illegal, and ICI waste disposal and/or greater rates of waste diversion.
- System management costs

    - Decreases in system management cost can be exemplified in multiple areas including but not limited to tipping costs ($/tonne), contracting costs (# of trips), transportation costs (maintenance, # of litres of diesel, etc.…), and staff time. Reductions in any one input will be suggestive of reduced volumes of waste and the associated costs.
- Diversion rates
    - Greater rates of waste diversion (recycling) have a direct impact on the total quantities of waste that go to landfill. When recyclable products are included in the waste stream, the Township pays to landfill products that could otherwise be diverted, as per the producer responsibility mandate. As diversion rates are a known quantity, monitoring increases (or decreases) are a useful metric in determining the success of the programs and the associated revenues.
- Transportation efficiencies
    - Transportation efficiencies can be evaluated based on total quantities of diesel fuel consumed. Fuel data, including costs and quantities provide valuable insight into the amount a vehicle is used and can be used to estimate distances traveled. Likewise, it can be used to quantify emissions of the waste management business processes.
- Greenhouse gas reductions
    - Greenhouse gas (GHG) emissions can be tracked for most aspects of the waste management system including waste volumes (primarily organics), transportation, utility usage and others. By measuring the inputs into the systems, trends in GHG's can be monitored and measured.

Mechanisms for Assessing Feedback

Community feedback and public perception is an important component in determining the success (or failure) of the proposed changes. Feedback can be provided in several ways including web-based or in-person surveys, quantification and tracking of illegal waste, and others. As stated previously, community feedback is an important part of the Township's feedback mechanism, as the intent is not to create new problems trying to solve old.

Continuous Improvement Planning

At the time the current waste management system was designed, the costs to administer it were not unreasonable. As time has passed, transportation, tipping, and infrastructure costs have increased significantly. In 2025, Seguin Township has no choice but to consider efficiency in the system, particularly as some of the costs are forecasted to increase far more significantly in the coming years. While some costs are fixed, many are variable including transportation costs of waste (uncompacted vs. compacted).

To ensure the Township does not end up in such a situation, this report should be reviewed and/or reauthored every 8 to 10 years or as needed.

Supplemental Information or Considerations

Alternative Revenue Generation

Seguin Township may wish to explore opportunities to generate additional revenue by addressing the 29.8% waste contribution from non-resident and ICI sources through alternative methods as outlined in Scenarios 1-4. Implementing a fee structure for such disposals, such as pay-as-you-throw systems, could mitigate the risk of roadside and gate-side dumping while offering financial benefits. Enhanced monitoring and enforcement at transfer stations and gates may ensure compliance with potential fee structures, thereby reducing unauthorized dumping and generating revenue from non-resident and ICI users. To enact these measures effectively, staff presence at the transfer stations would be necessary to oversee operations and ensure adherence to the new regulations. This approach could offset waste disposal costs and possibly lead to a revenue surplus. Although these opportunities present potential financial and community advantages, they remain outside of the scope of this report and warrant further exploration.

Efficiency Actions

The scenarios summarized throughout this paper all present avoided costs, fiscal and environmental benefits for the Township. While impossible to quantify and qualify avoided costs exactly, it's estimated a fully adapted and Township managed system (scenario 4), will result in between $875,000 - $925,000/year when projected out to 2033.

These efficiencies will only become more exaggerated as the cost of services and equipment continue to trend upward. With the costs of tipping expected to increase by over 60+% in the coming years, the Township must consider all opportunities to increase efficiency in the waste management system.

Behavioural Considerations

Implementation of hours of operation and closures could result in an increase in illegal dumping throughout the Township. A new waste management program should consider costs to contend with disposal in ditches, forests, and waterbodies. While this does presently occur infrequently in the Township, it is minimal, as disposal sites are so widely available. To avoid these behaviours, the system should not be so inconvenient as to encourage these outcomes. The Township must not 'fix' one problem, only to create another larger environmental problem.

Connectivity and Security

As fibre internet becomes available throughout Seguin Township, connectivity will be available at all remaining transfer stations. The internet will serve numerous purposes including reporting of compactor equipment health, information technology, communication from and to the main office, and for site security. Each site will be secured with surveillance and/or other access control equipment. These technologies will contribute to safety and security. Further, camera equipment will aide in waste bylaw enforcement and for evidence collection.

Conclusion

In conclusion, Seguin Township faces both significant issues and promising opportunities regarding its waste management system. Addressing these issues will not only rectify inefficiencies but also result in substantial operational savings. Throughout this report, four scenarios have been presented for the Township to consider, with each offering progressive improvements in efficiency. While all scenarios present distinct benefits and challenges to the Township and its residents, it is the author's recommendation that each be carefully evaluated by Mayor and Council. This evaluation is imperative given the anticipated increase in operational costs that Seguin Township is likely to encounter in the forthcoming years.

Should Mayor and Council concur, it is crucial to advance the recommended actions in this report with urgency, to circumvent exacerbating future financial burdens. An inefficient waste management system inherently leads to elevated expenses. Thus, transitioning to a more effective system not only aligns with financial prudence but also supports sustainable environmental stewardship for Seguin Township. By embracing these recommendations, the Township can strategically navigate rising costs while enhancing service delivery, ultimately optimizing resources for both current and future community needs.

Appendix A – Survey Results

2025 Waste Management Survey

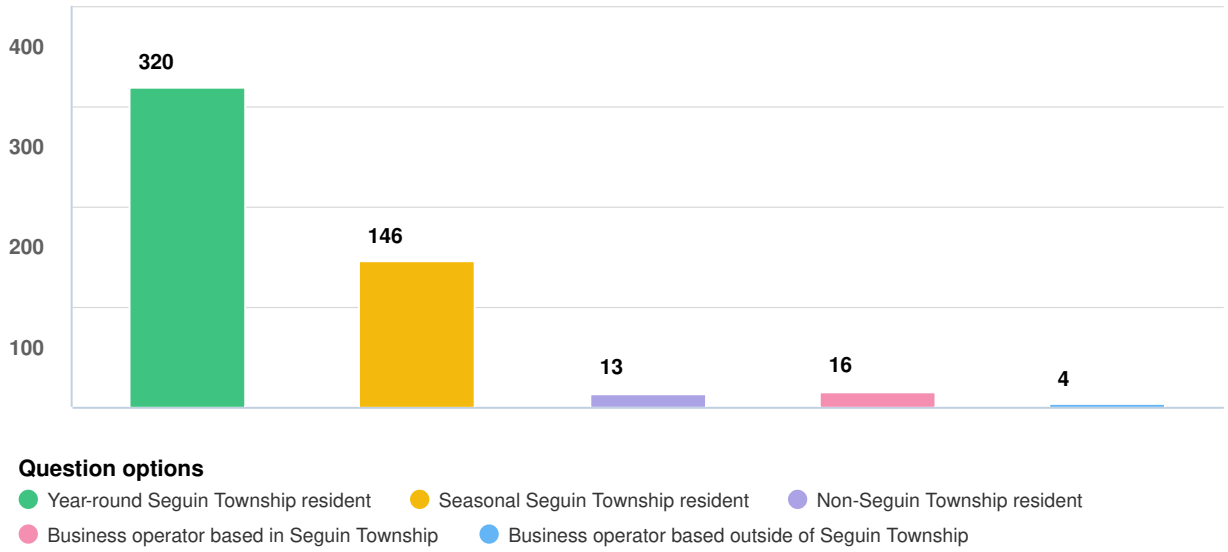
SURVEY RESPONSE REPORT
31 August 2021 - 02 June 2025

PROJECT NAME:
Seguin Township Waste Management Public Consultation

GRANICUS

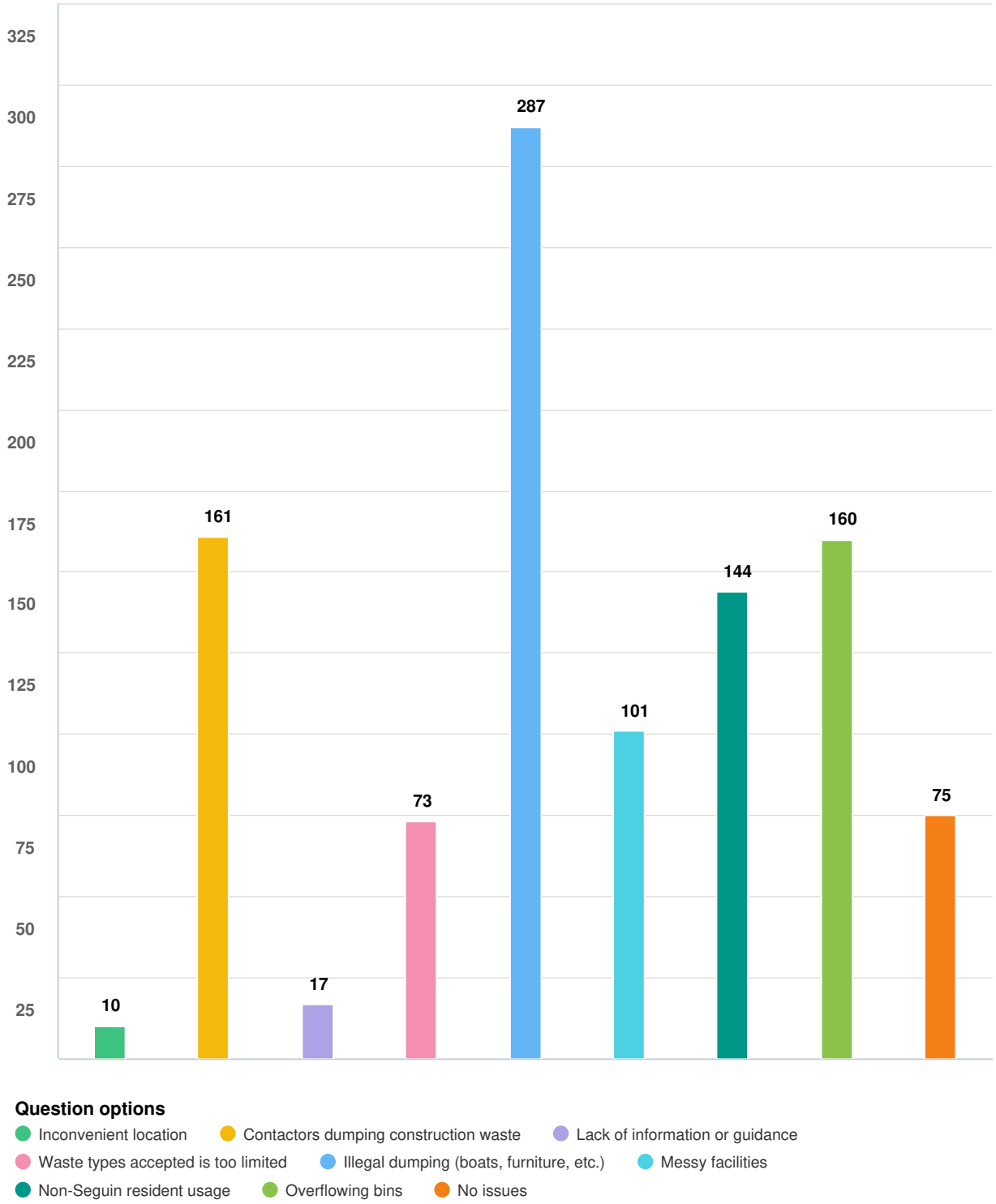
SURVEY QUESTIONS

Q1 I am a:



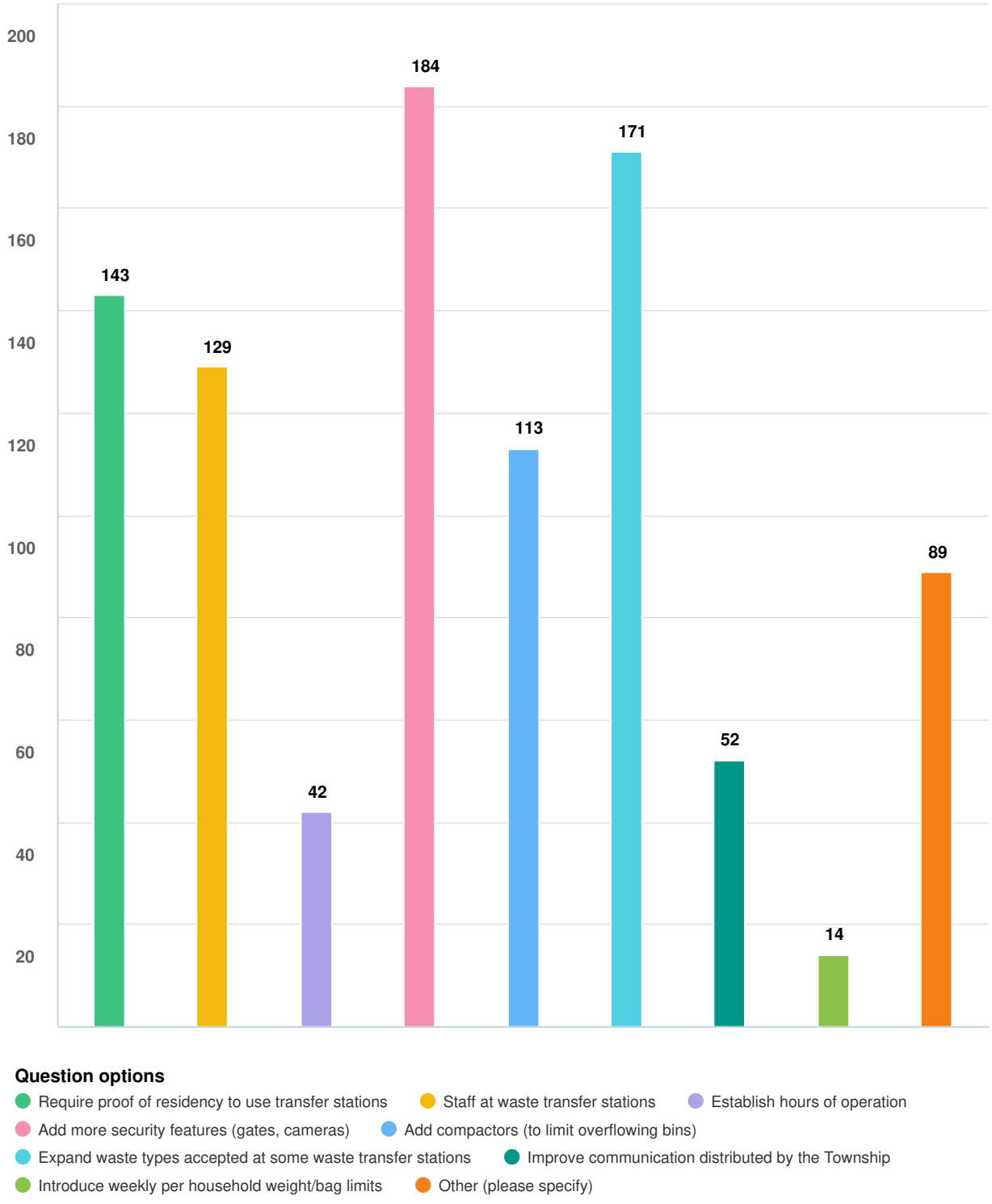
Optional question (484 response(s), 0 skipped)
Question type: Checkbox Question

Q2 In your experience, what issues are most problematic at Seguin waste transfer stations? Please choose your top three concer...



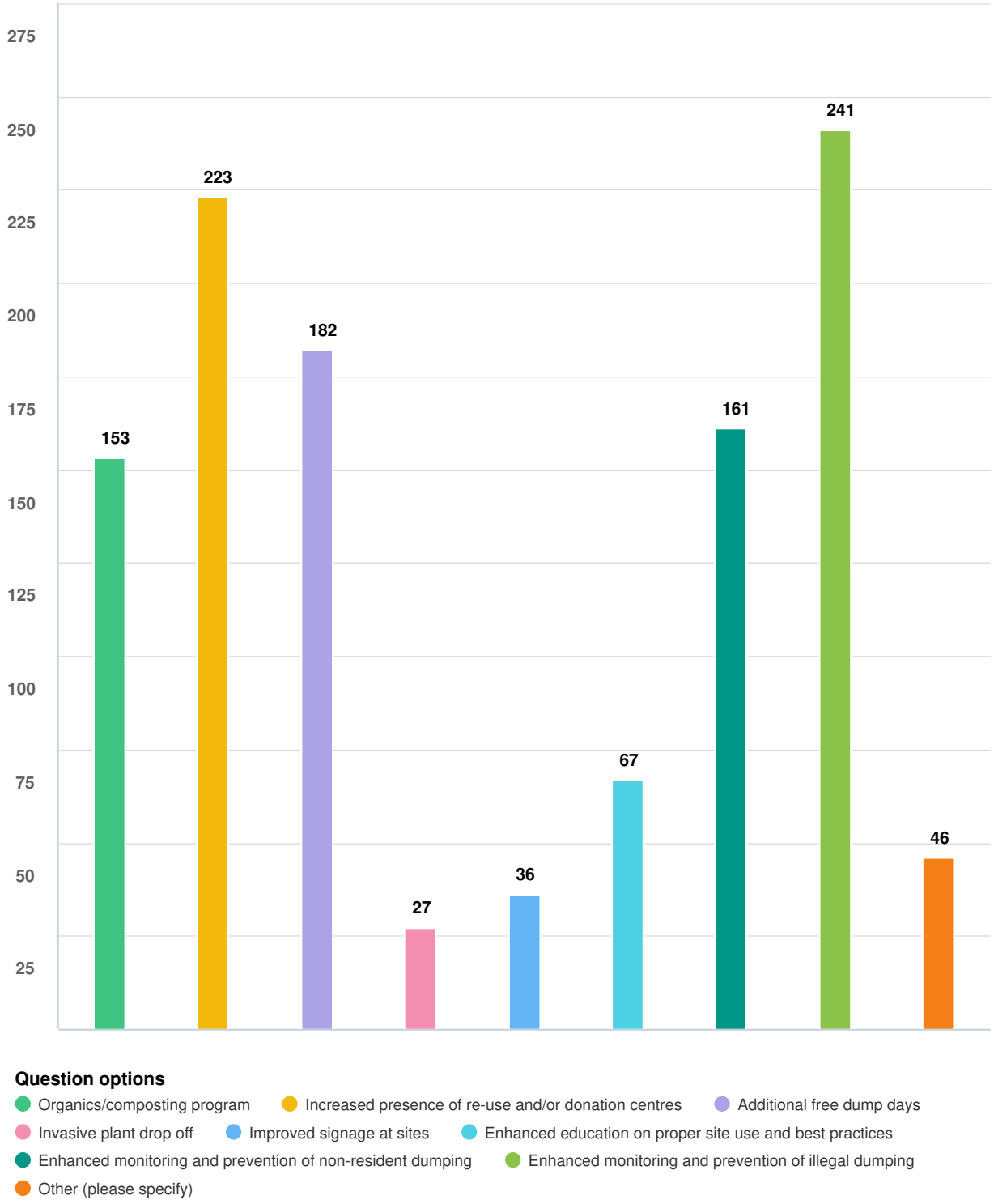
Optional question (478 response(s), 6 skipped)
Question type: Checkbox Question

Q3 Considering the issues you've noted, what solutions would you like the Township to consider to address them? Please choose ...



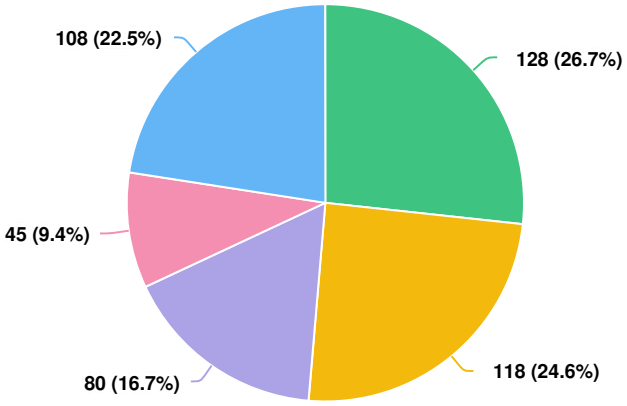
Optional question (443 response(s), 41 skipped)
Question type: Checkbox Question

Q4 What services would enhance the quality of service at Seguin Township transfer stations? Please choose the three that appea...



Optional question (465 response(s), 19 skipped)
Question type: Checkbox Question

Q5 In your opinion, how significant is the issue of non-Seguin Township resident use of waste transfer stations?

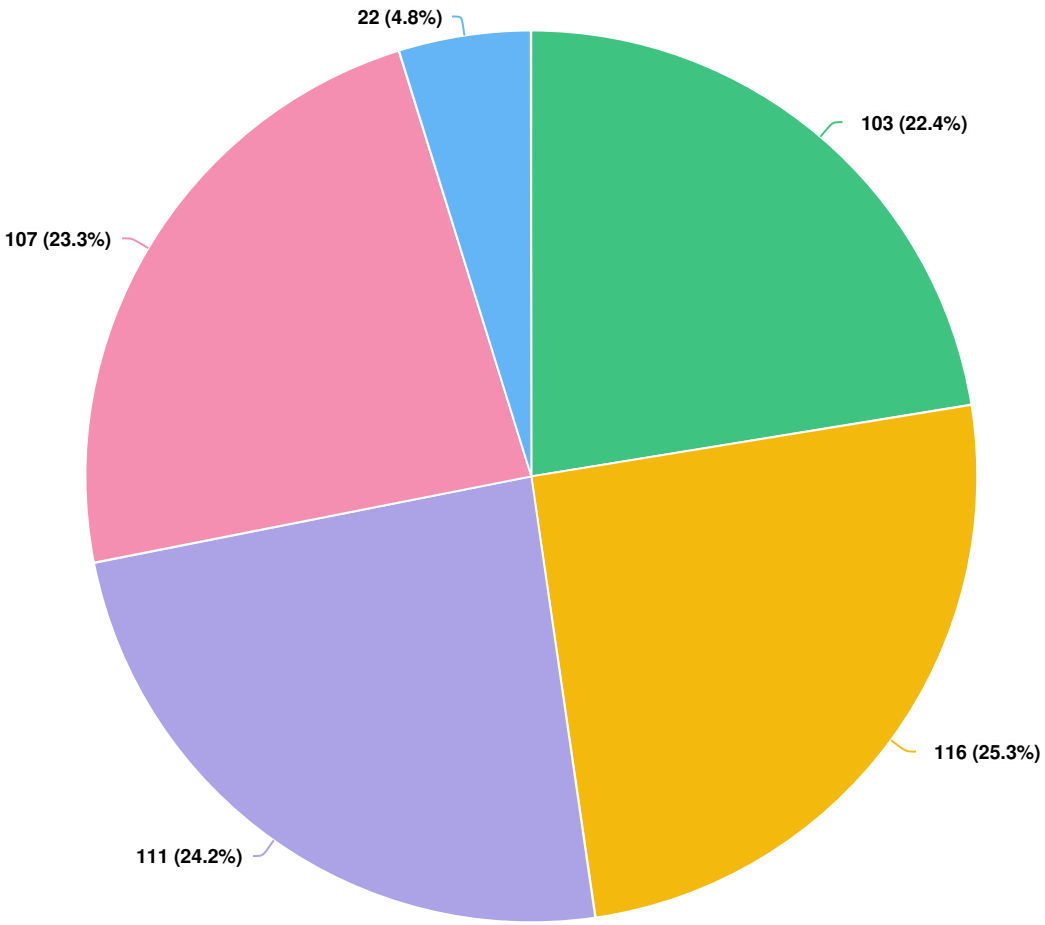


Question options

Very significant | Somewhat significant | Minor issue | Non-issue | I am unsure.

Optional question (479 response(s), 5 skipped)
Question type: Radio Button Question

Q6 **Non-Seguin Township residents use Seguin Township waste transfer stations. Share your estimate of how significantly this impacts Township finances.**

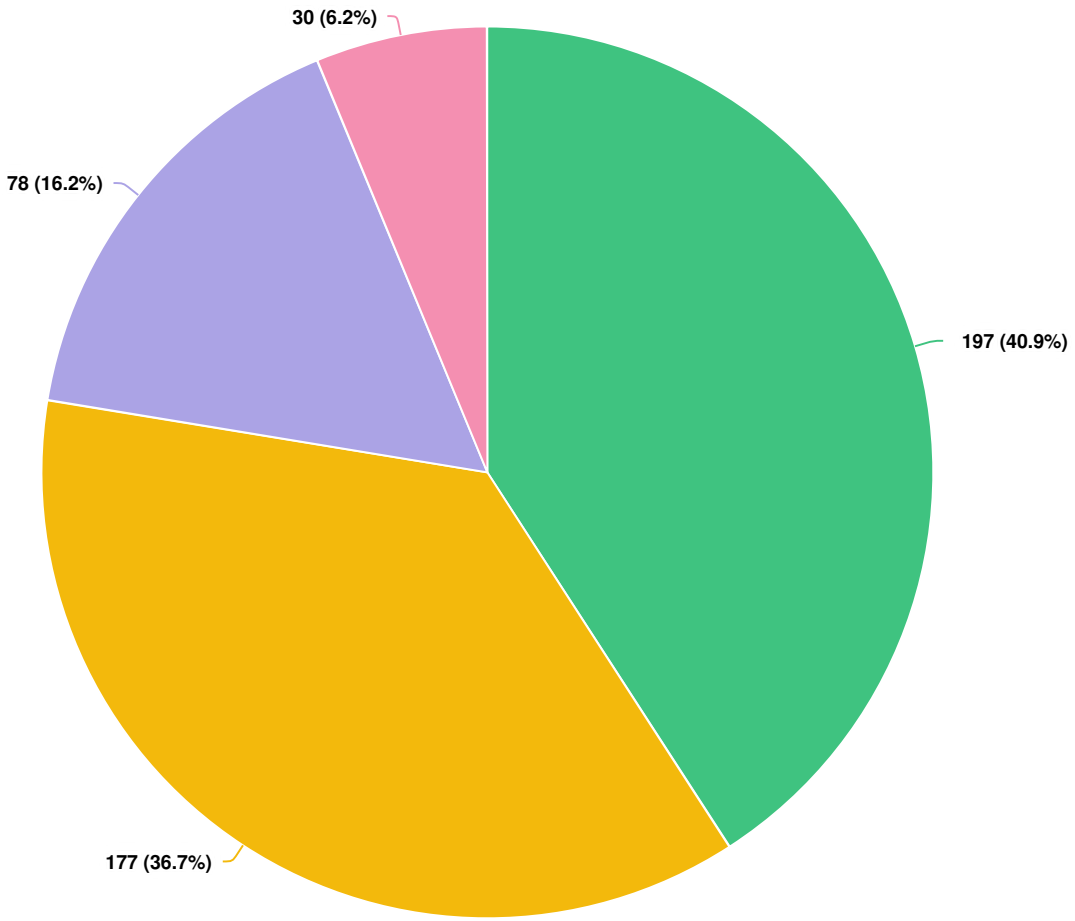


Question options

Very significantly Significantly Moderately Minimally Insignifcantly

Optional question (459 response(s), 25 skipped)
Question type: Radio Button Question

Q7 **If Seguin Township introduced set hours of operation at waste transfer stations, how do you think that would impact your waste disposal routine?**



Question options

- Major inconvenience
- Minor inconvenience
- No inconvience
- Unsure

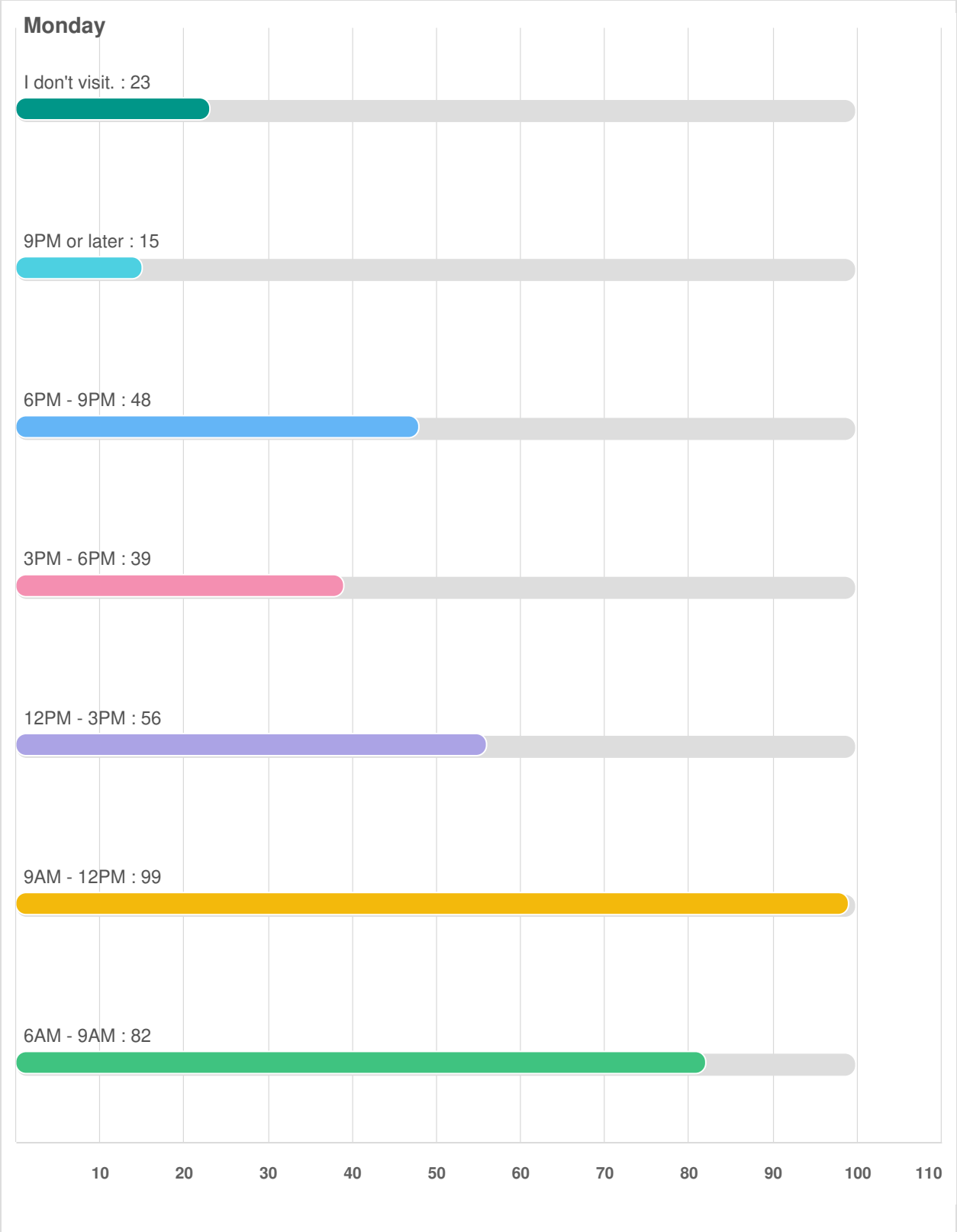
Optional question (482 response(s), 2 skipped)
Question type: Radio Button Question

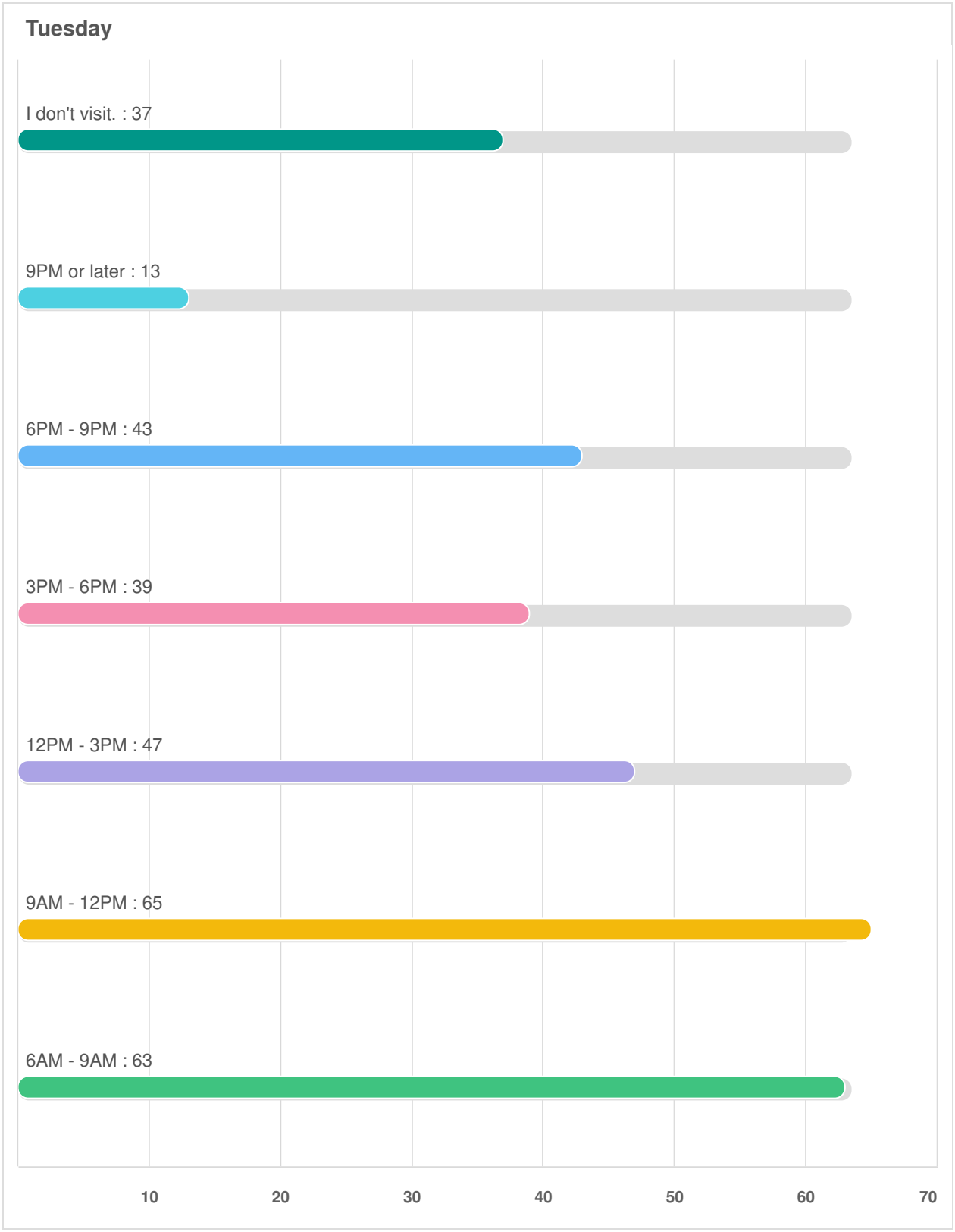
Q8 On average, when do you typically access Seguin Township transfer stations?

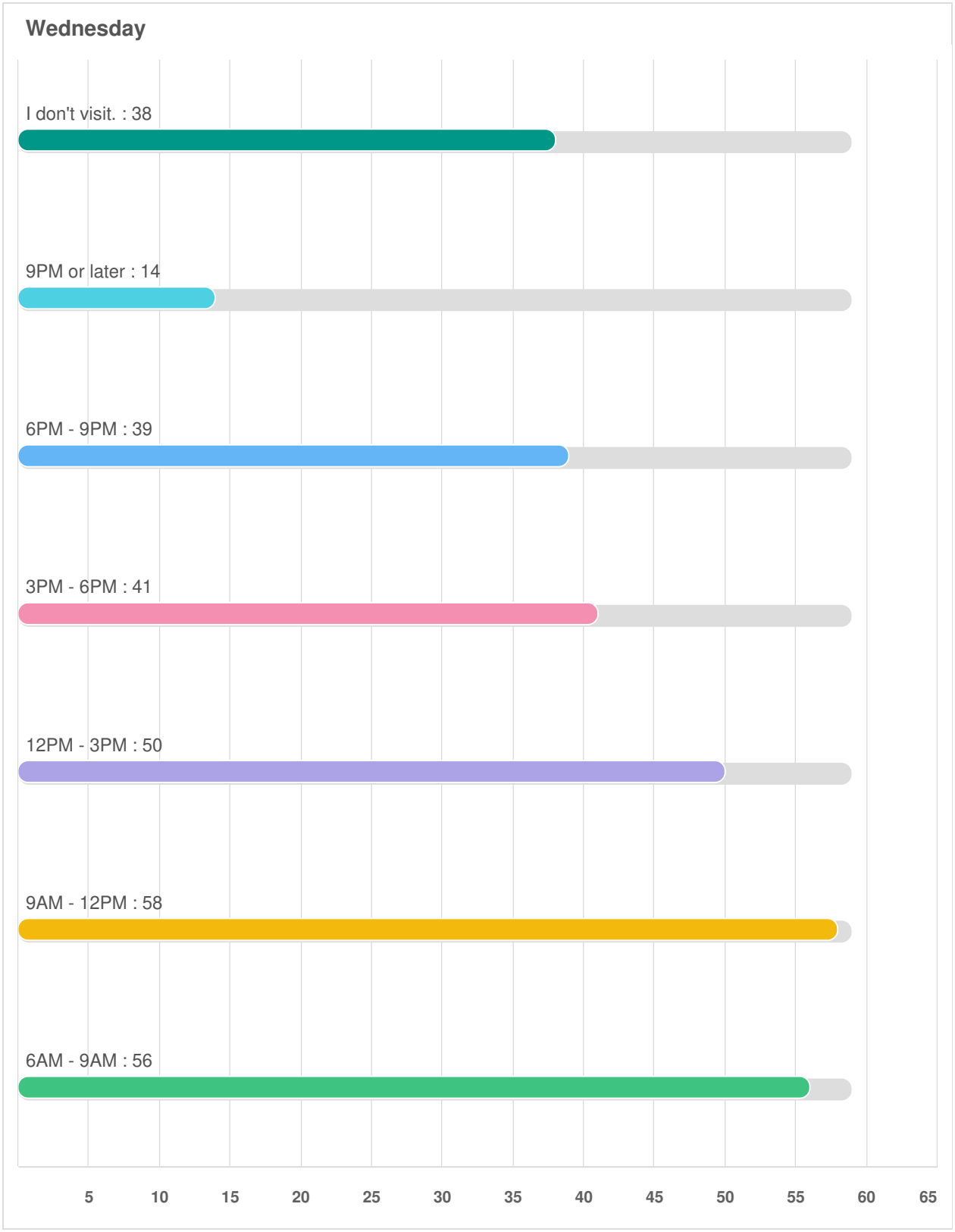


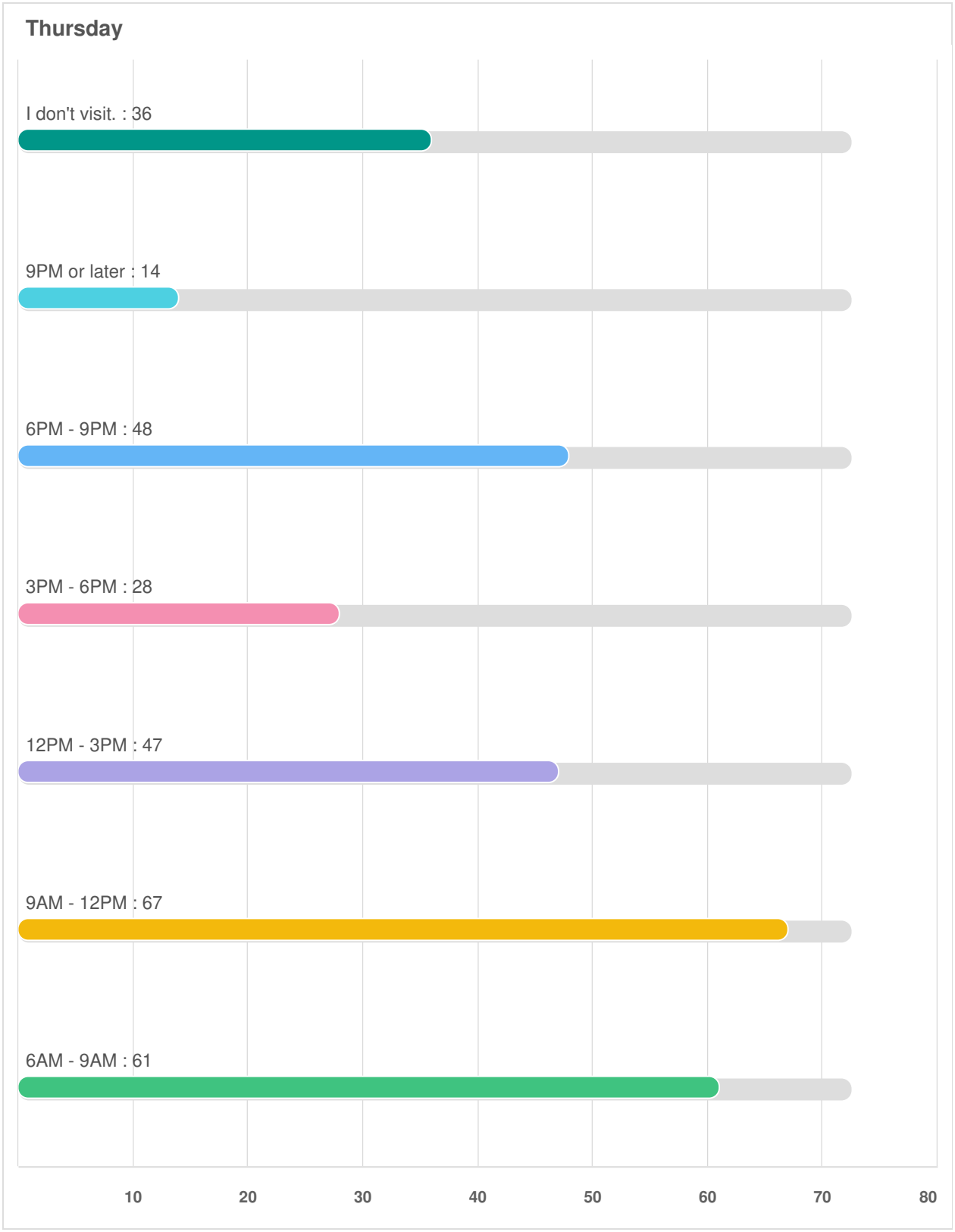
Optional question (442 response(s), 42 skipped)
Question type: Likert Question

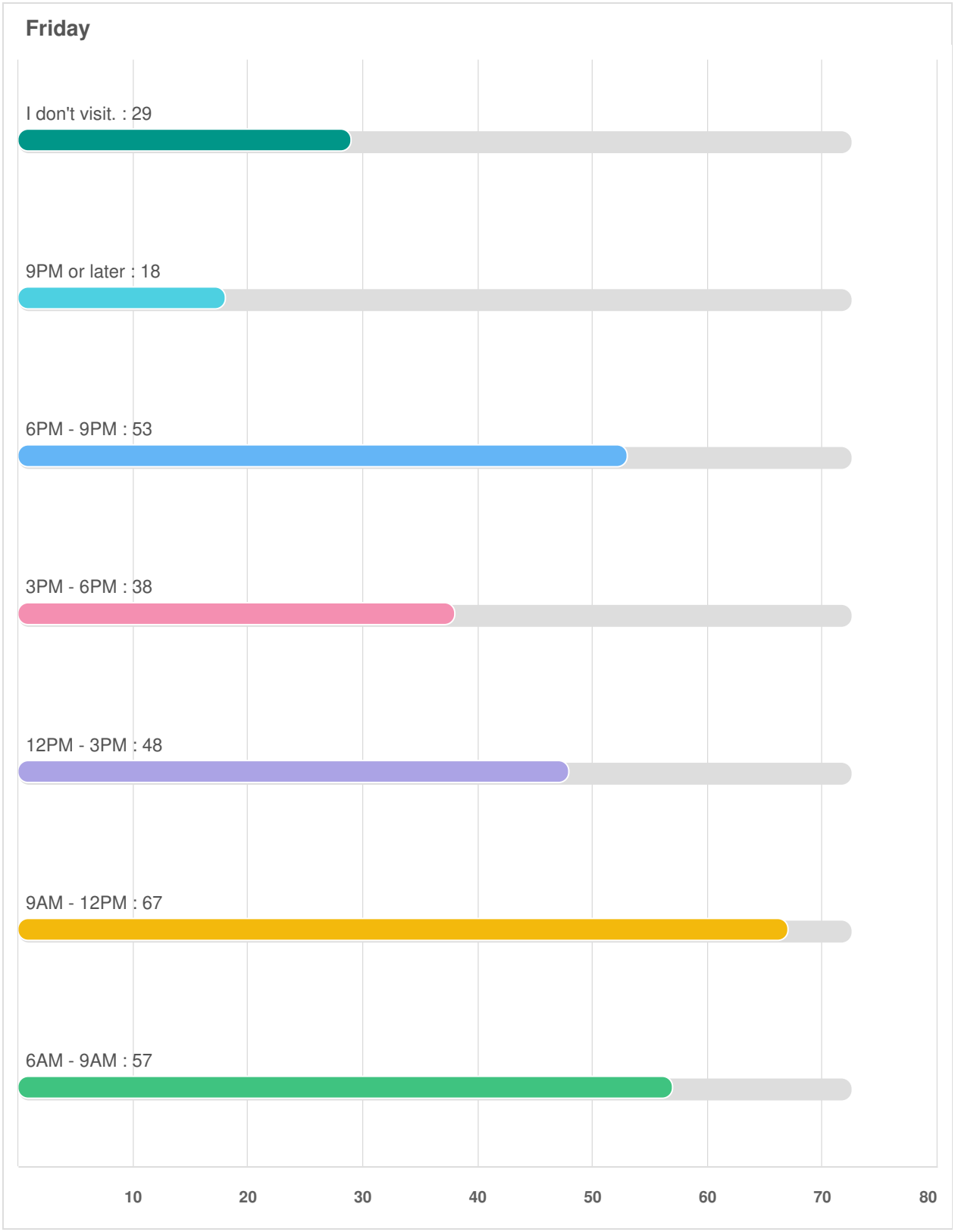
Q8 On average, when do you typically access Seguin Township transfer stations?

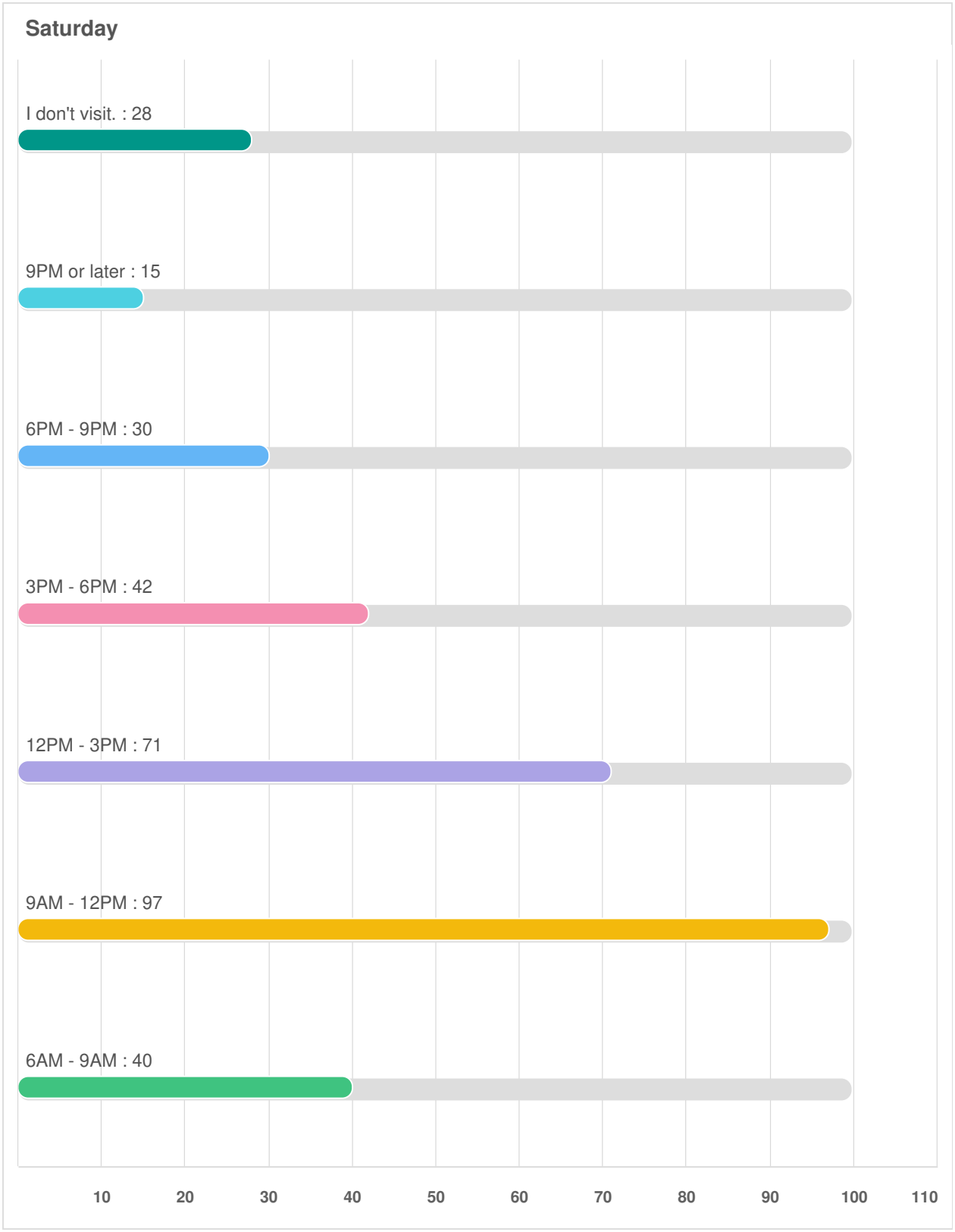


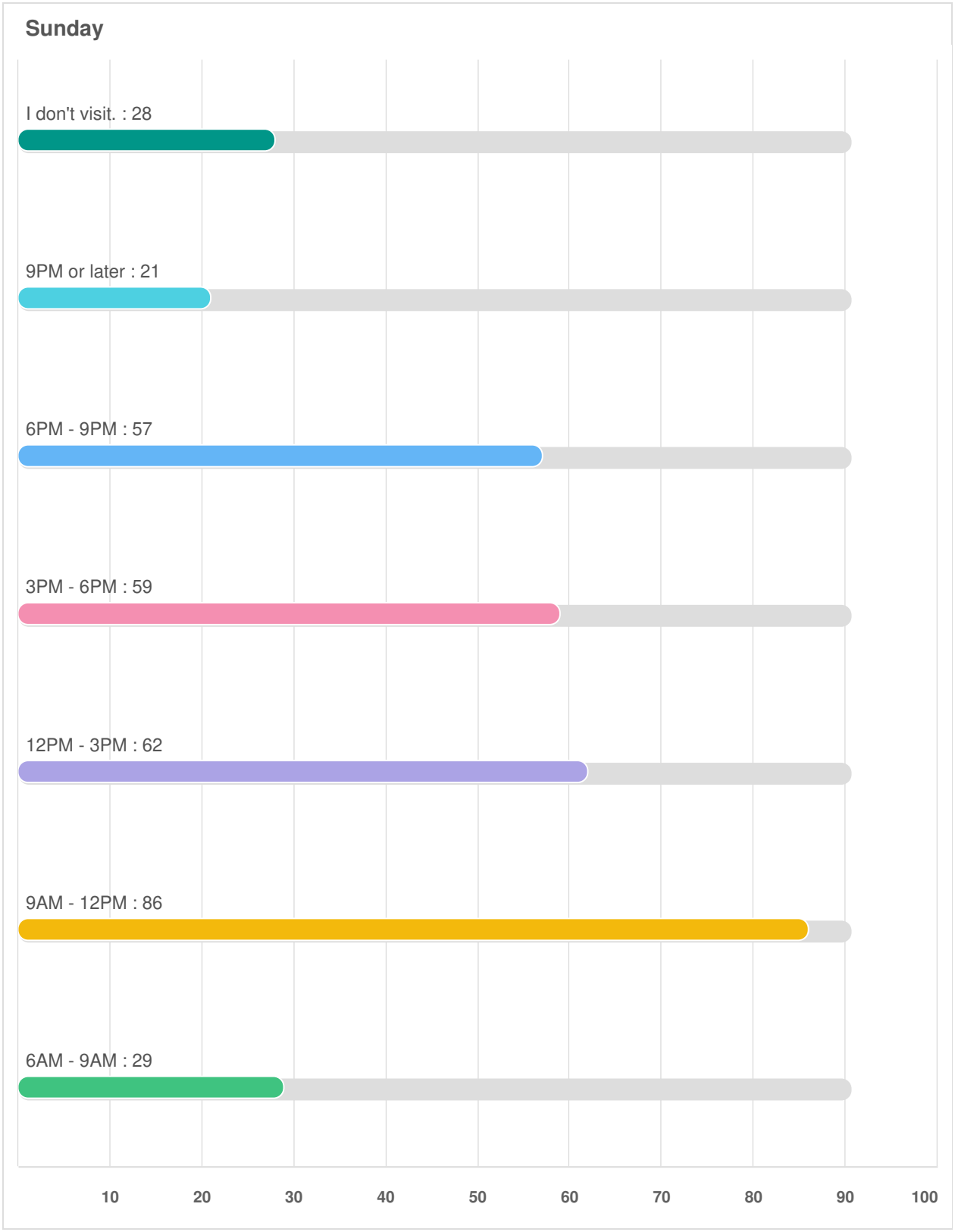

Tuesday
I don't visit. : 37
9PM or later : 13
6PM - 9PM : 43
3PM - 6PM : 39
12PM - 3PM : 47
9AM - 12PM : 65
6AM - 9AM : 63
10
20
30
40
50
60
70


Wednesday
I don't visit. : 38
9PM or later : 14
6PM - 9PM : 39
3PM - 6PM : 41
12PM - 3PM : 50
9AM - 12PM : 58
6AM - 9AM : 56
5
10
15
20
25
30
35
40
45
50
55
60
65

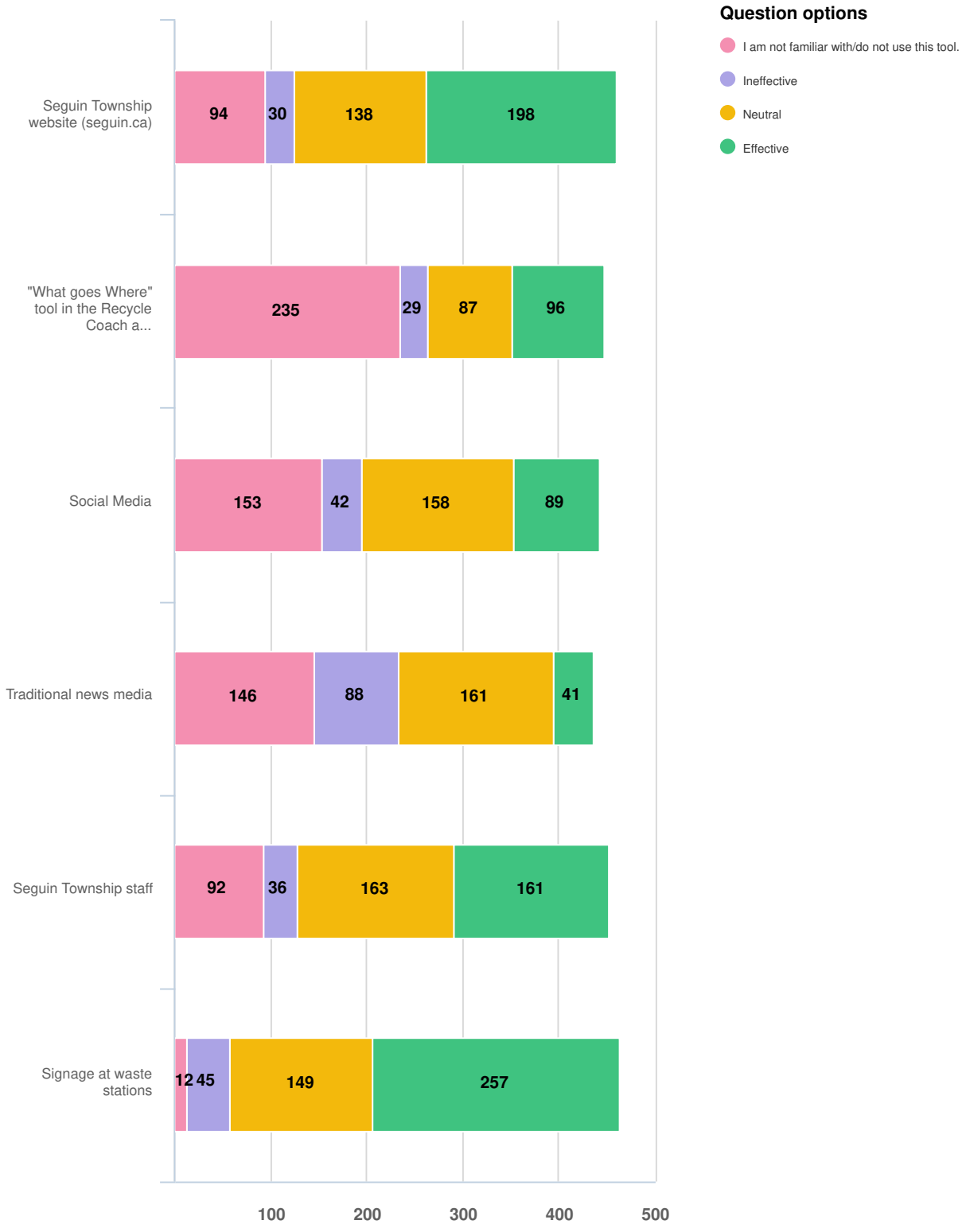

Thursday
I don't visit. : 36
9PM or later : 14
6PM - 9PM : 48
3PM - 6PM : 28
12PM - 3PM : 47
9AM - 12PM : 67
6AM - 9AM : 61
10
20
30
40
50
60
70
80


Friday
I don't visit. : 29
9PM or later : 18
6PM - 9PM : 53
3PM - 6PM : 38
12PM - 3PM : 48
9AM - 12PM : 67
6AM - 9AM : 57
10
20
30
40
50
60
70
80


Saturday
I don't visit. : 28
9PM or later : 15
6PM - 9PM : 30
3PM - 6PM : 42
12PM - 3PM : 71
9AM - 12PM : 97
6AM - 9AM : 40
10
20
30
40
50
60
70
80
90
100
110


Sunday
I don't visit. : 28
9PM or later : 21
6PM - 9PM : 57
3PM - 6PM : 59
12PM - 3PM : 62
9AM - 12PM : 86
6AM - 9AM : 29
10
20
30
40
50
60
70
80
90
100

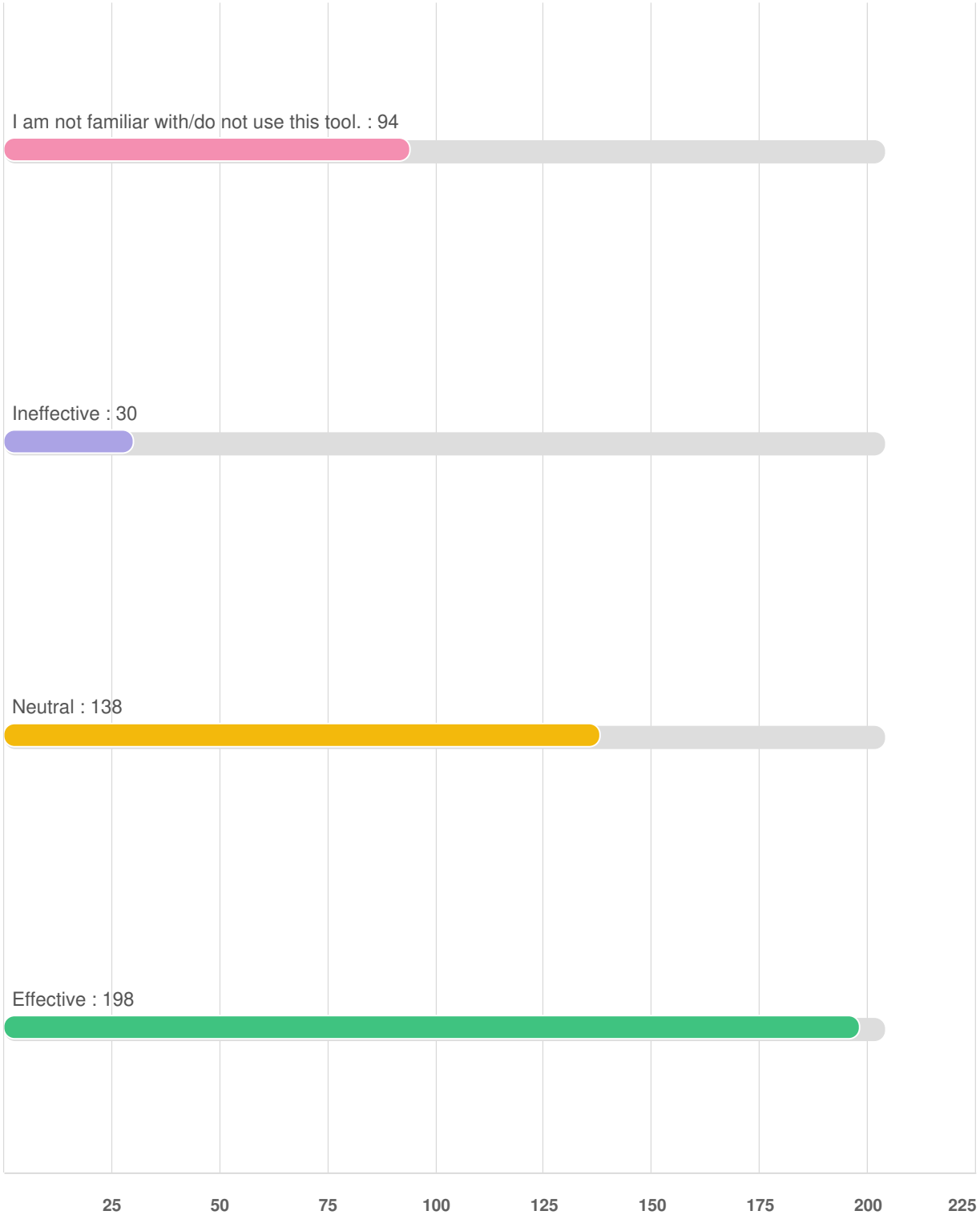
Q9 How effective are each of the following tools in helping you understand waste facility operations and schedules?

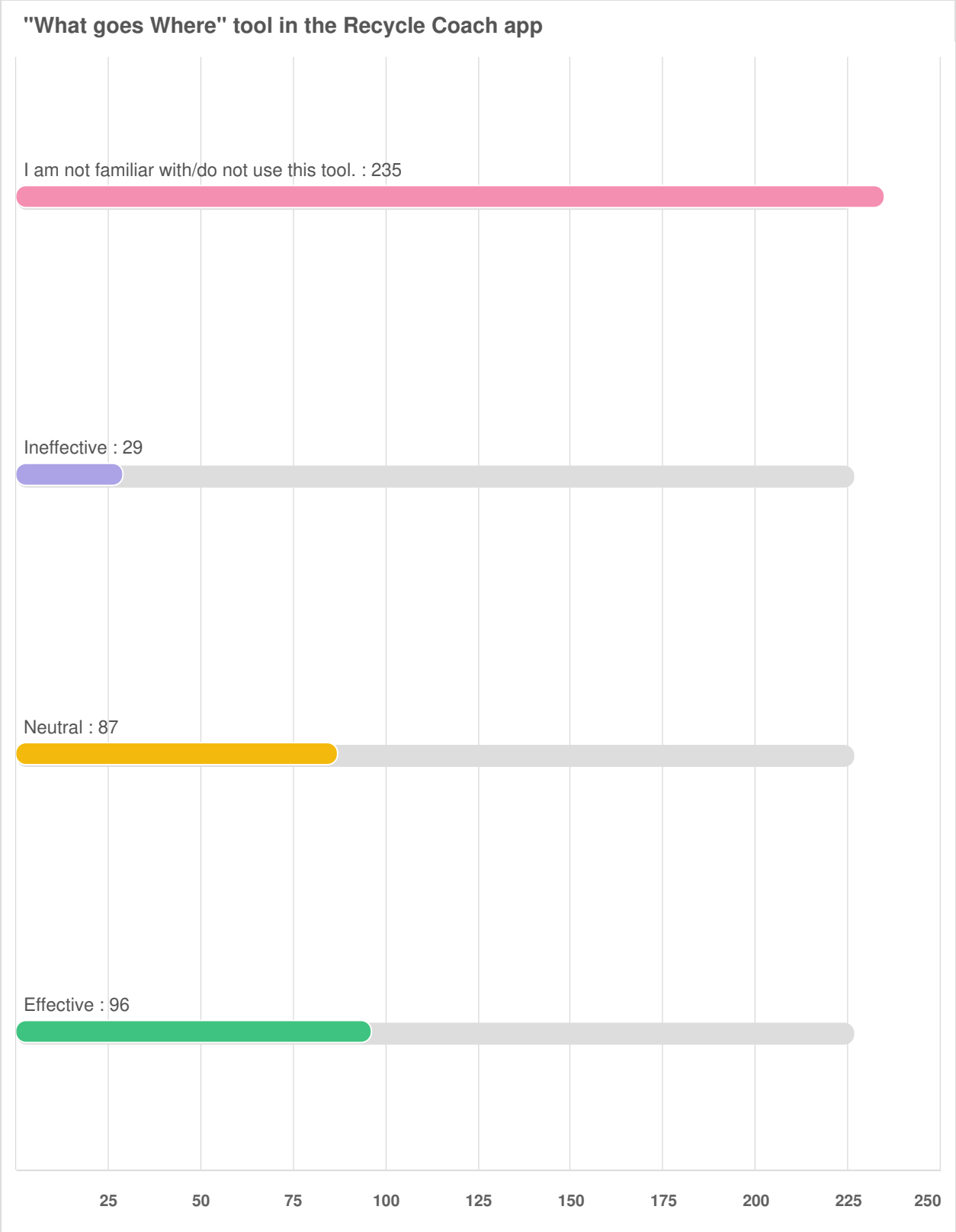


Optional question (470 response(s), 14 skipped)
Question type: Likert Question

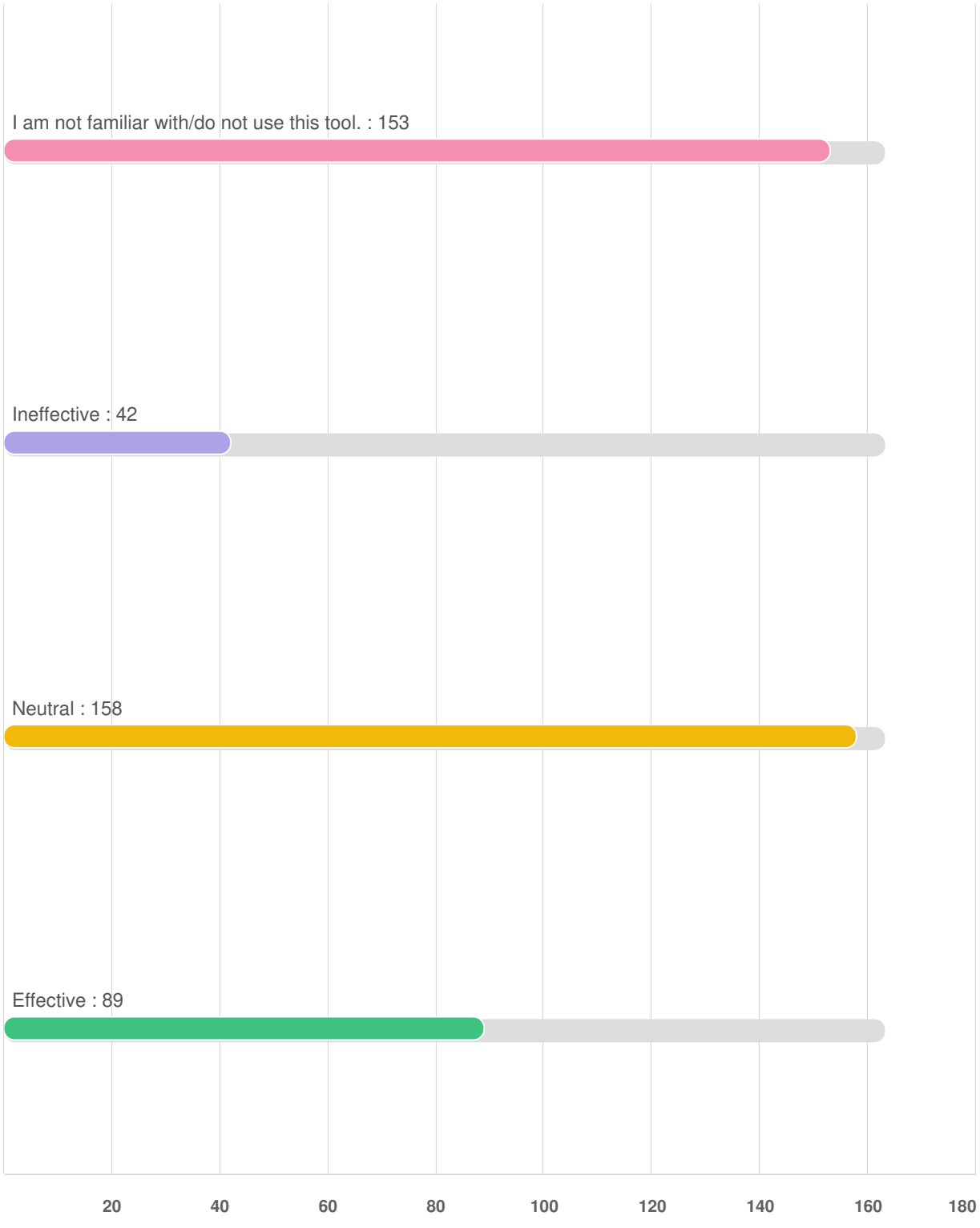
Q9 | **How effective are each of the following tools in helping you understand waste facility operations and schedules?**

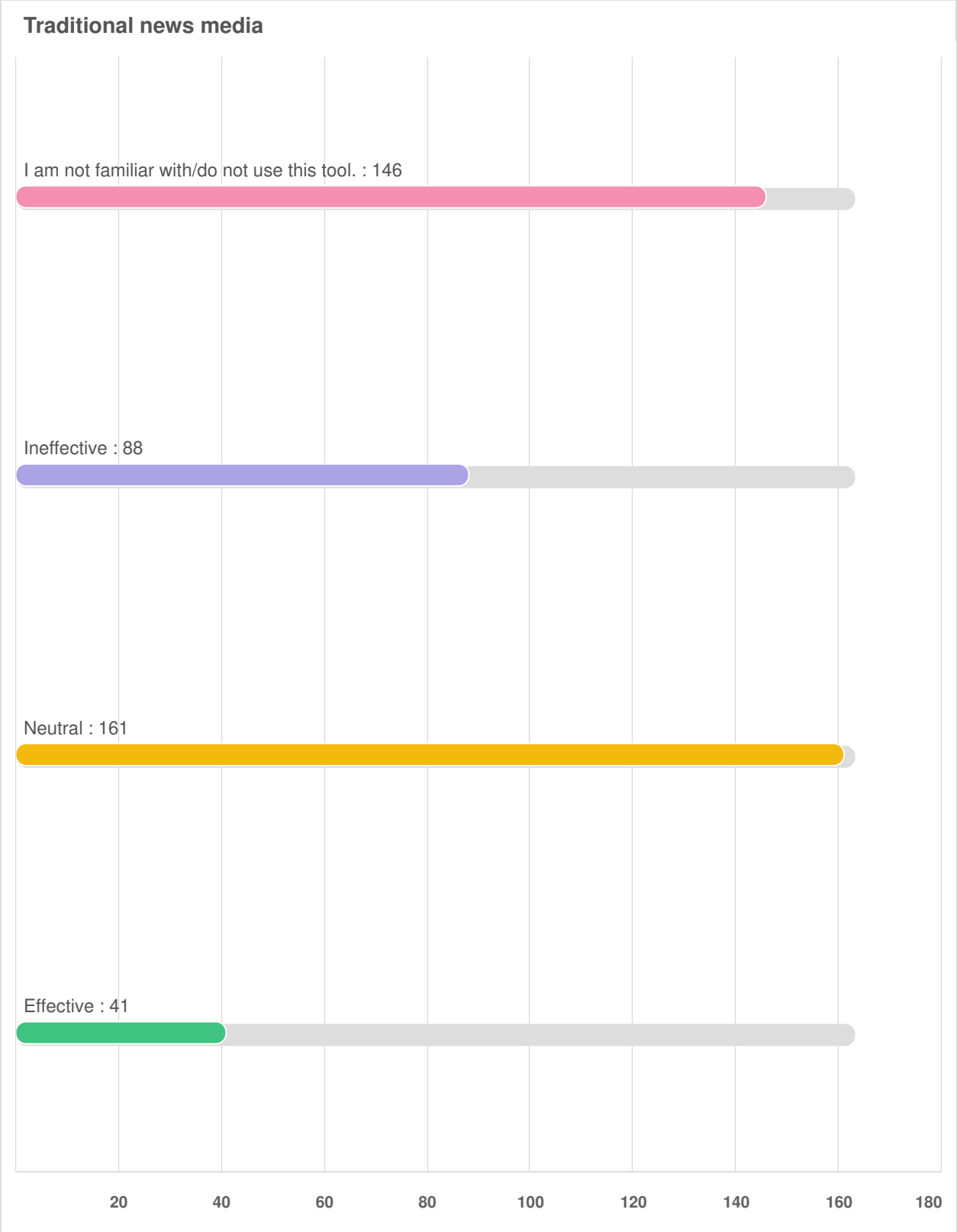
Seguin Township website (seguin.ca)



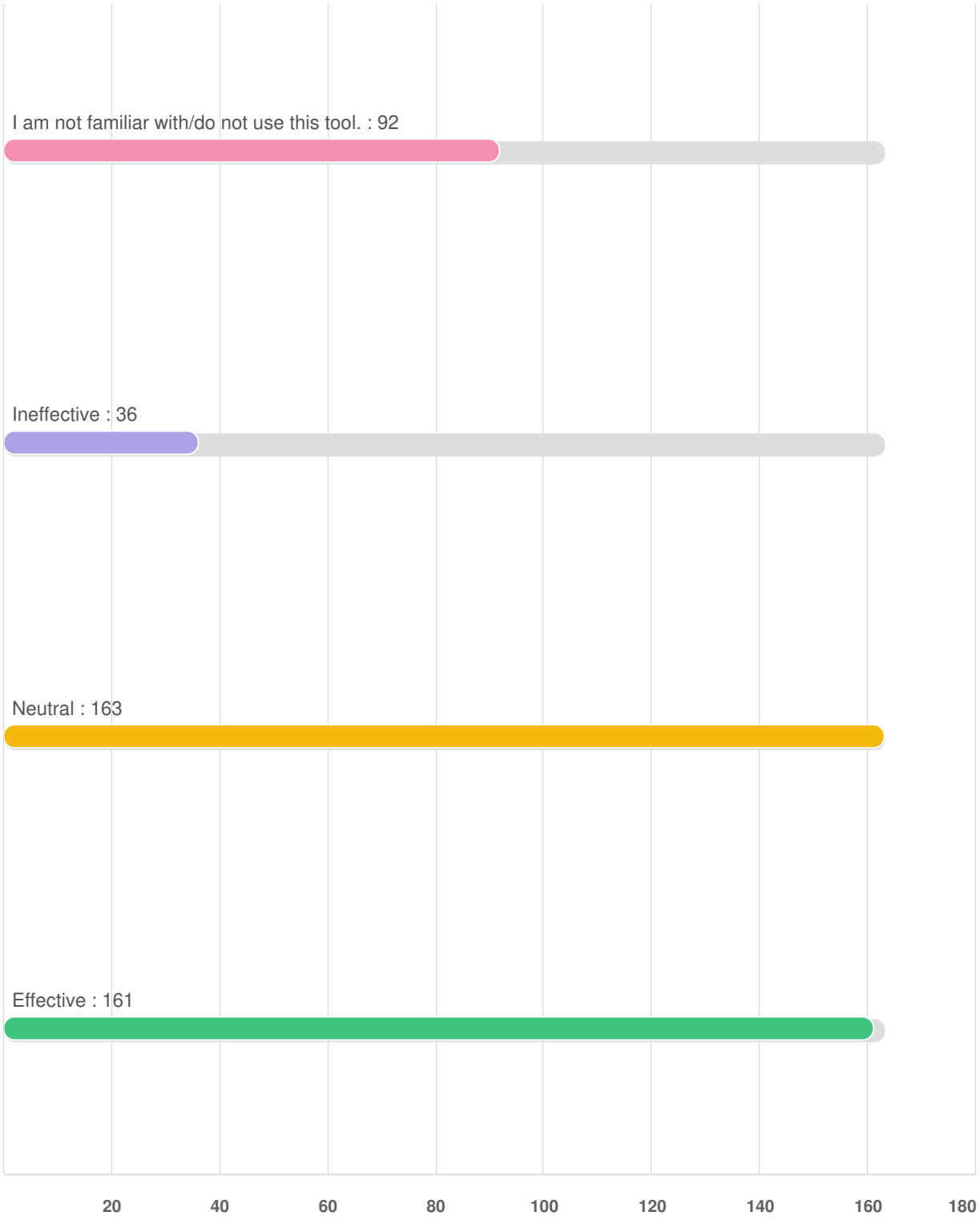

"What goes Where" tool in the Recycle Coach app
I am not familiar with/do not use this tool. : 235
Ineffective : 29
Neutral : 87
Effective : 96
25
50
75
100
125
150
175
200
225
250

Social Media

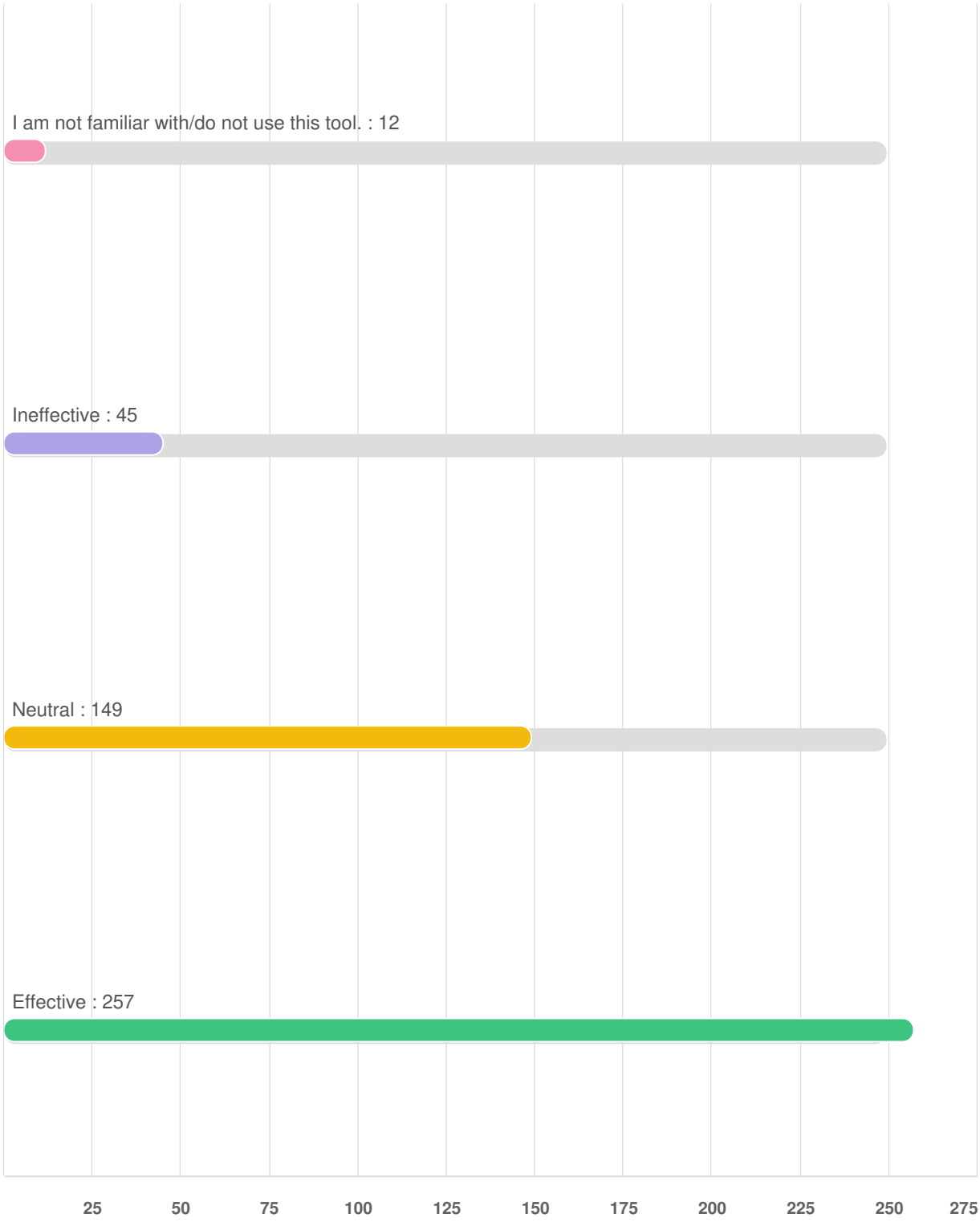



Traditional news media
I am not familiar with/do not use this tool. : 146
Ineffective : 88
Neutral : 161
Effective : 41
20
40
60
80
100
120
140
160
180

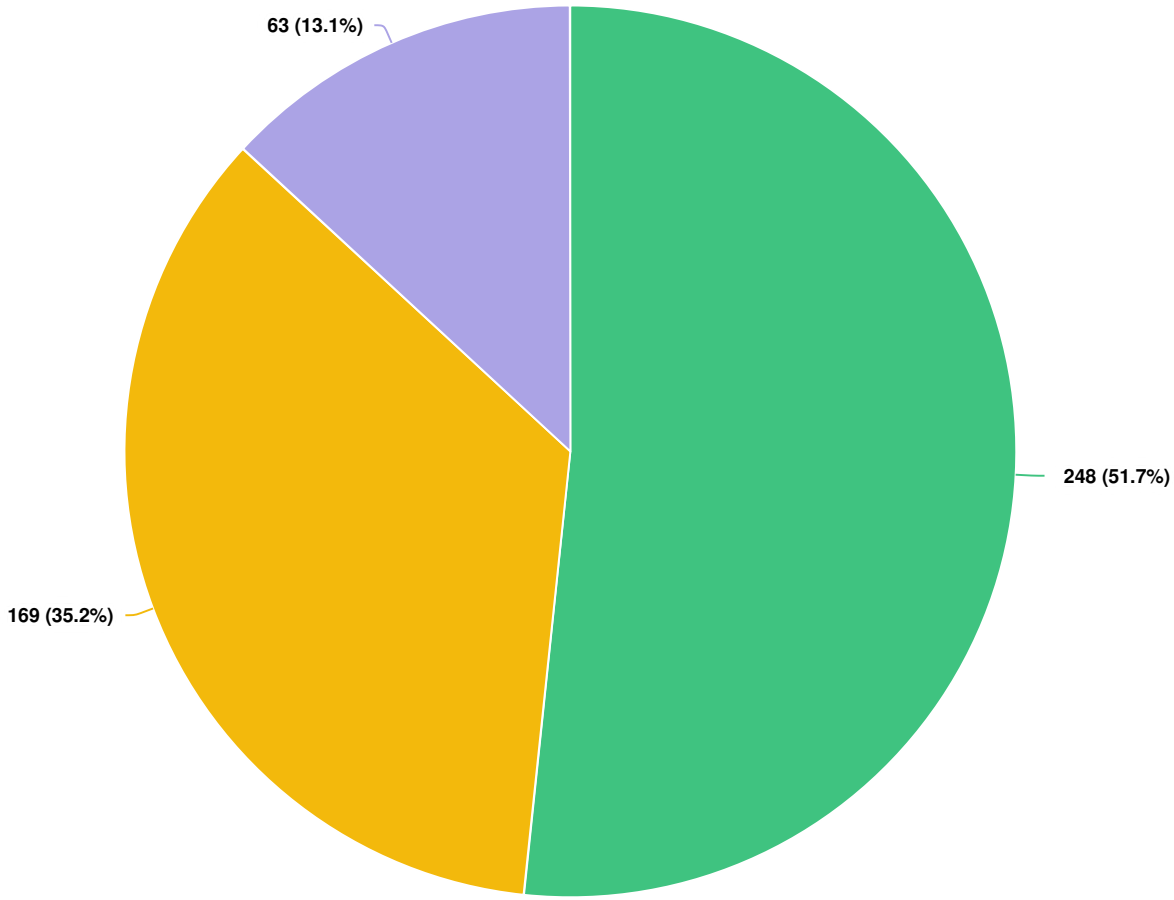
Seguin Township staff



Signage at waste stations



Q10 **When your usual/preferred waste transfer station is closed (for repair, fire, etc.), rate your reaction to using an alternate station.**



Question options

Very frustrated Somewhat frustrated Indifference

Optional question (480 response(s), 4 skipped)
Question type: Radio Button Question

Appendix B – Geospatial Assessment

Seguin Township

2025 Waste Management Review

Geospatial Assessment



Seguin Township

The Natural Place to Be

Authored by:

Forrest Pengra, Director of Strategic Initiatives
Preston Nielsen, Env. and Climate Programs Coordinator
Tom MacLeod, Director of Public Works

Abstract

A comprehensive geospatial assessment of Seguin Township's Waste Transfer Locations.

Contents

Introduction 3

Geostatistical Assessment 3

Technical Specifications 4

Scenario 0 & 1 5

Scenario 2 6

Scenario 3 7

Scenario 4 8

Optimal Locations 9

Summary of Options 10

Conclusion 12

Introduction

Throughout much of 2025, Seguin Township staff completed a comprehensive assessment of Seguin Township's waste management system from an operational and infrastructure perspective. These assessments considered all system variable including waste quantities, population statistics, growth projections, anticipated increases in cost, non-resident and ICI contributions, among others. The assessment proposed four scenarios to improve the efficiency and effectiveness of the waste management system. Following the conclusion of the study, staff further assessed the appropriateness of existing sites, proposed closures, and various changes therein. The following report is a statistical/geographical assessment of Seguin's waste locations, and how under each scenario usage dynamics change.

Geostatistical Assessment

The following sections explore the Township's waste locations for adequacy under the scenarios described in the Waste Management Review (WMR) including a business-as-usual base case. For more details on the specifics of the scenarios referenced, the reader is recommended to review the related sections of the report.

Throughout October and November of 2025, Seguin Township staff undertook the following geostatistical assessments to consider the scenarios identified in the WMR as well as a theoretical fully optimized view of the system. This technical assessment of the area utilized geographic information systems and Township data to quantify and qualify usage patterns and the impact of changes on Seguin residents.

The geographical assessments consider only residential locations and travel requirements for waste management services. They do not consider other decision-making factors like seasonality, time of day, disposal as an intermediate activity, nearest vs. most convenient, unexpected closures and others. Integration of activities such as these introduces an unmanageable number of variables and assumptions.

That said, it's a reasonable assumption that disposal practices follow certain trends such as seasonal residents disposing of waste while leaving the Township, disposal of waste while 'heading to town' for provisions, fuel or work, and others.

Technical Specifications

Software: ArcGIS Pro 3.5.4

Toolbox: Network Analyst

Toolsets:

Create Network Dataset

Location Allocation Analysis

Maximum Attendance model, 20km cutoff, 4-7 facilities, straight line

Service Area Analysis

Away from facilities, cut off 15km, stand. precision, split rings, 500 trim dist.

Data:

Road Network – CINENA 20251027 extraction

Parcels – Assessed Roll Parcels 20251027 extraction

Residence Parcel Locations – generated by centroid from parcel based on MPAC code (ex. 201, 301, 313, etc…)

Steps Taken:

1. Gathering of data
2. Cleaning of data
3. Preparation of data
    a. Development of Network
    b. Creation of residence locations (demand points)
    c. Loading of transfer station locations (facility points)
4. Processing of data
    a. Scenario 0 & 1
    b. Scenario 2
    c. Scenario 3
    d. Scenario 4
    e. Optimal 7 locations
    f. Optimal 6 locations
    g. Optimal 5 locations
    h. Optimal 4 locations
5. Analysis of outputs
6. Mapping
7. Report authorship

Scenario 0 & 1

Scenarios 0 and 1 were assessed identically as the number of proposed waste transfer sites remains business as usual, with seven sites as described in the Waste Management Review.

The graphic and table below provide information to clarify possible residential movements as it relates to waste disposal under these specific scenarios.

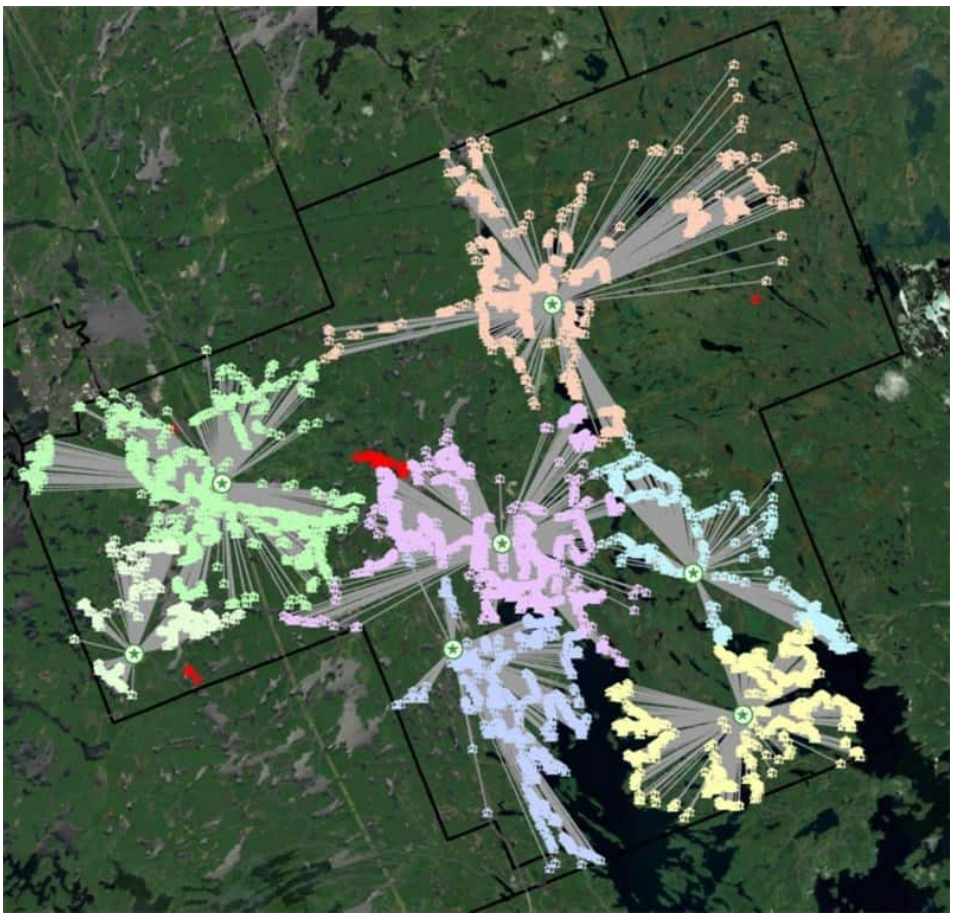


Table 1 - Average Travel Distance - Base Case & Scenario 1

Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1162	5.70
Brooks Road Waste Transfer Station	878	5.88
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99
Airport Road Waste Transfer Station	600	5.96
Bon Echo Waste Transfer Station	401	4.04

Scenario 2

Per the Waste Management Review, this Scenario considered the closure of Bon Echo Transfer Station. The following graphic and table demonstrates the geospatial impact on residential travel outcomes by the closure.

The graphic and table below provide information to clarify possible residential movements as it relates to waste disposal under this scenario.

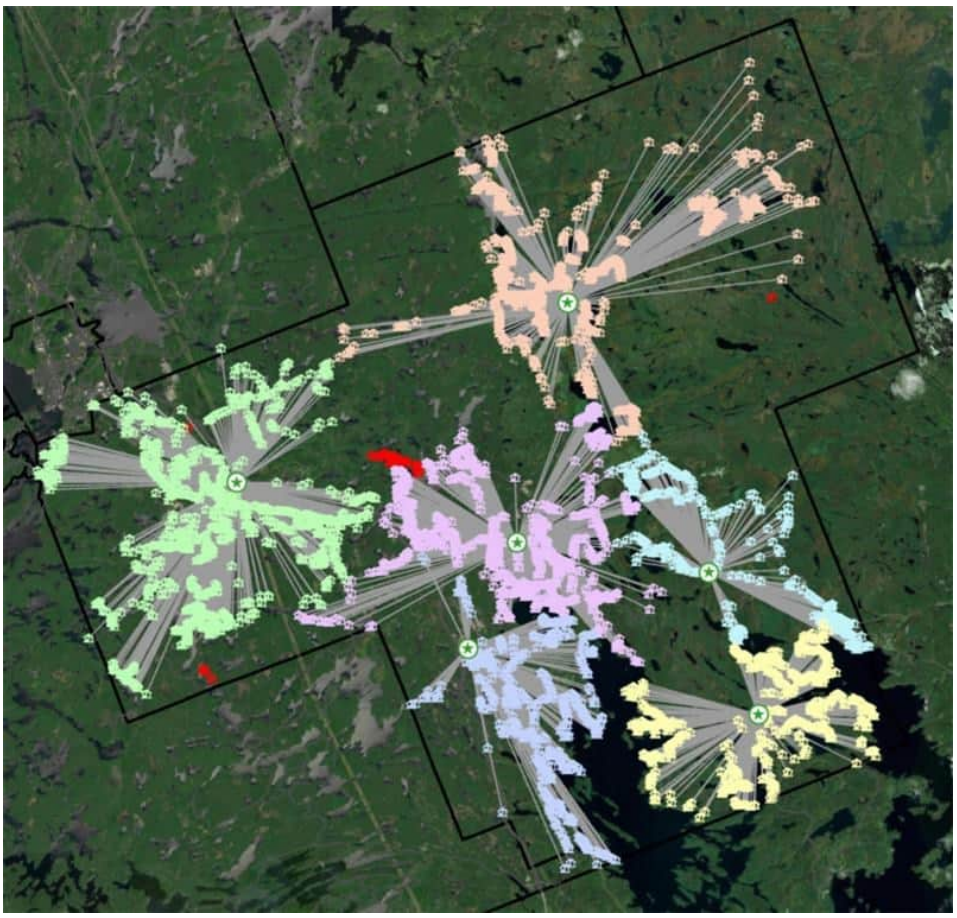


Table 2 - Average Travel Distance - Scenario 2

Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1162	5.70
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99
Airport Road Waste Transfer Station	600	5.96

Scenario 3

Per the Waste Management Review, this Scenario considered the closure of Bon Echo and Airport Transfer Stations. The following graphic and table demonstrates the geospatial impact on residential travel outcomes by the closures.

The graphic and table below provide information to clarify possible residential movements as it relates to waste disposal under this scenario.

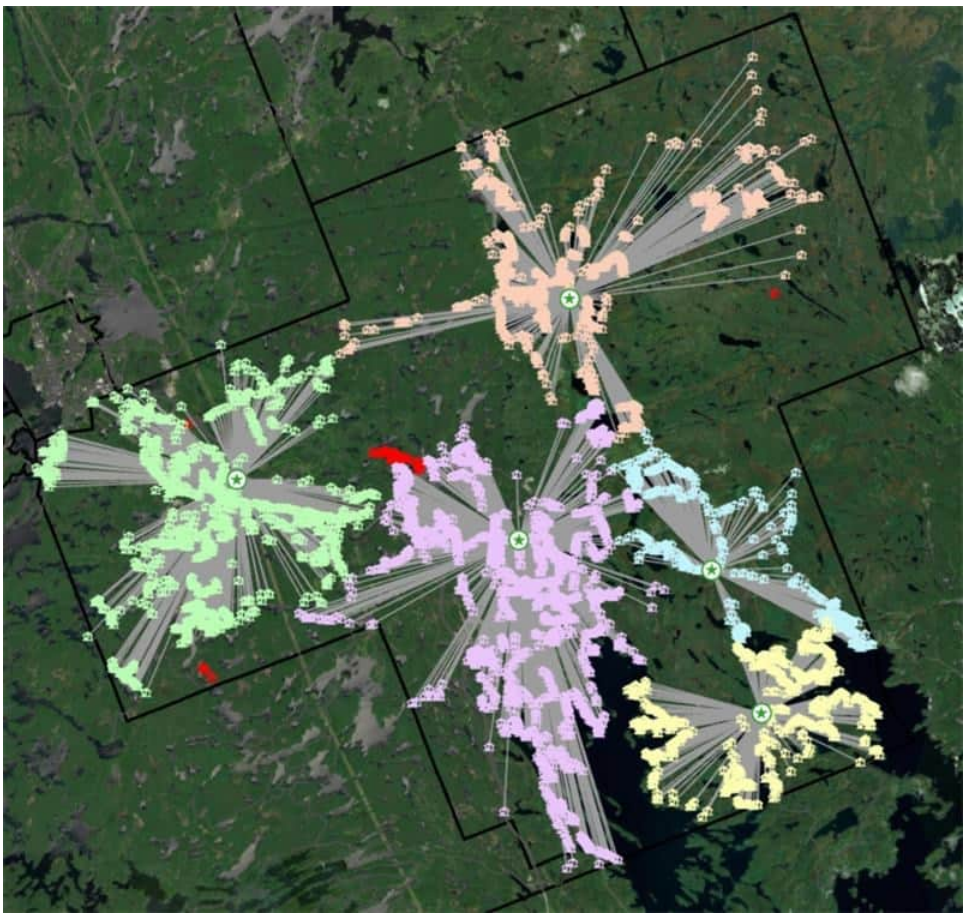


Table 3 - Average Travel Distance - Scenario 3

Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1762	7.46
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	898	6.28
Turtle Lake Transfer Station	399	5.25
Stanley House Waste Transfer Station	627	4.99

Scenario 4

Per the Waste Management Review, this Scenario considered the closure of Bon Echo, Airport and Turtle Lake Transfer Stations. The following graphic and table demonstrates the geospatial impact on residential travel outcomes by the closures.

The graphic and table below provide information to clarify possible residential movements as it relates to waste disposal under this scenario.

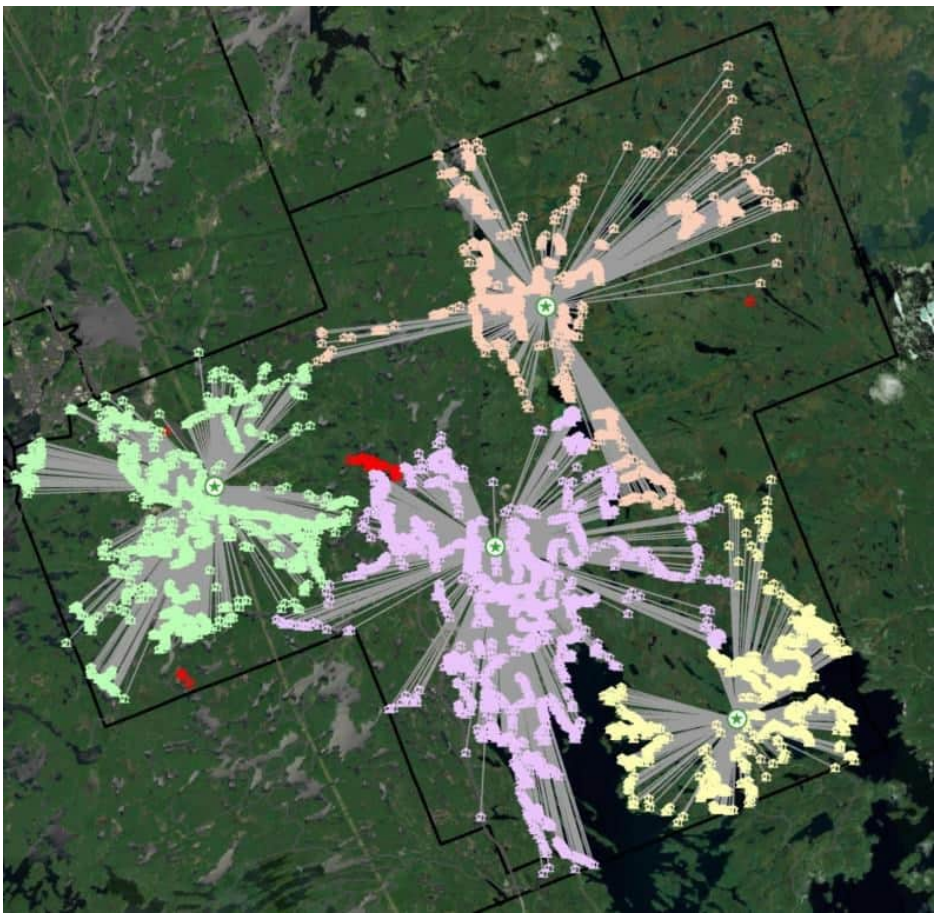


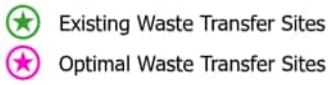
Table 4 - Average Travel Distance - Scenario 4

Name	Resident Count	Avg Distance Traveled
Humphrey Waste Transfer Station	1895	7.62
Brooks Road Waste Transfer Station	1279	7.74
Christie Waste Transfer Site	972	6.63
Stanley House Waste Transfer Station	819	5.68

Optimal Locations

Staff undertook a comprehensive assessment of the adequacy of existing transfer station locations under a variety of conditions. Assessment began with the creation of a randomized cluster within the Township, consisting of 50,000 points. These points were then compared to the location of resident points throughout the Township to determine the optimal siting of transfer stations. Conditions included the assessment of the same quantities of stations assessed through Scenarios 0 through 4 (7 stations vs. 4 stations). The assessment considered residential location and travel distance as the main consideration as a measure of input and impedance through the network.

When assessing the graphics below, please consider the following legend:





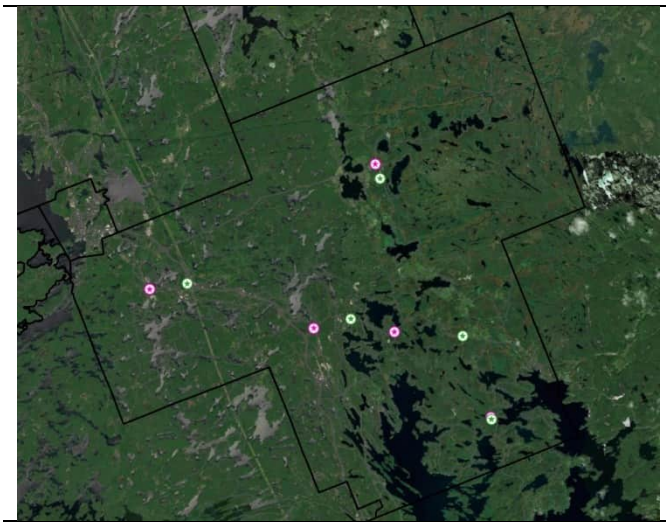
Scenario 1 vs. Optimal 7 Sites
The graphic at left compares the geographic location of the 7 existing transfer stations with a theoretical optimal location of an equal number of stations.

The locations correlate strongly with some shifting observed for Airport, Turtle and Bon Echo transfer stations.



Scenario 2 vs. Optimal 6 Sites
The graphic at left compares the geographic location of the 6 remaining transfer stations with a theoretical optimal location of an equal number of stations.

Some correlation exists, though to a lesser extent than the previous (Scenario 1 and Optimal 7). Based on inputs, it is suggested leaving a station at Bon Echo, closure of Humphrey, Turtle Lake and Airport, with the creation of new stations in between. These actions are unfeasible.



Scenario 3 vs. Optimal 5 Sites
The graphic at left compares the geographic location of the 5 remaining transfer stations with a theoretical optimal location of an equal number of stations.

Good correlation exists. Based on inputs, it is suggested the existing site locations for the 5 sites to be fairly well situated. The modelling recommends the shifting of the Humprey and Turtle Lake transfer stations west, but not by a significant margin (approx. 2.5-4.5km). As such, the existing sites should be considered appropriate.



Scenario 4 vs. Optimal 4 Sites
The graphic at left compares the geographic location of the 4 remaining transfer stations with a theoretical optimal location of an equal number of stations.

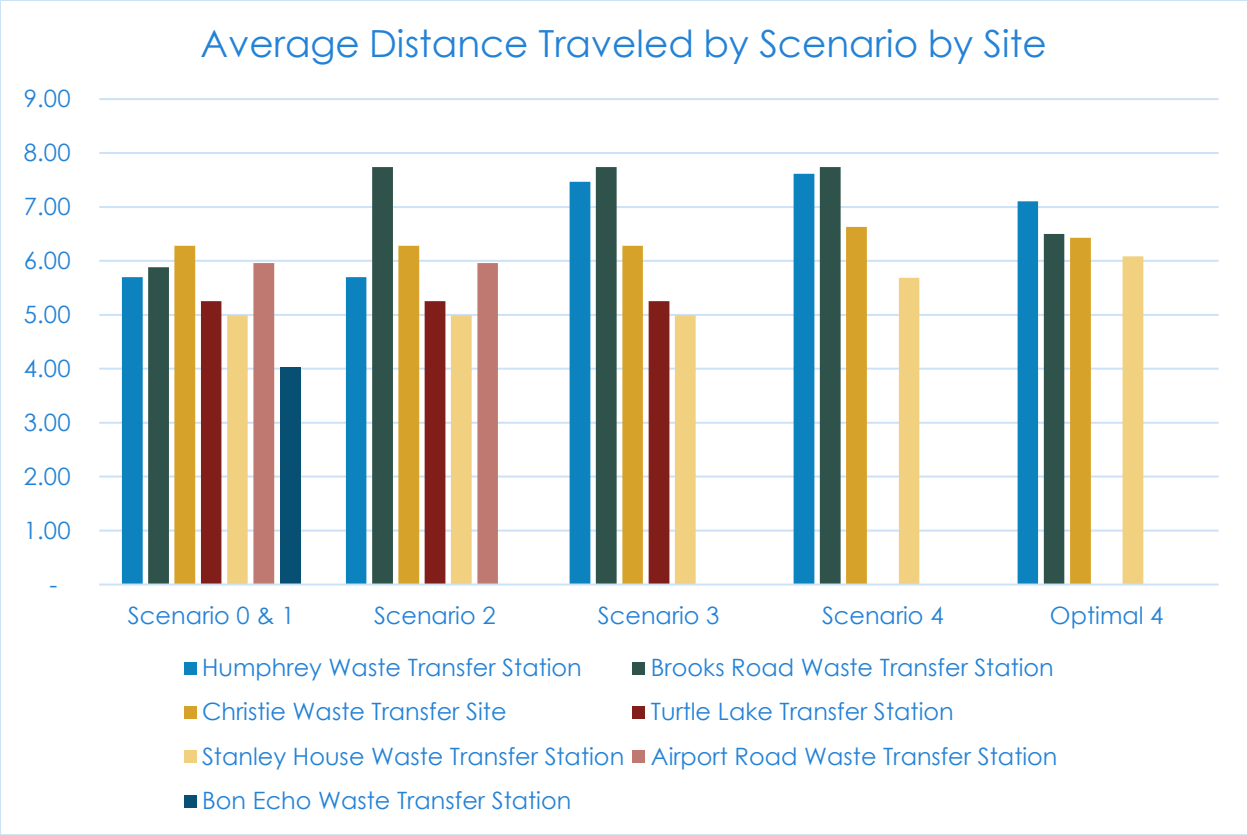
Excellent correlation exists. Based on inputs, it is suggested the existing site locations for the 4 sites to be very well situated.

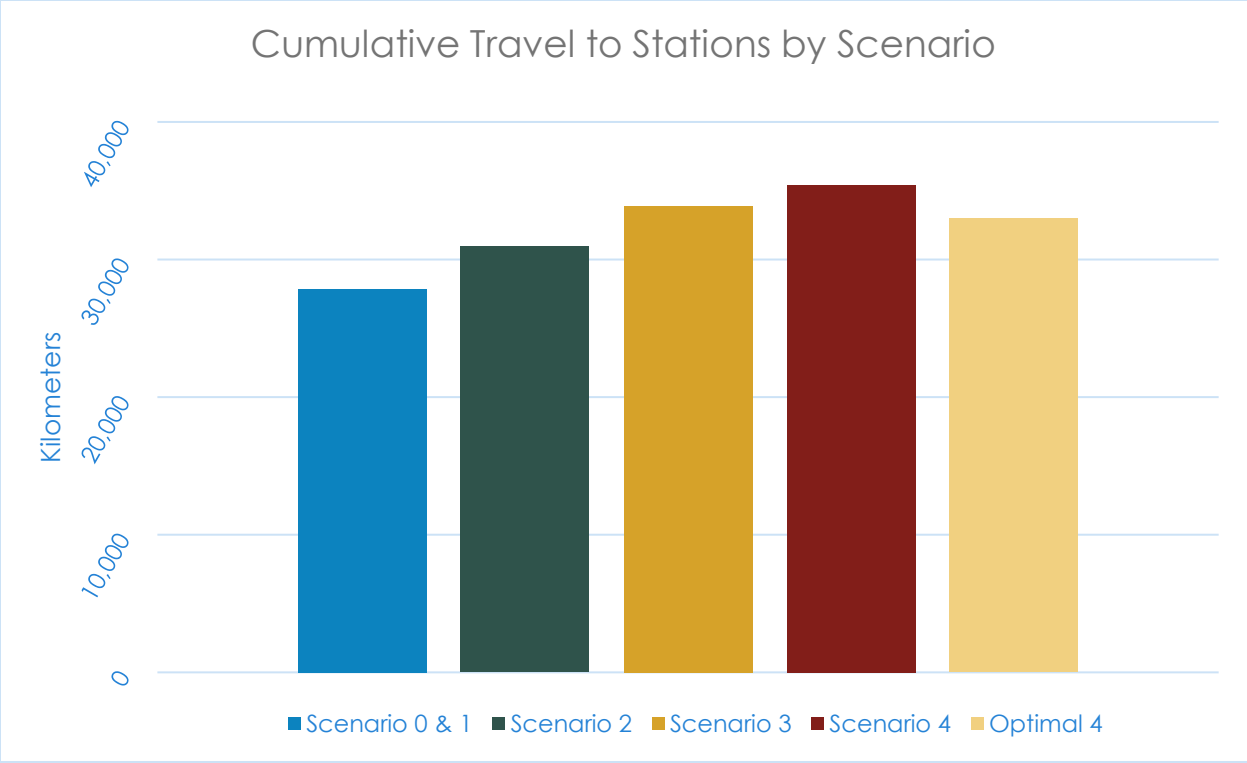
Summary of Options

The following section is a summary of residential transportation impact under all assessed scenarios.

Table 5 - Summary of Average Travel Distance (km) by Scenario

Site	Scenario 0 & 1	Scenario 2	Scenario 3	Scenario 4	Optimal 4
Humphrey Waste Transfer Station	5.70	5.70	7.46	7.62	7.10
Brooks Road Waste Transfer Station	5.88	7.74	7.74	7.74	6.50
Christie Waste Transfer Site	6.28	6.28	6.28	6.63	6.43
Turtle Lake Transfer Station	5.25	5.25	5.25		
Stanley House Waste Transfer Station	4.99	4.99	4.99	5.68	6.08
Airport Road Waste Transfer Station	5.96	5.96			
Bon Echo Waste Transfer Station	4.04				


Average Distance Traveled by Scenario by Site
9.00
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
-
Scenario 0 & 1
Scenario 2
Scenario 3
Scenario 4
Optimal 4
Humphrey Waste Transfer Station
Brooks Road Waste Transfer Station
Christie Waste Transfer Site
Turtle Lake Transfer Station
Stanley House Waste Transfer Station
Airport Road Waste Transfer Station
Bon Echo Waste Transfer Station



Conclusion

In conclusion, the geographical/geostatistical assessment suggests several things. Firstly, the analysis finds that relocating the Townships' waste sites is unnecessary, as existing locations correlate closely with optimal, confirming they are satisfactorily located. Second, when assessing site use, all scenarios continue to provide convenient service locations, within a reasonable average travel distance as demonstrated in Table 5.

Seguin Township

The Natural Place to Be

Seguin Township
5 Humphrey Drive | Seguin, ON P2A 2W8
T. 705-732-4300 | F. 705-732-6347 | seguin.ca

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2025 Treasurer's Statement of Development Charges and Reserve Funds

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: March 2, 2026 **Report No:** TR-2026-002

Executive Summary:

The Township of Seguin enacted By-law 2024-080 – Development Charges in October 2024, effective January 1, 2025. In accordance with that By-law and Section 43 of the *Development Charges Act 1997*, this Report presents the Statement of the Treasurer of Development Charges and related Reserve Funds for the year ended December 31, 2025.

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2025 Treasurer's Statement of Development Charges and Reserve Funds

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: March 2, 2026 **Report No:** TR-2026-002

Recommendation:

That Council accepts the Statement of the Treasurer of Development Charges and related Reserve Funds for the year ended December 31, 2025.

Background:

In 2024, By-law 2024-080 was enacted for township-wide development charges. A financial statement regarding development charges and related reserve funds is required to be presented to Council every year by June 30 under Section 43 of the *Development Charges Act, 1997*.

The statement will be posted on the Township's website for public information purposes. A copy will also be forwarded to the Minister of Municipal Affairs and Housing by July 15.

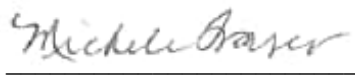
Strategic Plan Alignment:

N/A – this Statement is a legislated requirement.

Conclusion:

Staff recommend that Council accept the Statement of the Treasurer.

Prepared by:



Michele C. Fraser, CFO/Treasurer

Reviewed by:



Jason Inwood, CAO

Attachment:

Statement of the Treasurer of Development Charges and related Reserve Funds

TOWNSHIP OF SEGUIN

ANNUAL STATEMENT OF THE TREASURER OF DEVELOPMENT CHARGES AND RESERVE FUNDS

for the period from January 1 to December 31, 2025

Details	Library Services	Fire Services	Parks and Recreation	Waste Diversion	Services Related to a Highway	Development Related Studies	Emergency Preparedness	Total
Opening balance, January 1, 2025	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Charges Collected	$5,946.00	$49,605.31	$27,724.00	$7,446.13	$53,003.10	$4,175.99	$1,269.46	$149,169.99
Interest	$50.86	$424.35	$237.16	$63.70	$453.42	$35.72	$10.86	$1,276.07
Subtotal	$5,996.86	$50,029.66	$27,961.16	$7,509.83	$53,456.52	$4,211.71	$1,280.32	$150,446.06
Amounts transferred to Capital	$0.00	$0.00	($23,361.57)	$0.00	$0.00	$0.00	$0.00	($23,361.57)
Closing balance, December 31, 2025	$5,996.86	$50,029.66	$4,599.59	$7,509.83	$53,456.52	$4,211.71	$1,280.32	$127,084.49

The Municipality is compliant with S. 59.1(1) of the Development Charges Act, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the Development Charges Act or another Act.

Michele C. Fraser, CFO/Treasurer
January 28, 2026

Seguin Township
Financial Update – December 31, 2025
(unaudited)

Highlights:

The year end results have been finalized, and we are projecting a year end surplus of $50,186 (unaudited), which is down significantly from the November projection of $169,474. Previously reported line variances have now been updated to actual:

Investment Income shortfall, caused by lower than anticipated bank balances and interest rate cuts	-	$ (109,344)
Penalty and interest revenue, from higher than anticipated tax arrears	-	$ 44,483
WSIB surplus rebate	-	$ 174,890
OPP local detachment revenues	-	$ 3,852
Recycling cost recoveries	-	$ 48,686
Fire services call outs	-	$ 46,691
Water Quality program completed	-	$ 8,200

However, the major cause of the decrease since November is weather related. Snowfall was significant in the last two months of 2025, leading to equipment breakdowns, staff overtime and higher than expected fuel usage.

Tax Arrears:

Total outstanding Tax Arrears as of December 31, 2025, amounted to $902,542 compared to $726,794 on the same date in 2024; this represents a 24% increase, which is significantly above the 2025 tax increase. The bulk of the arrears is in 2025 taxes and interest. While this is a concerning trend, staff have been reaching out to ratepayers with large arrears to assist with payment plans. We do not expect that this will lead to an extraordinary increase in tax registrations at this time.

Capital and Reserves:

Capital projects are complete for the fiscal year, with approximately 72.7% of the $8.663 million capital budget spent. Staff have forecasted carryovers into 2026 at $2,085,925, comprised largely of:

Vehicle and equipment replacements, awaiting delivery	$511,319
Rosseau Memorial Hall project, ongoing	$516,611
Bridges, capital repairs to be done in 2026	$224,060
Humphrey Community Centre generator and Change room project, ongoing	$300,000

The year end results by capital project are attached to this update.

The activity in the Reserves and Reserve Funds is also included with this update. With some projects being carried over into 2026, the pressure on the Capital Reserve Fund has eased slightly; however, the long term health of the Reserve is still contingent upon the sale of building lots.

Summary:

The year end surplus of $50,186 is in line with the projected surplus identified in the 2026 Strong Mayors Budget, and this amount will be used as the carryforward surplus in the 2026 In Year Amendment Budget to be presented in late spring.

Respectfully submitted,

Michele C. Fraser, BA, MBA, CPA, CA
Chief Financial Officer and Treasurer

TOWNSHIP OF SEGUIN
2025 OPERATING BUDGET - OPERATING FUND SUMMARY

		2025 Budget	YTD 12/31/2025	Variance
Revenue				
Taxation	Final Tax Levy	$ (16,206,240.75)	$ (16,206,240.80)	$ 0.05
	Supplementaries	$ (175,000.00)	$ (208,686.31)	$ 33,686.31
	Tax Writeoffs	$ 25,000.00	$ 9,694.28	$ 15,305.72
	Payments in Lieu	$ (111,010.02)	$ (107,839.99)	$ (3,170.03)
Grants	OMPF	$ (2,229,800.00)	$ (2,229,800.00)	$ -
	POA	$ (10,000.00)	$ -	$ (10,000.00)
	Recycling	$ (220,000.00)	$ (268,685.67)	$ 48,685.67
	Small Water Grant	$ (12,260.00)	$ (12,197.00)	$ (63.00)
	Other Grants	$ (5,000.00)	$ (46,474.12)	$ 41,474.12
User Fees	Administration	$ (25,000.00)	$ (201,466.28)	$ 176,466.28
	Building and Bylaw	$ (627,570.00)	$ (596,123.40)	$ (31,446.60)
	Fire	$ (132,550.00)	$ (187,560.69)	$ 55,010.69
	911	$ (1,500.00)	$ (2,724.12)	$ 1,224.12
	Roads	$ (6,000.00)	$ (182,149.66)	$ 176,149.66
	Waste Management	$ (124,000.00)	$ (116,107.55)	$ (7,892.45)
	Cemetery	$ (27,500.00)	$ (22,858.03)	$ (4,641.97)
	Parks and Recreation	$ (250,250.00)	$ (273,304.70)	$ 23,054.70
	Planning	$ (130,193.00)	$ (176,407.04)	$ 46,214.04
Investment Income	Interest	$ (160,000.00)	$ (73,387.02)	$ (86,612.98)
	Airport/CoC Loan	$ (150,000.00)	$ (127,268.80)	$ (22,731.20)
Penalty & Interest on Taxes		$ (215,000.00)	$ (259,482.56)	$ 44,482.56
		$ (20,793,873.77)	$ (21,289,405.96)	$ 495,532.19
Expenditures				
Committees		$ 16,000.00	$ 12,501.06	$ 3,498.94
Council		$ 293,543.00	$ 289,924.30	$ 3,618.70
Administration/Treasury		$ 2,288,210.47	$ 2,206,251.85	$ 81,958.62
Clerk's Department		$ 388,422.50	$ 381,063.86	$ 7,358.64
Election		$ -	$ 5,370.22	$ (5,370.22)
Fire		$ 934,858.14	$ 914,662.99	$ 20,195.15
Building		$ 742,025.50	$ 718,149.51	$ 23,875.99
Bylaw Enforcement		$ 365,477.50	$ 390,246.65	$ (24,769.15)
Police Services		$ 1,262,358.00	$ 1,261,577.81	$ 780.19
Water Quality		$ 79,280.00	$ 71,078.38	$ 8,201.62
Roads		$ 4,257,177.50	$ 4,629,244.79	$ (372,067.29)
Waste Management		$ 1,466,815.00	$ 1,615,534.59	$ (148,719.59)
Health Services		$ 1,458,080.50	$ 1,450,926.85	$ 7,153.65
Cemetery		$ 53,879.00	$ 49,552.26	$ 4,326.74
DSSAB		$ 1,713,317.81	$ 1,713,317.81	$ -
Belvedere Heights		$ 360,765.00	$ 360,765.00	$ -
Community Services		$ 1,924,992.00	$ 2,073,552.22	$ (148,560.22)
Libraries		$ 364,307.00	$ 364,307.00	$ -
Museums		$ 38,926.00	$ 38,659.68	$ 266.32
Planning		$ 765,667.50	$ 683,546.16	$ 82,121.34
Economic Development, incl Airport		$ 67,586.29	$ 67,716.76	$ (130.47)
		$ 18,841,688.71	$ 19,297,949.75	$ (456,261.04)
Reserve Transfers				
Transfer to Reserves - Capital		$ 2,098,891.00	$ 2,098,891.00	$ -
Transfer to(from) Reserves - Building Permit Fe		$ (114,455.50)	$ (120,000.00)	$ 5,544.50
Transfer from Reserves - Election		$ -	$ (5,370.22)	$ 5,370.22
Transfer to Reserves - Operating		$ 30,000.00	$ 30,000.00	$ -
		$ 2,014,435.50	$ 2,003,520.78	$ 10,914.72
Opening Surplus		$ (62,250.44)	-$ 62,250.44	$ -
		$ 0.00	$ (50,185.87)	$ 50,185.87

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Committees:			
All	$ 16,000.00	$ 12,501.06	78.13%
	$ 16,000.00	$ 12,501.06	78.13%
Council			
Miscellaneous	$ 31,500.00	$ 27,584.56	87.57%
Mayor	$ 46,825.00	$ 47,278.40	100.97%
Ward 1	$ 37,453.00	$ 35,532.64	94.87%
Ward 2	$ 35,553.00	$ 35,532.64	99.94%
Ward 3	$ 35,553.00	$ 35,532.64	99.94%
Ward 4	$ 35,553.00	$ 35,532.64	99.94%
Ward 5	$ 35,553.00	$ 35,532.64	99.94%
Ward 6	$ 35,553.00	$ 37,398.14	105.19%
	$ 293,543.00	$ 289,924.30	98.77%
	$ 309,543.00	$ 302,425.36	97.70%

TOWNSHIP OF SEGUIN
2025 OPERATING BUDGET **ADMINISTRATION/TREASURY**

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 1,071,981.00	$ 1,063,306.73	99.19%
Benefits	$ 303,740.00	$ 292,319.22	96.24%
Supplies	$ 16,500.00	$ 15,780.59	95.64%
Mileage	$ 3,000.00	$ 486.28	16.21%
Printing and Advertising	$ 6,750.00	$ 2,827.30	41.89%
Computer Support and Upgrade	$ 125,000.00	$ 101,533.77	81.23%
Insurance	$ 141,460.00	$ 137,274.99	97.04%
Travel, Conferences and Courses	$ 29,500.00	$ 14,006.75	47.48%
Memberships and Subscriptions	$ 15,000.00	$ 16,003.43	106.69%
Postage	$ 20,300.00	$ 19,696.59	97.03%
Audit and Legal	$ 40,000.00	$ 32,876.79	82.19%
Consulting	$ 95,000.00	$ 98,134.15	103.30%
Office Equipment	$ 29,450.00	$ 17,530.97	59.53%
Communications	$ 20,000.00	$ 13,409.80	67.05%
Land purchase	$ -	$ -	
Municipal Office:			
Heating and Hydro	$ 32,500.00	$ 36,873.03	113.46%
Cleaning and Maintenance	$ 28,500.00	$ 26,659.13	93.54%
Telephone	$ 20,300.00	$ 17,336.40	85.40%
Financial Expenses:			
Bank charges and Interest	$ 5,250.00	$ 18,716.45	356.50%
Penalty and A/R writeoffs	$ 2,500.00	$ -	0.00%
MPAC	$ 281,479.47	$ 281,479.48	100.00%
	$ 2,288,210.47	$ 2,206,251.85	96.42%

CLERK'S DEPARTMENT

Wages	$ 288,100.00	$ 286,456.88	104.59%
Benefits	$ 86,972.50	$ 85,926.85	108.68%
Supplies	$ 2,300.00	$ 1,850.14	80.44%
Mileage	$ 1,500.00	$ -	0.00%
Printing and Advertising	$ 750.00	$ 81.41	10.85%
Travel, Conferences and Courses	$ 4,500.00	$ 2,195.63	48.79%
Memberships and Subscriptions	$ 1,300.00	$ 942.30	72.48%
Legal	$ 3,000.00	$ 3,610.65	120.36%
	$ 388,422.50	$ 381,063.86	104.03%

TOWNSHIP OF SEGUIN **FIRE DEPARTMENT**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 308,700.00	$ 287,380.75	93.09%
Benefits	$ 109,012.50	$ 108,520.81	99.55%
Volunteer Firefighters	$ 154,000.00	$ 170,022.70	110.40%
Supplies	$ 13,500.00	$ 10,073.69	74.62%
Clothing and Uniforms expense	$ 27,200.00	$ 25,834.24	94.98%
Mileage	$ 4,000.00	$ 2,196.98	54.92%
Shipping	$ 1,000.00	$ 458.60	45.86%
Dispatch and Telephone	$ 11,050.00	$ 8,625.55	78.06%
Printing and Advertising	$ 1,300.00	$ 834.43	64.19%
Computer Support and Upgrade	$ 5,000.00	$ 48.50	0.97%
Insurance	$ 78,550.00	$ 78,551.28	100.00%
Travel, Conferences and Courses	$ 19,200.00	$ 29,340.84	152.82%
Memberships and Subscriptions	$ 1,100.00	$ 809.87	73.62%
Mutual Aid	$ -	$ -	#DIV/0!
Miscellaneous Equipment	$ 10,500.00	$ 6,848.16	65.22%
Communication and Radios	$ 12,600.00	$ 2,865.56	22.74%
Rose Point Fire Protection	$ 12,000.00	$ 12,495.80	104.13%
Fire Prevention	$ 6,000.00	$ 5,789.68	96.49%
911, including levy	$ 8,195.64	$ 13,199.57	161.06%
Health and Safety	$ 3,500.00	$ 1,242.88	35.51%
SCBA Testing	$ 5,000.00	$ 3,622.50	72.45%
Christie Fire Station	$ 13,050.00	$ 9,979.37	76.47%
Foley 1 Fire Station	$ 17,500.00	$ 20,534.02	117.34%
Foley 2 Fire Station	$ 6,000.00	$ 1,547.88	25.80%
Humphrey Fire Station	$ 28,500.00	$ 27,025.17	94.83%
Rosseau Fire Station	$ 14,400.00	$ 15,922.35	110.57%
Vehicles: Fuel	$ 19,000.00	$ 22,184.89	116.76%
Vehicle Repairs	$ 45,000.00	$ 48,706.92	108.24%
	$ 934,858.14	$ 914,662.99	97.84%

BYLAW ENFORCEMENT AND OPP

Wages	$ 230,000.00	$ 248,872.20	108.21%
Benefits	$ 78,977.50	$ 80,547.30	101.99%
Supplies	$ 10,000.00	$ 15,686.14	156.86%
Advertising	$ 1,000.00	$ 482.12	48.21%
Answering Service	$ 5,000.00	$ 8,280.95	165.62%
Legal and Contract Services	$ 13,500.00	$ -	0.00%
Animal Control	$ 16,000.00	$ 20,950.22	130.94%
Bylaw Contract and mileage	$ -	$ -	#DIV/0!
Vehicles	$ 11,000.00	$ 15,427.72	140.25%
OPP contract	$ 1,262,358.00	$ 1,261,577.81	99.94%
	$ 1,627,835.50	$ 1,651,824.46	101.47%

TOWNSHIP OF SEGUIN **BUILDING DEPARTMENT**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 466,000.00	$ 462,678.82	99.29%
Benefits	$ 149,507.50	$ 140,911.74	94.25%
Supplies	$ 6,750.00	$ 964.37	14.29%
Clothing expense	$ 3,200.00	$ 2,203.88	68.87%
Telephone	$ 1,200.00	$ 4,980.75	415.06%
Printing and Advertising	$ 1,250.00	$ -	0.00%
Computer Support and Upgrade	$ 16,500.00	$ 20,878.29	126.54%
Insurance	$ 42,688.00	$ 69,531.08	162.88%
Travel, Conferences and Courses	$ 19,750.00	$ 2,740.87	13.88%
Memberships and Subscriptions	$ 3,750.00	$ 1,863.33	49.69%
Legal, including searches	$ 17,000.00	$ 6,375.24	37.50%
Vehicles:			
Fuel	$ 6,500.00	$ 3,834.87	59.00%
Repairs, including licences	$ 7,930.00	$ 1,186.27	14.96%
	$ 742,025.50	$ 718,149.51	96.78%

WATER QUALITY

Wages & Benefits	$ 28,560.00	$ 24,933.88	87.30%
Supplies	$ 35,220.00	$ 43,093.09	122.35%
Vehicle	$ 12,500.00	$ 2,402.14	19.22%
Courses	$ 3,000.00	$ 649.27	21.64%
	$ 79,280.00	$ 71,078.38	89.65%

TOWNSHIP OF SEGUIN ROADS DEPARTMENT
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 1,217,000.00	$ 1,305,042.61	107.23%
Benefits	$ 373,637.50	$ 399,082.45	106.81%
Materials:		.	
Sand and Gravel	$ 385,000.00	$ 322,581.07	83.79%
Culverts	$ 105,000.00	$ 80,346.80	76.52%
Sand and Salt	$ 270,000.00	$ 209,609.44	77.63%
Asphalt and Cold Mix	$ 100,000.00	$ 96,804.01	96.80%
Calcium	$ 150,000.00	$ 160,801.15	107.20%
Blasting	$ 50,000.00	$ -	0.00%
Miscellaneous Supplies	$ 44,000.00	$ 51,172.25	116.30%
Equipment Non-owned	$ 511,000.00	$ 416,129.75	81.43%
Safety Devices/Railway Mtce	$ 57,000.00	$ 168,950.89	296.41%
Humphrey Garage	$ 78,300.00	$ 63,186.28	80.70%
Foley Garage	$ 36,500.00	$ 27,979.53	76.66%
Christie Garage	$ 33,175.00	$ 35,326.57	106.49%
Street Lighting	$ 31,500.00	$ 27,674.24	87.85%
Clothing and Uniforms expens	$ 13,200.00	$ 22,634.15	171.47%
Mileage	$ 6,000.00	$ 4,890.49	81.51%
Shipping	$ 500.00	$ 63.71	12.74%
Dispatch and Telephone	$ 5,500.00	$ 9,009.89	163.82%
Printing and Advertising	$ 2,500.00	$ 122.11	4.88%
Insurance	$ 213,440.00	$ 215,201.55	100.83%
Travel, Conferences and Cou	$ 30,000.00	$ 45,316.36	151.05%
Memberships and Subscriptio	$ 6,000.00	$ 7,046.51	117.44%
Legal and Consulting	$ 1,500.00	$ 702.55	46.84%
Communication and Radios	$ 1,000.00	$ 58.95	5.90%
Roads Vehicles	$ 535,425.00	$ 959,511.48	179.21%
	$ 4,257,177.50	$ 4,629,244.79	108.74%

TOWNSHIP OF SEGUIN **WASTE MANAGEMENT**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 307,000.00	$ 266,780.79	86.90%
Benefits	$ 91,770.00	$ 86,914.90	94.71%
Supplies	$ 9,000.00	$ 10,873.75	120.82%
Printing and Advertising	$ 1,500.00	$ -	0.00%
Travel, Conferences and Courses	$ 4,500.00	$ -	0.00%
Computer Support and Upgrade	$ 500.00	$ -	0.00%
Memberships and Subscriptions	$ 2,000.00	$ 4,603.21	230.16%
Free Waste Days	$ 15,000.00	$ 19,573.65	130.49%
Security Cameras	$ 1,000.00	$ -	0.00%
Foley Transfer Station	$ 8,225.00	$ 7,003.81	85.15%
Christie Landfill Site	$ 158,100.00	$ 172,433.95	109.07%
Turtle Lake Transfer and others	$ 2,300.00	$ 17,868.68	776.90%
MCS Recycling	$ 174,000.00	$ 191,991.40	110.34%
HSW Trucking and Tipping	$ 435,000.00	$ 541,161.64	124.40%
Hazardous Waste	$ 30,000.00	$ 36,523.78	121.75%
Vehicles	$ 126,920.00	$ 150,604.63	118.66%
Transtor Mtce	$ 100,000.00	$ 109,200.40	109.20%
	$ 1,466,815.00	$ 1,615,534.59	110.14%

TOWNSHIP OF SEGUIN
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
HEALTH LEVIES			
Health Unit	$ 139,593.00	$ 139,593.00	100.00%
Ambulance	$ 1,302,651.50	$ 1,302,651.52	100.00%
Rosseau Nursing Stn	$ 15,836.00	$ 8,682.33	54.83%
SOCIAL SERVICES LEVIES			
DSSAB	$ 1,713,317.81	$ 1,713,317.81	100.00%
Belvedere Heights	$ 360,765.00	$ 360,765.00	100.00%
LIBRARIES			
Seguin Library	$ 364,307.00	$ 364,307.00	100.00%
MUSEUMS, FOLEY AG SOC, PK TO PK TRAIL			
Seguin Museum	$ 16,426.00	$ 16,159.68	98.38%
WPS Museum	$ 22,500.00	$ 22,500.00	100.00%

TOWNSHIP OF SEGUIN **CEMETERY**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages/Labour	$ 30,000.00	$ 26,166.78	0.00%
Benefits	$ -	$ 5,526.92	
Honorariums	$ -	$ -	
Maintenance	$ 5,346.00	$ 5,364.23	100.34%
Travel, Conferences and Courses	$ 1,100.00	$ -	0.00%
Memberships and Subscriptions	$ 500.00	$ 242.70	48.54%
Advertising	$ 200.00	$ -	0.00%
Misc Contractor Services	$ 14,000.00	$ 9,068.63	64.78%
Insurance	$ 2,733.00	$ 2,733.00	100.00%
Transfer to Reserves	$ -	$ -	
	$ 53,879.00	$ 49,552.26	91.97%

TOWNSHIP OF SEGUIN **COMMUNITY SERVICES**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
Wages	$ 783,550.00	$ 925,657.77	118.14%
Benefits	$ 282,295.00	$ 276,332.18	97.89%
Miscellaneous Supplies	$ 12,700.00	$ 10,019.05	78.89%
Travel, Conferences and Courses	$ 18,500.00	$ 17,882.06	96.66%
Memberships and Subscriptions	$ 3,000.00	$ 2,629.18	87.64%
Telephone	$ 3,500.00	$ 2,239.94	64.00%
Computer Support & Upgrade	$ 8,000.00	$ 15,278.21	190.98%
Parks, Beaches, Docks and Ballfie	$ 36,750.00	$ 35,623.13	96.93%
Public Water Systems	$ 21,000.00	$ 14,397.79	68.56%
Recreation Committee Grants	$ 5,600.00	$ 5,600.00	100.00%
Donations	$ 61,500.00	$ 52,773.59	85.81%
Programs:			
Recreation	$ 23,000.00	$ 22,550.54	98.05%
Swim program - wages	$ 65,000.00	$ 65,895.61	101.38%
Swim program - benefits	$ 14,700.00	$ 6,041.61	41.10%
Swim programs - supplies	$ 5,500.00	$ 3,895.47	70.83%
Buildings:			
Rosseau CC	$ 49,495.00	$ 40,559.28	81.95%
Matheson Park Bldg	$ 10,980.00	$ 8,902.65	81.08%
Rosseau Field House	$ 3,250.00	$ 1,498.44	46.11%
Foley Comm Centre	$ 45,545.00	$ 51,583.63	113.26%
Humphrey Arena	$ 290,763.00	$ 308,766.79	106.19%
Orrville CC	$ 52,867.00	$ 64,461.69	121.93%
Rosseau Waterfront	$ 56,422.00	$ 60,029.90	106.39%
Humphrey Trail/Barn	$ 3,475.00	$ 3,319.29	95.52%
Vehicles:			
Fuel	$ 24,000.00	$ 32,455.26	135.23%
Repair parts	$ 23,600.00	$ 25,159.16	106.61%
	$ 1,904,992.00	$ 2,053,552.22	107.80%
Trails	$ 20,000.00	$ 20,000.00	100.00%
	$ 1,924,992.00	$ 2,073,552.22	107.72%

TOWNSHIP OF SEGUIN **PLANNING**
2025 OPERATING BUDGET

	2025 Budget	Actual to 12/31/2025	Percentage Spent
PLANNING			
Wages	$ 476,755.00	$ 409,048.43	85.80%
Benefits	$ 140,962.50	$ 141,810.04	100.60%
Supplies	$ 3,000.00	$ 1,747.99	58.27%
Travel, Conferences and Courses	$ 13,000.00	$ 12,185.98	93.74%
Memberships and Subscriptions	$ 5,000.00	$ 3,047.03	60.94%
Postage and Delivery	$ 250.00	$ -	0.00%
Telephone	$ 200.00	$ 1,063.35	531.68%
Printing and Advertising	$ 1,000.00	$ 1,882.91	188.29%
Legal, including registrations	$ 25,000.00	$ 15,220.50	60.88%
Computer Support and Upgrades	$ 10,000.00	$ 17,150.00	171.50%
GIS annual maintenance	$ 20,000.00	$ -	0.00%
Consulting/GIS Tech	$ 65,000.00	$ 75,406.51	116.01%
Committee of Adjustment	$ 5,500.00	$ 4,983.42	90.61%
	$ 765,667.50	$ 683,546.16	89.27%
ECONOMIC DEVELOPMENT			
CB&DC Contribution	$ 4,000.00	$ 4,000.00	100.00%
Chamber of Commerce	$ 5,250.00	$ 5,250.00	100.00%
PS Municipal Airport	$ 43,003.20	$ 43,284.00	100.65%
PS Industrial Park	$ 15,333.09	$ 15,182.76	99.02%
	$ 67,586.29	$ 67,716.76	100.19%

TOWNSHIP OF SEGUIN 2025 CAPITAL BUDGET EXPENDITURES

Department	Location	Description	SP (Strat Plan) Reference		2025	Spent to Date	Remaining Budget	Carryover to 26	(Over)Under Budget
Cemetery		Mowers	ADMIN / ASSET MGMT	CR	$ 15,000	$ -	$ 15,000	$ 15,000	$ -
TOTAL					**$ 15,000**	**$ -**	**$ 15,000**	**$ 15,000**	**$ -**
Building		Replace Vehicle/Renovations	ADMIN / ASSET MGMT	BR	$ 40,000	$ 27,106.63	$ 12,893	$ -	$ 12,893
					$ 40,000	**$ 27,106.63**	**$ 12,893**	**$ -**	**$ 12,893**
Bylaw		Implemet AMPS	ADMIN / ASSET MGMT	CAP	$ 15,000	$ -	$ 15,000	$ 15,000	$ -
					$ 15,000	**$ -**	**$ 15,000**	**$ 15,000**	**$ -**
Corporate Services		IT Hardware & Software Upgrades	GROW 2.4	GIS	$ 144,000	$ 24,796.23	$ 119,204	$ 20,000	$ 99,204
Corporate Services		IT - asyst	GROW 2.4	GIS	$ 10,500	$ -	$ 10,500	$ 10,500	$ -
Corporate Services		GIS requirements, including photography	GROW 2.4	GIS	$ 14,000	$ -	$ 14,000	$ 14,000	$ -
Corporate Services		Library IT	CONNECT 3.3	GIS	$ 10,477	$ 10,477.00	$ -	$ -	$ -
Corporate Services		Communications	CONNECT 3.2	CAP	$ 23,150	$ 13,347.02	$ 9,803	$ -	$ 9,803
Corporate Services		Building Upgrades/Furniture	ADMIN / ASSET MGMT	CAP	$ 60,000	$ 19,901.35	$ 40,099	$ 40,000	$ 99
TOTAL					**$ 262,127**	**$ 68,521.60**	**$ 193,605**	**$ 84,500**	**$ 109,105**
Community Service		Lake Stewardship/Clean Yards education	CONNECT 3.2	CAP	$ 5,000	$ -	$ 5,000	$ -	$ 5,000
Community Service		Water Quality	CONNECT 3.2	CAP	$ 15,000	$ 13,021.05	$ 1,979	$ -	$ 1,979
Community Service		Accessibility & Energy issues	GROW 2.4	CAP	$ 15,000	$ 1,144.80	$ 13,855	$ 13,400	$ 455
Community Service		Web site	CONNECT 3.2	CAP	$ 78,000	$ 74,361.10	$ 3,639	$ 3,600	$ 39
Community Service		Branding	CONNECT 3.2	CAP	$ 30,000	$ 7,632.00	$ 22,368	$ 10,000	$ 12,368
Community Service		Signage	CONNECT 3.2	CAP	$ 15,000	$ 15,433.60	$ (434)	$ -	$ (434)
					$ 158,000	**$ 111,592.55**	**$ 46,407**	**$ 27,000**	**$ 19,407**
Facilities	Arena	Capital Improvements	ADMIN / ASSET MGMT	CAP	$ 75,000	**$ 154,937.08**	$ (79,937)	$ -	$ (79,937)
Facilities	Arena	Capital Improvements	ADMIN / ASSET MGMT	DC	$ 300,000	$ -	$ 300,000	$ 300,000	$ -
Facilities		Replace pickups	ADMIN / ASSET MGMT	ER	$ 9,429	**$ 9,429.00**	$ -	$ -	$ -
Facilities		Replace pickups - Capital Lease	ADMIN / ASSET MGMT	LTD	$ 79,921	**$ 80,026.95**	$ (106)	$ -	$ (106)
Facilities		Capital Lease Payments - Pickup	ADMIN / ASSET MGMT	ER	$ 9,270	**$ 4,655.34**	$ 4,615	$ -	$ 4,615
Facilities		Replace vans	ADMIN / ASSET MGMT	ER	$ 2,000	**$ 2,000.00**	$ -	$ -	$ -
Facilities		Replace vans - Capital Lease	ADMIN / ASSET MGMT	LTD	$ 69,081	**$ 68,675.74**	$ 405	$ -	$ 405
Facilities		Capital Lease Payments - Van	ADMIN / ASSET MGMT	ER	$ 10,638	**$ 2,487.04**	$ 8,150	$ -	$ 8,150
Facilities		Small equipment and waste stations	ADMIN / ASSET MGMT	CAP	$ 25,000	**$ 11,694.33**	$ 13,306	$ 13,300	$ 6
Facilities	Museum	General Repairs	ADMIN / ASSET MGMT	CAP	$ 1,500	**$ 297.12**	$ 1,203	$ -	$ 1,203
Facilities	Rose Pt Trail	General Upgrades	ADMIN / ASSET MGMT	PR	$ 5,000	$ 621.67	$ 4,378	$ 4,375	$ 3
Facilities	Ballfields	Upgrades	ADMIN / ASSET MGMT	PR	$ 12,500	**$ 2,397.96**	$ 10,102	$ 10,100	$ 2
Facilities	Various Beaches/Docks	General Upgrades/Boat launches	ADMIN / ASSET MGMT	PR	$ 25,000	**$ 18,014.80**	$ 6,985	$ 6,985	$ 0
Facilities		Park/Playground Equipment	ADMIN / ASSET MGMT	CAP	$ 40,000	$ 31,401.09	$ 8,599	$ 8,600	$ (1)
Facilities		Park/Playground Equipment	ADMIN / ASSET MGMT	DC	$ 40,000	$ -	$ 40,000	$ 40,000	$ -
Facilities		P&R Master Plan	GROW 2.4	CAP	$ 100,000	**$ 26,050.55**	$ 73,949	$ 73,950	$ (1)
Facilities	Rosseau Waterfront		ADMIN / ASSET MGMT	PR	$ 50,000	**$ 9,434.22**	$ 40,566	$ 40,500	$ 66

TOWNSHIP OF SEGUIN 2025 CAPITAL BUDGET EXPENDITURES

Department	Location	Description	SP (Strat Plan) Reference		2025	Spent to Date	Remaining Budget	Carryover to 26	(Over)Under Budget
Facilities	Foley	Ag Hall	ADMIN / ASSET MGMT	CAP	$ 35,000	**$ 28,609.85**	$ 6,390	$ 6,375	$ 15
Facilities	Orrville C.C.	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 40,000	**$ 41,586.14**	$ (1,586)	$ -	$ (1,586)
Facilities	Ruth Dare Health Clinic	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 16,000	$ 9,570.00	$ 6,430	$ 6,400	$ 30
Facilities	Humphrey Trails & Barn	Facility Improvements	ADMIN / ASSET MGMT	PR	$ 5,000	**$ 3,819.68**	$ 1,180	$ -	$ 1,180
Facilities	Rosseau Memorial Hall	Facility Improvements	GROW 2.4	RMH	$ 631,500	**$ 114,889.14**	$ 516,611	$ 516,611	$ (0)
Facilities	Foley Matheson	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 6,500	**$ -**	$ 6,500	$ 6,500	$ -
Facilities	Foley Matheson Gazebo	Facility Improvements	ADMIN / ASSET MGMT	DC	$ 50,000	**$ 23,361.57**	$ 26,638	$ 26,600	$ 38
Facilities	Foley Matheson	Facility Improvements	ADMIN / ASSET MGMT	PR	$ 2,500	$ -	$ 2,500	$ 2,500	$ -
TOTAL					**$ 1,640,838**	**$ 643,959.27**	**$ 996,879**	**$ 1,062,796**	**$ (65,917)**
Fire		Replace Pumper 31	ADMIN / ASSET MGMT	FR	$ 405,000	$ 342,192.61	$ 62,807	$ -	$ 62,807
Fire		Replace Vehicles	ADMIN / ASSET MGMT	CAP	$ 13,097	$ -	$ 13,097	$ 13,097	$ -
		Replace Vehicles - Capital Lease	ADMIN / ASSET MGMT	LTD	$ 77,676	$ -	$ 77,676	$ 77,676	$ -
		Capital Lease Payments - Car 1	ADMIN / ASSET MGMT	CAP	$ 12,296	$ -	$ 12,296	$ 12,296	$ -
Fire		Replace Marine 19	ADMIN / ASSET MGMT	FR	$ 14,000	$ -	$ 14,000	$ -	$ 14,000
Fire		Gear extraction machines	ADMIN / ASSET MGMT	GR	$ -	$ 33,283.53	$ (33,284)	$ -	$ (33,284)
Fire		Hydraulic equipment	ADMIN / ASSET MGMT	CAP	$ 65,000	$ 34,389.95	$ 30,610	$ -	$ 30,610
Fire		Hose and pumps	ADMIN / ASSET MGMT	CAP	$ 20,000	$ 19,999.90	$ 0	$ -	$ 0
Fire		Rescue Equipment	ADMIN / ASSET MGMT	CAP	$ 15,000	$ 14,264.00	$ 736	$ -	$ 736
Fire		Pagers/Towers/Repeaters	ADMIN / ASSET MGMT	CAP	$ 170,000	$ 8,645.52	$ 161,354	$ 161,350	$ 4
Fire		Hall upgrades	ADMIN / ASSET MGMT	CAP	$ 70,000	$ 16,976.67	$ 53,023	$ 53,000	$ 23
TOTAL					**$ 862,069**	**$ 469,752.18**	**$ 392,317**	**$ 317,419**	**$ 74,898**
Planning		Official Plan/ZBL Review	LEGISLATED	OP	$ 93,000	$ 57,152.38	$ 35,848	$ 35,850	$ (2)
Planning		OLT Appeals/Legal Fees	LEGISLATED	LR	$ 75,000	$ 18,693.39	$ 56,307	$ -	$ 56,307
TOTAL					**$ 168,000**	**$ 75,845.77**	**$ 92,154**	**$ 35,850**	**$ 56,304**
Public Works	Vehicle Replacement	Replace VR 50 2012 Freightliner plow truck	ADMIN / ASSET MGMT	ER	$ 375,000	$ 375,700.60	$ (701)	$ -	$ (701)
Public Works	Vehicle Replacement	Replace VR 39	ADMIN / ASSET MGMT	ER	$ 125,000	$ -	$ 125,000	$ 125,000	$ -
Public Works	Vehicle Replacement	New Water Tank	ADMIN / ASSET MGMT	ER	$ 60,000	$ -	$ 60,000	$ 60,000	$ -
Public Works	Vehicle Replacement	Replace VR53 Grader	ADMIN / ASSET MGMT	ER	$ 625,000	$ 613,612.80	$ 11,387	$ -	$ 11,387
Public Works	Vehicle Replacement	Replace VR54 Freightliner	ADMIN / ASSET MGMT	ER	$ 375,000	$ 375,523.54	$ (524)	$ -	$ (524)
Public Works	Capital Maintenance	Emergency Repairs/Small Equipment	ADMIN / ASSET MGMT	ER	$ 60,000	$ 19,978.79	$ 40,021	$ -	$ 40,021
Public Works	Roads Strategy	Bi-Annual Bridge Inspection	LEGISLATED	CAP	$ 50,000	$ 33,601.14	**$ 16,399**	$ -	$ 16,399
Public Works	Roads Strategy	Line Painting	ADMIN / ASSET MGMT	CAP	$ 75,000	$ 54,850.71	**$ 20,149**	$ -	$ 20,149
Public Works	Roads Strategy	Road Reconstruction - Star Lake Road	GROW 2.4	CAP	$ 1,411,000	$ 1,236,964.70	$ 174,035	$ -	$ 174,035
Public Works	Roads Strategy	Road Reconstruction - Star Lake Road	GROW 2.4	DC	$ 300,000	$ -	$ 300,000	$ -	$ 300,000
Public Works	Roads Strategy	Road Reconstruction - Ferris/Oastler	GROW 2.4	CAP	$ 261,000	$ 1,109,124.70	$ (848,125)	$ -	$ (848,125)
Public Works	Roads Strategy	Special projects/Crack Sealing	GROW 2.4	CAP	$ 85,000	$ 19,334.57	$ 65,665	$ -	$ 65,665
Public Works	Roads Strategy	Overlay	GROW 2.4	CAP	$ 487,000	$ 19,750.17	$ 467,250	$ 64,000	$ 403,250
Public Works	Roads Strategy	Bridges	GROW 2.4	CAP	$ 230,000	$ 5,939.11	$ 224,061	$ 224,060	$ 1
Public Works		Resurfacing funded by Gas Tax	GROW 2.4	CAP	$ (723,379)	-$ 723,803.69	$ 425	$ -	$ 425
Public Works		Resurfacing	GROW 2.4	GT	$ 723,379	$ 723,803.69	$ (425)	$ -	$ (425)
Public Works		NORDS funding	GROW 2.4	CAP	$ (610,000)	-$ 980,071.37	$ 370,071	$ -	$ 370,071

TOWNSHIP OF SEGUIN 2025 CAPITAL BUDGET EXPENDITURES

Department	Location	Description	SP (Strat Plan) Reference		2025	Spent to Date	Remaining Budget	Carryover to 26	(Over)Under Budget
Public Works		NORDS funding	GROW 2.4	GR	$ 610,000	$ 980,071.37	$ (370,071)	$ -	$ (370,071)
Public Works		Sidewalk	GROW 2.4	CAP	$ 25,000	$ -	$ 25,000	$ 25,000	$ -
Public Works	Roads Strategy	Legal and Survey	GROW 2.4	CAP	$ 15,000	$ 14,685.74	$ 314	$ -	$ 314
Public Works		Garages capital repairs	ADMIN / ASSET MGMT	CAP	$ 189,000	$ 394,407.46	$ (205,407)	$ 26,200	$ (231,607)
Public Works	Roads Strategy	Engineering Studies	GROW 2.4	CAP	$ 140,000	$ 137,580.16	$ 2,420	$ -	$ 2,420
Public Works	Roads Strategy	Guiderails	ADMIN / ASSET MGMT	CAP	$ 30,000	$ 22,282.52	$ 7,717	$ -	$ 7,717
TOTAL					**$ 4,918,000**	**$ 4,433,336.71**	**$ 484,663**	**$ 524,260**	**$ (39,597)**
Waste	Vehicle Replacement	Replace Compaction trailer - Capital Lease	ADMIN / ASSET MGMT	LTD	$ 381,805	$ 381,804.54	$ 0	$ -	$ 0
Waste	Vehicle Replacement	Capital Lease payments - compaction trailer	ADMIN / ASSET MGMT	ER	$ 32,236	$ 16,385.92	$ 15,850	$ -	$ 15,850
Waste	Vehicle Replacement	Repair VW07 2009 Dozer	ADMIN / ASSET MGMT	ER	$ 20,000	$ 44,953.46	$ (24,953)	$ -	$ (24,953)
Waste		Waste Strategy	GROW 2.4	CAP	$ 30,000	$ -	$ 30,000	$ -	$ 30,000
Waste		Capital maintenance	ADMIN / ASSET MGMT	ER	$ 100,000	$ 12,020.90	$ 87,979	$ -	$ 87,979
Waste	Christie Landfill Site	Ground Water Monitoring	LEGISLATED	CAP	$ 20,000	$ 15,884.26	$ 4,116	$ 4,100	$ 16
TOTAL					**$ 584,041**	**$ 471,049.08**	**$ 112,992**	**$ 4,100**	**$ 108,892**
	TOTAL CAPITAL PROJECTS				**$ 8,663,075**	**$ 6,301,163.79**	**$ 2,361,912**	**$ 2,085,925**	**$ 275,987**
TOTALS BY FUNDING SOURCE									
CAPITAL RESERVE				**CAP**	**$ 2,675,164**	**$ 1,903,793.30**	**$ 771,371**	**$ 780,228**	**$ (8,857)**
DEVELOPMENT CHARGES				**DC**	**$ 690,000**	**$ 23,361.57**	**$ 666,638**	**$ 366,600**	**$ 300,038**
ASSET MANAGEMENT RESERVE				**AM**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
OFFICAL PLAN RESERVE				**OP**	**$ 93,000**	**$ 57,152.38**	**$ 35,848**	**$ 35,850**	**$ (2)**
IT RESERVE				**GIS**	**$ 178,977**	**$ 35,273.23**	**$ 143,704**	**$ 44,500**	**$ 99,204**
EQUIPMENT RESERVE				**ER**	**$ 1,803,573**	**$ 1,476,747.39**	**$ 326,825**	**$ 185,000**	**$ 141,825**
GRANTS				**GR**	**$ 610,000**	**$ 1,013,354.90**	**$ (403,355)**	**$ -**	**$ (403,355)**
BROADBAND RESERVE				**BB**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
BUILDING PERMIT RESERVE				**BR**	**$ 40,000**	**$ 27,106.63**	**$ 12,893**	**$ -**	**$ 12,893**
LAND SALE				**LS**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ROSSEAU MEMORIAL HALL				**RMH**	**$ 631,500**	**$ 114,889.14**	**$ 516,611**	**$ 516,611**	**$ (0)**
GAS TAX RESERVE				**GT**	**$ 723,379**	**$ 723,803.69**	**$ (425)**	**$ -**	**$ (425)**
FIRE RESERVE				**FR**	**$ 419,000**	**$ 342,192.61**	**$ 76,807**	**$ -**	**$ 76,807**
PARKS RESERVE				**PR**	**$ 100,000**	**$ 34,288.33**	**$ 65,712**	**$ 64,460**	**$ 1,252**
WINTER CONTROL				**WC**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
CEMETERY RESERVE				**CR**	**$ 15,000**	**$ -**	**$ 15,000**	**$ 15,000**	**$ -**
CHRISTIE RESERVE				**CCR**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LONG TERM DEBT ISSUED - CAPITAL LEASES				**LTD**	**$ 608,483**	**$ 530,507.23**	**$ 77,976**	**$ 77,676**	**$ 300**
MUSEUM RESERVE				**MR**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LEGAL RESERVE				**LR**	**$ 75,000**	**$ 18,693.39**	**$ 56,307**	**$ -**	**$ 56,307**
	TOTAL CAPITAL PROJECTS				**$ 8,663,075**	**$ 6,301,163.79**	**$ 2,361,912**	**$ 2,085,925**	**$ 275,987**

TOWNSHIP OF SEGUIN
YEAR ENDING DECEMBER 31, 2025
RESERVES AND RESERVE FUNDS

RESERVES	Opening, 1/1/2025	YTD (Revenue) Expense, 12/31/2025	Source	Transfer from Rev Fund	Transfer to (from) Revenue Fund	Transfer to Capital Fund	Closing, 12/31/25
Working Capital	$ (1,524,907.00)	$ -		$ -	$ -	$ -	$ (1,524,907.00)
Cemetery	$ (59,722.92)	$ -		$ -	$ -	$ -	$ (59,722.92)
Museum	$ (3,171.43)	$ -		$ -	$ -	$ -	$ (3,171.43)
Rose Pt Trail	$ (6,920.00)	$ -		$ -	$ -	$ -	$ (6,920.00)
Information Tech	$ (166,686.86)	$ -		$ (65,000.00)	$ -	$ 35,273.23	$ (196,413.63)
Legal	$ (287,286.54)	$ -		$ -	$ -	$ 18,693.39	$ (268,593.15)
Election	$ (50,371.67)	$ -		$ (10,000.00)	$ 5,370.22	$ -	$ (55,001.45)
Official Plan Review	$ (97,771.47)	$ -		$ (20,000.00)	$ -	$ 57,152.38	$ (60,619.09)
Henvey Comm Contr	$ (131,351.70)	$ (67,080.29)	Henvey	$ -	$ 69,976.43	$ -	$ (128,455.56)
Pool and Wellness Centre	$ (302,612.09)			$ -	$ 95,557.00	$ -	$ (207,055.09)
Firefighter Compensation	$ (142,152.00)	$ -		$ -	$ -	$ -	$ (142,152.00)
Severe Weather	$ (146,616.21)	$ -		$ -	$ -	$ -	$ (146,616.21)
	$ (2,919,569.89)	$ (67,080.29)		$ (95,000.00)	$ 170,903.65	$ 111,119.00	**$ (2,799,627.53)**
RESERVE FUNDS							
Fire	$ (440,985.42)	$ (3,395.22)	Interest	$ (15,000.00)	$ -	$ 342,192.61	$ (117,188.03)
RMH	$ (1,927,688.91)	$ (3,893.98)	Interest	$ -	$ -	$ 114,889.14	$ (1,869,068.97)
		$ (52,375.22)	Donations/Fundraising				
Equipment	$ (906,706.03)	$ (3,631.19)	Interest	$ (971,398.00)	$ -	$ 1,476,747.39	$ (404,987.83)
Asset Management	$ (218,700.35)	$ (6,771.54)	Interest	$ (446,890.00)		$ -	$ (672,361.89)
Capital	$ (1,600,345.98)	$ (45,054.48)	SRA Revenue **	$ (600,603.00)	$ -	$ 1,903,793.30	$ (512,356.79)
		$ (88,143.67)	ARA revenue ***				
		$ (40,675.52)	Interest				
		$ (41,327.44)	Land sales				
	$ (5,094,426.69)	$ (285,268.26)		$ (2,033,891.00)	$ -	$ 3,837,622.44	**$ (3,575,963.51)**
	$ (8,013,996.58)	$ (352,348.55)	$ -	$ (2,128,891.00)	$ 170,903.65	$ 3,948,741.44	**$ (6,375,591.04)**
DEFERRED REVENUE - OBLIGATORY							
CCBF (Gas Tax) Revenue	$ (391,537.71)	$ (345,841.33)	Received in year	$ -	$ 20,301.12	$ 723,803.69	**$ 0.00**
		$ (6,725.77)	Interest			.	
Building Permits	$ (357,017.15)	$ (864.90)	Interest	$ -	$ 120,000.00	$ 27,106.63	$ (210,775.42)
COVID funding	$ (107,480.08)	$ -		$ -	$ 3,051.78	$ -	$ (104,428.30)
DCs	$ -	$ (149,169.99)	DCs	$ -	$ -	$ 23,361.57	$ (127,084.49)
		$ (1,276.07)	Interest				
Park Fund	$ (172,711.44)	$ (32,318.18)	Cash in Lieu of Parkland*		$ -	$ 34,288.33	**$ (175,131.04)**
		$ (4,389.76)	Interest				
	$ (1,028,746.38)	$ (540,586.00)		$ -	$ 143,352.90	$ 808,560.22	**$ (617,419.25)**
GRAND TOTAL	$ (9,042,742.96)	$ (892,934.55)		$ (2,128,891.00)	$ 314,256.55	$ 4,757,301.66	**$ (6,993,010.30)**

Business

Outlook

SPECIAL NOTICE - Response Required by March 31/26

From Lis McWalter <mcwalter.lis@gmail.com>
Date Wed 2026-02-18 3:16 PM
To Craig Jeffery <cjeffery@seguin.ca>

2 attachments (285 KB)
Consent for disolution.pdf; Key Strategic Pillars and Achievements 2025 .pdf;

Hi Craig

Attached is a **Special Notice** issued by the WPS SMART for dissolution of West Parry Sound SMART Community Network Inc. All seven WPS municipalities are members with one vote respectfully. In 2015 each municipality passed a resolution approving incorporation. In the case of Seguin, your delegated member is your CAO. (Sequin Resolution 2015-190).

The Consent Form is attached as well as a summary of WPS SMART's Key Strategic Pillars and Achievements.

Please submit to your Council review and approval and return the signed Consent Form and supporting resolution to my attention by March 31, 2026.

We thank you for your support to the organization. It enabled significant enhancement of high speed internet within West Parry Sound.

Thank you,



Lis McWalter
Chair
West Parry Sound SMART Community Network Inc.

Attachments:
Consent Form: Resolution re Dissolution of West Parry Sound Community Network Inc.
WPS SMART Key Strategic Pillars & Achievements

CONSENT FORM

West Parry Sound SMART Community Network, Inc.
February 17, 2026

Re: Resolution re Dissolution of West Parry Sound Community Network Inc.

On January 24, 2025, the Board of West Parry Sound Community Network, having quorum, passed a resolution to "Propose the dissolution of the West Parry Sound Community Network at our next annual general meeting (AGM)" with the intent to obtain Member vote.

Upon Notice to Members, the AGM took place on May 13, 2025, at Canadore College, Parry Sound. Quorum of Members was not achieved, and the proposed vote could not be held.

According to the Ontario Not For Profit Act (ONCA), we have two options to obtain the Member consent required:

I. We can conduct a special meeting with the specific intent of obtaining consent. This would require a consenting vote by 2/3 of our members; or
II. Or we can obtain written consent. This would require consent by 100% of the members.

We are opting for the written consent option. Therefore, Members are asked to provide written consent (in lieu of a special meeting) to the following:

1. The "volunteer" dissolution of West Parry Sound SMART Community Network Inc. (the "Corporation") is in accordance with the Ontario Not-For-Profit Act (ONCA).
2. The appointment of Michele Fraser (Treasurer), and Lis McWalter (Chair) as "Authorized Persons" who are hereby authorized and empowered to:
    a) Serve as liquidators for the purpose of winding up the activities of the Corporation, at no cost to the Corporation.
    b) Settle all debts, obligations, and liabilities of the Corporation.
    c) Distribute the assets of the Corporation in accordance with the provisions of the Corporation's By-Law No.1, approved at the May 8, 2018, AGM.
    Paragraph 4.03 Distribution of Property upon Dissolution states:
    "Upon dissolution and after payment of all debts and liabilities of the Corporation, the remaining property of the Corporation shall be evenly distributed among the following municipal corporations:
        - The Corporation of the Township of Archipelago
        - the Corporation of the Township of Carling
        - the Corporation of the Township of McKellar

- the Corporation of the Township of Sequin
- the Corporation of the Municipality of McDougall
- the Corporation of the Municipality of Whitestone
- the Corporation of the Town of Parry Sound

d) Prepare, execute, and file all governmental filings required by law, and take other actions as necessary in connections with the dissolution of the Corporation.

Therefore, be it resolved that by authorization in the signature space provided below, the Member consents to dissolution of West Parry Sound SMART Community Network Inc. in accordance with the provisions set out in this document.

Member Name: _____

Member Signature: _____

Date: _____

Key Strategic Pillars & Achievements, January 2026

1. Investment Attraction & Regional Branding

- **Established Critical Mass:** Positioned West Parry Sound as a viable, high-demand region worthy of significant infrastructure investment.
- **Multi-Tier Recognition:** Created "name recognition" and built trust with Federal, Provincial, and local government bodies, as well as major Internet Service Providers (ISPs).
- **Market Viability:** Created a unified regional voice that amplified our influence with ISPs like Vianet and Cogeco and validated the region as worthy of immediate internet infrastructure deployment.

2. Strategic Advocacy & Policy Leadership

- **Driving Competition:** Engaged ISPs and issued RFPs to stimulate market interest and generate competitive investment in the region.
- **Regulatory Influence:** Conducted active lobbying and submissions to CRTC notice of consultations to ensure rural needs are prioritized.
- **Thought Leadership:** Advanced the promotion of "Internet as an Essential Service" through white papers, speaking engagements, and participation in industry-leading conferences and workshops.
- **Creation of Strategic Advantage:** In a strategic partnership with the **WPS Geography Network**, local data and detailed mapping was developed identifying served and under-served residences and businesses within WPS. This initiative corrected significant inaccuracies in existing government coverage data. By providing a 'ground-truth' view of relevant data and mapping, WPS SMART successfully enticed ISP investment and secured a unique, high-trust standing with provincial, federal and ISP funders.

3. Capital Infrastructure Projects

WPS SMART has facilitated a wide range of projects to enhance regional coverage:

- **Backhaul & Shovel Ready Projects:** Successfully completed a 3 tower backhaul connecting from the Archipelago tower (SMART tower) through Carling, the Industrial Park and terminating in Pointe au Baril. This backhaul project enabled the completion of 3 shovel-ready high speed internet projects: Bayview subdivision, Industrial Park, and Pointe au Baril. Two additional shovel-ready projects were developed for Otter Lake and Humphrey.
- **Expanded Reach**
  - FTTH throughout east Carling Township completed by Vianet in 2024/25
  - FTTH pending completion in Waubamik, Hurdville, McKellar, Fairholme, and Dunchurch by Cogeco
  - Ontario's Accelerated High-Speed Internet Project with Bell Canada. The work completed by WPS SMART in consultation with WPS Municipal representatives and the data and mapping provided by the WPS Geography Network enabled early approval of this project in WPS.
- **Innovation:** Partnered on the Starlink beta project to enable immediate connectivity solutions and developed the Georgian SMART Optical backhaul.

4. Funding & Contribution

WPS SMART has leveraged multi-stream funding and in-kind services to maximize local impact. Specifically:

- **Federal Funding:** Universal Broadband (UBF), Connect to Innovate, CENGN, and FedNor.
- **Provincial Funding:** Infrastructure Ontario, ICON, and NOHFC.
- **Strategic Allies:** Direct investment and contributions from Vianet and Cogeco,
- **Local:** WPS Municipalities, Parry Sound and Area Industrial Park Board, WPS Geography Network
- **WPS SMART Team:** The WPS SMART organization was established and maintained through comprehensive pro bono leadership and execution.

Resolution No. 2015- 190

The Corporation of the Township of Seguin

Moved by

Seconded by

Date July 6th, 2015

WHEREAS, the West Parry Sound SMART Community Committee has been working on the SMART Initiative for approximately three years as a volunteer subcommittee of the Regional Economic Development Advisory Committee.

AND WHEREAS, the SMART Community Initiative's key objective is to define and develop a Broadband Strategy to deliver affordable ultra-high speed connectivity throughout the West Parry Sound Area and to provide leadership for the adoption of SMART applications, processes, and initiatives that leverage the Broadband to create economic and social value for West Parry Sound.

AND WHEREAS, affordable ultra-high speed connectivity is a high priority to The Corporation of the Township of Seguin.

AND WHEREAS, the Council of The Corporation of the Township of Seguin passed Resolution No. 2014-155, which supported in principle several SMART Community Committee recommendations.

AND WHEREAS, one such recommendation was the preparation of the necessary documents to establish SMARTCO WPS as a Not-For-Profit Corporation, such documents to be to the satisfaction and approval by the area Municipal Partners.

AND WHEREAS, the SMART Community Committee has since prepared and circulated to The Corporation of the Township of Seguin and the other area Municipal Partners the necessary documents to establish WPS SMARTCo. Inc. as a not-for-profit corporation under the Ontario Corporations Act, R.S.O. 1990, Chap. C.38.

AND WHEREAS, pursuant to such incorporation documents, The Corporation of the Township of Seguin and the other area Municipal Partners will each be entitled to one membership for a representative individual in WPS SMARTCo. Inc.

Seguin Township
The Natural Place To Be

The Corporation of the Township of Seguin

THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin:

1. Is satisfied by and approves the documents prepared by the SMART Community Committee to establish WPS SMARTCo. Inc. as a not-for-profit corporation under the Ontario Corporations Act; and

2. Consents to the SMART Community Committee taking the necessary steps to incorporate WPS SMARTCo. Inc. as a not-for-profit corporation under the Ontario Corporations Act.

DIVISION LIST	Yea	Nay	Absent
Buszynski	___	___	___
Collins	___	___	___
Graves	___	___	___
Hepworth	___	___	___
Osborne	___	___	___
Sainsbury	___	___	___
Gibbon	___	___	___

CARRIED 6 yrs

DEFEATED ___

Resolution No. 2017- 035

The Corporation of the Township of Seguin

Moved by Susan Adams

Seconded by Ted Gibbon Date February 6th, 2017

THAT Council of The Corporation of the Township of Seguin does hereby appoint, for the Term of Council, Chief Administrative Officer Chris Madej ("the Appointee") to the West Parry Sound SMART Community Network Corporation as a municipal Member for The Corporation of the Township of Seguin.

AND THAT all expenses incurred by the Appointee in the duties as a municipal representative on the West Parry Sound SMART Community Network Corporation shall be reimbursed as per Township of Seguin policies. In the event that the West Parry Sound SMART Community Network Corporation provides an honourarium to the Appointee, that honourarium shall be paid or directed to the Township of Seguin.

DIVISION LIST	Yea	Nay	Absent
Adams	___	___	___
Buszynski	___	___	___
Collins	___	___	___
Graves	___	___	___
Hepworth	___	___	___
Osborne	___	___	___
Gibbon	___	___	___

CARRIED BJS

DEFEATED ___

Outlook

Food and Housing Affordability in the Nipissing and Parry Sound Districts - Request for Support

From Ashley Lecappelain <ashley.lecappelain@healthunit.ca>

Date Fri 2/6/2026 2:33 PM

To Armour <clerk@armourtownship.ca>; Bonfield <cao.clerk@bonfieldtownship.com>; Burk's Falls <clerk@burksfalls.ca>; Callander <cpigeau@callander.ca>; Calvin <cao@calvintownship.ca>; Carling <clerksoffice@carling.ca>; Chisholm <l.marshall@chisholm.ca>; East Ferris <kari.hanselman@eastferris.ca>; Joly <office@townshipofjoly.com>; Kearney <nicole.gourlay@townofkearney.ca>; Machar <aloneymachar@vianet.ca>; Magnetawan <clerk@magnetawan.com>; Mattawa <amy.honen@mattawa.ca>; Mattawan <admin@mattawan.ca>; McDougall <lwest@mcdougall.ca>; McKellar <clerk@mckellar.ca>; McMurrich-Monteith <clerk@mcmurrichmonteith.com>; Nipissing <admin@nipissingtownship.com>; North Bay <Karen.McIsaac@cityofnorthbay.ca>; Papineau Cameron <clerk@papineaucameron.ca>; Parry Sound <rjohnson@parrysound.ca>; Perry <beth.morton@townshipofperry.ca>; Powassan <brobinson@powassan.net>; Ryerson <clerk@ryersontownship.ca>; Seguin <cjeffery@seguin.ca>; South River <clerk@southriver.ca>; Strong <clerk@strongtownship.com>; Sundridge <naustin@sundridge.ca>; The Archipelago <mmartin@thearchipelago.ca>; West Nipissing <mducharme@westnipissing.ca>; Whitestone <nigel.black@whitestone.ca>

4 attachments (707 KB)

Highlights from the January 2026 MOH report to the BOH.pdf; 2026 Budget Consultation Letter - Signed.pdf; Sample Letter Template for Municipalities.docx; Sample Resolution Template for Municipalities.docx;

Please forward the correspondence below to your Mayor/Reeve and municipal councillors:

Hello,

Please be advised that the Board of Health minutes from November 26, 2025, and the Finance and Property Committee minutes for June 25, 2025, were approved at the January 28, 2026, meeting and are now posted to the Health Unit website.

The Medical Officer of Health Report from the January 28, 2026, meeting is also posted to the website. Highlights from the January 2026 report are attached to this email.

The North Bay Parry Sound District Health Unit (Health Unit) is also sharing correspondence for your Mayor/Reeve and Council regarding a recent motion passed by the Board of Health related to food and housing affordability in the Nipissing and Parry Sound Districts.

The attachments include:

- The letter sent by the Health Unit to the Province of Ontario on this issue, including the associated resolution.
- A resolution template for municipalities that can be tailored and brought forward for council decision.
- A letter that municipalities may tailor and/or sign to the Province of Ontario in support of the Health Unit's letter.

Please consider using these resources to join us in calling on the Province of Ontario to strengthen the social assistance system. The NBPSDHU would be pleased to provide a presentation to your municipal leaders to discuss this information in more detail.

If this is of interest, please contact us through Ashley Lecappelain, at ashley.lecappelain@healthunit.ca or by calling 705-474-1400, ext. 5272

Regards,

Ashley Lecappelain | Executive Assistant | Office of the Medical Officer of Health/Executive Officer | Pronouns: She/Her
North Bay Parry Sound District Health Unit | 345 Oak Street West | North Bay, Ontario P1B 2T2 | Canada
705-474-1400 ext. 5272 | 1-800-563-2808
ashley.lecappelain@healthunit.ca | my*healthunit*.ca
Facebook | *Instagram* | *LinkedIn* | *YouTube*

My place of work is on the lands of the Anishinaabe people; the traditional territory of Nipissing First Nation; and land that is covered by the Robinson Huron Treaty of 1850.

Highlights from the January 2026 MOH report

MOH Updates

Corporate Services

- Following the ratification of collective agreements with the Ontario Nurses' Association, the Ontario Public Service Employees' Union and the Management Non-Union Group at the Health Unit, applicable internal documents are being updated and negotiated changes are being implemented.

Clinical Services

- Lyme Disease is on the rise. There have been 14 cases in the district in 2025, compared to a previous annual record of four cases.
- Sexual Health clinical services are being realigned to better meet the needs of priority populations and those without a primary care provider.
- The Health Unit participated in the Parry Sound Drug Strategy's 2nd annual National Addictions Awareness Week, November 17-21. Health Unit staff provided access to naloxone training as well as HIV and Hepatitis C testing.
- There has been high demand for seasonal respiratory vaccines (influenza, COVID-19 and RSV) this year. 2025-26 is the first year the RSV vaccine is publicly-funded for the general public aged 75 years and older. Fourteen Health Unit clinics offering all 3 vaccines were hosted in communities across the district, as well as offering appointments at both Health Unit office locations from mid-October to the end of November. Seasonal vaccines continue to be available by appointment at clinics in the North Bay and Parry Sound Health Unit offices for individuals unable to access vaccionation through a local primary care provider or pharmacy.

Community Services

- The Health Unit participated in a community information session on polyfluoroalkyl substances (PFAS) on November 19 at the Best Western in North Bay. The event attracted significant public interest and included formal presentations with opportunities for one-on-one discussions with Health Unit staff regarding PFAS.

Organizational Effectiveness

- The Indigenous Wellness Circle reconvened in December following a temporary pause. The ongoing work of the Circle aims to strengthen relationships with Indigenous health and social service partners; advance reconciliation through meaningful and sustained action; reduce health inequities across the region; and support the Health Unit in remaining accountable to the Indigenous communities and peoples it serves. This work is grounded in the understanding that Indigenous public health initiatives must be led by Indigenous peoples in the development of policies, procedures, and programming that affect them.
- The Muskoka, Nipissing, Parry Sound Data Collaborative, chaired by the Health Unit, in partnership with the Muskoka, Nipissing, Parry Sound Child and Youth Planning Table has published a new Learning and Development dashboard. The dashboard summarizes key indicators related to the learning journey of children across Muskoka, Nipissing and Parry Sound districts.
- A letter was provided to Michael Parsa, the Minister of Children, Community and Social Services to inform the development of the 2025-2030 Ontario Poverty Reduction Strategy.

North Bay Parry Sound District Health Unit
Bureau de santé du district de North Bay-Parry Sound

January 30, 2026

The Honourable Peter Bethlenfalvy
Minister of Finance
Suite 213, 1150 Kingston Road
Pickering, Ontario L1V 1C3

Dear Minister Bethlenfalvy,

Thank you for the opportunity to contribute to the 2026 Ontario Budget Consultation. The Board of Health for the North Bay Parry Sound District Health Unit (Health Unit) recognizes the Ontario government's efforts in the 2025 budget to include measures to promote affordability for Ontarians. For the 2026 budget, as a component of a system-wide strategy to address housing and food affordability, the Health Unit recommends that the Government of Ontario strengthen the social assistance system by:

- Increasing Ontario Disability Support Program (ODSP) rates to reflect the cost of living; and
- Increasing Ontario Works (OW) rates to reflect the cost of living and indexing OW rates to inflation going forward.

The Health Unit recently completed its 2025 reporting on food affordability. This year, the analysis was expanded to include local data collection on apartment rental rates in North Bay and Parry Sound. The 2025 food and housing affordability data shows, in real numbers, that households reliant on Ontario Works do not have enough money to meet basic needs. This finding is consistent with recent data from the Maytree Foundation, which shows that social assistance recipients in Ontario live far below the poverty line.

The most recent local homelessness count in Nipissing revealed that over 80% of respondents identifying as homeless had OW or ODSP as their main income. Respondents also cited low income and high rental costs as the top two barriers to finding housing. Adequate income is a foundational social determinant of health. Strengthening social assistance in Ontario is a critical component of increasing income security for many of the province's lowest income households and represents an important and effective policy measure to take action on poverty, homelessness, and household food insecurity as important public health issues.

The importance of strengthening social assistance in Ontario was also communicated as part of the Health Unit's recommendations submitted to the 2025-2030 Ontario Poverty Reduction Strategy consultation in November 2025.

At the Board of Health meeting on January 28, 2026, the Board of Health passed a resolution endorsing this submission and supporting increased ODSP and OW rates, as well as the indexing of OW rates to inflation.

***Whereas**, the Ontario Public Health Standards require public health agencies to monitor food affordability, and assess and report on the health of local populations, describing the existence and impact of health inequities including housing and food insecurity; and*

***Whereas**, income is an important social determinant of health that greatly impacts a household's ability to pay for the basic costs of living, including housing and food; and*

***Whereas**, food insecurity and housing insecurity have detrimental impacts on physical and mental health; and*

***Whereas**, the 2025 North Bay Parry Sound food affordability results show that households with social assistance as their main income do not have enough money for the costs of living; and*

***Therefore Be It Resolved,** that the Board of Health for the North Bay Parry Sound District Health Unit continues to support in principle the efforts of staff to monitor, raise awareness about, and work to reduce health inequities including poverty, homelessness, and household food insecurity; and*

***Furthermore Be It Resolved,** that the Board of Health for the North Bay Parry Sound District Health Unit calls on the Province of Ontario to strengthen social assistance by increasing OW and ODSP rates to reflect the costs of living, and index Ontario Works rates to inflation as part of the 2026 Ontario budget; and*

***Furthermore Be It Resolved,** that the Board of Health for the North Bay Parry Sound District Health Unit provide correspondence of these resolutions to district municipalities, Ontario Boards of Health, Victor Fedeli, MPP (Nipissing), Graydon Smith, MPP (Parry Sound-Muskoka), John Vanthof, MPP (Timiskaming-Cochrane), the Honourable Doug Ford (Premier), the Honourable Peter Bethlenfalvy (Minister of Finance) the Honourable Michael Parsa (Minister of Children, Community and Social Services), the Honourable Sylvia Jones (Minister of Health), the Association of Local Public Health Agencies (alPHa), Pauline Rochefort, MP (Nipissing-Timiksaming), Scott Aitchison, MP (Parry Sound-Muskoka), District of Parry Sound Social Services Administration Board, District of Nipissing Social Services Administration Board, Association of Municipalities of Ontario (AMO), Federation of Northern Ontario Municipalities (FONOM), and the Council of Ontario Medical Officers of Health (COMOH).*

Thank you for reviewing this important local data and considering the recommendation of the Board of Health for the North Bay Parry Sound District Health Unit to strengthen social assistance in Ontario as a priority for the 2026 Ontario budget.

Sincerely,

Rick Champagne (Jan 30, 2026 11:29:06 EST)

Rick Champagne
Chairperson, Board of Health

Carol Zimbalatti

Dr. Carol Zimbalatti, M.D., CCFP, MPH
Medical Officer of Health/Executive Officer

Copy to:
Vic Fedeli, MPP, Nipissing
Graydon Smith, MPP, Parry Sound-Muskoka
John Vanthof, MPP, Timiskaming-Cochrane

Hon. Doug Ford, Premier of Ontario
Hon. Michael Parsa, Minister of Children, Community and Social Services
Hon. Sylvia Jones, Minister of Health
Pauline Rochefort, MP, Nipissing-Timiksaming
Scott Aitchison, MP, Parry Sound-Muskoka
Association of Local Public Health Agencies (alPHa)
District Municipalities
Ontario Boards of Health
District of Parry Sound Social Services Administration Board
District of Nipissing Social Services Administration Board
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)
Council of Ontario Medical Officers of Health (COMOH)

date

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Room 281
Queens Park
Toronto, ON M7A 1A1

The Honourable Sylvia Jones
Minister of Health / Deputy Premier
777 Bay Street, College Park, 5th Floor
Toronto, ON M7A 2J3

The Honourable Michael Parsa
Minister of Children, Community and Social Service
438 University Avenue, 7th Floor
Toronto, ON M5G 2K8

Dear Premier Ford, Minister Jones, and Minister Parsa:

RE: Food and Housing Affordability in the Nipissing and Parry Sound Districts

The (municipality) is writing to express our support for the concerns raised by the North Bay Parry Sound District Health Unit (Health Unit) about food and housing affordability in our region. The Health Unit's 2025 data highlights that households whose primary source of income is social assistance - Ontario works (OW) and the Ontario Disability Support Program (ODSP) - do not have enough money for the cost of living.

This local data provides important context about the financial realities of relying on social assistance and is consistent with recent data from the Maytree Foundation, which shows that social assistance recipients in Ontario live far below the deep poverty line.

Poverty, homelessness, and food insecurity are significant and escalating public health problems and are associated with many detrimental physical and mental health impacts. Ensuring low-income households have enough money to meet their basic needs is essential for their health. Municipalities feel the impacts of poverty at the local level and often struggle to adequately support citizens who are unable to make ends meet. (option: add additional municipal content)

Our Council joins the Health Unit in calling on the Province of Ontario to increase OW and ODSP rates to reflect the real cost of living, and index OW rates to inflation. The full motion supporting this request is attached (include motion).

From a municipal perspective, we urge the Province to take action to support the health of our citizens and to ease the burden of poverty on municipalities. The Province of Ontario can help reduce poverty, homelessness, and food insecurity for households receiving social assistance, who live with dire financial circumstances.

Thank you for reviewing this information.

Sincerely,
(signatures)

***Whereas**, improved financial stability allows municipal residents to participate, contribute, and invest in their local economies and communities; and*

***Whereas**, poverty puts additional pressure on municipalities, who are responsible for delivering necessary public and social services to support residents who are struggling with the consequences of inadequate income; and*

***Whereas**, poverty, homelessness and food insecurity have detrimental impacts on physical and mental health; and*

***Whereas**, income is an important social determinant of health that greatly impacts a household's ability to pay for the basic costs of living, including housing and food; and*

***Whereas**, the 2025 North Bay Parry Sound food affordability results show that households reliant on social assistance do not have enough money for the costs of living; and*

***Therefore Be It Resolved,** That the (municipality) support efforts to raise awareness about, and work to reduce poverty, homelessness and food insecurity; and*

***Furthermore Be It Resolved,** That the (municipality) endorse the recommendations from the North Bay Parry Sound District Health Unit and call on the Province of Ontario to increase Ontario Works and Ontario Disability Support Program rates to reflect the costs of living, and index Ontario Works rates to inflation going forward; and*

***Furthermore Be It Resolved,** That the (municipality) provide correspondence of these resolutions to the North Bay Parry Sound District Health Unit, neighbouring municipalities, Victor Fedeli, MPP (Nipissing), Graydon Smith, MPP (Parry Sound-Muskoka), John Vanthof, MPP (Timiskaming-Cochrane), the Honourable Doug Ford (Premier), the Honourable Michael Parsa (Minister of Children, Community and Social Services), the Honourable Sylvia Jones (Minister of Health), Pauline Rochefort, MP (Nipissing-Timiskaming), Scott Aitchison, MP (Parry Sound-Muskoka), District of Parry Sound Social Services Administration Board (DSSAB), District of Nipissing Social Services Administration Board (DNSSAB), Association of Municipalities of Ontario (AMO), Federation of Northern Ontario Municipalities (FONOM), and the Council of Ontario Medical Officers of Health (COMOH).*

Melissa Bélanger
46 Loucks Road
Seguin, Ontario, P2A 0B2

RECEIVED
FEB 04 2026
TOWNSHIP OF SEGUIN
Per .....

January 30, 2026

Council of the Township of Seguin
5 Humphrey Drive
Seguin, Ontario, P2A 2W8

Subject: Letter of Interest for Seguin Recreation & Culture Committee

Dear Council of the Township of Seguin:

Please consider this letter as my application for the recent opening on the Seguin Recreation & Culture Committee. As a long-term Seguin resident and now in my tenth year working at Seguin Public Libraries, I am interested in joining the committee and contributing to its work in enhancing local recreational needs.

Over the years, I have volunteered at several events within Seguin Township, including the Halloween Howl, Santa Skate, and the Seguin Sled Dog Mail Run. I have created & hosted programs at the libraries that include escape rooms, book clubs, parties, story times, magic shows, class visits, trivia nights, painting classes, and weekly craft programs at all four library branches. Bringing my programming experience to the committee could be beneficial in planning annual events and developing new ones.

I am also proficient in Microsoft 365, WordPress (using Elementor), Canva, Cricut Design Space, and 3D printing design programs. I have created the monthly library programming calendar for several years, as well as newsletters, posters, flyers, bookmarks, and social media posts. These media and design skills could be utilized by the committee to support the promotional side of events.

Thank you for your consideration of my interest in joining the Seguin Recreation & Culture Committee.

Sincerely,

Melissa Bélanger



Municipal public works professionals are used to tough conditions. Snowstorms. Long nights. Emergency call-outs. Keeping roads open so ambulances, fire trucks, school buses, and families can travel safely.

But increasingly, the biggest risk they're facing isn't the weather — it's threats and interference from the public.

Across Ontario, municipalities are reporting a troubling rise in harassment, intimidation, and dangerous behaviour directed at winter maintenance crews and contractors, including:

- Objects thrown at active equipment
- Verbal abuse and public confrontations
- Threats of violence
- Individuals blocking or climbing onto plows
- Operations delayed during major storms due to unsafe situations

When a plow is stopped or an operator feels unsafe, it's not just one route impacted — it affects emergency response, service levels, and public safety for entire communities.

This is not just a workplace issue. It's a public safety issue.

That's why AORS is advocating for **stronger provincial protections, clearer enforcement, and consequences for interference** with municipal workers performing essential services.

We have formally written to:

- The Minister of Labour, Immigration, Training and Skills Development
- The Solicitor General
- Provincial partners and stakeholders

And we're encouraging municipalities to pass resolutions supporting these calls to action.

Our members keep Ontario moving. **They deserve to go home safely at the end of every shift.**

Learn more about what municipalities are experiencing and the actions AORS is taking here.

Deadline For Nominations Are Fast Approaching

Notice of Motion
Protection for Municipal Public Works Workers and Contractors

Whereas municipal public works employees and contracted service providers are responsible for maintaining critical infrastructure including roads, sidewalks, bridges, drainage systems, and winter maintenance operations that are essential to public safety and emergency response; and

Whereas during significant weather events and emergencies, these workers act as frontline responders, ensuring routes remain open for ambulances, fire services, police, school transportation, and the travelling public; and

Whereas municipalities across Ontario are reporting an increase in harassment, threats, intimidation, and dangerous interference from members of the public directed at municipal workers and subcontractors while they perform their duties; and

Whereas these behaviours have included verbal abuse, threats of violence, obstruction of equipment, and actions that delay or disrupt winter maintenance and emergency response operations, placing workers and the broader public at risk; and

Whereas interference with municipal operations during storms and emergencies jeopardizes service levels, delays critical response times, and creates significant occupational health and safety risks; and

Whereas the Association of Ontario Road Supervisors (AORS) has formally called on the Province of Ontario to strengthen legislative protections, enforcement support, and consequences for those who threaten or obstruct municipal public works staff and contractors;

Now therefore be it resolved that the Council of <insert municipality name> supports the calls to action advanced by the Association of Ontario Road Supervisors to improve protections for municipal public works workers and subcontractors; and

Be it further resolved that the Province of Ontario be requested to introduce legislative and enforcement measures that:

- recognize municipal public works workers and contractors as essential service providers during declared significant weather events and emergencies;
- deter and penalize interference, threats, harassment, or obstruction of municipal operations; and
- provide clear direction and support to police services to proactively respond to these incidents;

And be it further resolved that a letter conveying Council's support for these measures be sent to:

- The Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing
- The Honourable Doug Ford, Premier of Ontario

And that a copy of this resolution be forwarded to the Association of Ontario Road Supervisors and neighbouring municipalities for their consideration.

Outlook

Request for letter of support

From Lis McWalter <mcwalter.lis@gmail.com>
Date Sun 2026-02-08 1:15 PM
To Craig Jeffery <cjeffery@seguin.ca>

1 attachment (3 MB)
Request for letter of support Seguin.pdf;

Hi Craig,

We are reaching out to all WPS municipalities to gain support to save the Jones Island Rear Lighthouse. See attached.
We would appreciate a letter of support from Seguin. If you wish a deputation, please advise.

Thanks and have a great week

Lis



2026-January-06

To: Township of Seguin Mayor MacDiarmid and Councillors

Re: Request for Letter of Support – Preservation of the Jones Island Rear Lighthouse

On behalf of the concerned public advocating for our region's maritime history, I am writing to formally request a letter of support from the Township of Seguin to prevent the demolition of the Jones Island Rear Lighthouse.

We understand that the Canadian Coast Guard (CCG) has recently announced plans to demolish this structure and replace it with a modular 80-foot metal tower. We believe this action is an irreversible loss to our shared heritage and a violation of the spirit of the Heritage Lighthouse Protection Act.

We have contacted our MP the Honorable Scott Aitchison to gain his support as well as the Ministry of the Environment, Ministry of National Defense, and Ministry of Ocean & Fisheries and will continue to work through these channels to save this iconic landmark.

Many families and friends of West Parry Sound are familiar with this "Recognized Federal Heritage Building". It is advertised by local municipalities and tourism businesses as a site to visit when out on the Bay.

We ask that the Township of Seguin join us in calling on the Federal Government and the CCG to **pause the demolition plans** to allow for meaningful public engagement and a full review of restoration alternatives. By providing a letter of support, you will help us ensure that this "anchor" of our history remains standing for the next 130 years.

Attached is a **Fact Sheet** for your review. Thank you for your time and for your commitment to protecting our regional identity.

Sincerely,

Lis McWalter, on behalf of members of the concerned public
mcwalter.lis@gmail.com
416 402-4190

Attachment: Fact Sheet

Attachment

Fact Sheet: The Case for Saving Jones Island Rear Lighthouse, January 2026

◊ **A National Treasure at Risk,**
- Built and put in operation with a light keeper from 1894 to 1991 and is a tangible piece of Canadian history.
- *Unique Heritage*: One of only two remaining combined dwelling-light stations in all of Canada. The only one on an island.
- *Irreplaceable Character:* It's architecture is unique with its wooden tapered tower that rises from the center of a simple roof of the 1.5 story keeper's house.
- It has provided aid to navigation and survived the rugged Georgian Bay weather for over 130 years.
- It facilitated the trade routes that built Northern Ontario's economy.
  Destroying this lighthouse erases the physical evidence of our maritime heritage.

◊ **The Threat: "Hollowing Out" Our History,**
- Replacing a 130-year architectural rarity with a modular metal structured is symbolic of a broader failure to protect Canadian culture. At a time when Canadian identity is under significant scrutiny, we cannot afford to bulldoze our few remaining touchstones. This lighthouse is an ***anchor*** for the local community, First Nations territories, UNESCO territory, and the thousands of tourists who visit Georgian Bay annually.

◊ **Procedural Failures & Legal Concerns,**
- Violation of Process: The CCG moved toward demolition without the public notice or town hall meetings mandated by the Heritage Lighthouse Protection Act.
- Lack of Transparency: Taxpayer money is already being spent designing replacement towers before the public has had the legal right to propose preservation alternatives.
- Treaty Obligations: Located in Robinson-Huron Treaty territory, any changes to this land require meaningful consultation with First Nation partners.
- Sustainable Development: Located in the UNESCO-designated Georgia Bay Mnidoo Gamii Biosphere Reserve which mandates sustainable development. The CCG plan is "waste-heavy/carbon release" and disturbs a sensitive island ecosystem, whereas restoration utilizes the embodied carbon of the existing timber structure.

◊ **Economic/Financial Prudence,**
- False Economy: Cost of demolition and rebuild requires public transparency.
- Precedent for Investment: The Federal Government has successfully restored similar assets, including the Point Clark Lighthouse ($3.7M), the Burlington Canal Lift Bridge ($32M), and the Parliament Hill West Block ($863M). Restoring the Jones Island Rear Lighthouse for roughly $1 million is a highly cost-effective preservation of national history.
- Available Funding: The claim of 'prohibitive costs' for preservation is inconsistent with current Federal spending priorities. The Federal Budget 2025 allocates billions for community infrastructure and green construction. Specifically, the Green Construction

through Wood (GC Wood) Program ($6 billion) provides a clear funding path for the innovative restoration of historic timber structures.

◊ **Summary**,

- The Federal Government has shown it is willing to spend the money to save Canada's cultural and historic landmarks.
- CCG has an obligation, as the steward of lighthouses to fund the restoration of the Jones Island Rear Lighthouse rather than defaulting to irreversible and wasteful demolition. Specifically,
  - The CCG receives monies (tax dollars) that are allocated to the care and maintenance of navigation light structures from Fisheries and Oceans Canada (DFO).
  - Treasury Board Subsidies help with some historically significant structures.
  - The GC Wood Program
- In the late 1800's the people of the day built the Jones Island Rear Lighthouse, a structure that lasted over 130 years. Certainly, with today's advanced knowledge, skills, and materials, we can revitalize the lighthouse.
- The marine route that was enabled by this lighthouse was instrumental in opening the economy and jobs in northern Ontario and resulting contribution to Canada.
- **We ASK the Federal Government to INVEST in this historical asset, and not pay to destroy it!**



Outlook

Fw: Join Us at the 2026 OSUM Annual Conference and Trade Show!

From info <info@seguin.ca>
Date Thu 2/12/2026 3:32 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: OSUM Events <events@osum.ca>
Sent: February 10, 2026 12:00 PM
To: info <info@seguin.ca>
Subject: Join Us at the 2026 OSUM Annual Conference and Trade Show!

2026 OSUM Annual Conference & Trade Show

April 29 – May 1, 2026

Town of Parry Sound, ON

The Ontario Small Urban Municipalities (OSUM) invites you to its Annual Conference and Trade Show, taking place from **April 29 to May 1, 2026**, in the charming **Town of Parry Sound.** This event offers a unique platform for municipal leaders from Ontario's counties, small cities, and towns to convene and address the critical issues impacting small urban communities.

Programming starts Wednesday, April 29 with the choice of two sessions:

Discover Parry Sound: A Walking Tour of the Waterfront & Downtown

Planning Canada's Next Deep Geological Repository: Your Voice Matters, sponsored by the Nuclear Waste Management Organization

More programming information coming soon.

Exhibitors & Sponsors:

The OSUM Conference provides an excellent opportunity for businesses, organizations, and service providers to showcase their products and services to municipal leaders. Reach out to events@OSUM.ca if you would like more information.

Registration:

Members: $625

Non-Members: $650

Register Here

Registration includes access to all sessions, the trade show, study tour or pre-conference workshop. Registration closes on **Thursday, April 23, 2026.**

Accommodation:

Preferred rates have been secured at the Best Western Plus and Parry Sound Inn & Suites. We encourage you to book your accommodations early to ensure availability.

Cancellation Policy:

Cancellations must be submitted in writing to events@osum.ca by **April 2, 2026**, to be eligible for a refund, less a $75.00 (plus HST) administration fee.

For more information and to register, please visit our official conference page.

We look forward to welcoming you to Collingwood for an enriching and collaborative experience!

Contact: events@osum.ca

By-laws

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-021

Being a By-law to enter into a Commercial Lease Agreement between Mike Beasley and The Corporation of the Township of Seguin for facilities located on Plan 163, Part Lot 18, Village of Rosseau known as 1142 Highway #141.

WHEREAS, Section 10 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended authorizes a single-tier municipality to pass by-laws respecting various matters within the municipality's jurisdiction;

AND WHEREAS the premises known municipally as the former Humphrey Municipal Office located on Plan 163, Part Lot 18, Village of Rosseau, now in the Township of Seguin, District of Parry Sound, known as 1142 Highway #141 is not required for municipal operations by the municipality at this time;

AND WHEREAS the Council of The Corporation of the Township of Seguin deems it desirous to renew a Commercial Lease Agreement with Mike Beasley for the leasing of the premises known municipally as the former Humphrey Municipal Office located on Plan 163 Part Lot 18, Village of Rosseau, now in the Township of Seguin, District of Parry Sound, known as 1142 Highway #141;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. THAT the Mayor and Clerk of The Corporation of the Township of Seguin are hereby authorized and directed to execute under seal of The Corporation, the Commercial Lease Agreement attached hereto as Schedule "A" between The Corporation of the Township of Seguin and Mike Beasley for the former Humphrey Municipal Office located on Plan 163, Part Lot 18, Village of Rosseau, now in the Township of Seguin, District of Parry Sound, known as 1142 Highway #141.

2. THAT this By-law shall come into full force and effect upon final passage thereof.

READ a FIRST, SECOND and THIRD TIME, PASSED and ENACTED this 2nd day of March, 2026.

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

By signing below, Mayor MacDiarmid hereby approves this by-law and will not exercise the power to veto this by-law.

_____ _____

Date Signature

DRAFT

LEASE

Made this day of , 2026

BETWEEN

The Corporation of the Township of Seguin

(the "Landlord")

-and-

Mike Beasley

(the "Tenant")

In consideration of the rents, covenants and obligations stipulated herein the Landlord and the Tenant have agreed to enter into a Lease of the premises known municipally as:

> The Former Humphrey Municipal Building, located on Plan 163, Part Lot 18 (adjacent to the Rosseau Community Hall) and known as 1142 Highway #141, Village of Rosseau, Township of Seguin.

1. GRANT OF LEASE

(1) The Landlord leases the Premises to the Tenant:

(a) At the rent set forth in Section 2;

(b) For the Term set forth in Section 3; and

(c) Subject to the conditions and in accordance with the covenants, obligations and agreements herein.

(2) The Landlord covenants that he has the right to grant the leasehold interest in the Premises free from encumbrances except as disclosed on title.

2. RENT

(1) Rent means the amounts payable by the Tenant to the Landlord pursuant to this Section and includes Additional Rent.

(2) The Tenant covenants to pay to the Landlord, during the Term of this Lease rent as follows:

(a) The sum of ONE THOUSAND ONE HUNDRED AND SEVENTY DOLLARS ($1,170.00) per month plus applicable taxes payable on the first day of each month for the period from May 1, 2026, to October 31, 2026.

(3) The Tenant further covenants to pay all other sums required by this Lease to be paid by it and agrees that all amounts payable by the Tenant to the Landlord or to any other party pursuant to the provisions of this Lease shall be deemed to be additional rent ("Additional Rent") whether or not specifically designated as such in this Lease.

(4) The Landlord and the Tenant agree that it is their mutual intention that this Lease shall be a completely carefree net net net lease for the Landlord and that the Landlord shall not, during the Term of this Lease, be required to make any payments in respect of the Premises other than charges of a kind personal to the Landlord (such as income and estate taxes and mortgage payments):

(a) And to effect the said intention of the parties the Tenant promises to pay the following expenses related to the Premises and Additional Rent;

(i) Realty taxes assessed as a result of any commercial activity;

DRAFT

(ii) Services supplied to the Premises, provided that this does not in any way oblige the Landlord to provide any services, unless otherwise agreed in this Lease;

(iii) General Day to Day Maintenance;

(iv) Contents and Liability Insurance premiums.

(b) And if any of the foregoing charges are invoiced directly to the Tenant, the Tenant shall pay same as and when they become due and produce proof of payment to the Landlord immediately if required to do so;

(i) But the Tenant may contest or appeal any such charges at the Tenant's own expense;

(c) And the Tenant hereby agrees to indemnify and protect the Landlord from any liability accruing to the Landlord in respect of the expenses payable by the Tenant as provided herein, including but not limited to;

(i) Any breach, violation or non performance of any covenant or proviso hereof on the part of the Lessee;

(ii) Any damage to the property occasioned by the use and occupation of the premises, or;

(iii) Any injury to person or persons, including death resulting at any time therefrom, occurring in or about the premises or on the roads, sidewalks or parking lots adjacent hereto.

Such indemnification in respect of any such breach, violation or non performance damage to property, injury or death occurring during the term of the Lease shall survive any termination of this Lease, anything in the Lease to the contrary notwithstanding.

(d) And if the Tenant fails to make any of the payments required by this Lease then the Landlord may make such payments and charge to the Tenant as Additional Rent the amounts paid by the Landlord;

(i) And if such charges are not paid by the Tenant on demand the Landlord shall be entitled to the same remedies and may take the same steps for recovery of the unpaid charges as in the event of Rent in arrears.

(e) And if the Tenant enjoys the use of any common areas and facilities not included in the Premises, the Tenant shall pay his proportionate share of the foregoing expenses relating to such common areas and facilities.

(5) Additional Rent shall be payable in monthly instalments in advance of the same dates stipulated for payment of Rent in Section 2 (2) and the Landlord shall at least once each year provide the Tenant with a statement providing such information as may be required to calculate accurately the amounts payable by the Tenant as Additional Rent;

(a) prior to the first such statement being delivered the payments of Additional Rent shall be based on the Landlord's estimate of the expenses chargeable to the Tenant;

(b) in the event that any such instalment indicates that the amounts paid by the Tenant for Additional Rent are either more or less than the amount required pursuant to the statement then an adjusting statement shall be delivered within thirty days;

(i) and if the Tenant has overpaid in respect of Additional Rent the adjustment may be made by way of reduction of the next ensuring instalments of Rent.

DRAFT

(6) All payments to be made by the Tenant pursuant to this Lease shall be delivered to the Landlord at the Landlord's address for service set out in Section 12 or to such other place as the Landlord may from time to time direct in writing.

(7) All Rent in arrears and all sums paid by the Landlord for expenses incurred which should have been paid by the Tenant shall bear interest from the date payment was due, or made, or expense incurred at a rate per annum equal to ten (10) per cent.

(8) The Tenant acknowledges and agrees that the payments of Rent and Additional Rent provided for in this Lease shall be made without any deductions for any reason whatsoever unless expressly allowed by the terms of this Lease or agreed to by the Landlord in writing; and

(a) No partial payment by the Tenant which is accepted by the Landlord shall be considered as other than a partial payment on account of Rent owing and shall not prejudice the Landlord's right to recover any rent owing.

3. TERM AND POSSESSION

(1) The Tenant shall have possession of the Premises, commencing on the 1st day of May, 2026 and ending on the 31st day of October, 2026 (the "Term").

(2) Subject to the Landlord's rights under this Lease, and as long as the Lease is in good standing the Landlord covenants that the Tenant shall have quiet enjoyment of the Premises during the Term of this Lease without any interruption or disturbance from the Landlord or any other person or persons lawfully claiming through the Landlord.

4. ASSIGNMENT

(1) The Tenant shall not assign this Lease or sublet the whole or any part of the Premises unless he first obtains the consent of the Landlord in writing, which consent shall not unreasonably be withheld;

(a) And the Tenant hereby waives his right to the benefit of any present or future Act of the Legislature of Ontario which would allow the Tenant to assign this Lease or sublet the Premises without the Landlord's consent.

(2) The consent of the Landlord to any assignment or subletting shall not operate as a waiver of the necessity for consent to any subsequent assignment or subletting.

(3) Any consent granted by the Landlord shall be conditional upon the assignee, sublessee or occupant executing a written agreement directly with the Landlord agreeing to be bound by all the terms of this Lease as if the assignee, sublessee or occupant had originally executed this Lease as Tenant.

(4) Any consent of the Landlord to any assignment or other disposition of the Tenant's interest in this Lease or in the Premises shall not relieve the Tenant from his obligations under this Lease, including the obligation to pay Rent and Additional Rent as provided for herein.

5. USE

(1) During the Term of this Lease the Premises shall not be used for any purpose other than

An Antique Store and Sunday Antique Market

without the express consent of the Landlord given in writing and the Landlord warrants that this is a permitted use under existing municipal by-laws.

(2) The Tenant shall not do or permit to be done at the Premises anything which may:

(a) constitute a nuisance;

(b) cause damage to the Premises;

DRAFT

(c) cause injury or annoyance to occupants of neighbouring premises;

(d) make void or voidable any insurance upon the Premises;

(e) constitute a breach of any by-law, statute, order or regulation of any municipal, provincial or other competent authority relating to the Premises;

(f) cause contamination to the Premises or any other property from any toxic or hazardous substance which may constitute a breach of any environmental law, relations or guideline;

(g) store flammable, toxic or explosive materials (fuels, propane etc.) in the premises.

6. REPAIR AND MAINTENANCE

(1) The Tenant covenants that during the term of this Lease and any renewal thereof the Tenant shall keep in good condition the Premises and parking lot including all alternations and additions made thereto, and shall, with or without notice, promptly make all repairs and all necessary replacements as would a prudent owner.

(2) The Tenant shall be responsible for normal maintenance including snow removal and grass cutting.

(3) The Tenant shall permit the Landlord or a person authorized by the Landlord to enter the Premises to examine the condition thereof and view the state of repair at reasonable times:

(a) And if upon such examination repairs are found to be necessary, written notice of the repairs required shall be given to the Tenant by or on behalf of the Landlord and the Tenant shall make the necessary repairs within the time specified in the notice provided the repairs are a result of the Tenants occupancy and they were not preexisting;

(b) And if the Tenant refuses or neglects to keep the Premises in good repair the Landlord may, but shall not be obliged to, make any necessary repairs, and shall be permitted to enter the Premises, by himself or his servants or agents, for the purpose of effecting the repairs without being liable to the Tenant for any loss, damage or inconvenience to the Tenant in connection with the Landlord's entry and repairs,

(i) And if the Landlord makes the repairs the Tenant shall pay the cost of them immediately as Additional Rent.

(4) Upon the expiry of the Term or other determination of this Lease the Tenant agrees peaceably to surrender the Premises, including any alternations or additions made thereto, to the Landlord in a state of good repair. The Tenant covenants that he will eliminate all adverse environmental effects arising from his use of the property and will restore the natural environment of the property in compliance with the laws, regulations and guidelines then in effect. The Tenant hereby indemnifies and holds harmless the Landlord from all liability from whatever source, for any contamination or pollution from any cause whatsoever to or escaping from the Premises caused by the Tenant or by those for whom he is in law responsible and this indemnity shall survive the termination of this Lease.

(5) The Tenant shall immediately give written notice to the Landlord of any substantial damage that occurs to the Premises from any cause.

7. ALTERATIONS AND ADDITIONS

(1) If the Tenant, during the Term of this Lease or any renewal of it, desires to make any alternations or additions to the Premises, including but not limited to: erecting partitions, attaching equipment, and installing necessary furnishings or additional equipment of the Tenant's business, the tenant may do so at his own expense, at any time and from time to time, if the following conditions are met:

DRAFT

(a) Before undertaking any alteration or addition the Tenant shall submit to the Landlord a plan showing the proposed alterations or additions and the Tenant shall not proceed to make any alteration or addition unless the Landlord has approved the Plan, and the Landlord shall not unreasonably or arbitrarily withhold his approval;

(i) And items included in the plan which are regarded by the tenant as "Trade Fixtures" shall be designated as such on the plan;

(b) Any and all alterations or additions to the Premises made by the Tenant must comply with all applicable building code standards and by-laws of the municipality in which the Premises are located.

(2) The Tenant shall be responsible for and pay the cost of any alterations, additions, installations and/or improvements that any governing authority, provincial or otherwise, may require to be made in, on or to the Premises, if these requirements are related solely to the continued operation of the Tenant's business.

(3) No sign, advertisement or notice shall be inscribed, painted or affixed by the Tenant, or any other person on the Tenant's behalf, on any part of the inside or outside of the building in which the Premises are located unless the sign, advertisement or notice has been approved in every respect by the Landlord.

(4) All alterations and additions to the Premises made by or on behalf of the Tenant, other than the Tenant's Trade Fixtures, shall immediately become the property of the Landlord without compensation to the Tenant.

(5) The Tenant agrees, at his own expense and by whatever means may be necessary, immediately to obtain the release or discharge or any encumbrance that may be registered against the Landlord's property in connection with any additions or alterations to the Premises made by the Tenant or in connection with any other activity of the Tenant.

(6) If the Tenant has complied with his obligations according to the provisions of this Lease, the Tenant may remove his Trade Fixtures at the end of the Term or other termination of this Lease and the Tenant covenants that he will make good and repair or replace as necessary any damage caused to the Premises by the removal of the Tenant's Trade Fixtures.

(7) Other than as provided in paragraph 7 (6) above, the Tenant shall not, during the Term of this Lease or anytime thereafter remove from the Premises any Trade Fixtures or other goods and chattels of the Tenant except in the following circumstances:

(a) the removal is in the ordinary course of business;

(b) the Trade Fixture has become unnecessary to the Tenant's business or is being replaced by a new or similar Trade Fixture; or

(c) the Landlord has consented in writing to the removal;

But in any case the Tenant shall make good any damage caused to the Premises by the installation or removal of any Trade Fixtures, equipment, partitions, furnishings and any other objects whatsoever brought onto the Premises by the Tenant.

(8) The Tenant shall, at his own expense, if requested by the Landlord, remove any or all additions or improvements made by the Tenant to the Premises during the Term and shall repair all damage caused by the installation or the removal or both.

8. DAMAGE TO THE PREMISES

(1) If the premises or the building in which the Premises are located, are damaged or destroyed, in whole or in part, by fire or other peril, then the following provisions shall apply:

(a) If the damage or destruction renders the Premises unfit for occupancy and impossible to repair or rebuild using reasonable diligence within 120 clear days

DRAFT

from the happening of such damage or destruction, then the Term hereby granted shall cease from the date the damage or destruction occurred, and the Tenant shall immediately surrender the remainder of the Term and give possession of the Premises to the Landlord, and the Rent from the time of the surrender shall abate;

(b) If the Premises can with reasonable diligence be repaired and rendered fit for occupancy within 120 days from the happening of the damage or destruction, but the damage renders the Premises wholly unfit for occupancy, then the Rent hereby reserved shall not accrue after the day that such damage occurred, or while the process of repair is going on, and the Landlord shall repair the Premises with all reasonable speed, and the Tenant's obligation to pay Rent shall resume immediately after the necessary repairs have been completed;

(c) If the leased Premises can be repaired within 120 days as aforesaid, but the damage is such that the leased Premises are capable of being partially used, then until such damage has been repaired, the Tenant shall continue in possession and the Rent shall abate proportionately.

(2) Any questions as to the degree of damage or destruction or the period of time required to repair or rebuild shall be determined by an architect or engineer retained by the Landlord.

(3) Apart from the provisions of Section 9 (1) there shall be no abatement from or reduction of the Rent payable by the Tenant, nor shall the tenant be entitled to claim against the Landlord for any damages, general or special, caused by fire, water, sprinkler systems, partial or temporary failure or stoppage of services or utilities which the Landlord is obliged to provide according to this Lease, from any cause whatsoever.

9. ACTS OF DEFAULT AND LANDLORDS REMEDIES

(1) An Act of Default has occurred when:

(a) The Tenant has failed to pay Rent for a period of 15 consecutive days, regardless of whether demand for payment has been made or not;

(b) The Tenant has breached his covenants or failed to perform any of his obligations under this Lease; and

(i) The Landlord has given notice specifying the nature of the default and the steps required to correct it; and

(ii) The tenant has failed to correct the default as required by the notice;

(c) The Tenant has

(i) Become bankrupt or insolvent or made an assignment for the benefit of Creditors;

(ii) Had his property seized or attached in satisfaction of a judgment;

(iii) Had a receiver appointed;

(iv) Committed any act or neglected to do anything with the result that a Construction Lien or any other encumbrance is registered against the Landlord's property;

(v) Without the consent of the Landlord, made or entered into an agreement to make a sale of its assets to which the Bulk Sales Act applies;

(vi) Taken action if the Tenant is a corporation with a view to winding up, dissolution or liquidation;

(d) Any insurance policy is cancelled or not renewed by reason of use or occupation of the Premises, or by reason of non-payment of premiums;

(e) The Premises;

DRAFT

(i) Become vacant or remain unoccupied for a period of 45 consecutive days;

(ii) Are used by any other person or persons, or for any other purpose than as provided for in this Lease without the written consent of the Landlord.

(2) When an act of default on the part of the Tenant has occurred:

(a) The Landlord shall have the right to terminate this Lease without notice and to re-enter the Premises and deal with them as he may choose.

(3) If, because an Act of Default has occurred, the Landlord exercises his right to terminate this Lease and re-enter the Premises prior to the end of the Term, the Tenant shall nevertheless be liable for payment of Rent and all other amounts payable by the Tenant in accordance with the provisions of this Lease until the Landlord has re-let the Premises or otherwise dealt with the Premises in such a manner that the cessation of payments by the Tenant will not result in loss to the Landlord;

(a) And the Tenant agrees to be Liable to the Landlord, until the end of the Term of this Lease for payment of any difference between the amount of Rent hereby agreed to be paid for the Term hereby granted and the Rent any new tenant pays to the Landlord.

(4) The Tenant covenants that notwithstanding any present or future Act of the Legislature of the Province of Ontario, the personal property of the Tenant during the term of this Lease shall not be exempt form levy by distress for Rent in arrears:

(a) And the Tenant acknowledges that it is upon the express understanding that there should be no such exemption that this Lease is entered into, and by executing this Lease:

(i) The Tenant waives the benefit of any such legislative provisions which might otherwise be available to the Tenant in the absence of this agreement; and

(ii) The Tenant agrees that the Landlord may plead this covenant as an estoppel against the Tenant if an action is brought to test the Landlord's right to levy distress against the Tenant's property.

(5) If, when an Act of Default has occurred, the Landlord chooses not to terminate the Lease and re-enter the Premises, the Landlord shall have the right to take any and all necessary steps to rectify any or all Acts of Default of the Tenant and to charge the costs of such rectification to the Tenant and to recover the costs as Rent.

(6) If, when an Act of Default has occurred, the Landlord chooses to waive his right to exercise the remedies available to him under this Lease or at law the waiver shall not constitute condonation of the At of Default, nor shall the waiver be pleaded as an estoppel against the Landlord to prevent his exercising his remedies with respect to a subsequent Act of Default;

(a) No, covenant, term, or condition of this Lease shall be deemed to have been waived by the Landlord unless the waiver is in writing and signed by the Landlord.

10. TERMINATION UPON NOTICE AND AT END OF TERM

(1) If the Landlord desires at any time to use the Premises for it's own purpose or to remodel or demolish the Premises or any part thereof, to an extent that renders continued possession by the Tenant impracticable, the Tenant shall, upon receiving ninety (90) clear days written notice from the Landlord:

(a) Surrender this Lease, including any unexpired remainder of the Term; and

(b) Vacate the Premises and give the Landlord possession.

DRAFT

(2) If the Premises are subject to an Agreement of Purchase and Sale or if the Premises are expropriated or condemned by any competent authority:

(a) The Landlord shall have the right to terminate this Lease by giving ninety (90) clear days' notice in writing to the Tenant.

(3) The Tenant agrees to permit the Landlord during the Term of this Lease to display "For Sale" signs at the Premises and to show the Premises to prospective purchasers and to permit anyone having written authority of the Landlord to view the Premises during regular business hours or as arranged with the Tenant.

(4) If the Tenant remains in possession of the Premises after termination of this Lease as aforesaid and if the Landlord then accepts rent for the Premises from the Tenant, it is agreed that such overholding by the Tenant and acceptance of Rent by the Landlord shall create a monthly tenancy only but the tenancy shall remain subject to all the terms and conditions of this Lease except those regarding the Term.

11. RULES AND REGULATIONS

(1) The Tenant agrees on behalf of itself and all persons entering the Premises with the Tenant's authority or permission to abide by such reasonable rules and regulations that form part of this Lease (See Schedule "A") and as the Landlord may make from time to time.

12. NOTICE

(1) Any notice required or permitted to be given by one party to the other pursuant to the terms of this Lease may be given:

To the Landlord at:
Township of Seguin, 5 Humphrey Drive, Seguin, Ontario P2A 2W8.

To the Tenant at:
Mike Beasley, P. O. Box 216, Rosseau, Ontario P0C 1J0

(2) The above addresses may be changed at any time by giving ten (10) days written notice.

(3) Any notice given by one party to the other in accordance with the provisions of this Lease shall be deemed conclusively to have been received on the date delivered it the notice is served personally or seventy-two (72) hours after mailing if the notice is mailed by registered mail.

13. REGISTRATION

(1) The Tenant shall not at any time register notice of a copy of this Lease on title to the property of which the premises form part without consent of the Landlord.

14. INTERPRETATION

(1) The words importing the singular number only shall include the plural, and vice versa, and words importing the masculine shall include the female gender, and words importing persons shall include firms and corporations and vice versa.

(2) Unless the context otherwise requires, the work "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns of the Landlord and Tenant, respectively.

(3) When there are two or more Tenants bound by the same covenants herein contained, their obligation shall be joint and several.

DRAFT

(4) The rights of the Tenant set forth in this paragraph shall not be enforceable against any assignee of the freehold.

IN WITNESS of the foregoing covenants, the Landlord and the Tenant have executed this Lease.

The Corporation of the Township of Seguin
Landlord

_____
Ann MacDiarmid, Mayor

_____
Craig Jeffery, Clerk

Mike Beasley, Tenant

_____
Signature

DRAFT

SCHEDULE "A"
To Lease made between

The Corporation of the Township of Seguin (the Landlord)

-and-

Mike Beasley (the Tenant)

SCHEDULE OF RULES AND REGULATIONS FORMING PART OF THIS LEASE

The Tenant shall observe the following Rules and Regulations (as amended, modified or supplemented from time to time by the Landlord as provided in this Lease):

(1) Any toilets, sinks, drains, washrooms and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, ashes or other substances, such as chemicals, solvents, noxious liquids or pollutants shall be thrown therein, and any damage resulting to them from misuse shall be borne by the tenant by whom or by whose employees, agents, servants, contractors or invitees the damage was caused.

(2) The Tenant shall not perform any acts or carry on any activity which may damage the Premises.

(3) No animals or birds shall be brought into the building or kept on the Premises without written permission from the Landlord.

(4) The Tenant shall not mark, drill into, bore or cut or in any way damage or deface the walls, ceilings or floors of the Premises. No wires, pipes or conduits shall be installed in the Premises without prior written approval of the Landlord. No broadloom or carpeting shall be affixed to the Premises by means of a non-soluble adhesive or similar products.

(5) No one shall use the premises for sleeping apartments or residential purposes, for the storage of personal effects or articles other than those required for business purposes, or for any illegal purpose.

(6) The Tenant shall not use or permit the use of any objectionable advertising medium such as without limitation, loudspeakers, public address systems, sound amplifiers, radio, broadcast or television apparatus within the building which is in any manner audible or visible outside of the Premises.

(7) The Tenant must observe strict care not to allow windows to remain open. The tenant neglecting this rule will be responsible for any damage caused to the property of the Landlord, by such carelessness. The Tenant, when closing the Premises, shall close all windows and lock all doors.

(8) The Tenant shall not without the express written consent of the Landlord, place any additional locks upon any doors of the Premises and shall not permit any duplicate keys to be made therefore; but shall use only additional keys obtained from the Landlord, at the expense of the Tenant, and shall surrender to the Landlord on the terminations of the lease all keys of the Premises.

(9) The Tenant shall first obtain in writing the consent of the Landlord to any alteration or modification to the electrical system in the Premises and all such alternations and modifications shall be completed at the Tenant's expense by an electrical contractor acceptable to the Landlord.

(10) The Tenant shall not install or erect on or about the Premises television antennae, communications towers, satellite dishes or other such apparatus.

(11) The Landlord shall have the right to make such other and further reasonable rules and regulations to alter, amend or cancel all rules and regulations as in its judgment may from time to time be needed for the safety, care and cleanliness of the building and for the preservation of good order therein and at the same time shall be kept and observed by the Tenant, his employees, agents, servants, contractors or invitees. The Landlord may from time to time waive any of such rules and regulations as applied to particular tenants and is not liable to the Tenant for breaches thereof by other tenants.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-015

Being a By-law to write off taxes on properties in the Township of Seguin.

WHEREAS, Section 357 and 358 of the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, authorizes the Council of a municipality to cancel, reduce or refund taxes;

AND WHEREAS, it has been recommended by the Treasurer of The Corporation of the Township of Seguin that because of a reduction in assessment, a reduction should be made in the taxes (municipal and education) levied against the property(s);

AND WHEREAS, it is further recommended that any taxes levied during 2024 and 2025 that are above the amount of taxes that should be made against the property because of the reduction should be written off by the Treasurer of The Corporation.

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. **THAT** as per the recommendation of the Treasurer of The Corporation of the Township of Seguin regarding the write off of taxes on property(s), Council does hereby authorize and direct the Treasurer to execute the required documentation to complete the property tax write off as follows:

Roll Number	Name	Reason	Year	Amount
49-03-010-013-01615-0000	Taylor, Shira	Section 357 (Demo)	2024	$203.09
49-03-010-013-01615-0000	Taylor, Shira	Section 357 (Demo)	2025	$836.97

READ a **FIRST, SECOND** and **THIRD TIME**, **PASSED** and **ENACTED** this 2nd day of March, 2026.

Ann MacDiarmid,
Mayor

Craig Jeffery,
Clerk

DRAFT

Board & Committee Agendas & Minutes

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – February 11, 2026

Date: February 11, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

1. Agenda:

1.1 Additions to Open Agenda

1.2 Approval of Agenda

That the Agenda for the February 11, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

1.3 Declaration of Pecuniary Interest

1.4 Approval of Minutes

That Minutes of the November 24, 2025 Regular Meeting and the December 17 Special Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

2. Delegations/Correspondence – N/A

3. Business

3.1 Steering Committee Update

3.2 Monthly Financial Reports

Submitted by: Stephanie Phillips, Board Treasurer

Resolution
That the December 31, 2025 financial reports be received for information.

3.3 2026 Draft Budget

Submitted by: Stephanie Phillips, Board Treasurer

Resolution:
That the MSB approve the 2026 budget, inclusive of the operating budget prepared by the YMCA; and
That partner municipalities be invoiced for their respective share of the 2026 municipal contribution required to fund the budget.

3.4 Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget

Submitted by: Stephanie Phillips, Board Treasurer

Resolution:
That the report entitled *Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget* be received for information purposes.

3.5 Award of RFP-2025-003 (Electronic Donor & Announcement Wall)
Submitted by: Steering Committee

Resolution:
That the Board award RFP-2025-003 to youRhere Inc. for a total contract amount of $38,815.04 (excluding HST) for an electronic donor and announcement wall.

3.6 Project & Budget Update
Submitted by: Steering Committee

Resolution
That the Board receive the February 11, 2026 Project & Budget Update for information purposes.

3.7 Fundraising/Sponsorship Update
Verbal Update – Fundraising Committee Chair Mayor Ann MacDiarmid

West Parry Sound Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: February 11, 2026

Report Title: December 31, 2025 Monthly Financial Reports

Submitted by: Steering Committee

Purpose of Report:

To provide the Board with the December 31, 2025 financial reports.

Resolution

That the December 31, 2025 financial reports be received for information.

Background:

The financial reports reflect the Board's financial position for the period being reported. The monthly financial reports are prepared on a cash basis. Funds received or expenses paid by the end of the reporting period are reflected in the financial reports. Some revenues and expenses not received or paid may not yet be accrued for the purposes of monthly reporting.

Balance Sheet as at December 31, 2025

The Board has received all the capital financial contributions from the funding partners. The balance sheet, Attachment 1 illustrates that the general cash balance is now at $1,592 and the charity bank account balance is at $133,758.

The amount due from the General Account to the Charity Reserve Fund is $1,252,539, which will be reconciled and recorded to the Balance Sheet annually (not yet reflected). The MSB is utilizing the Charity Reserve Fund for cash flow. Cash flow interest owing to the reserve fund is $20,170 year to date which will be reconciled annually. Fundraising revenues will be applied to finance the project after the municipal contributions and grant funding is exhausted.

An accounts receivable of $3.09 million is currently showing on the balance sheet for Claim 9 for ICIP grant revenues, $70 thousand for Lakeland donation, and $13 thousand other miscellaneous sponsorships, as well as $33,985 remaining due from Municipality of McKellar for the 2025 budget.

As monies are spent towards the construction of the Tamarack North Centre, they are recorded as an asset referred to as Work in Progress (WIP) until the project is complete. As at December 31, 2025, $24.5 million has been paid out and recorded as WIP.

44 Joseph Street land has been recorded at a cost of $2,075,014 including land transfer taxes, legal costs, and forgiveness of the loan for the previous purchase.

The 36 Smith Crescent property has been transferred from the YMCA to the Board and is currently recorded as an asset held for sale at the cost of the promissory note due to the YMCA, legal and other transfer costs for the time being totalling $175,794. $119 thousand has been paid for a 50% deposit on fitness equipment.

Tax returns have been completed to the end of 2025. $924,781 is now showing as receivable from the Canada Revenue Agency for input sales tax on purchases. $1.42 million in holdbacks are recorded as a liability.

A line of credit of $13.5 million is now available and as of December 31st $2.5 million is payable.

Statement of Operations January 1 to December 31, 2025

The Board receives revenues and incurs expenses outside the capital costs of construction of the facility. These items are recorded in the Statement of Operations, Attachment 2. This statement covers the period January 1, 2025, to December 31, 2025.

In 2025, $819,178 in donations year to date is now reflected with $70,000 recorded as a receivable from Lakeland. In addition, $4,781 in other fundraising initiatives, and $341,500 in sponsorship/naming rights revenues have been received with $10,000 receivable from Cayman Marshall. $399,830 in municipal contributions from the 2025 budget request is now reflected.

$8.06 million in grant revenues have been recorded at 73.33% of eligible capital cost for the centre.

All municipal contributions have been received in prior years as set out in the Partnership Agreement have been submitted to the Board.

Funds on hand are earning interest of $62,235 year to date in 2025.

Bank charges year to date of $1,306, $19,710 in insurance, $9,892 in interest for the line of credit, and $103,235 in legal and professional costs which include audit fees, input sales tax advice, as well as a variety of agreement related works are reflected.

The pre-opening budget of $308,148 has been paid to the YMCA per the operating agreement.

Office expenses include $2,178 for annual website costs, $1,706 for annual financial software costs, and $3,000 for the Trellis software fee. $294 in in promotional costs have been incurred to date.

West Parry Sound Area Recreation and Cultural Centre Board Meeting Report
Fundraising Report as of December 31, 2025

The statement now reflects total donations, sponsorship/naming rights, and other fundraising year to date including the transferred fundraising balance is now $1,386,297. Several new donations this month totaling $87,850 have been received including Culverwell Tribute fundraising of $7,650. $4,655 in expenses year to date have been paid. The fundraising activities show a surplus to date of $1.39 million. Future financial commitments are approximately $2.15 million based upon Sponsorship and Naming Rights Agreements to date. Total fundraising to date is approximately $3.54 million relative to the fundraising target of $5 million in capital funding.

Financial Impact:

This is an information report.

Attachments

Attachment 1 - Balance Sheet as at December 31, 2025
Attachment 2 – Statement of Operations January 1 to December 31, 2025
Attachment 3 – Fundraising Report as of December 31, 2025
Attachment 4 – Future Commitments Made

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of December 31, 2025

Distribution account	Total
Assets	
Current Assets	
Cash and Cash Equivalent	
WPSRCC Charity	$133,758.49
WPSRC General Account	$1,592.34
Total for Cash and Cash Equivalent	**$135,350.83**
Accounts Receivable (A/R)	**$3,208,820.82**
Inventory Asset	$0.00
Loan to Town of Parry Sound	$0.00
Total for Current Assets	**$3,344,171.65**
Non-current Assets	
Property, plant and equipment	
Building	
WIP - Architectural	$250,143.75
WIP - Construction	$21,549,341.61
WIP - Engineering	$2,129,892.88
WIP - Planning and Design Other	$83,528.19
WIP - Project Management	$442,324.52
Total for Building	**$24,455,230.95**
Fitness Equipment	$118,798.40
Land	$2,075,014.10
Total for Property, plant and equipment	**$26,649,043.45**
Asset Held for Sale	$175,793.51
Total for Non-current Assets	**$26,824,836.96**
Total for Assets	**$30,169,008.61**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	**$0.00**
GST/HST Payable	$1,300.00
GST/HST Suspense	-$926,081.17

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of December 31, 2025

Distribution account	Total
Holdbacks	$1,422,600.46
Line of Credit for WPSRCC Capital	$2,517,000.00
Municipal Cash Deposits	$0.00
Total for Current Liabilities	**$3,014,819.29**
Non-current Liabilities	
Promissory Note to YMCA	$149,885.40
Total for Non-current Liabilities	**$149,885.40**
Total for Liabilities	**$3,164,704.69**

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of December 31, 2025

Distribution account	Total
Equity	
Fundraising Reserves	$320,893.30
General Working Reserves	$109,558.80
Opening Balance Equity	-$8,285,121.75
Reserves for WPS Cultural Centre ICIP Project	$5,051,758.12
Transfer from Reserves	$3,233,363.63
Trsf to Reserves	-$430,452.10
Retained Earnings	$17,759,420.92
Profit for the year	$9,244,883.00
Total for Equity	**$27,004,303.92**
Total for Liabilities and Equity	**$30,169,008.61**

Statement of Operations

West Parry Sound Recreation and Cultural Centre
January-December, 2025

Distribution account	Total
Income	
Donations	$819,178.60
Event Ticket Sales	$147.64
ICIP Comm Cult Grant Revenues	$8,057,610.52
Municipal Contributions	$399,820.00
Other Fundraising	$4,633.00
Sponsorship Naming Rights	$351,500.00
Total for Income	**$9,632,889.76**
Gross Profit	**$9,632,889.76**
Expenses	
Bank charges	$1,306.08
Credit Card Processing Fees	$772.24
Grants to Others - YMCA Operating	$308,147.84
Insurance	$19,710.00
Interest expense	$9,891.99
Legal and professional fees	**$103,235.13**
Office expenses	
Computer & Software	$6,883.83
Total for Office expenses	**$6,883.83**
Promotional	$294.40
Sales Tax Adj	$0.00
Total for Expenses	**$450,241.51**
Other Income	
Interest earned	$62,234.75
Total for Other Income	**$62,234.75**
Profit	**$9,244,883.00**

West Parry Sound Recreation and Cultural Centre Fundraising Committee
Reported as of December 31, 2025

Fundraising Summary			**Total**
2025 Beginning Balance Surplus/(Deficit)		$293,083.73	**$293,083.73**
Revenues			
Donations	Donald Carmichael	190,000.00	
	Other Net Donations Transferred from Town of Parry Sound	108,160.30	
	WPSRCC Donations Beginning of Month	352,168.30	
	Trellis donations this month	25,200.00	
	Gordon & Heather Lane	2,000.00	**749,178.60**
	Marla & Peter Ashmore	5,000.00	
	Ewout & Lynn Heersink Foundation	50,000.00	
	Peter & Catherine Singer Foundation	4,000.00	
	Anthony & Amie Monk Foundation	5,000.00	
	Culverwell Tribute	7,650.00	
Other Fundraising	*Beginning Balance*	*4,780.64*	**4,780.64**
Sponsorships/Naming Rights	Maple Leaf Marinas	25,000.00	
	McNabb	20,000.00	
	Bourgeois Ford	6,000.00	
	Kroft Industrial Inc.	25,000.00	
	Ball Construction	30,000.00	
	Kurelek Family	5,000.00	
	Tamarack North	150,000.00	

	Kaboom Fireworks Inc.	12,500.00	
	JS Custom Builders Limited	10,000.00	
	Rona	8,000.00	
	Hall Construction	50,000.00	**341,500.00**
Interest Earned in Charity bank account		2,409.07	**2,409.07**
Total Revenues			$1,097,868.31
Total Expenses			($4,654.64)
Net Fundraising 2025			$1,093,213.67
Net Fundraising Balance To Date - Surplus/(Deficit)			$1,386,297.40

Notes

Processing fees for Trellis Donations will be broken out and shown under expenses as time permits.

Fundraising Balance To Date	$1,386,297.40
Charity Bank Account Balance	133,758.49
Due to/(from) Charity Reserve	**$1,252,538.91**

Interest Due to Reserve Fund To Be Transferred Annually

Month	Amount Due	Interest Rate (Prime Less 1.(	Interest Due to Reserve Fund
Jun-25	$779,717.33	3.30%	$2,114.85
Jul-25	$1,014,864.97	3.30%	$2,844.40
Aug-25	$1,128,123.27	3.30%	$3,161.84
Sep-25	$1,130,823.27	3.30%	$3,067.16
Oct-25	$1,191,798.47	3.05%	$3,087.25
Nov-25	$1,266,823.27	2.80%	$2,915.43
Dec-25	$1,252,538.91	2.80%	$2,978.64
Total			$20,169.57

Detailed List of Expenses Year to Date

Expense Details Supplier	Description	Invoice Number	WPS Rec & Cultural Centre
Minuteman Press	100 Thank you cards	21316	136.20
Minuteman Press	300 Brochures	21429	158.20
Barriston	Legal Sponsorship agreements	2025-018	570.00
Bank fees & Trellis Processing	Dec-25		790.24
Trellis Social Enterprise	Software	INV-2053	3,000.00
Total Expenses Incurred as of December 31, 2025			$4,654.64

Attachment 4 - Future Commitments Made

Due Date	2025	2026	2027	2028	2029	2030	Future Years	Supporter	
October 8 2025	70,000							Lakeland Holding	In revenues/receivable
November 21 2025	10,000							Cayman Marshall	In revenues/receivable
January 1 2026		25,000						Maple Leaf Marinas	
January 1 2026		6,000						Bourgeois North	
January 15 2026		20,000						G&B McNabb Lumber	
January 30 2026		50,000						Muskoka Rock	
April 30 2026		5,000						Kurelek Family	
July 1 2026		150,000						Tamarack North	
Aug 1 2026		8,000						Rona	
October 31 2026		4,000						Peter and Catherine Singer Foundation	
November 1 2026		5,000						Ashmore Family	
November 1 2026		50,000						Hall Construction	
November 21 2026		10,000						Cayman Marshall	
January 1 2027			25,000					Maple Leaf Marinas	
January 1 2027			6,000					Bourgeois North	
January 15 2027			20,000					G&B McNabb Lumber	
January 30 2027			22,222					Muskoka Rock	
April 30 2027			5,000					Kurelek Family	
July 1 2027			150,000					Tamarack North	
Aug 1 2027			8,000					Rona	
October 31 2027			4,000					Peter and Catherine Singer Foundation	
November 1 2027			5,000					Ashmore Family	
November 1 2027			50,000					Hall Construction	
November 21 2027			10,000					Cayman Marshall	
January 1 2028				6,000				Bourgeois North	
January 15 2028				20,000				G&B McNabb Lumber	
January 30 2028				22,222				Muskoka Rock	
April 30 2028				5,000				Kurelek Family	
July 1 2028				150,000				Tamarack North	
Aug 1 2028				8,000				Rona	
October 31 2028				4,000				Peter and Catherine Singer Foundation	
November 1 2028				5,000				Ashmore Family	
November 1 2028				50,000				Hall Construction	
November 21 2028				10,000				Cayman Marshall	

January 1 2029					6,000			Bourgeois North
January 15 2029					20,000			G&B McNabb Lumber
January 30 2029					22,222			Muskoka Rock
April 30 2029					5,000			Kurelek Family
July 1 2029					150,000			Tamarack North
Aug 1 2029					8,000			Rona
October 31 2029					4,000			Peter and Catherine Singer Foundation
November 1 2029					50,000			Hall Construction
January 30 2030						22,222	111,112	Muskoka Rock
July 1 2030						150,000	600,000	Tamarack North
	$80,000	**$333,000**	**$305,222**	**$280,222**	**$265,222**	**$172,222**	**$711,112**	
							$2,147,000	

3.3

West Parry Sound Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: February 11, 2026

Report Title: 2026 Draft Budget

Submitted by: Board Treasurer

Purpose of Report:

To present the MSB a Draft Budget for 2026, inclusive of the 2026 Operating Budget prepared by the YMCA .

Resolution:

That the MSB approve the 2026 budget, inclusive of the operating budget prepared by the YMCA; and

That partner municipalities be invoiced for their respective share of the 2026 municipal contribution required to fund the budget.

Background:

In 2025, the Board incurred a variety of costs not all of which were directly related to the construction of the facility. It is expected that these types of costs will continue and are included in the 2026 Budget, Attachment#1, for the Board's review and approval, refer to Attachment 1. Operating costs are expected to include professional services such as auditing, insurance, legal, consulting as well as, banking, website, and financial system amounts. The cost of maintaining the line of credit for capital during the construction of the Tamarack North Centre has been included as a capital item. The capital budget including carry forward items is included as Attachment 2

As per section 25 of the agreement with the YMCA, the YMCA has prepared an operating budget which is provided as Attachment 3. The plan totals $292,753 net of revenues and includes expenses such as staffing, repairs & maintenance, office/phone/IT systems, general administrative costs, bad debts, licensing costs per the agreement and the YMCA administrative fee. The largest component of the operating budget is staffing costs for the facility at $345k. The repairs & maintenance cost category also includes utilities for the facility, which are also a significant operating impact estimated at $190k.

The YMCAs recommended operating budget includes membership targets for the opening date of August 1, 2026 as follows:

Month	August	Sept.	Oct.	Nov.	Dec
Members	1118	1398	1537	1614	1695

More information can be found in Attachment #3 to the report.

West Parry Sound Recreation and Cultural Centre Board Open Meeting Report

The following is a summary of comments and observations with respect to the 2026 budget.

2026 Budget

Operating Costs

The MSB incurs operating costs that are not directly related to the construction of the project and therefore not eligible for grant funding.

The operating costs for 2026 are budgeted at $165,065, see Attachment 1. Expenses relate to legal and consulting fees, insurance, and an admin/finance/secretariate fee to the Town of $21,000, which has increased by 5% from $20,000 but, remained unchanged since establishment in 2021.

As noted above, the YMCA's recommended operating budget of $292,753 net of revenues, is included in the proposed 2026 budget. The YMCA's Recommended Operating Budget is provided as Attachment 3. The Total 2026 Budget including the YMCA's recommended 2026 Operating Budget is $407,818. There is some uncertainty in the budget being the first year of operations, Whitestone's contribution agreement hasn't been honoured and is not included in capital funding, and the collection of McKellar's operating contribution is uncertain at this time as their contribution for the 2025 budget remains outstanding but, is included in the partnership contribution.

The YMCAs recommended operating budget includes $50,000 in licensing costs due quarterly in accordance with Section 34 of the agreement with the YMCA. Those costs are offset by the licensing revenues showing in Attachment 1.

In the Partnership Agreement, which was executed in 2021, the total annual municipal contribution is $350,000 and indexed each following year. For 2026, the estimated indexed amount of the municipal contribution is $407,818 at 2%.

Operating Contribution Adjusted for CPI per Establishing Agreement

	CPI Ontario - Not seasonally adjusted -Oct to Oct	Operating Contribution
	2021 Agreement Contribution	$350,000
2022	0.065	372,750
2023	0.033	385,051
2024	0.020	392,752
2025	0.018	399,821
2026	0.020	407,818

Municipal Partnership Contributions

Municipal Partner	Percentage	2026 Contribution
Seguin	23.9%	$97,468
McDougall	17.6%	71,776
Parry Sound	26.7%	108,887
Carling	10.5%	42,821
McKellar	8.5%	34,665
The Archipelago	12.8%	52,201

Capital Costs

No additional contributions for capital are being requested at this time. The Tamarack North Centre facility budget remains at $39.5 million. The Total Capital Budget including costs of the Centre, fitness equipment plus other furnishings & equipment, as well as interest on the line of credit for capital is $40,175,884.

Funding Sources

Municipal Contributions	$8,507,935	
ICIP Grant	23,392,834	
NOHFC Grant o/s	2,000,000	
Fundraising target	5,000,000	
Property Sale Revenues (Less Promissory Note to the YMCA per the agreement & commissions)	$1,275,115	Total / $40,175,884

Capital Expenses

Tamarack North Centre	$39,500,000	
Fitness Equipment	261,868	
Furnishings & Other Equipment	223,830	
Interest on Line of Credit for Capital	$190,186	Total / $40,175,884

Line of Credit Borrowing During Construction

The Board has a line of credit for $13.5 million. That borrowing represents interim financing for the project to facilitate the payment of invoices prior to receiving reimbursement from ICIP and pending fundraising revenues. Interest expense on that borrowing is forecasted at $158,383 in 2026.

Proceeds on the sale of the land

The MSB targets funding the equipment and the promissory note to the YMCA agreed to at the time of the property transfer through the proceeds on the sale of 36 Smith Crescent. Proceeds will be applied to the unfunded facility costs, fitness equipment & other furnishings as well as the costs of borrowing.

Conclusion

The 2026 operating deficit for which municipal contributions are requested is $407,818. In the Partnership Agreement, which was executed in 2021, the total annual municipal contribution is $350,000 and indexed each following year. For 2026, the indexed amount of the municipal contribution is estimated at $407,818. Nothing further is being requested at this time for capital. Capital expenditures for 2026 include $158,383 in line of credit borrowing costs funded from the net proceeds of the land sale.

Financial Impact: See attached budget.

Attachments:

Attachment 1 – Draft 2026 Operating Budget

Attachment 2 – 2026 Capital Budget

Attachment 3 – Operating Budget Recommendation by the YMCA

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board

2026 Draft Budget

	Approved 2025	Draft 2026	Notes
Operating			
Revenues			
Misc. Income	-	-	
YMCA lease revenues		(50,000)	Per YMCA Agreement
Interest Income	(61,712)	-	
Total Operating Revenues	**($61,712)**	**($50,000)**	a
Expenses			
Bank Charges	1,524	2,500	
Computer & Software	7,231	8,500	Financial System/website/trellis
Legal and professional fees (audit, legal, consulting, engineering, appraisals, etc)	100,000	95,565	
Insurance	18,250	35,000	
Internet	0	2,200	
Debit and telephone	250	300	
Admin Fee to Town	20,000	21,000	
Contingency	6,130	0	
Total Operating Expenses	**$153,385**	**$165,065**	
YMCA			
Pre-Opening Budget	308,148	-	
2026 YMCA Budget (net of revenues)		292,753	
Total YMCA Net Operating	**$308,148**	**$292,753**	
Total Operating Expenses	**$461,533**	**$457,818**	b
Net Operating Deficit	**$399,821**	**$407,818**	a +b
Partnership Operating Funding	**$399,821**	**$407,818**	c
Balance	**$ -**	**$ -**	

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board

2026 Draft Budget

	Approved 2025	Draft 2026	Notes
Capital			
Line of Credit Interest Charges for Capital	31,803	158,383	Excludes HST. Funded by sale of property
Fitness Equipment, Furnishings & Equip Excl. Fitness Equipment	485,698		
Capital Budget	**$517,501**	**$158,383**	d
Municipal Partnership Contribution			
Operating	$399,821	$407,818	c
Capital	0	0	d
Total Municipal Partnership Contribution	**$399,821**	**$407,818**	c + d

	Percentages			
Seguin	23.90%	$95,557	$97,468	
McDougall	17.60%	70,368	71,776	
Parry Sound	26.70%	106,752	108,887	
Carling	10.50%	41,981	42,821	
McKellar	8.50%	33,985	34,665	
Archipelago	12.80%	51,177	52,201	
Total	1	$399,821	$407,818	$0

Operating Deficit Adjusted for CPI per Establishing Agreement

	CPI Ontario - Not seasonally adjusted -Oct to Oct	Operating Deficit	
2021 Agreement		$350,000	
2022	0.065	372,750	
2023	0.033	385,051	
2024	0.020	392,752	
2025	0.018	399,821	
2026	0.020	$407,818	Estimated CPI

Attachment 2

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board
2026 Capital Budget

Capital			Opening	2025	2026	Total	
Funding Sources							
Municipal Contributions			$8,507,935			$8,507,935	
ICIP Grant funding			23,392,834			23,392,834	
NOHFC Grant funding o/s			2,000,000			2,000,000	
Fundraising / Sponsorship/Funding Donations			5,000,000			5,000,000	
	Property Sale Revenues	1,500,000					2
36 Smith Crescent	Less Promissory Note to YMCA	(149,885)			1,275,115	1,275,115	
	Less: Commissions	(75,000)					
Total Funding			$38,900,769	$0	$1,275,115	$40,175,884	
Expenses							
Tamarack North Centre			$39,500,000			$39,500,000	
Interest on Line of Credit for Capital (Includes interest due to the charity donation account)				31,803	158,383	190,186	
Fitness Equipment Plus Other Furnishings and Equipment				485,698		485,698	1
Total Capital Expenses			$39,500,000	$517,501	$158,383	$40,175,884	
Net Funding			($599,231)	($517,501)	$1,116,732	$0	3
Municipal contribution requested for capital						$0	

Notes

1. Fitness Equipment includes Gym Concepts Quote 1247 & Keiser Quote/ Total $261,868
Other furnishings are $223,830 plus HST
2. Property Sale Amount of $1,500,000 expected to cover Equipment, unfunded portion beyond $5 million fundraising target, and line of credit costs of construction
3. Line of Credit costs expected to continue in 2026-Available proceeds could fund this
4. $5 million fundraising target still required

Tamarack North Centre
Operating Budget Recommendation

Prepared for: The Tamarack North Centre and Municipal Services Board *Date: February 4, 2026*

The following operating budget recommendation is based on established best practices for YMCA facilities across Canada, developed in alignment with YMCA Canada and external subject matter experts. The ongoing operation of the YMCA is anchored in a comprehensive, community-focused approach that sustains high-quality program delivery, strong member, staff and volunteer engagement, and effective operational planning to ensure an exceptional participant experience year-round. As we plan for the first 5 months of operation, it is critical to understand the key assumptions that inform the budget recommendation.

Tamarack North Centre – Operating Budget
Budget Period August 1st, 2026 to December 31st, 2026

Revenue	**$397,445.67**
Staffing	$345,030.40
Repairs & Maintenance	$190,083.33
Office, Phone, IT, Systems	$30,416.67
General Admin	$20,500.00
Bad Debts	$2,500.00
Licensing Expense	$50,000.00
YMCA Administration Fee	$51,667.94
Total Expenses	**$690,198.33**
Operating Deficit	**-$292,752.66**

Revenue Assumptions

Revenue for the Tamarack North Centre is derived primarily from the YMCA membership model with additional revenue from user group rentals and day pass users, collectively ensuring a stable foundation for ongoing program and service delivery.

- Membership bi-weekly rates are aligned with the current pricing model within existing YMCA of Simcoe/Muskoka locations. Memberships provide all-inclusive access for all amenities within facility. Membership targets for the opening date of August 1, 2026.

Month	August	Sept.	Oct.	Nov.	Dec
Members	1118	1398	1537	1614	1695

- Secondary revenue will consist of day passes, courses, facility rentals, birthday parties and miscellaneous revenue (towels, lockers, etc)

Expense Assumptions

Total Staffing - $345,030.40

Based on anticipated operational planning models, staffing investments reflect the scale of anticipated service delivery, including hours of operation and the breadth of program offerings. Staffing levels are designed to incorporate both baseline operating requirements and the additional staffing needed to ensure program quality and safety. Total staffing includes; full time salaries, part time salaries, benefits and staff development.

Hours of Operation - 89 hours/week

Monday-Friday 6:00 am – 9:00 pm
Saturday 8:00 am – 4:00 pm
Sunday 10:00 am – 4:00 pm

Key highlights include:

- 89 hours of weekly staffed hours
- 290 weekly swimming lesson spots
- 25 weekly fitness classes
- Multiple weekly evening and daytime children's programming
- Clean and well-maintained facility

Total Repairs and Maintenance- $190,083.33

Utilities represent the largest portion of this cost area and have been estimated using data from comparable centres. Utilities remain one of the most significant unknowns in the budget. Variability in energy pricing, facility usage patterns, and operational demands could materially affect actual expenditures, creating potential pressure on our ability to remain within budget.

Total Direct Services - $30,416.67

- Pool supplies
- Facility cleaning supplies
- Program equipment supplies

Office, IT, Phone, Systems- $20,500.00

This includes the required phone system, Salesforce license fees etc. to ensure the successful operation of the facility.

Bad Debt - $2,500.00

- NSF fees not collected each month

Licensing Amount Payable to MSB - $50,000.00

- $25,000.00 Quarterly (August & November 2026)

YMCA General Administration Fee - $51,667.94
General administration reflects the essential contributions of the broader association in coordinating, guiding, and resourcing the successful operations of the centre.

The total investment for the 2026 operating budget is $292,752.66. This investment ensures the Tamarack North Centre is a vibrant, high-performing community hub with skilled staff, dependable systems, and strong service culture.

West Parry Sound Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: February 11, 2025

Report Title: Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget

Submitted by: Board Treasurer

Purpose of Report:

To advise the board with respect to the status of collecting the partner funding for the 2025 Pre-Opening Operating Budget.

Resolution:

That the report entitled *Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget* be received for information purposes.

Background:

At the November 18, 2025, board meeting the board approved an operating budget to cover the Pre-Opening costs for the new recreation centre. The approval authorized the board to advance funds to the YMCA who will be operating the centre.

Following the board meeting, the board Treasurer invoiced each municipal partner for their respective share of the operating budget. The respective shares are set out below.

Municipal Partnership Contributions

Municipal Partner	**Percentage**	**2025 Contribution**
Seguin	23.9%	$95,557
McDougall	17.6%	70,368
Parry Sound	26.7%	106,752
Carling	10.5%	41,982
McKellar	8.5%	33,985
The Archipelago	12.8%	51,177
Total		$399,821

With the exception of McKellar, all partner municipalities have made their payment to the board. The Treasurer has been advised by McKellar's Clerk that McKellar Council defeated a resolution to pay the 2025 pre-operating expenses at the December 16, 2025 Council meeting. The Treasurer subsequently advised McKellar the board will charge interest at scotia bank prime plus 2.5% on outstanding amounts past due per item 9 of the partnership agreement.

The following provides some background information.

1. In 2019 McKellar Council past a Resolution supporting the submission of a grant application for a new recreation centre;
2. In June 2021 it was announced that the grant application was successful;
3. In September 2021 a partnership agreement amongst six (6) area municipalities was approved. McKellar is a signatory to that partnership agreement;
4. Also, in September 2021 a board was created to oversee the construction and operation of the new recreation centre, of which McKellar is a voting member;
5. One of the first acts of the board was to execute the funding agreement with the federal and provincial governments through the ICIP funding program;
6. Each municipal partner, including McKellar subsequently paid their capital contribution towards the recreation centre;

Financial Impact: There is a shortfall of $33,985 in 2025, with continued short falls each year thereafter if McKellar continues to default on their obligations.

3.5

West Parry Sound Area Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: February 11, 2026

Report Title: Award of RFP-2025-003 (Electronic Donor & Announcement Wall)

Submitted by: Steering Committee

Purpose of Report:

To obtain approval to award RFP-2025-003 – Electronic Donor & Announcement Wall to youRhere Inc. based on best overall value, with particular emphasis on material cost advantage while still meeting the functional intent of the RFP

Resolution:

That the Board award RFP-2025-003 to youRhere Inc. for a total contract amount of $38,815.04 (excluding HST), for an electronic donor and announcement wall.

Background:

The MSB issued RFP-2025-003 for the design and implementation of a digital donor recognition and announcement wall intended to recognize donors, support dynamic updates, and function reliably in a high-visibility public facility environment.

Two proposals were received and evaluated:

- youRhere Inc. (recommended)
- iGotcha Wifi Media Inc.

youRhere Inc. recommended donor wall includes the following:

Display / Hardware:

- 136" LG Commercial Grade All-in-One DVLED donor wall
- Intel NUC i3 media player/controller, mounting brackets, and required cabling/power
- Installation labour included

Software / Operations:

- Annual Contact Management System (CMS) Licensing, Service and Support for a “Passive, self managed” donor wall at $90/month ($1,080/year)
- Proposal describes Licensing Service and Support (LSS) plan that include software user licence, system monitoring, CMS access, remote support (phone/email), and manufacturer warranty administration; on-site service is available as required.

Alignment with RFP intent: donor recognition + announcements + dynamic updates

- youRhere explicitly proposes a solution that can dynamically update donor names, highlight impact stories, and promote campaigns, consistent with donor recognition and community messaging needs.

- youRhere positions its core competency around donor recognition & engagement plus scheduled community messaging and templates for staff updating.

Supportability and lifecycle management is addressed through LSS (licence + monitoring + support)

- The submission states all installations are sold with an LSS plan and describes inclusions that are operationally relevant for a public facility: system monitoring, CMS access, remote support (phone/email), and administration of manufacturer warranties.
- Annual cost is $1,080/year for CMS Licensing, Service and Support.
- Warranty is identified as 3-year manufacturer warranty.

Differences in proposals

- iGotcha proposed a two-display set-up (98" primary + 55" touchscreen) and states donor recognition content is displayed 100% of the time with a persistent donor zone so it is “never displaced.”
- However, iGotcha’s submission materials reviewed indicate one-year CMS licensing (interactive + non-interactive), and staff would require clarification on out-year licensing/support costs for long-term budgeting.

Given youRhere’s substantial cost advantage, its inclusion of ongoing monitoring/support via LSS, and the delivery capability through an Ontario installation partner, staff conclude youRhere represents the best overall value for MSB.

Financial Impact:

The steering Committee are recommending award to youRhere Inc. for the following amounts:

- Award value: $38,815.04 excluding HST.
- Annual Contact Management System and Licensing, Service and Support identified as $1,080/year (passive/self-managed).

iGotcha’s RFP submission outlined the following amounts:

- $74,999.40 excluding HST
- Year 1 interactive license identified as $1,320/year

Conclusion:

Given youRhere’s substantial cost advantage, its inclusion of ongoing monitoring/support via LSS, and the delivery capabilities of an Ontario based installation team, staff conclude youRhere represents the best overall value for MSB.

3.6



TAMARACK NORTH CENTRE

PROJECT UPDATE FEBRUARY 11, 2026



CONTENTS

- SHORT TERM CONSTRUCTION SCHUDLE (ongoing/new activities)
- OVERALL PROJECT SCHEDULE
- BUDGET UPDATE
- CONTINGENCY UPDATE

SHORT TERM SCHEDULE (ongoing/new activities)

- Mechanical & HVAC rough-ins and permanent equipment
- Electrical rough-ins and permanent equipment
- Interior Ceiling – Tiles & Drywall
- Finished Painting
- Finished Flooring
- Interior Glazing
- Gym Equipment
- Pool Stainless Stell Walls Installation
- Misc. Metals



OVERALL PROJECT SCHEDULE

- Electrical & Mechanical
- Interior Walls & Ceilings
- Interior Glazing
- Building Finishes
- Pool – Stainless Steel Structure
- Further project delays due to missed delivery dates of the pool stainless steel walls. Completion date impacted and being revised.



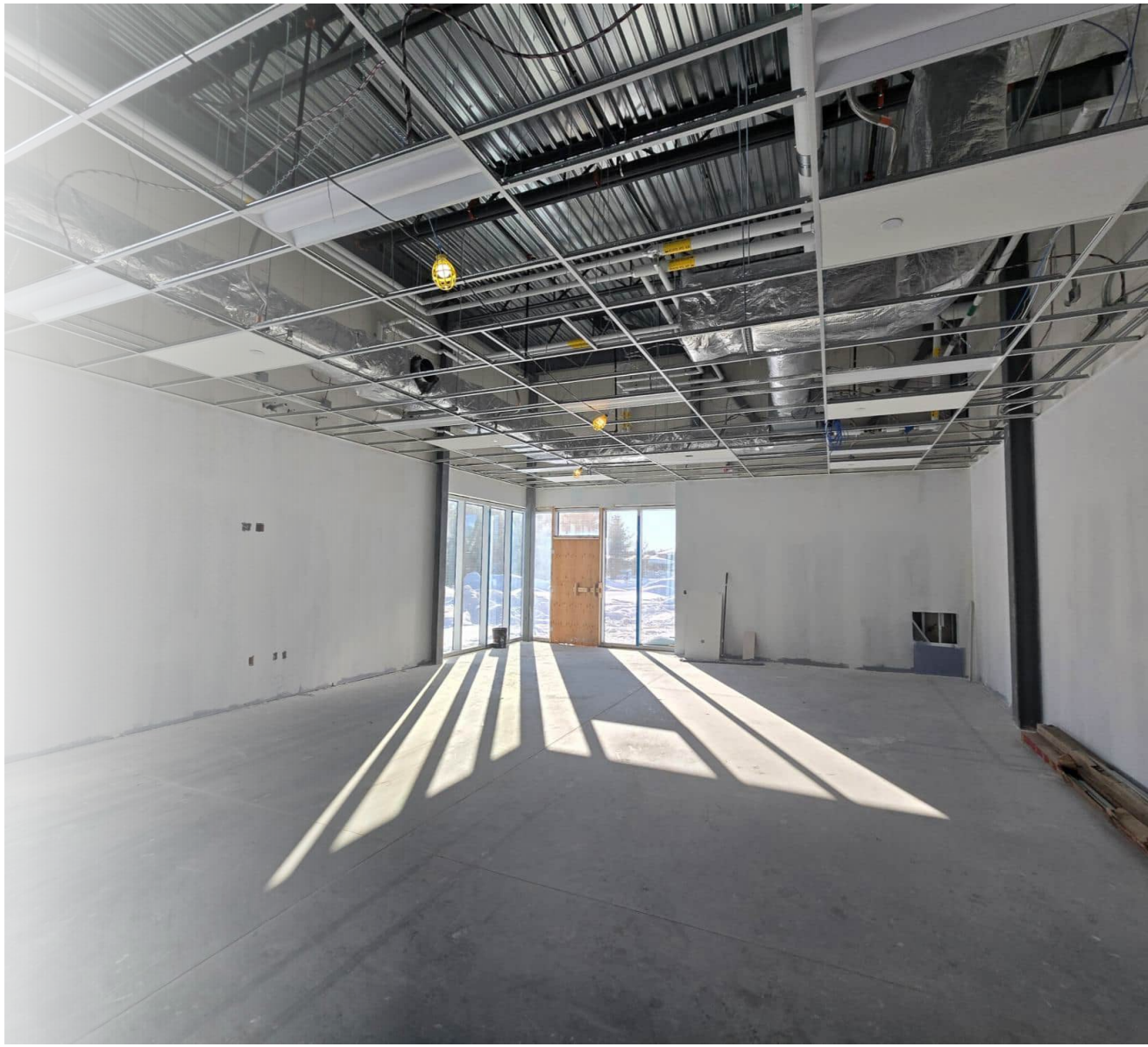


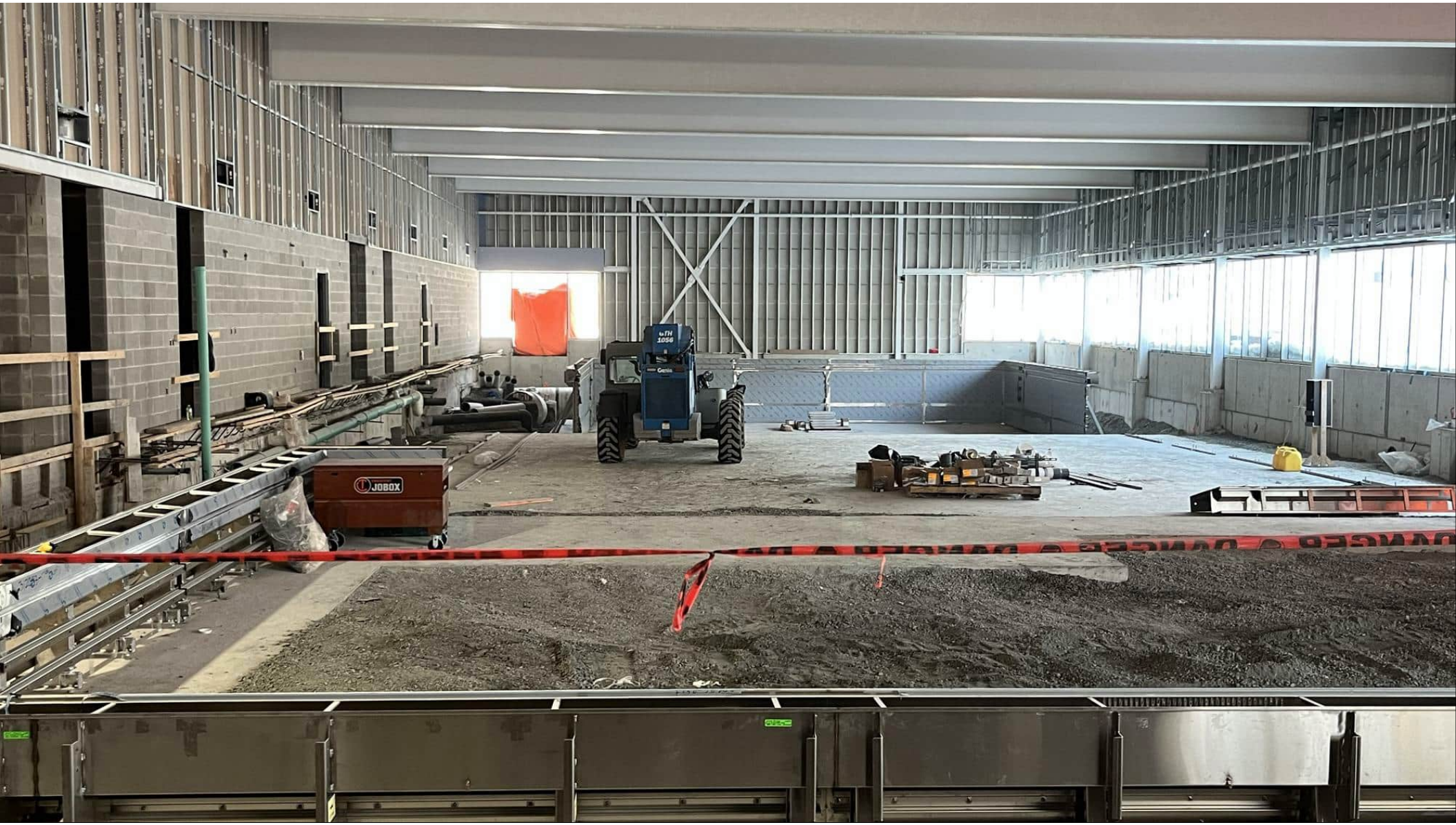
PROJECT BUDGET

- No changes in the construction budget since the Dec. 11th,2024 project update
- Overall project budget currently at approx. $39,500,000
- 99% of the total hard costs have been tendered
- Landscape & AV finalized
- Building Signage Tender Underway

CONSTRUCTION CONTINGENCY

- Class C Budget Construction Contingency (prior to construction start): $1,519,676.00 [Carry Over Information]
- Due to positive tender results, the contingency (and construction budget) was reduced by $497,357. This resulted in the contingency being $1,022,319 at the start of construction [Carry Over Information]
- To date, we have $653,001.71 in subsequent tender contracts, approved and pending changes. The construction contingency is currently sitting at $445,559.77




JOBOX




SUNBELT
RENTALS
SKYJACK
SJ3226
SKYJACK
SUNBELT
RENTALS







THANK YOU

Fundraising Report – February 11, 2026 from Ann MacDiarmid

New confirmed date for the Sneak Peek Hard Hat Party is Saturday May 23, 2026. It will include guided tours, live auction, food stations by Rosseau Pizzeria and up to 200 door prizes. Please mark your calendars. Tickets will be $200/person.

Hatherley Holdings have purchased the naming rights for the Walking Track for $125,000 and are considering kicking off our endowment campaign. The current fundraising total sits at $3.5 million and growing.

Major donor fundraising is my focus right now as well as securing major sponsorships for the Sneak Peek Party. I am hopeful that the 5 first nations of the 400 Highway corridor will come in as a group.

Sadly, our Fundraising Cc-chair, Richard Culverwll, passed away December 29. Following his death, his family requested that we not focus on naming the pool or lanes in his memory but simply make the Tamarack North Centre the focus of any memorial donations in his name. The total for that continues to grow.

Libby Walker and I continue to meet bi weekly with the YMCA and Sage Communications to help ensure that all messaging continues to support the ongoing fundraising and the upcoming gala.

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – February 11, 2026

Date: February 11, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

Voting Members Present:
Carling Councillor Al Doubrough
Chair McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner

Steering Committee Members Present
Carling CAO Kevin McLlwain
McDougall CAO Tim Hunt
Seguin CAO Jason Inwood

Alternate Members Present:
Carling Councillor Bruce Kelly
McDougall Councillor JJ Blower
Parry Sound Councillor George Ashford

Staff Present:
Recording Clerk Rebecca Johnson
Board Treasurer Stephanie Phillips

Guests Present:
Vlad Melut of Ball Construction
Ryan Purdy, Fiona Cascagnette, Miranda Ketcheson of Simcoe-Muskoka YMCA

1. Agenda:

1.1 Additions to Open Agenda

1.2 Approval of Agenda

Moved by Councillor Fellner Seconded by: Councillor Doubrough

That the Agenda for the February 11, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

1.3 Declaration of Pecuniary Interest – N/A

1.4 Approval of Minutes

Moved by Mayor McGarvey Seconded by: Councillor Fellner

That Minutes of the November 24, 2025 Regular Meeting and the December 17

Special Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

Carried

2. Delegations/Correspondence – N/A

3. Business

3.1 Steering Committee Update – N/A

3.2 Monthly Financial Reports

Submitted by: Stephanie Phillips, Board Treasurer

Resolution 2026 - 01

Moved by Councillor Fellner Seconded by Councillor Doubrough
That the December 31, 2025 financial reports be received for information.

Carried

3.3 2026 Draft Budget

Submitted by: Stephanie Phillips, Board Treasurer

From a prepared Power Point presentation, and citing a report circulated with the agenda, YMCA Regional General Manager Ryan Purdy provided a proposed opening budget, identified projected revenues and expenses, hours of operation, projected memberships starting with the opening in August 2026 and a breakdown of membership fees payable bi-weekly.

Resolution 2026 - 02

Moved by Mayor McGarvey Seconded by Councillor Fellner
That the MSB approve the 2026 budget, inclusive of the operating budget prepared by the YMCA; and
That partner municipalities be invoiced for their respective share of the 2026 municipal contribution required to fund the budget.

Carried

3.4 Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget

Submitted by: Stephanie Phillips, Board Treasurer

Mayor McGarvey proposed the following Direction:

That the Chair write a letter to the Township of McKellar giving them an opportunity to pay their 2025 Pre-Opening Operating Budget share in the next two months.

Carried

Resolution 2026 - 03

Moved by Councilor Fellner Seconded by Mayor McGarvey
That the report entitled *Update Regarding the Receipt of Partner Funding of the 2025 Pre-Opening Operating Budget* be received for information purposes.

Carried

3.5 Award of RFP-2025-003 (Electronic Donor & Announcement Wall)
Submitted by: Steering Committee

Resolution 2026 - 04

Moved by Councillor Fellner Seconded by Councillor Doubrough
That the Board award RFP-2025-003 to youRhere Inc. for a total contract amount of $38,815.04 (excluding HST) for an electronic donor and announcement wall.

Carried

3.6 Project & Budget Update
Submitted by: Steering Committee

From a prepared power point presentation circulated with the agenda, Project Manager Vlad Melut gave an overview of the short-term construction schedule overall project schedule, budget update and contingency update.

Resolution 2026 - 05

Moved by Doubrough Seconded by: McGarvey
That the Board receive the February 11, 2026 Project & Budget Update for information purposes.

Carried

3.7 Fundraising/Sponsorship Update
Submitted by: Fundraising Committee Chair Mayor Ann MacDiarmid

Resolution 2026 - 06

Moved by Councillor Fellner Seconded by Councillor Doubrough

That the Board received the February 11, 2026 Fundraising/Sponsorship Report

for information purposes.

Carried

4. Adjournment

Moved by Councillor Fellner **Seconded by Mayor McGarvey**

That we do now adjourn at 7:59 PM

Carried

MUSKOKA WATERSHED COUNCIL
70 Pine Street, Bracebridge, ON P1L 1N3 T: (705) 204-7277
E: info@muskokawatershed.org W: www.muskokawatershed.org

Annual General Meeting
Agenda

Date: **Wednesday, February 18, 2026**
Time: **Following the conclusion of the Regular MWC Meeting (Approx. 4:50 pm)**
Location: **In-person:** Castle Peak Retirement Residence Multipurpose Room at the Bracebridge Library (34 Salmon Avenue, Bracebridge)
Online: Zoom
https://us02web.zoom.us/j/89246628305?pwd=tm6is88Mnbhs1nfll28yo6TNDf5ZyM.1

---

1. **MWC Annual General Meeting Call to Order** – *Chair Aaron Rusak*
   1.1. Welcome
   1.2. Review of the 2025 Annual General Meeting minutes
   MOTION THAT the minutes of the Muskoka Watershed Council Annual General Meeting held February 21, 2025 be approved.

2. **Chair's Annual Report** – *Aaron Rusak*
   2.1. **MOTION** THAT the Chair's Annual Report presented on February 18, 2026 be received.

3. **Treasurer's Annual Report** – *Terry Crew*
   3.1. **MOTION** THAT the financial statements of Muskoka Watershed Council, which are comprised of the Statement of Financial Position at December 31, 2025, and the Statements of Operations, Net Assets, and of Cashflows for the period ended December 31, 2025, as presented in the Treasurer's Annual Report, be received.
   3.2. **MOTION** THAT the members of the Muskoka Watershed Council waive an audit and financial review of its December 31, 2025 year-end because the Muskoka Watershed Council received less than $100,000 a year in revenue in the financial year.

4. **Membership Report** – *Michael Peppard*
   4.1. New Members
   4.2. Member Resignations

5. **Directors and Officers** – *Aaron Rusak*

6. **Adjournment**
   6.1. **MOTION** THAT the 2026 Annual General Meeting of the Muskoka Watershed Council be adjourned.

MUSKOKA WATERSHED COUNCIL
70 Pine Street, Bracebridge, ON P1L 1N3 T: (705) 204-7277
E: info@muskokawatershed.org W: www.muskokawatershed.org

Annual Financial Report

TO: Muskoka Watershed Council Members

FROM: Terry Crew, Treasurer

DATE: February 18, 2026

RE: 2025 Treasurer's Report

Since 2017, Muskoka Watershed Council (MWC) has been financially autonomous following years of organizational support from external community organizations (i.e., Muskoka Heritage Foundation and Friends of the Muskoka Watershed). MWC became incorporated as a non-profit organization in July 2019 to ensure members that the organization had appropriate insurance and liability coverage.

OVERVIEW OF FUNDING TO SUPPORT MWC ACTIVITIES

The District Municipality of Muskoka (DMM) provides an annual contribution in terms of provision of fractional time from DMM staff and access to DMM resources, expertise, and meeting space. Since 2017, MWC has received $6k from DMM to provide base funding to support yearly program costs. This stipend augments the fluctuating contributions and donations received by MWC year over year, and all monies are critical to the successful delivery of MWC's programs.

Beyond the DMM support, there is significant in-kind support from the MWC volunteer base, funding contributions from the community (via donations, event registration fees, and purchase of handbooks), program grant income, municipal grants and in 2025 there has been a more direct focus on fundraising for the Muskoka Summit on the Environment (MSE). In 2025, the Love Your Lake and The Natural Edge programs were transferred over to DMM to run as MWC needed to focus on core deliverables.

MWC's programming and program costs vary year-to-year. The Muskoka Watershed Report Card is on a 5-year schedule with the last report card released in 2023. Other costly programs, like Integrated Watershed Management, and working with Well Known Company require successfully fundraising or securing external grant funds.

The funds accumulated each year are carried forward to help defray expenses in costlier years to come, whenever that is possible. Grants and fundraising, which can be program-specific, allow MWC to undertake more expensive activities, and if grants and fundraising are not secured for these activities, they will not be undertaken.

2025 FINANCIAL SUMMARY

The December 31, 2025, internally prepared financial statements, which are enclosed, include the Statement of Financial Position (Balance Sheet), the Statement of Revenues and Expenditures (Income Statement), the Statement of Net Assets (Retained Earnings) and the Statement of Cash Flows that were approved by the Board of Directors on January 22, 2026.

On the Balance Sheet, MWC's Opening Total Cash and Bank balance was $78,331, which included approximately $36k for the Municipal Grants for IWM related spending, and $5k designated/restricted for the MWC VISA credit card.

During 2025, total income/revenue for the year were approximately $53.8k and total expenses were approximately $86.4k. MWC received $9k in municipal grants in 2025, which by year end, there were approximately $45.1k remaining in the Cash and Bank balance and a similar liability that MWC is holding as an obligation. MWC held throughout 2025 $27k in GIC's, which earned approximately $0.6k in interest. In Dec. 2024, MWC redeemed $20k in GICs to help fund the contract undertaken with Well Known Company.

As of December 31, 2025, the Cash and Bank balance was $56,131 (including approximately $45.1k designated for the municipal grants for IWM, approximately $5k designated for the MWC VISA credit card and approximately $0.4k for the MSE. At year end, our handbook inventory was reduced to $1.1k from handbook sales, and there were outstanding receivables for the Algae Monitoring program of $20. MWC also owed $132 on the MWC Visa Card.

MWC's 2025 Budgeted income/revenues were approximately $214.3k and total expenses were approximately $213.0k. The Budget included a total of $160k in fundraising allowing MWC to spend on IWM related projects, due to that fundraising. The fundraising did not occur to the level anticipated and therefore the inherent extra spending was not undertaken. The main differences between Actuals and Budget are noted below:

	Actuals	Budget	Differences
Revenues			
Operating	$ 12,265	$ 80,088	-$ 67,823
Algae Monitoring Program	$ 4,095	$ 8,750	-$ 4,655
MSE	$ 36,570	$ 38,500	-$ 1,930
IWM/CRT	$ -	$ 86,912	-$ 86,912
Interest	$ 849	$ -	$ 849
TOTALS	**$ 53,779**	**$ 214,250**	**-$ 160,471**
Operating Expenses			
Operating	$ 48,739	$ 70,310	-$ 21,571
Algae Monitoring Program	$ 1,045	$ 5,100	-$ 4,055
MSE	$ 36,570	$ 50,650	-$ 14,080
IWM/CRT	$ -	$ 86,912	-$ 86,912
TOTALS	**$ 86,354**	**$ 212,972**	**-$ 126,618**
Excess/ (Deficit) of Revenues over Expenses	**-$ 32,575**	**$ 1,278**	**-$ 33,853**

The Excess/(Deficit) of Revenues over Expenses was -$32.6k of which $38k was due to the Well Known Company contract (on the operational side of MWC), which was funded from MWC's Cash and Bank balance on the Balance Sheet instead of from fundraising revenues in the income statement.

The Muskoka Summit on the Environment was held in October 2025 with very positive results, and the advertising and promotion of the event was deemed successful again this year. The Summit raised awareness through very effective promotion, and successful fundraising which generated a small surplus for next year's event.

2026 FINANCIAL OUTLOOK

The 2026 Budget was presented to and approved (as attached) by the Board of Directors. The highlights of the 2026 Budget are:

1. **Municipal Grants on IWM Projects –** This is a priority for MWC, and in the 2026 Budget $45.1k in municipal grants will be spent in 2026 on IWM related projects. A consultant will be hired to guide the IWM process, and the NGO meeting scheduled in the spring to generate an IWM roadmap and an accord.
2. **Fundraising - Partnerships/Grants/Sponsorships/Memberships** – This remains as an important component of not only the 2026 Budget, but how MWC moves forward to attract money to help fund the major MWC projects. A goal of raising $47k, which includes money raised for the Summit, has been built into the 2026 Budget. Without this funding the strategic programs MWC wants to implement will not be started. The Well Known Company was hired to guide us through this process of attaining this goal and the costs of re-hiring them in August 2026 has been factored into the 2026 Budget.
3. **Strategic Planning** – MWC's Board had a meeting to identify the strategic priority programs that needed to be completed or underway in 2026 and these programs have been built into the 2026 Budget.
4. **Muskoka Summit of the Environment –** The Summit is again planned for the fall and has been budgeted in 2026 and fundraising for the MSE has also been built into the 2026 Budget.

As mentioned earlier, MWC relies upon funding in whatever form it takes and as much as MWC looks forward to working on strategic projects to move forward, it is fully understood that without this funding MWC will not be able to take on these projects.

MWC is governed by the Not-for-Profit Corporations Act, 2010 (ONCA) and under this act, since MWC did receive more than $10,000 in the financial year in 2024 from municipal governments, we are deemed a Public Benefit corporation for 2025 as we were in 2024. What this means is that MWC's financial records may require either an audit or financial review completed by a licensed professional accountant in the subsequent year, i.e., fiscal 2026. At the MWC AGM on February 18, 2026, a motion will be presented to MWC's members to waive the requirement to have an audit and financial review of MWC's December 31, 2025, year-end. MWC can waive an audit and financial reviews because its revenue per financial year, is $100,000 or less. MWC has not budgeted for this potential cost to occur in the 2026 Budget.

As a non-profit organization, MWC will continue to find adequate funding to execute cost - effective programs to meet our strategic plan, as we have done since becoming financially autonomous in 2017.



Terry Crew

Treasurer, Muskoka Watershed Council

Muskoka Watershed Council
Statement of Revenues and Expenditures (Income Statement)

	Dec 31, 2025	Dec 31, 2024	Dec 31, 2023	Dec 31, 2022	DEC 31, 2025 BUDGET	2025 DIFFERENCE (ACTUALS vs BUDGET)
REVENUES						
Donations	$5,545	$600	$9,355	$2,260	$500	$5,045
The Natural Edge	$0	$4,512	$6,191	$3,900	$0	$0
Grants - DMM	$6,000	$6,000	$6,000	$6,000	$6,000	$0
Fundraising (excl Summit & IWM related)	$0	$0	$0	$0	$73,088	-$73,088
Love Your Lake	$0	$5,000	$7,500	$7,500	$0	$0
Handbook Sales	$720	$580	$1,619	$2,534	$500	$220
Algae Monitoring Program	$4,095	$4,638	$9,811	$7,825	$8,750	-$4,655
Muskoka Summit on Environment	$36,570	$37,753	$0	$0	$38,500	-$1,930
IWM/CRT	$0	$3,700	$0	$0	$86,912	-$86,912
Report Card	$0	$0	$1,000	$0	$0	$0
Communication Plan Strategy	$0	$0	$0	$0	$0	$0
Interest Income	$849	$2,496	$788	$16	$0	$849
TOTAL REVENUE	**$53,779**	**$65,279**	**$42,264**	**$30,035**	**$214,250**	**-$160,471**
EXPENSES						
The Natural Edge	$0	$6,694	$7,451	$4,533	$0	$0
Love Your Lake	$0	$1,261	$10,013	$5,311	$0	$0
Algae Monitoring Program	$1,045	$1,376	$5,699	$8,585	$5,100	-$4,055
Report Card	$0	$324	$843	$0	$1,200	-$1,200
Communication Plan Strategy	$0	$0	$0	$0	$0	$0
Muskoka Summit on Environment	$36,570	$37,720	$0	$0	$50,650	-$14,080
IWM/CRT	$0	$3,622	$0	$0	$86,912	-$86,912
Handbook	$659	$479	$0	$0	$540	$119
Accounting Fees	$0	$0	$0	-$2,000	$0	$0
Legal Fees	$0	$0	$0	$5,980	$10,000	-$10,000
Printing and Reproduction	$673	$0	$844	$1,929	$500	$173
Computer Related Expenses	$3,297	$1,300	$1,768	$2,040	$3,065	$232
Facility Rental	$200	$75	$250	$0	$500	-$300
Meals & Entertainment	$781	$1,148	$666	$713	$1,200	-$419
Insurance	$2,260	$2,226	$2,004	$1,946	$2,400	-$140
Contracted Services-Well Known	$38,015	$3,746	$0	$0	$46,150	-$8,135
Meetings and Conventions	$0	$0	$0	$415	$0	$0
Office Supplies	$0	$238	$480	$192	$500	-$500
Awards & Grants	$605	$940	$404	$712	$500	$105
Advertising & Promotion	$583	$678	$493	$0	$2,000	-$1,417
Postage & Delivery	$116	$16	-$47	$79	$25	$91
Bank Service Charges	$205	$44	$68	$57	$20	$185
Supplies	$0	$0	$0	$0	$0	$0
Travel	$0	$0	$0	$0	$0	$0
Communications - Cell	$1,170	$1,492	$1,525	$196	$1,560	-$390
Education and Training	$0	$0	$0	$200	$0	$0
Speaker Gifts	$0	$0	$0	$290	$150	-$150
General Expense	$175	$0	$0	$0	$0	$175
TOTAL OPERATING EXPENSES	**$86,354**	**$63,379**	**$32,462**	**$31,178**	**$212,972**	**-$126,618**
EXCESS/(DEFICIT) OF REVENUES OVER EXPENSES	**-$32,575**	**$1,900**	**$9,802**	**-$1,143**	**$1,278**	**-$33,853**

Muskoka Watershed Council
Statement of Financial Position (Balance Sheet)

	Dec 31, 2025	Dec 31, 2024	Dec 31, 2023	Dec 31, 2022
ASSETS				
Current assets				
Total Cash and bank (1), (2) and (3)	$56,131	$78,331	$24,230	$116,558
GIC - Doug Cross Funds 2.25% Jan 14, 2026	$27,000	$27,000	$27,000	$0
GIC - MWC Funds	$0	$0	$20,000	$0
Accounts receivable	$20	$750	$4,160	$22,500
Inventory - Handbook	$1,108	$1,767	$2,246	$0
Prepaid Expense	$0	$0	$0	$0
Total Assets	**$84,259**	**$107,848**	**$77,636**	**$139,058**
LIABILITIES AND NET ASSETS				
Current Liabilities				
Accounts payable and accrued liabilities	$132	$524	$2,309	$21,028
Total Current Liabilities	**$132**	**$524**	**$2,309**	**$21,028**
Long-term Liabilities				
Due to MSE (2)	$378	$0	$5,991	$5,991
Due to Municipal Grant (1)	$45,088	$36,088	$0	$0
Due to MECP CRT Grant (3)	$0	$0	$0	$52,505
Total Long-term liabilities	$45,466	$36,088	$5,991	$58,496
Total Liabilities	**$45,598**	**$36,612**	**$8,300**	**$79,524**
Net Assets	$38,661	$71,236	$69,336	$59,534
Total Liabilities and Net Assets	**$84,259**	**$107,848**	**$77,636**	**$139,058**

NOTE:

(1) Total Cash & Bank Accounts include approx. $45k for municipal grant. The liability of the same amount is setup to capture all municipal grant funding expenditures.

(2) Includes approx $5k related to the MWC Visa credit card and $0.3k for MSE with a corresponding liability account.

(3) In 2022, the cash balance Included (approx.) $52k of cash received for the MECP Community Round Table (CRT) work.

Muskoka Watershed Council
Statement of Net Assets (Retained Earnings)

	Dec 31, 2025	Dec 31, 2024	Dec 31, 2023	Dec 31, 2022
Opening Net Assets	$71,236	$69,336	$59,534	$60,677
Adjustment for MSE				
Excess/(deficit) of Revenues Over Expenses	-$32,575	$1,900	$9,802	-$1,143
Closing Net Assets	$38,661	$71,236	$69,336	$59,534

Muskoka Watershed Council
Statement of Cash Flows

	Dec 31, 2025	Dec 31, 2024	Dec 31, 2023	Dec 31, 2022
Operating Excess/(deficit) of Revenues Over Expenses	**-$32,575**	**$1,900**	**$9,802**	**-$1,143**
Changes in non-cash working capital items:				
Accounts Receivable	$730	$3,410	$18,340	-$20,000
Inventory - Handbooks	$659	$479	-$2,246	$0
Prepaid Expense	$0	$0	$0	$0
Accounts Payable/Accrued Liabilities	-$392	-$1,785	-$18,719	$19,028
Due to MSE	$378	-$5,991	$0	-$31
Due to Municipal Funding (IWM)	$9,000	$36,088	$0	$0
Due to MECP CRT Grant	$0	$0	-$52,505	$52,505
Total Changes in non-cash working capital items	$10,375	$32,201	-$55,130	$51,502
Changes in Investment Activities:				
Purchase of new GICs	$0	$20,000	-$47,000	$0
Increase (decrease) in Cash	-$22,200	$54,101	-$92,328	$50,359
Cash at Beginning of the Year	$78,331	$24,230	$116,558	$66,199
Cash at End of Year	**$56,131**	**$78,331**	**$24,230**	**$116,558**

Muskoka Watershed Council
2026 Budget

Board Approved Budget	Income Statement							Balance Sheet
	Operating	Algae Monitoring Program	Report Card	Muskoka Summit on the Environment	Handbook	IWM/CRT	Total 2026 Budget	Due to Municipal Spending (IWM)
OPENING BALANCE on Balance Sheet				**$377.78**			**$377.78**	**$45,088.12**
INCOME								
Donations (incl. In-kind)	$500.00			$1,000.00			**$1,500.00**	
Invoices/Sales (e.g. Algae Monitoring Invoices & Handbook Sales)		$4,000.00			$500.00		**$4,500.00**	
Fundraising - Partnerships, Grants, Sponsorships, & Memberships	**$24,000.00**			**$23,000.00**			**$47,000.00**	
Grants - DMM	$6,000.00						**$6,000.00**	
Event Registrations/Subscriptions				$18,500.00			**$18,500.00**	
Interest Revenue							**$0.00**	
TOTAL INCOME Plus Opening Balance	**$30,500.00**	**$4,000.00**	**$0.00**	**$42,877.78**	**$500.00**	**$0.00**	**$77,877.78**	**$45,088.12**
EXPENSES								
Human Resources/Staff/Organizational Sustainability							**$0.00**	
Algae Monitoring Costs		$1,000.00					**$1,000.00**	
Awards & Grants	$650.00						**$650.00**	
Insurance	$2,400.00						**$2,400.00**	
Handbook Sales - cost of inventory from sales					$375.00		**$375.00**	
Facility Rentals	$400.00			$1,000.00			**$1,400.00**	
Event Refreshments/Food	$1,000.00			$17,000.00			**$18,000.00**	
Graphic Design							**$0.00**	
Postage and Delivery	$150.00				$40.00		**$190.00**	
Printing (e.g. Program, Signs)	$500.00		$0.00	$500.00			**$1,000.00**	
Advertising & Promotion	$700.00			$3,000.00			**$3,700.00**	
Speaker Costs (e.g. Honorarium, Lodging, Travel)				$13,000.00			**$13,000.00**	
Equipment & Materials Purchase/Rental							**$0.00**	
Computer Software	$1,600.00						**$1,600.00**	
Computer Hosting	$420.00						**$420.00**	
Registration & Venue Supplies							**$0.00**	
Office and Display Supplies	$100.00		$0.00				**$100.00**	
Cellular Costs	$1,200.00						**$1,200.00**	
Mileage/Gas							**$0.00**	
Miscellaneous (e.g. Liquor License, Liquor)							**$0.00**	
Legal Fees							**$0.00**	
Outside Services - Indigenous Engagement							**$0.00**	
Outside Services - Roadmap							**$0.00**	
Outside Services - Synthesis Analysis/Roadmap/eNGO meeting							**$0.00**	**$45,088.12**
Outside Services - Well Known	$ 24,150.00			$8,050.00			**$32,200.00**	
Transfer to Balance Sheet				$227.78			**$227.78**	
Bank Fees/Payment Processing Fees (e.g. PayPal, Square)	$20.00			$100.00	$10.00		**$130.00**	
TOTAL EXPENSES	**$33,290.00**	**$1,000.00**	**$0.00**	**$42,877.78**	**$425.00**	**$0.00**	**$77,592.78**	**$45,088.12**
EXCESS INCOME OVER EXPENSES	**-$2,790.00**	**$3,000.00**	**$0.00**	**$0.00**	**$75.00**	**$0.00**	**$285.00**	**$0.00**
Closing Balance on Balance Sheet				**$227.78**			**$227.78**	

Assumptions:

1. IWM money on balance sheet will all be spent on CWM, and NGO meeting to arrive at a roadmap and an accord.
2. Well Known Contract in Aug resigned for 2026/2027 at similar rate.
3. Need to fundraise outside of the Summit, to cover all the operational Well Known costs.

MUSKOKA WATERSHED COUNCIL
70 Pine Street, Bracebridge, ON P1L 1N3 T: (705) 204-7277
E: info@muskokawatershed.org W: www.muskokawatershed.org

Agenda

Date: **Wednesday, February 18, 2026**
Time: **4:00 pm** (followed by the AGM)
Location: **In-person:** Castle Peak Retirement Residence Multipurpose Room at the Bracebridge Library (34 Salmon Avenue, Bracebridge)
Online: Zoom
https://us02web.zoom.us/j/89246628305?pwd=tm6is88Mnbhs1nfll28yo6TNDf5ZyM.1

---

1. **Welcome and Opening Remarks** – *Chair Aaron Rusak (10 min)*

   1.1. Land Acknowledgement – John Crowley, *MWC Member*

   1.2. Note: the minutes of the MWC meeting held January 18, 2026 will be approved at the March MWC meeting.

2. **Presentation** *(40 min)*

   2.1. **Status of Integrated Watershed Management (IWM) in the Muskoka River Watershed** – *Kevin Trimble, MWC Director, and Peter Sale, MWC Director and Past Chair*

   The Muskoka River watershed is facing an array of current and anticipated stressors that threaten its long-term health. Bringing together decades of experience in ecological consulting and aquatic research, MWC Directors Kevin Trimble and Peter Sale will break down how Integrated Watershed Management (IWM) provides a framework to address these challenges.

   Join Kevin and Peter to learn more about the current status of IWM in the Muskoka River watershed, upcoming events, partnerships, and how you can get involved.

3. **Adjournment**

The Annual General Meeting will commence immediately following this meeting.

NEXT MWC MEETING: March 2026 - Date, time, and location to be determined.

Outlook

Fw: Agendas - Finance and Property Committee and Board of Health Meetings, February 25, 2026

From Craig Jeffery <cjeffery@seguin.ca>
Date Fri 2/13/2026 2:52 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Ashley Lecappelain <ashley.lecappelain@healthunit.ca>
Sent: Friday, February 13, 2026 10:03 AM
To: Armour <clerk@armourtownship.ca>; Bonfield <cao.clerk@bonfieldtownship.com>; Burk's Falls <clerk@burksfalls.ca>; Callander <cpigeau@callander.ca>; Calvin <cao@calvintownship.ca>; Carling <clerksoffice@carling.ca>; Chisholm <l.marshall@chisholm.ca>; East Ferris <kari.hanselman@eastferris.ca>; Joly <office@townshipofjoly.com>; Kearney <nicole.gourlay@townofkearney.ca>; Machar <aloneymachar@vianet.ca>; Magnetawan <clerk@magnetawan.com>; Mattawa <amy.honen@mattawa.ca>; Mattawan <admin@mattawan.ca>; McDougall <lwest@mcdougall.ca>; McKellar <clerk@mckellar.ca>; McMurrich-Monteith <clerk@mcmurrichmonteith.com>; Nipissing <admin@nipissingtownship.com>; North Bay <Karen.McIsaac@cityofnorthbay.ca>; Papineau Cameron <clerk@papineaucameron.ca>; Parry Sound <rjohnson@parrysound.ca>; Perry <beth.morton@townshipofperry.ca>; Powassan <brobinson@powassan.net>; Ryerson <clerk@ryersontownship.ca>; Craig Jeffery <cjeffery@seguin.ca>; South River <clerk@southriver.ca>; Strong <clerk@strongtownship.com>; Sundridge <naustin@sundridge.ca>; The Archipelago <mmartin@thearchipelago.ca>; West Nipissing <mducharme@westnipissing.ca>; Whitestone <nigel.black@whitestone.ca>
Subject: Agendas - Finance and Property Committee and Board of Health Meetings, February 25, 2026

Please forward the correspondence below to your Mayor/Reeve and municipal councillors:

Hello,
The North Bay Parry Sound District Health Unit's upcoming Finance and Property Committee and Board of Health meeting will take place on Wednesday, February 25, 2026**.**
The meeting agendas are now available on the Health Unit's website, and you can access it via the following links: Board of Health Meeting Agenda & Finance and Property Committee Agenda**.**
Thank you,

Ashley Lecappelain | Executive Assistant | Office of the Medical Officer of Health/Executive Officer | Pronouns: She/Her
North Bay Parry Sound District Health Unit | 345 Oak Street West | North Bay, Ontario P1B 2T2 | Canada
705-474-1400 ext. 5272 | 1-800-563-2808
ashley.lecappelain@healthunit.ca | my*healthunit*.ca
Facebook | *Instagram* | *LinkedIn* | *YouTube*

My place of work is on the lands of the Anishinaabe people; the traditional territory of Nipissing First Nation; and land that is covered by the Robinson Huron Treaty of 1850.

Seguin Township Public Library Board Meeting Minutes

Date: January 15th, 2026
Location: Remote

Members Present:	Janet Borneman – Chair; Ruth Goodwin – Vice Chair; Greg Getty – Council Representative; Sue Coxhead
Regrets:	Debbie Anderson
Staff Present:	Stefanie Veneranda - CEO

APPROVED

1.0 Call to Order and Approval of Agenda

Motion #2026 – 01

That we now convene this regular meeting of the Seguin Township Public Library Board at pm, and we hereby approve the Agenda as circulated.

Moved by S. Coxhead and seconded by G. Getty **Carried**

2.0 Disclosure of Pecuniary Interest – None

3.0 Approval of the Minutes – Regular Meeting of December 18th, 2025

Motion #2026 - 02

That the Seguin Township Public Library Board does hereby approve the Minutes of the Board's regular meeting of December 18th, 2025, as circulated.

Moved by G. Getty and seconded by S. Coxhead **Carried**

4.0 Business from the Minutes – None

5.0 New Business

5.1 Policy Review – SPL HR – 01 to 05

Motion #2026 - 03

That the Seguin Township Public Library Board does hereby approve amended policies, SPL HR – 01 to 05, as presented by the CEO.

Moved by S. Coxhead and seconded by G. Getty **Carried**

5.2 Logo Update

The CEO reported on the progress of the new logo design. Once the next step in the design process, which will add colour to the design options, is complete, the CEO will share the design with the Board and staff for input.

5.3 2026 Work Plan

Q1: January–March — Foundation & Assessment

Partnership & Collaboration (Objectives 1.2 & 1.3)

- Conduct a broad review of all existing partnerships; identify gaps, especially for seniors and youth.
- Map organizations that align with library goals (Township groups, seniors' services, youth orgs).
- Create a simple partnership framework (roles, shared outcomes, privacy/risk considerations).
- Establish a communication rhythm with Seguin Township—Public Works & Community Services.
- Begin planning for support of Township recycling initiatives (info displays, sign-ups).

KPIs:

- Number of existing partnerships reviewed
- Number of unmet community needs identified (target: 5).
- Number of priority organizations identified for seniors/youth (target: 5).
- Frequency of meetings with Township departments (target: monthly).
- Partnership framework finalized (Y/N).

Library Value (Objective 2.2)

- Launch role clarity review using the five-year staffing plan as a reference.
- Identify cross-training priorities and low/no-cost training programs (Ontario Library Service, vendor webinars).
- Begin staff consultations to understand training needs.

KPIs:

- Completion of role clarity review (Y/N).
- Number of training needs identified and prioritized (target: ≥ 10).
- Percentage of staff participating in needs assessment (target: 100%).

Marketing & Programming (Objective 3.1)

- Draft the 2026 Communications Framework (audience segments, key messages).
- Develop orientation materials for incoming Council (briefing package, etc.)

APPROVED

KPIs:

- Communications Framework completed (Y/N).
- Number of Council briefing materials prepared (target: 1 full package).
- Baseline engagement metrics established (social media reach, website visits).

Youth & Seniors Engagement (Objective 3.3)

- Analyze Township engagement plan; draft aligned timing/channels for library outreach.

KPIs:

- Alignment analysis completed (Y/N).
- Number of outreach opportunities identified through Township plans (target: 3).

Non-Traditional Lending Strategy (Objective 3.4)

- Begin feasibility assessment:

  - staff time estimates,

  - space and storage assessment,

  - cost of ownership framework.

KPIs:

- Completion of space, staffing, and cost assessment (Y/N).
- Number of potential items shortlisted for feasibility (target: 3–5).

Q2: April–June — Design & Pilot Launch

Partnership & Collaboration

- Begin structured outreach to priority organizations.
- Co-design 2–3 pilot partnership activities.
- Launch youth & seniors-focused collaborations based on Township engagement goals.

KPIs:

- Number of organizations contacted (target: 5).
- Number of co-designed pilot activities launched (target: 2 – 3).

APPROVED

- Partner satisfaction (baseline surveys).

Library Value

- Begin delivering cross-training sessions (peer-led, webinars).
- Document service coverage improvements and gaps.

KPIs:

- Number of cross-training sessions delivered (target: 2 - 3).
- Staff participation rates (target: ≥ 80%).

Marketing & Programming

- Launch coordinated visibility campaign (social media, posters, community partner cross-promotion).
- Begin planning first Council engagement touchpoints (spring updates, invitations to events).

KPIs:

- Community outreach campaign launched (Y/N).
- Q2 engagement metrics increase (target: +10% reach compared to Q1 baseline).

Youth & Seniors Engagement Strategy

- Co-design program pilots with Township; integrate feedback loops.
- Deliver pilot engagement activities.

KPIs:

- Number of co-designed programs delivered (target: 2).
- Participation levels (target: 20–40 attendees per program).
- Satisfaction rating (target: ≥ 80% positive).

Non-Traditional Lending Strategy

- Complete assessment of top 3–5 feasible items.
- Draft selection criteria, lending policies, waivers, and safety protocols.

KPIs:

- Draft lending policies & waivers completed (Y/N).

APPROVED

- Safety/maintenance protocol created (Y/N).
- Pilot collection proposal submitted (Y/N).

Q3: July–September — Implementation & Expansion

Partnership & Collaboration

- Evaluate early pilot activities (contacts made, participation, satisfaction).
- Adjust partnership framework and expand promising pilots.

KPIs:

- Number of active partnership pilots (target: 3).
- Participation in partnership programs (target: +15% over Q2).
- Partner satisfaction surveys (target: ≥ 80% positive).

Library Value

- Continue cross-training; track completion of priority training goals.
- Prepare mid-year report on staffing efficiencies and service quality indicators.

KPIs:

- Percentage of staff completing priority training (target: ≥ 60% by Q3).
- Mid-year service quality improvements documented (qualitative report).
- Number of cross-trained staff able to cover additional duties (target: 2).

Marketing & Programming

- Summer outreach: push—community events, pop-up outreach aligned with Township timelines (e.g., recycling initiative activations).
- Evaluate reach & engagement; refine communications plan.

KPIs:

- Summer outreach events delivered (target: 4).
- Engagement increased from the summer campaign (+15% vs Q2).
- Partner inquiries logged (target: 2).

Youth & Seniors Engagement Strategy

- Deliver additional programs aligned with Township scheduling.
- Collect participation & satisfaction data.

APPROVED

KPIs:

- Additional engagement events hosted (target: 2).
- Participation increase over Q2 (target: +10%).
- Satisfaction scores (+80%).

Non-Traditional Lending Strategy

- Finalize pilot collection proposal.
- Identify potential grant or partnership offsets.

KPIs:

- Final pilot collection approved (Y/N).
- Number of funding opportunities explored (target: 2–3).
- Partnerships/grants secured (target: 1, if available).

Q4: October–December — Evaluation, Reporting & 2027 Planning

Partnership & Collaboration

- Deliver year-end report on partnerships (contacts, collaborations, participation, satisfaction).
- Identify which pilots to expand, maintain, or discontinue in 2027.

KPIs:

- Annual summary completed (Y/N).
- Total partnerships established (target: ≥ 5 new).
- Participation and satisfaction trend analysis delivered (Y/N).

Library Value

- Complete all remaining training goals.
- Produce summary report on staffing structure readiness for future needs.

KPIs:

- Priority training completion (target: ≥ 90%).
- Staff coverage improvements reported (Y/N).
- Final recommendations prepared for 2027 staffing plan (Y/N).

Marketing & Programming

APPROVED

- Produce annual communications impact report (reach, engagement, partner inquiries).
- Develop 2027 messaging priorities in collaboration with Council and Township.

KPIs:

- Year-end communications impact report (Y/N).
- Annual reach and engagement increase (target: +20% from Q1 baseline).
- Council engagement activities completed (target: ≥ 4 touchpoints).

Youth & Seniors Engagement Strategy

- Consolidate program data; evaluate collective impact.
- Recommend improvements and expansions for 2027.

KPIs:

- Annual summary of reach, participation, satisfaction (Y/N).
- Total number of programs delivered (target: ≥ 6).
- Year-over-year improvement plan for 2027 produced (Y/N).

Non-Traditional Lending Strategy

- Launch small pilot collection (if approved).
- Begin tracking circulation, holds, incidents, and staff time.

KPIs:

- Pilot collection launched (Y/N).
- Circulation numbers (target: 50–100 checkouts in first quarter).
- Staff time impact documented (qualitative & quantitative).

Board Reporting

- Submit final outcomes, performance indicators, and recommendations for the 2027 work plan.

KPIs:

- All final reports submitted on schedule (Y/N).
- All KPI results incorporated into 2027 work plan (Y/N).

APPROVED

The CEO suggested that this work plan, based on the Strategic Goals set by the Board at our previous meeting, become the basis for the Strategic Plan Reporting for the year.

5.4 Board Assessment

Board Members were asked to complete the Board Assessment Survey by the end of next week, January 23rd, 2026.

6.0 Strategic Plan – None

7.0 Correspondence – None

8.0 In-Camera – None

9.0 Out of Camera

10.0 Reports –

10.1 CEO Report

- Assisting with year-end financial wrap-up
- Coordinating with IT to plan the installation of new computers
- Purchasing Forest of Reading Titles
- Training on Business Continuity Management with SMT

10.2 Financial Report

The CEO reported that the Year-End financial Statements will be ready for the board's February meeting and that the spreadsheet attached to the agenda package only contains the December Profit and Loss numbers, not the final numbers

10.0 Adjournment

Motion #2026 - 04

That the Seguin Township Public Library Board does hereby adjourn at p.m. to meet again on February 19th, 2026 at 7:00 p.m. at Foley branch or at the call of the Chair.

Moved by R. Goodwin and seconded by G. Getty **Carried**

_____ _____

Janet Borneman – Chair Stefanie Veneranda Treasurer/CEO

APPROVED

Correspondence

Link to the Association of Municipalities of Ontario (AMO) - Communications

Link to the Municipal Property Assessment Corporation (MPAC) InTouch Newsletters

Link to the North Bay Parry Sound District Health Unit (NBPSDHU) - Communications

Link to the Ontario Good Roads Association (OGRA) - Communications

Link to the Ontario Heritage Trust - Communications

Link to the Labour Market Group – Communications

Link to the Federation of Ontario Cottagers' Associations (FOCA) - Communications

Link to the Federation of Canadian Municipalities (FCM)

Outlook

Fw: Township of Meet Soundseals Insulation

From info <info@seguin.ca>
Date Fri 1/23/2026 9:10 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: January 22, 2026 9:02 AM
To: info <info@seguin.ca>
Subject: Township of Meet Soundseals Insulation

Meet Soundseals Insulation



This week's Business Spotlight is Soundseals Insulation!

For more than 20 years, Soundseals Insulation has been a trusted provider of professional insulation, restoration, and building performance services throughout Parry Sound and the surrounding area. With a strong reputation for quality workmanship, safety, and reliability, Soundseals Insulation helps homeowners, cottage owners, and businesses create healthier, more comfortable, and energy-efficient spaces.

Soundseals Insulation offers a comprehensive range of services, combining industry expertise with proven materials and techniques to meet the needs of both residential and commercial properties



What They Offer

Insulation Services

Soundseals Insulation specializes in a wide variety of insulation solutions to improve comfort, energy efficiency, and sound control, including:

- Spray Foam Insulation (Icynene / Polyurethane)
- Deep Foam Injection
- Batt Insulation

- Blow-In Insulation (Fibre)
- Loose Fill Insulation (Fibre)
- Dense Pack Insulation (Fibre)
- Blow-In Blanket System (Fibre)
- Blow-In Insulation (Cellulose)
- Loose Fill Insulation (Cellulose)
- Dense Pack Insulation (Cellulose)
- Blow-In Blanket System (Cellulose)

Their team works closely with clients to recommend the best insulation solution for each project, whether it's a new build, renovation, or retrofit.



What They Offer

Restoration & Specialized Service
In addition to insulation, Soundseals Insulation provides professional restoration and specialty services, including:

- Mould Remediation
- Asbestos Removal
- Insulation Removal

- Roof Treatment Spray

Additional Services

- Soundproofing solutions
- Concrete leveling
- House sealing to improve overall building performance





Why Choose Soundseals Insulation?

- Licensed and insured
- Baeumler Approved
- Official Nominee in the Insulation Services category for the 2026 Canadian Choice Award (winners to be announced)

These credentials reflect Soundseals Insulation's commitment to professionalism, industry best practices, and customer satisfaction.

Committed to Community

Having served Parry Sound for over two decades, Soundseals Insulation joined the Parry Sound Area Chamber of Commerce to further strengthen community connections, support local businesses, and continue contributing to the region they proudly serve.



Colin Hinksman and his family - General Manager

Exclusive Chamber Member Perk

Soundseals Insulation is pleased to offer Chamber members an exclusive **5% discount** on their services, up to a maximum value of **$500.**

This offer is available to both homeowners and cottage owners — a great opportunity to invest in your property while saving money.

If you're looking for experienced professionals to improve energy efficiency, comfort, and safety in your home or cottage, Soundseals Insulation is ready to help.

Support local expertise. Invest in your property with confidence.

Visit Soundseals Insulation

Foam · Batts · Blow-in Wall System
SOUNDSEALS INSULATION
Concrete Leveling

Contact

Soundseals Insulation
Phone: 705-746-0066 Or 1-866-722-3181
Email: info@soundsealsinsulation.com

Outlook

Fw: Township of Meet Minuteman Press

From info <info@seguin.ca>
Date Mon 1/26/2026 8:38 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: January 26, 2026 8:35 AM
To: info <info@seguin.ca>
Subject: Township of Meet Minuteman Press

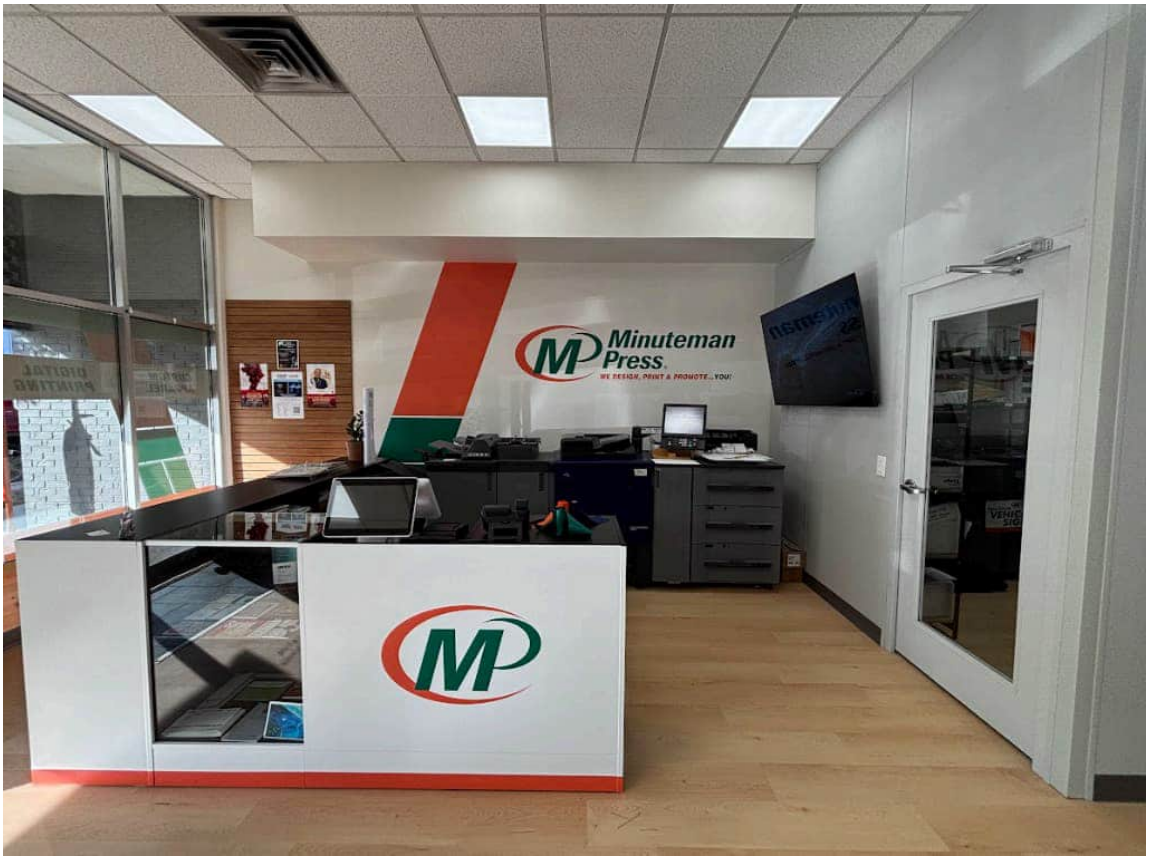
Meet Minuteman Press

Minuteman Press®
WE DESIGN, PRINT & PROMOTE...YOU!

This week's Business Spotlight is Minuteman Press!

For more than two decades, Minuteman Press Parry Sound has been helping local businesses, organizations, and individuals bring their ideas to life through high-quality printing and design services. Minuteman Press has proudly served the Parry Sound community for over 26 years, building a reputation for creativity, reliability, and exceptional customer service.

At Minuteman Press, the team does more than just print — they partner with you from concept to completion. Whether you're launching a new business, promoting an event, refreshing your brand, or simply need professional materials that make an impact, Minuteman Press offers expert guidance and solutions every step of the way.



What They Offer

- Professional design and printing services
- Business cards, brochures, flyers, and stationery
- Banners, signs, and large-format printing
- Custom promotional products
- Decals, stickers, vehicle graphics, and signage
- Small and large volume print runs

Minuteman Press is dedicated to helping your business shine. Their experienced team combines creativity with technical expertise to produce eye-catching, professional materials that leave a lasting impression. No project is too big or too small — each job is handled with the same attention to detail and commitment to quality.



Exciting New In-House Capabilities

Minuteman Press Parry Sound has recently expanded its capabilities with new state-of-the-art equipment, allowing them to offer even more services in-house, including:

- Sublimation printing
- Heat press services
- A 44” wide scanner for extra-large prints
- A brand-new vinyl printer and cutter capable of producing both small and large volumes of decals, stickers, vehicle graphics, and signage

These upgrades mean faster turnaround times, more customization options, and even greater flexibility for customers.



Minuteman Press joined the Parry Sound Area Chamber of Commerce to connect with fellow local businesses, foster collaboration, and contribute to the continued growth and success of our community. Their commitment to supporting local businesses aligns perfectly with the Chamber's mission.

If you're looking for professional printing, creative design, and promotional solutions delivered by a trusted local business, Minuteman Press Parry Sound is ready to help bring your next project to life.

Support local. Print local. Shine local.

Visit Minuteman Press

Contact
Nicholas Hunt and Richard Chowns
Phone: 705-746-7828
Email: On213@minutemanpress.com

Outlook

Fw: Township of Meet Pro Painters Muskoka

From info <info@seguin.ca>
Date Thu 1/29/2026 8:46 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: January 29, 2026 8:15 AM
To: info <info@seguin.ca>
Subject: Township of Meet Pro Painters Muskoka

Meet Pro Painters Muskoka



This week's Business Spotlight is Pro Painters Muskoka!

At Pro Painters Muskoka, we provide high-quality, reliable painting services for homeowners, cottage owners, and businesses throughout Muskoka and the Parry Sound area.

We take pride in delivering exceptional results, with a strong focus on customer satisfaction, attention to detail, and clean, professional workmanship.



Our Services Include:

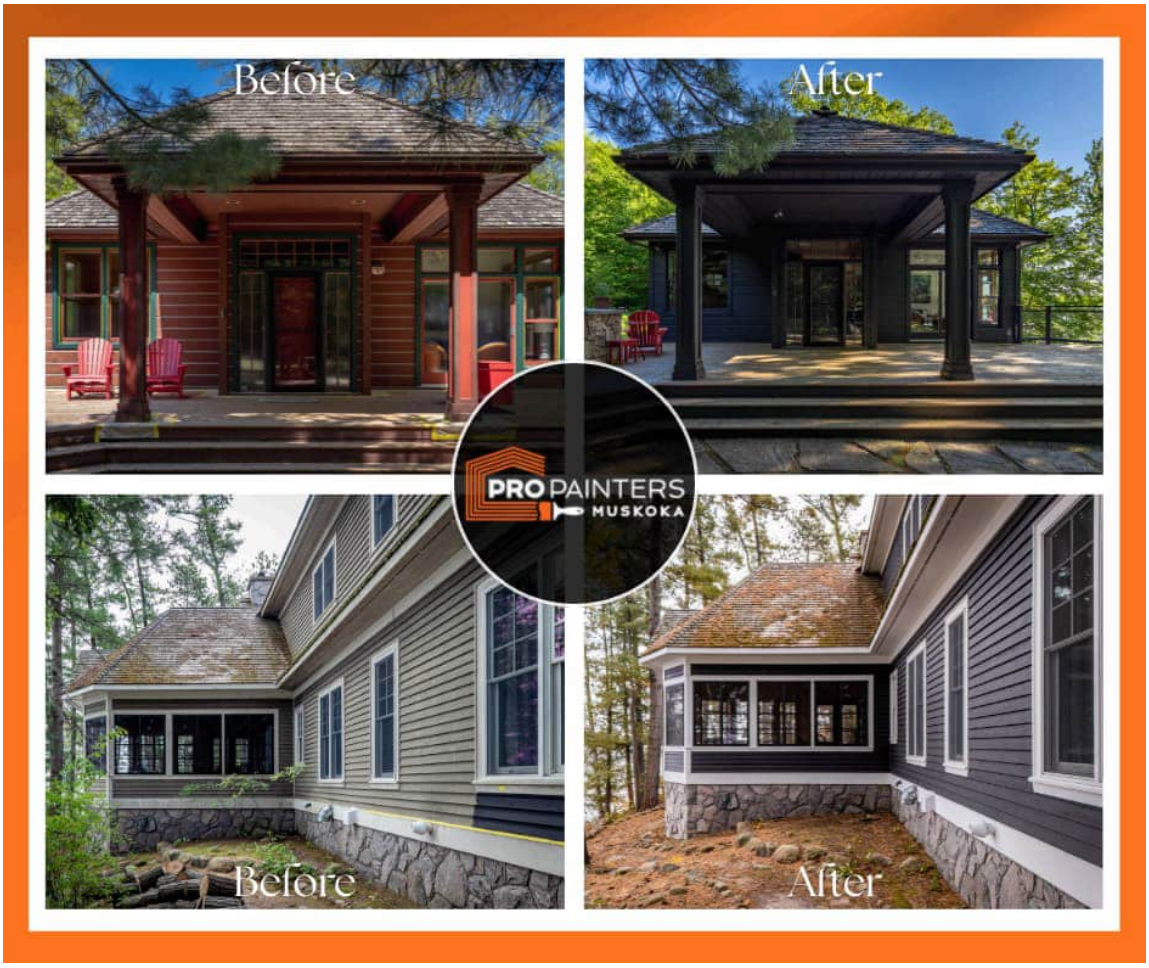
- Interior & exterior residential painting
- Cottage and lakefront property painting
- Deck and fence staining & wood restoration
- Drywall repairs and surface preparation
- Small commercial & new build projects

Locally owned and operated, we understand the unique needs of northern properties —from seasonal prep to weather-resistant finishes. Whether you're freshening up your home, restoring a heritage cottage, or preparing a space for market, we're here to help.

Proud to serve the Parry Sound and Muskoka communities with:

- Reliable scheduling
- Fully insured service
- Free estimates and honest pricing

Let’s bring your vision to life with color, care, and craftsmanship.



By joining the Chamber, Pro Painters Muskoka hopes to build connections with both local businesses and homeowners.

Contact

Charles Veilleux
Email: charles@propaintersmuskoka.com
Phone: (705) 995 - 0663

Based in Muskoka – Serving Parry Sound, Brace bridge, Gravenhurst, Huntsville & Surrounding Areas

Visit Pro Painters Muskoka

Outlook

Fw: Township of Meet D's Simple Solutions

From info <info@seguin.ca>
Date Tue 2/3/2026 8:46 AM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: February 3, 2026 8:15 AM
To: info <info@seguin.ca>
Subject: Township of Meet D's Simple Solutions

Meet D's Simple Solutions



This week's Business Spotlight is D's Simple Solutions!

D's Simple Solutions is a trusted, one-stop resource for business support, bookkeeping, marketing, and meaningful connections. Designed to help business owners who are juggling too many responsibilities, D's Simple Solutions provides practical, personalized support to bring clarity, organization, and confidence back into your day-to-day operations.

Whether you're feeling overwhelmed by paperwork, unsure where to start with your finances, or simply stretched too thin to keep up with everything your business requires, D's Simple Solutions is here to help.



What They Offer

D's Simple Solutions works alongside business owners to provide hands-on support in areas such as:

- **Bookkeeping and administrative support**

- **Business strategies, policies, and processes**
- **Marketing support and online sales/services**
- **Business organization and workflow clarity**
- **Connections and guidance to help move your business forward**

From managing paperwork and taxes to refining business processes and strategies, D's Simple Solutions helps take tasks off your plate so you can focus on what you do best.

A Personalized, People-First Approach

What truly sets D's Simple Solutions apart is the focus on conversation, connection, and clarity. Rather than offering one-size-fits-all solutions, D's starts with an introduction and a conversation about your business — your goals, challenges, and priorities.

If you're not sure where to start, or you know you need support but don't quite know what that looks like yet, D's Simple Solutions will help you figure it out. It doesn't have to cost a small fortune to fine-tune, strategize, and move forward with confidence.

D's Simple Solutions
Your Connections Canada

Why Debby Joined the Parry Sound Area Chamber of Commerce

After moving from Innisfil to just outside of Sundridge in Strong in 2023, D's Simple Solutions was seeking a Chamber that offered an active, engaged business community with a variety of events.

Joining the Parry Sound Area Chamber of Commerce provides the opportunity to:

- Attend events that fit a range of schedules
- Build meaningful, in-person connections
- Get to know fellow members and local businesses

- Become actively engaged in a thriving business community

D’s Simple Solutions looks forward to meeting members, attending events, and building lasting relationships within the Chamber.

If your business could benefit from extra support, clearer systems, or simply having someone in your corner to help you get things done, D’s Simple Solutions is ready to connect.

Contact
D's Simple Solutions

Debby Goldrick
Owner/ Operator
Phone: (416) 705-8020
Email: dssimplesolutions@gmail.com

Outlook

Fw: Township of Unite for Good Gathering

From info <info@seguin.ca>
Date Thu 2/5/2026 9:06 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: February 5, 2026 12:00 AM
To: info <info@seguin.ca>
Subject: Township of Unite for Good Gathering

UNITE FOR GOOD
GATHERING

SAVE THE DATE



Educational Event

UNITE FOR GOOD GATHERING

ANISHINAABE KNOWLEDGE SHARING



Chief Dean Sayers



Chief Adam Pawis



Chief Warren Tabobondung

Rotary District 7010

Rotary Revival Parry Sound

STOCKEY CENTRE - BOBBY ORR HALL OF FAME

2 BAY STREET, PARRY SOUND, ONTARIO, WEDNESDAY, SEPTEMBER 30, 2026

SOCIAL - DINNER 5:30PM - 6:30PM | KNOWLEDGE SHARING 7:00 PM - 10:00PM

Mindemoya Press

www.rotaryclubofparrysound.org

Parry Sound Area Chamber of Commerce

Proceeds to West Parry Sound Youth Services and RLC First Nations Seven Generations Program

Wednesday September 30th

Please be advised the Rotary Revival Unite for Good Gathering will be held on Canada's National Day of Truth and Reconciliation, Wednesday, September 30th, 2026, at the prestigious Charles W.Stockey Centre for the Performing Arts.

The Unite for Good Gathering is a heartfelt reconciliation in-action community event, a living act of remembrance and relationship building. The gathering honours Indigenous People, uplifts Anishinaawbek voices and highlights cultural truths that create a welcoming space shared in a kind way, through an indigenous lens, for deeper understanding, education, healing and intercultural growth and friendship.

An Indigenous Youth Knowledge Sharing Circle will be held;
Friday, February 27, 2026.
Hosted by Explorers Edge and Rotary Revival

In the spirit of unity, we warmly invite you to join us for the Rotary Revival Unite for Good Gathering. Your presence as a genuine friend of Indigenous People from West Parry Sound and throughout Parry Sound –Muskoka truly matters and is greatly valued. The Gathering is reconciliation in-action where genuine friends of the original peoples' attend and come together to listen, learn and stand respectfully alongside the Anishinaawbea - it strengthens reconciliation and our shared relationships across the region and nationally, fostering a deeper, more meaningful understanding within community, while building a solid foundation for youth and future generations to follow in our unity footprint.

Rotary Revival invites all to step into an evening of transformation at the Unite for Good Gathering, featuring an evening of Indigenous Peoples' Knowledge Sharing — where the tradition of the First Peoples' oral storytelling, song, dance and drumming come alive. The Gathering welcomes friends of the original people, community members, educators, students and all peoples' of all ages to experience the traditional knowledge, living spirit, and cultural teachings of the Anishinaawbek, shared through an indigenous lens — where stories carry ancestral and unyielding spirit, songs embody and truth, and drumming connects all to the sacred heartbeat of Mother Earth.

Presented through an Indigenous Lens

National Day of Truth and Reconciliation

Wednesday, September 30, 2026

Chief Warren Tabobondung
Anishinaabe Knowledge Carrier



Chief Dean Sayers
Anishinaabe Knowledge Carrier





Culture Awareness and Education for students and all peoples'

Anishinaabe Storytelling shared through an Indigenous lens

Chief Adam Pawis
Shawanaga First Nation

Proceeds to West Parry Sound Youth Services and RLC First Nations Seven Generations Program

Educational Event

UNITE FOR GOOD GATHERING

Rotary District 7010

Rotary Revival

ANISHINAABE KNOWLEDGE SHARING

STOCKEY CENTRE - BOBBY ORR HALL OF FAME

2 BAY STREET, PARRY SOUND, ONTARIO, WEDNESDAY, SEPTEMBER 30, 2026

SOCIAL - DINNER 5:30PM - 6:30PM | KNOWLEDGE SHARING 7:00 PM - 10:00PM

Minuteman Press

www.rotaryclubofparrysound.org

Parry Sound Area Chamber of Commerce

More About The Gathering

The Unite for Good Gathering is rooted in Unity, based on ancestral knowledge, shared in a kind way, the Anishinaawbea way. The Gathering shares living traditions and ancestral knowledge passed down generation to generation, shared by respected Elders, Anishinaabe Knowledge Carriers and distinguished and former First Nation community leaders. The gathering shares cultural teachings, lived histories and a deeper understanding of the Anishinaawbea and reconciliation through an indigenous lens.

More than an educational experience, the Unite for Good Gathering is the living act of reconciliation in-action, honouring the voice of the Anishinaawbek, uplifting cultural truths, and creating a shared space for respectful and intercultural friendship. Together, we walk forward in unity, in genuine friendship, building a stronger foundation and a more meaningful cultural understanding.

Presented by the Rotary Revival Club of Parry Sound, gathering proceeds support youth services of West Parry Sound, Higher Learning Gateways, the Rosseau Lake College Seven Generations Program and
First Nations youth singing, dance and drum teaching opportunities.

The Unite For Good Gathering also includes the narration performance from a leading member of the Grammy Award nominated and Canadian Aboriginal Choice Awards winner — "Bear Creek Singers". The Gathering is more than cultural teachings and education — it is reconciliation in-action, presented in a kind way, the Anishinaawbe way, as we walk forward together in unity and friendship with dignity, respect and balance. Honouring the voices of the Original Peoples' in building a deeper understanding and more meaningful friendship for future generations to follow, including those yet to walk upon Mother Earth.

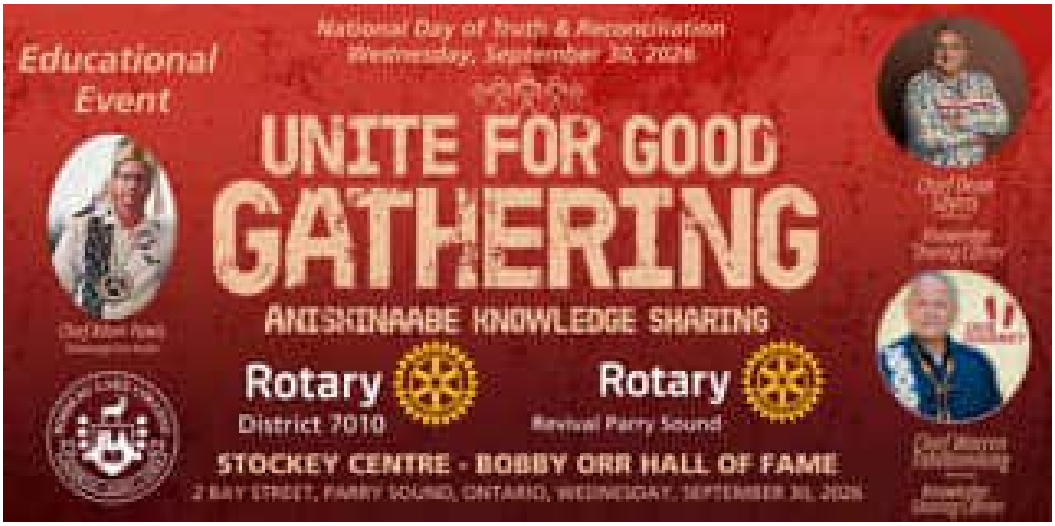
Gathering Partnerships and Seating are limited

All February 27th, 2026 sponsorships and ticket sales will be honoured. Reserve your place today and stand with us as a proud and genuine Friends of the Original People, Wednesday, September 30th,

on Canada's National Day of Truth and Reconciliation.

Please contact Rotary Revival

tim.clayden@rotaryclubofparrysound.org



Join the Chamber: Chamber Benefits

Outlook

Fw: Township of Check out the February Digital Flipbook Newsletter

---

From info <info@seguin.ca>
Date Tue 2/10/2026 10:14 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: February 10, 2026 9:53 AM
To: info <info@seguin.ca>
Subject: Township of Check out the February Digital Flipbook Newsletter

Parry Sound Area Chamber of Commerce
February 2026 Newsletter

New Businesses, Free Training Courses, Events, News, Grants, and More



February Newsletter

Upcoming Events



Register Here



Register Here



Register Here



Register Here





Parry Sound Area Chamber of Commerce

PARRY SOUND AREA CHAMBER OF COMMERCE

HRCovered

We are a proud HR affinity provider. As a valued member, please click here to register for your complementary access to over 1000+ HR documents and other benefits.

"Please contact your Chamber for Membership PERKS information

G&T GRAND&TOY

PARK'N FLY

Parry Sound Area Chamber of Commerce Members Reserve and Save on Airport Parking
Please contact your Chamber for details



Chambers Plan offers the best, most affordable and easiest way to care for you and your employees

Outlook

Fw: Township of Meet Young Drivers of Canada- Parry Sound

From info <info@seguin.ca>
Date Thu 2/12/2026 9:53 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: February 12, 2026 12:00 AM
To: info <info@seguin.ca>
Subject: Township of Meet Young Drivers of Canada- Parry Sound

Meet Young Drivers Of Canada - Parry Sound

YOUNG DRIVERS® PARRY SOUND

Safe Driving Starts Here





This week's Business Spotlight is Young Drivers of Canada!

Young Drivers of Canada - Parry Sound provides MTO-certified driver education programs for teens and adults in our community. Our services include online learning, in-class instruction, and in-vehicle training, as well as refresher and

confidence-building lessons for experienced drivers, seniors, and nervous drivers.

We have been serving the Parry Sound area since 2024 and are proud to be part of the local community. We are a family-owned driving school—Krista Wilson takes care of the financial side of the business, Scott Wilson is the certified driving instructor for both classroom and in-vehicle training, and Shirley Cowdrey manages the day-to-day operations and supports students and families as the office manager. Our focus is on teaching safe, defensive driving skills that last a lifetime, not just helping students pass their road test.

We value our community and enjoy supporting local families, schools, and events. Our goal is to help create safer roads and confident drivers throughout our region.



Professional Instruction with a Focus on Safety

The Parry Sound location is led by instructor Scott Wilson, who is highly trained, patient, and dedicated to teaching strong defensive driving skills. His approach focuses on developing lifelong safe driving habits, situational awareness, and confidence — helping drivers of all ages feel prepared for real-world driving situations.

Recognized Excellence

Young Drivers of Canada – Parry Sound is proud to have been named 2025 Best Driving Instruction in Parry Sound, an honour that reflects the trust and support of local families and the community



Committed to Giving Back

Community involvement is an important part of who they are. Over the past year, Young Drivers of Canada – Parry Sound has actively supported local initiatives, including:

- A monetary donation to Harvest Share
- Partnering with Sobey's to donate 10 complete turkey dinners to families in need

- Contributions to the public-school lunch program
- Support local public school for a new playground project
- Participation in Santa for Seniors with a monetary donation
- Volunteering at the Grinch Breakfast

As a local driving school, they believe in being an active and positive part of the community — not just a service provider.



Scott, Krista and Maria - Recognized Centre of the Year for 2024



Krista and Shirley donating to Harvest Share 2025





Owner/Operators Krista and Scott Wilson

Scott at Harvest Share donating 10 turkey dinners

Why Join the Parry Sound Area Chamber of Commerce

Young Drivers of Canada – Parry Sound joined the Chamber to connect with other local businesses, support the community, and continue promoting their services locally while building strong relationships within the business community.

A Message of Gratitude

The team at Young Drivers of Canada – Parry Sound is truly grateful to the local families, students, and community partners who trust them with driver education. Many students come through word of mouth, and seeing those students grow in confidence and become safe, responsible drivers is the most rewarding part of their work.

Being part of the Parry Sound community matters to them, and they look forward to continuing to teach, support local initiatives, and give back wherever possible.



Visit Young Drivers

YOUNG DRIVERS®
PARRY SOUND
Safe Driving Starts Here



Contact

K

Young Drivers of Canada - Parry Sound

Shirley Cowdrey
Office Manager
Phone: (249) 733-5388
Email: scowdrey@yd.com

Join the Chamber: Chamber Benefits



Outlook

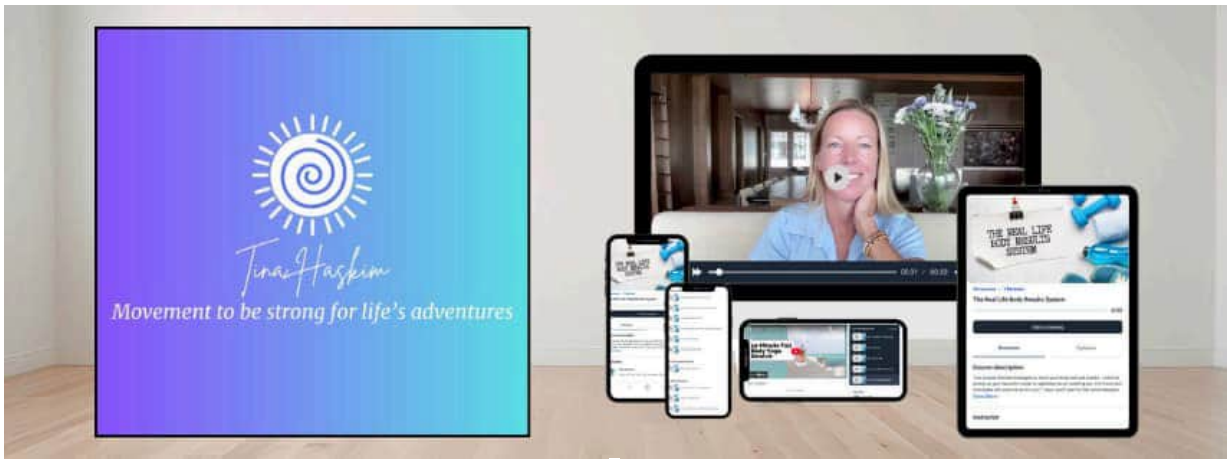
Fw: Township of Say Hi to Tina Haskim! Online Coaching, Yoga and Fitness

From info <info@seguin.ca>
Date Tue 2/17/2026 8:45 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager@psachamber.ca>
Sent: February 17, 2026 8:15 AM
To: info <info@seguin.ca>
Subject: Township of Say Hi to Tina Haskim! Online Coaching, Yoga and Fitness

Meet Tina Haskim: Online Coaching, Yoga and Fitness

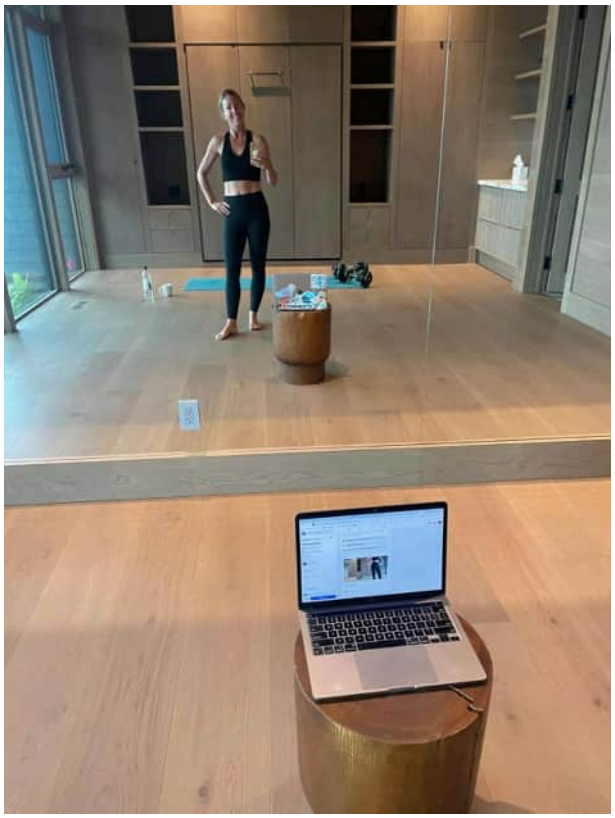


This week's Business Spotlight is Tina Haskim!

Tina Haskim Online Coaching, Yoga & Fitness is a wellness business rooted in Parry Sound, focused on helping busy women build strength, confidence, and consistency—without long workouts or restrictive routines.

Tina Haskim has been serving the Parry Sound community since 2007. After many years operating a brick-and-mortar fitness and yoga studio, Tina transitioned her business online in 2019, allowing her to continue supporting clients locally and beyond while offering greater flexibility and accessibility.

With 25 years of experience as a personal trainer, yoga instructor, and wellness coach, Tina brings deep expertise and a compassionate, realistic approach to health and fitness.



What Tina Haskim Offers

Tina supports women through a mix of online and in-person services, including:

- Online personal training
- Online yoga and lifestyle coaching
- In-person yoga classes in Parry Sound
- Wellness coaching focused on habits, energy, and confidence

Tina is also the founder of the Fit in 15 Club, an online membership built around effective 15-minute workouts designed to fit into real life—perfect for women who want results without overwhelming schedules.



A Sustainable, Real-Life Approach to Wellness

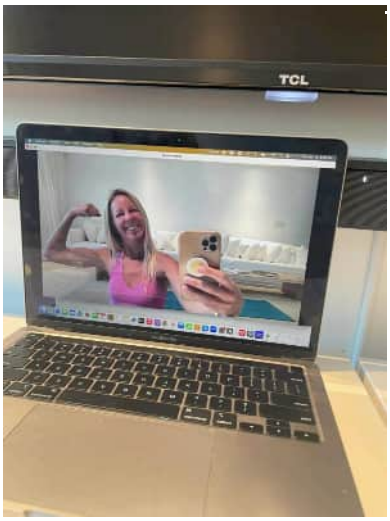
Tina's mission is to help women feel strong—physically and mentally—for life's adventures. Her approach emphasizes:

- Simple, repeatable habits
- Long-term wellbeing over quick fixes
- Building energy, confidence, and consistency
- Fitness that supports real life, not perfection

Rather than focusing on extremes, Tina helps clients create routines that actually stick, supporting health and strength for the long term.

What Sets Tina Apart

What matters most to Tina is helping people feel better in their day-to-day lives—stronger, more confident, and more consistent with their health.



While Tina previously received industry recognition and awards during her years operating a physical studio, today her work is reflected in:

- Strong client results
- Meaningful Google reviews
- Long-term relationships with clients

Tina is also becoming increasingly involved in local wellness initiatives. She recently launched a Parry Sound Run, Walk & Hike community Facebook group to encourage people of all fitness levels to move more, connect, and feel better together. Her goal is to make health feel accessible, supportive, and doable for everyone.

Why Tina Joined the Parry Sound Area Chamber of Commerce

After selling her brick-and-mortar studio and moving her business online, Tina realized how much she missed being deeply connected to her community. Joining the Parry Sound Area Chamber of Commerce allows her to re-immerse herself locally, support other businesses, and give back in meaningful ways. The Chamber represents an important opportunity for Tina to stay connected, collaborative, and actively involved in the Parry Sound business community.

If you're looking for a realistic, supportive approach to fitness and wellness that fits your life, Tina Haskim Online Coaching, Yoga & Fitness is here to help you feel strong, confident, and proud of how you care for yourself.



Visit Tina Haskim



Contact

Tina Haskim
Online Coaching, Yoga and Fitness

Phone: 705-774-1464
Email: support@tinahaskim.biz

Join the Chamber: Chamber Benefits

Township of Southgate
Administration Office
185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

January 21, 2026

Re: Township of Southgate - Notice of Motion – OMERS Bill 68 Municipal Resolution

Please be advised that at the January 21, 2026, regular Council meeting, the Council of the Corporation of the Township of Southgate, approved the following:

No. 2026-027
Moved By Deputy Mayor Dobreen
Seconded By Councillor Shipston

WHEREAS the Ontario Municipal Employees Retirement System (OMERS) Pension Fund serves over 1,000 employers and over half a million employees and retirees from diverse groups including: municipal governments, school boards, libraries, police and fire departments, children's aid societies, and electricity distribution companies; and
WHEREAS the long-standing jointly-sponsored governance model with two corporate boards has provided stability, accountability, and fairness for both plan members and employers for more than two decades; and
WHEREAS the Government of Ontario has passed legislative changes to OMERS' governance structure through Bill 68; and
WHEREAS these changes would replace the current OMERS Sponsors Corporation with a new Sponsors Council that would lose its corporate status and independent resources; and
WHEREAS the proposed model could allow pension decisions affecting municipal employers and employees to be made without meaningful municipal oversight, increasing financial risk for municipalities and local taxpayers; and
WHEREAS municipalities are already under significant financial strain and cannot absorb additional pension costs without consequences for property taxes or local services;
THEREFORE BE IT RESOLVED THAT the Township of Southgate does not support the legislative changes to the *OMERS Act* contained in Bill 68 and requests that the Government of Ontario reconsider the advisability of proceeding with these changes;
FURTHER BE IT RESOLVED THAT the Council of the Township of Southgate supports the Association of Municipalities of Ontario (AMO) in calling on the Government of Ontario to maintain the current OMERS governance model, with two corporate Boards, as the structure that would best deliver on the long-term interests of municipalities, taxpayers, and employees.
BE IT FURTHER RESOLVED THAT this resolution be circulated to The Honourable Rob Flack, Minister of Housing and Municipal Affairs, The Honourable Peter Bethlenfalvy, Minister of Finance, MPP Paul Vickers, The Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

If you have any questions, please contact our office at (519) 923-2110.

Sincerely,

Lindsey Green

Lindsey Green, Clerk
Township of Southgate

CC: Honourable Rob Flack, Minister of Housing and Municipal Affairs
Honourable Peter Bethlenfalvy, Minister of Finance
MPP Paul Vickers
The Association of Municipalities of Ontario (AMO)
Ontario Municipalities

FORTFRANCES

OFFICE OF THE CLERK

Phone: (807) 274-5323 | Fax: (807) 274-8479

Mailing Address: 320 Portage Avenue
Fort Frances, ON P9A 3P9
Email: town@fortfrances.ca
Website: www.FortFrances.ca

January 26, 2026

Re: Resolution # 2025 - Call on Province of Ontario to Establish an Ontario Airport Capital Assistance Program (OACAP)

On January 12, 2026, Council of the Town of Fort Frances passed the following into resolution:

Whereas the Fort Frances Municipal Airport serves the Town of Fort Frances, the District of Rainy River, and the First Nation communities of the Southern Treaty #3 region; and

Whereas the Fort Frances Municipal Airport plays a vital role in supporting medevac flights, wildfire response operations, business travel, tourism, and the movement of essential goods for the entire region; and

Whereas the termination of scheduled passenger air service in May, 2024 resulted in the loss of eligibility to funding through the federal Airport Capital Assistance Program (ACAP); and

Whereas other provinces, including British Columbia, Saskatchewan, and Alberta, have recognized the importance of regional airports by establishing dedicated provincial funding programs, and Ontario currently does not; and

Whereas maintaining aging airport infrastructure has become increasingly difficult without predictable provincial support; and

Whereas regional airports serve broader provincial and regional interests, and municipalities cannot shoulder the financial burden alone.

Therefore, be it resolved that the Council of the Town of Fort Frances hereby calls upon the Province of Ontario to:

1. Establish an Ontario Airport Capital Assistance Program (OACAP) to provide dedicated annual funding for small and regional airports; and

2. Ensure eligibility for a broad range of capital projects, including safety upgrades,

equipment replacement, and runway maintenance; and

3. Engage municipalities in program design, ensuring local needs and realities are reflected in funding criteria; and

4. Recognize the essential role of airports in medevac and emergency services, especially in remote and northern communities.

Moved by Michael Behan, Seconded by Steven Maki, Carried.

For more information about this resolution, please contact the Office of the Clerk

Chelsea Greig, Municipal Clerk | cgreig@fortfrances.ca

Ally Lewis, Communications Coordinator & Deputy Clerk | alewis@fortfrances.ca

Outlook

Fw: Reminder: FOCA Spring Seminar topics, Welcome our Membership Coordinator & more

---

From info <info@seguin.ca>
Date Tue 1/27/2026 9:58 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Federation of Ontario Cottagers' Associations <communications@foca.on.ca>
Sent: January 27, 2026 9:46 AM
To: info <info@seguin.ca>
Subject: Reminder: FOCA Spring Seminar topics, Welcome our Membership Coordinator & more

NOTE: Your device may truncate this message. If it doesn't end "**Inform. Protect. Unite**" click below to read all the news online:
click here to view as a webpage instead

January 2026 e-news



Our vision is to sustain and enhance the cottage experience for generations.

At First Light: Top News

Registration is Open: 2026 FOCA Spring Seminar & AGM



Secure your spot at the **FOCA Spring Seminar and Annual General Meeting (AGM)**, taking place on Saturday, **March 7, 2026** as an all-day hybrid event at the Bayview Golf & Country Club (Thornhill) and by Zoom webinar.

Come for community engagement tips before the 2026 municipal elections, get updates on rural source water protection and lake planning, First Nations relationship building, climate change readiness, highlights from FOCA's 2025 Road Issues Survey, and aquatic invasive plant identification tips.

Also: find out who receives the 2025 FOCA Achievement Award, participate in the AGM, pick up information and benefit offers from our sponsors, and meet your association peers and the FOCA Board and Staff.

In person attendance is limited to 100 spots and always sells out. Click below for 'more' details and to register now:

More...

Our Cottage Champion Sponsor: Cade's Corner

SNOW & BLIZZARDS

POWER OUTAGES

ICE STORMS

Winter Preparedness

These first few weeks of 2026 have brought some exciting weather conditions across Ontario. Snow, freezing rain, and temperature changes bring additional risks to your property, and your own safety.

On a cold winter day, tuck in with a warm drink and click 'more' to read our overview with practical tips to protect your property and help your household stay safe in emergencies like power outages. Wishing everyone a safe and fun winter!

More...

CadeAssociates
Insurance Brokers Limited

An update from our partners in risk management - administrators of the **FOCA Association Insurance Program** and **CottageFirst** group insurance for cottagers

FOCA: Impact, Thought Leadership & Advocacy

TC Implements Pleasure Craft License Changes



As reported by FOCA to members last year, **Transport Canada (TC)** has made it effective January 6, 2026 that all boats' **Pleasure Craft Licenses (PCL)** now have an expiry date, and a $24 fee applies to new, renewed, transferred, or replaced PLCs. See 'more' - including a renewal deadline chart by boat license date - in the Latest News section of FOCA's Boating webpage.

More...

Thank you, Campfire Contributor Sponsors!

sponsors support our work - please support them

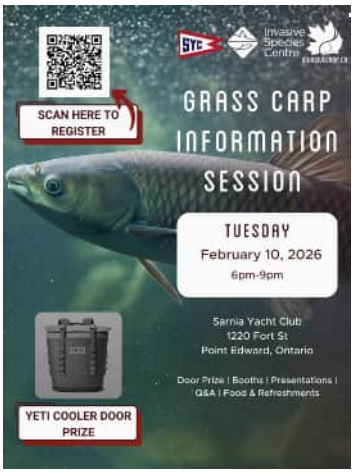
FOCA: Highly Relevant Programs & Services



Invasive Species Awareness Week

More...

FOCA is proud to be a partner of **Invasive Species Awareness Week (ISAW)** taking place February 23–March 1, 2026. ISAW brings communities together to raise awareness about the impacts of invasive species and how we can protect our natural spaces. Get ready to participate with a **free ISAW toolkit** featuring promotional graphics, social media content, free-use photos, and more to help your association spread the word. Click 'more' to access the toolkit. Together, our actions make a difference in protecting Canada's natural heritage.



Southwestern Ontario Grass Carp Information Session

More...

Join FOCA's partners from the **Invasive Species Centre** for a Grass Carp information session on the evening of **Tuesday, February 10** at the Sarnia Yacht Club. Learn about the ecological and economic impacts of this invasive species and how it affects our waterways. Click the image to enlarge the poster with event details and Yeti Cooler Bag Door Prize. Click 'more' to register.

Thank you to all our Shoreline Supporter Sponsors!

sponsors support our work - please support them

FOCA: Building Operational Excellence

Welcome!

More...

Please join us in warmly welcoming **Stephanie Saliba** as she joins us as FOCA's Membership Coordinator. She is your main point of contact for membership inquiries, renewal assistance, member resources and benefits access. Click to learn 'more' about Stephanie, and the rest of the FOCA team.





Celebrating Volunteers

2026 has been proclaimed the **'International Year of Volunteers for Sustainable Development'** by the UN General Assembly. This launches a year-long effort to celebrate the vital volunteers who make our communities hum, and to renew Canada's culture of volunteering.

Today, we thank all the present and past FOCA Board Directors whose volunteer time and knowledge have supported our organization for over 60 years!

Click 'more' for stories about FOCA's Board volunteers:

More...

Your Role

Share A Volunteer Story with FOCA:

We're creating a member-driven spotlight for 2026: we want to feature **your great volunteers** on FOCA's social channels.

Please share a photo (with the volunteer's permission) and a short paragraph about the volunteer's contributions to your waterfront community. Accomplishments large and small are worth celebrating and have the power to inspire others to action.

Have a story to share? We'd love to hear from you! Email **info@foca.on.ca**

FOCA: Delivering a Meaningful Member Experience



Borrow This Idea: Sharing FOCA Member Benefits

We always enjoy seeing examples of member groups that share information about **benefits for your member families**, because of your association's membership in FOCA!

Thanks to the **Wolfe Lake Association** for sharing the benefits news on their webpage, including some images FOCA recently created for social media campaigns to encourage folks to subscribe to our e-newsletter, plus tips for those who are new to cottage country. Click to view 'more' on the WLA webpage.

Here's a handy link to FOCA benefits - share with *your* fellow members:
https://foca.on.ca/member-services/benefits/

More...

Need help with your **member login** to access the benefits codes and links? Reach out to the FOCA office for assistance! **info@foca.on.ca**

Get social with FOCA:

Passing the Torch: Succession Corner

Ask the Expert: Passing the Torch

Thank you to everyone who submitted questions during the inaugural year of FOCA and Peter Lillico's ***Ask the Expert: Passing the Torch*** e-news features in 2025.

Members: login on the Cottage Succession webpage for answers to all of last year's questions:
https://foca.on.ca/cottage-succession/#passing-torch



We invite you to **submit your question** to: **programs@foca.on.ca**. Your answer could be featured in a quarterly edition of 'Passing the Torch' in the FOCA e-news in 2026!

Planning is also underway for the **2026 FOCA Cottage Succession Seminar Series with Peter Lillico**. Watch future e-news editions for updates.



Succession Strategy Series - Small Group Workshops for FOCA Members

We are excited to offer this exclusive opportunity for FOCA member families: small group cottage succession workshops led

by our long-time colleague and estate lawyer **Peter Lillico** for $160+HST per family.

These **virtual sessions** are limited to 4-6 families, providing a highly personalized and interactive experience with direct access to Peter's legal expertise. Participating families will:

- submit their **top 3 succession questions** in advance
- receive **tailored advice** during a dedicated segment in the session
- be eligible for a **complimentary one-on-one follow-up** with Peter if their question can't be fully addressed during the workshop.

Update: The first session is now scheduled for the **third week of February** and all families who have submitted their paperwork will be contacted shortly.

There is one spot still available in this first session. Interested? Email **programs@foca.on.ca** for more.

Email...

This initiative is made possible through Peter's generosity, with proceeds supporting FOCA's programs and advocacy work.

Digital Recordings: Cottage Succession Planning



Want to start the conversation with your family in the off-season? **Purchase digital access** to recordings of Peter's talks. Choose the intro session or deeper dives into cottage sharing agreements, capital gains tax, trusts, timing, and the role of the kids. Click 'more' and login for the **member discount code**!

More...

Your association renewal contact has a link (unique to your association) for you to use to set up your own Username and Password as a Sub-Account to see members-only material on the FOCA website - like discount codes. Please ask your contact to **reach out to FOCA** if they need assistance locating the association's link.

Thank you, Paddle Patron Sponsors!

DockinaBox

Waterloo BIOFILTER

CD3

Jo Anne's Place Health Foods
Inspiring Wellness Since 1976

sponsors support our work - please support them

FOCA on the Road



ROMA Conference

FOCA participated in the annual Conference of the **Rural Ontario Municipal Association (ROMA)** earlier this week, representing our members across Ontario who are constituents in more than 100 rural municipalities. Check out the images on our social posts, using the buttons at the side.

Facebook...

Instagram...

Partner Updates & Regional News

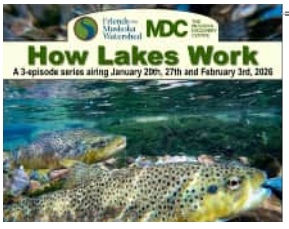


Extended: Invasive Phragmites Control Fund

The deadline to apply for the **2026/2027 Invasive Phragmites Control Fund** has been extended by one week. Applications must now be submitted electronically by 11:50 p.m. on January 30, 2026. Click 'more' for eligibility details and to apply.

Thanks to an investment from Ontario's Ministry of Natural Resources, the Ontario Phragmites Action (OPA) program - led by the Nature Conservancy of Canada and the Invasive Species Centre - is delivering Ontario's largest habitat restoration initiative and tackling one of Canada's most damaging invasive species.

More...



Partner Series: How Lakes Work

January 20 - February 3, 2026 - **Friends of the Muskoka Watershed** in partnership with the **Muskoka Discovery Centre** have launched a three-part series on "How Lakes Work" with expert speakers discussing warming trends, lake physics, littoral zones, Daphnia, threats to lake health, and the important role of ice for Ontario's lakes. Click to learn 'more' and register for upcoming sessions.

More...

Erosion Impacts: Lake Erie

As reported recently by **Water Canada** (source of the image at the side), a new study from the University of Waterloo links shoreline erosion to nutrient pollution in Lake Erie, which in turn affects downstream Lake Ontario. Read 'more' on FOCA's Algae webpage.

More...





Nuclear Plan: Comment Period

The **Nuclear Waste Management Organization**'s Initial Project Description for a radioactive waste transport and **deep geological repository** proposal in the Dryden/ Ignace/ Sioux Lookout region is open for public comment until February 4, 2026. Get a link to 'more' from FOCA's Nuclear webpage.

More...



Calling for Salt Pollution Action

The **Ontario Salt Pollution Coalition** reports there are now 29 municipalities, towns, regions and conservation authorities that have passed resolutions calling on the Provincial government to act on salt pollution. Is yours among them? Click for 'more' including a **Model Resolution** you can share with your municipal partners.

More...



Ontario Salt Shortage

There has been a flurry of related media coverage recently about a road salt shortage and how places like Barrie are coping with winter operations plans. Read 'more' from CTV News.

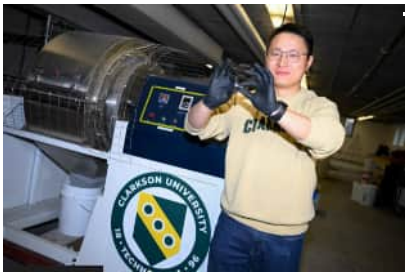
More...

Register Now: Invasive Species Forum

February 17-19, 2026 by free webinar. This year's theme is **"Progress Through Partnerships"** with an emphasis on collaboration and integration of diverse perspectives and knowledge systems to address the challenges of invasive species management. Click for preliminary session highlights, registration and 'more'.

More...





PFAS Research News

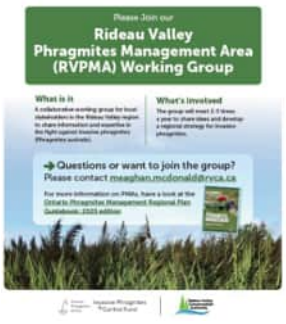
Researchers at New York's Clarkson University (source of the image at the side) have discovered a new way to destroy PFAS-activated carbon without added chemicals, heat, or solvents. Read 'more' about this and **PFAS ("forever chemicals")** on our Pollution webpage.

More...

LOWWSF Forum

The annual Forum of the **Lake of the Woods Water Sustainability Foundation (LOWWSF)** takes place March 11-12, 2026 in Minnesota. This event is a strategic incubator for cross-border research, management collaboration, networking and communication. Pay to register by January 31 to access the 'Early Bird' discount rate. Click for 'more'.

More...



Rideau Valley Phragmites Working Group

Our partners at **Rideau Valley Conservation Authority (RVCA)** invite local stakeholders to join their phragmites management working group to share information and expertise in the fight against invasive phragmites. Click 'more' to download the invitation PDF with contact information.

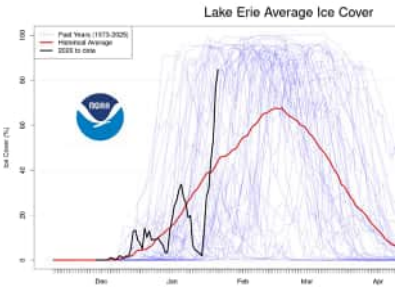
More...



Trees & Winter Storm Damage

With all the wind and snow this winter, here is one online partner resource from **Forests Ontario** well worth reviewing: **'Caring for Trees After Ice Storms'** (source of the image at the side) is available from a link in the Latest News section of FOCA's Emergency Preparedness webpage - click for 'more'.

More...



Great Lakes Ice Coverage

According to tracking by the **NOAA - Great Lakes Environmental Research Laboratory** (source of the graph at the side), ice coverage on most of the Great Lakes is currently on track with historical averages for this point in January, but **Lake Erie** is off the charts! See current and historical ice coverage data from NOAA by clicking 'more'.

More...

Twilight Reflections (a final thought or two)

A Little Good News



Salmon have been rebounding in the Klamath region since the removal of four major dams (Credit: Getty Images)

If reading the news lately has you peering anxiously between your fingers, allow us to share something else. Click 'more' to read BBC's "**7 Quiet Wins for Climate and Nature in 2025**" (source of the image at the side).

More...

Thank you to our Donors!

A huge 'thank you' to everyone who stepped up last month to **donate in support of FOCA**.

If you haven't yet, we hope you will **click below to support FOCA's ongoing work** on behalf of waterfront Ontario.

Your contribution - whether $5 or $500 - supports FOCA's year-round work to engage everyone in learning how to care for Ontario's lakes, lands, and rivers. Help us to nurture the next generations of environmental stewards. Thank you!

Donate...



FOCA: Inform. Protect. Unite.

Did someone forward this message to you? Join over 22,500 fellow subscribers: **Click here to get FOCA e-news** delivered to your inbox each month.

FOCA believes everyone who loves waterfront Ontario has a right to stay up-to-date on the issues that matter. Those who have an existing relationship with FOCA may receive email from us, based on express or implied consent under Canadian Anti-Spam Legislation. We value your privacy and do not share your contact information with third parties. You can unsubscribe at any time, using the link below.

Federation of Ontario Cottagers' Associations | #201-159 King St. | Peterborough, ON K9J 2R8 CA

The Corporation of the
County of Northumberland
555 Courthouse Road
Cobourg, ON, K9A 5J6

Northumberland County
Council Resolution

SENT VIA EMAIL **January 28, 2026**

Honourable Kinga Surma (Minister of Infrastructure),
Honourable Rob Flack (Minister of Municipal Affairs and Housing),
Honourable Peter Bethlenfalvy (Minister of Finance),
Honourable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South),
Association of Municipalities of Ontario (AMO),
Ontario Small Urban Municipalities (OSUM),
Federation of Canadian Municipalities (FCM),
All Ontario Municipalities

Re: Correspondence, 'Ontario Community Infrastructure Fund (OCIF)'

At a meeting held on January 21st, 2026 Northumberland County Council approved Council Resolution # 2026-01-21-052, adopting the recommendation below from the January 5, 2026 Public Works Committee meeting:

Moved by: Deputy Warden Mandy Martin
Seconded by: Councillor John Logel

"**That** the Public Works Committee having considered correspondence from the Township of Edwardsburgh Cardinal, the Municipality of South Huron and the Township of Puslinch recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Kinga Surma (Minister of Infrastructure), the Honourable Rob Flack (Minister of Municipal Affairs and Housing), the Honourable Peter Bethlenfalvy (Minister of Finance), Honourable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South), the Association of Municipalities of Ontario (AMO), Ontario Small Urban Municipalities (OSUM), Federation of Canadian Municipalities (FCM) and all Ontario Municipalities."

Council Resolution # 2026-01-21-052 **Carried**

The Corporation of the
County of Northumberland
555 Courthouse Road
Cobourg, ON, K9A 5J6

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at bennettt@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,
Tonia Bennett



Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By M. Martin

Seconded By J. Logel

Agenda Item 10.a

Resolution Number 2026-01-21-052

Council Date: January 21, 2026

"**That** Council adopt all recommendations from the six Standing Committees, as contained within the Committee Minutes (meetings held January 5, 6 and 7, 2026), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

- Public Works Committee, Item 8.b, Report 2026-002 'Changes to Tipping Fees at Community Recycling Centres'- **Held by Councillor Cleveland**

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

Public Works Committee Resolution

Committee Meeting Date: January 5, 2026

Agenda Item: 7.b

Resolution Number: 2026-01-05-004

Moved by: J. Logel

Seconded by: R. Crate

Council Meeting Date: January 21, 2026

"**That** the Public Works Committee having considered correspondence from the Township of Edwardsburgh Cardinal, the Municipality of South Huron and the Township of Puslinch recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Kinga Surma (Minister of Infrastructure), the Honourable Rob Flack (Minister of Municipal Affairs and Housing), the Honourable Peter Bethlenfalvy (Minister of Finance), Honourable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South), the Association of Municipalities of Ontario (AMO), Ontario Small Urban Municipalities (OSUM), Federation of Canadian Municipalities (FCM) and all Ontario Municipalities."

Carried _____
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature

TOWNSHIP OF EDWARDSBURGH/CARDINAL

Resolution Number 2025- 253 September 29, 2025

Moved By:

Seconded By:

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.

3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.

4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data,

TOWNSHIP OF EDWARDSBURGH CARDINAL

September 29, 2025

Resolution Number: 2025- 253

demographic projections, climate resilience metrics and rural equity considerations.

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.
6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
    - The Honourable Doug Ford, Premier of Ontario
    - The Honourable Kinga Surma, Minister of Infrastructure
    - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
    - The Honourable Francois-Phillipe Champagne, Minister of Finance
    - Association of Municipalities of Ontario (AMO)
    - Ontario Small Urban Municipalities (OSUM)
    - Federation of Canadian Municipalities (FCM)
    - The United Counties of Leeds and Grenville
    - All upper- and lower-tier municipalities in Ontario

☐ **Carried** ☐ **Defeated** ☒ **Unanimous**

Mayor: _____

RECORDED VOTE REQUESTED BY: _____

NAME	YEA	NAY
Councillor J. Martelle		
Councillor W. Smail		
Councillor C. Ward		
Deputy Mayor S. Dillabough		
Mayor T. Deschamps		
TOTAL		

TWP EC .ca | EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Francois-Phillipe Champagne, Minister of Finance
Association of Municipalities of Ontario (AMO)
Ontario Small Urban Municipalities (OSUM)
Federation of Canadian Municipalities (FCM)
The United Counites of Leeds and Grenville
All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

TWP EC .ca
EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.

3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.

4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.

TWP EC .ca | EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.

7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:

    - The Honourable Doug Ford, Premier of Ontario
    - The Honourable Kinga Surma, Minister of Infrastructure
    - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
    - The Honourable Francois-Phillipe Champagne, Minister of Finance
    - Association of Municipalities of Ontario (AMO)
    - Ontario Small Urban Municipalities (OSUM)
    - Federation of Canadian Municipalities (FCM)
    - The United Counties of Leeds and Grenville
    - All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,



Natalie Charette
Interim Clerk
clerk@twpec.ca

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
322 Main Street South P.O. Box 759
Exeter Ontario
N0M 1S6
Phone: 519-235-0310 Fax: 519-235-3304
Toll Free: 1-877-204-0747
www.southhuron.ca

October 23, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Ontario Community Infrastructure Fund

Please be advised that South Huron Council passed the following resolution at their October 20, 2025, Regular Council Meeting:

418-2025
Moved By: Aaron Neeb
Seconded by: Jim Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Infrastructure Hon. Kinga Surma, kinga.surma@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy, peter.bethlenfalvy@pc.ola.org; MPP Lisa Thompson, lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; OSUM, osum@osum.ca; FCM, resolutions@fcm.ca; and all Ontario Municipalities

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Marit Stiles, MPP
Leader of the Official Opposition
VIA EMAIL:
mstiles-qp@ndp.on.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 28, 2025

Hon. Kinga Surma
Minister of Infrastructure
VIA EMAIL:
kinga.surma@pc.ola.org

Hon. Rob Flack
Minister of Municipal Affairs and Housing
VIA EMAIL:
rob.flack@pc.ola.org

RE: 6.17 Municipality of South Huron Council Resolution regarding Ontario Community Infrastructure Fund & 6.18 Township of Edwardsburgh Cardinal Council Resolution regarding Ontario Community Infrastructure Fund

Please be advised that Township of Puslinch Council, at its meeting held on November 19, 2025 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-382: Moved by Councillor Hurst and Seconded by Councillor Bailey

That the Consent Agenda item 6.17, 6.18 Township of Edwardsburgh Cardinal Council Resolution regarding Ontario Community Infrastructure Fund be received for information; and

That the Township of Puslinch Council supports the Township of Edwardsburgh Cardinal September 29, 2025 Resolution and the Municipality of South Huron Resolution of October 20, 2025 regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Leader of the Official Opposition, Minister of Infrastructure, Minister of

TOWNSHIP OF
PUSLINCH
EST. 1850

Municipal Affairs and Housing, Minister of Finance, MPP Racinsky, ROMA, AMO, FCM, all Ontario municipalities.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: Minister of Finance, MPP Racinsky, ROMA, AMO, FCM, all Ontario municipalities.

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca

FONOM
Federation of Northern Ontario Municipalities

January 27, 2026

The Right Honourable Mark Carney
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

SENT BY EMAIL: **pm@pm.gc.ca**

Subject: A Nation-Building Opportunity for Highways 11 & 17; and a Clear Federal Signal

Dear Prime Minister,

On behalf of the Federation of Northern Ontario Municipalities (FONOM), I am writing to follow up on our delegation meetings in Ottawa earlier this winter, where representatives from Northern Ontario municipalities met with members of your team, including Zachary Nixon, to discuss the growing challenges facing our 110 member municipalities.

Chief among those challenges is the urgent need to modernize Highways 11 and 17, Ontario's northern Trans-Canada corridors, through a combination of four-laning and the proven 2+1 highway model.

During our Ottawa meetings, we heard a consistent and encouraging message: **if the Province of Ontario were to formally advance this project as a priority, the Government of Canada would be prepared to participate at a 50-per-cent funding level.** That clarity matters deeply to Northern communities.

At present, however, a trust gap remains. The Province has indicated hesitation to proceed without a clear, public federal commitment. In short, Ontario needs to hear plainly and publicly that Ottawa is ready to be an equal partner.

We are therefore respectfully urging you to make that commitment explicit.

This is not an abstract policy discussion. People are dying on these highways. Families, truck drivers, and first responders face unacceptable risk every day on corridors that carry **more than $200 million in goods daily**, serve as the primary access route to the Ring of Fire, and are critical infrastructure for national defence, emergency response, and continental supply chains.

Highway 11, in particular, is increasingly indispensable: a more reliable east-west trade corridor, less vulnerable to weather disruptions, and central to Canada's critical minerals, forestry, agriculture, and energy future. It is also essential to Canada's internal resilience at a time when secure domestic trade routes matter more than ever.

Your government's Building Canada Act and nation-building criteria speak directly to this moment.

Upgrading Highways 11 and 17 meets every test: safety, economic growth, national security, Indigenous participation, climate resilience, and shovel-ready execution. Ontario has already taken important steps with its planned 2+1 pilot. What is now required is a clear federal signal to unlock full provincial participation.

Prime Minister, if you were to publicly state that the Government of Canada is prepared to invest 50-cent dollars in this corridor once Ontario brings it forward, it would be heard loudly and clearly at Queen's Park and across Northern Ontario.

Should you wish to do so, FONOM would welcome the opportunity to make that announcement at our 2026 FONOM Conference in Timmins, alongside Premier Doug Ford and in the heart of the region most directly affected. It would be a powerful nation-building moment, rooted in partnership, safety, and confidence in Canada's future.

Northern Ontarians are not asking for special treatment; we are asking for equal treatment on a national highway that has always been vital to this country's cohesion and prosperity.

We would welcome the opportunity to discuss this further at your convenience and remain ready to work with your office, the Province of Ontario, and federal partners to advance this critical project.

Thank you for your leadership and for your continued attention to the needs of Northern communities.

Respectfully,



Dave Plourde
President, FONOM

Cc'd Premier Doug Ford
Honourable Steven MacKinnon
Honourable Prabmeet Singh Sarkaria
Honourable Patty Hajdu

665 Oak Street East, Unit 306 North Bay, ON P1B 9E5 Tel: (705) 498-9510
Email: fonom.info@gmail.com Website: www.fonom.org

TOWNSHIP OF JOLY
P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

February 10, 2026

RESOLUTION

Resolution # 2026-060

Agenda Item # 5.1 Nation Building Improvements to Highways 11/17

Moved By : Budd Brown

Seconded By : Bill Black

WHEREAS Canada's east-west trade and national mobility rely on the Trans-Canada Highway system, including Highways 17 and 11 across Northern and Eastern Ontario, which carry significant freight volumes but remain predominantly two-lane corridors;

AND WHEREAS four-laning the entirety of Highway 17 is the ultimate goal of the communities along the corridor;

AND WHEREAS the proven "2+1" highway design - alternating passing lanes with a continuous median barrier - delivers safety outcomes comparable to full twinning at substantially lower cost, land, and environmental impact, and can be scaled or converted to four lanes (2+2) as volumes grow;

AND WHEREAS the Government of Ontario has announced a 2+1 pilot between North Bay and Temagami and a further extension toward Cochrane, creating a near-term implementation pathway;

AND WHEREAS modernizing Highways 17 and 11 will improve safety, reduce closures, strengthen supply-chain reliability for mining, forestry, agriculture, tourism and manufacturing, and enhance national resilience and emergency response capacity;

AND WHEREAS a phased 2+1 build - prioritizing Highway 11 (North Bay -+ Cochrane, then Cochrane -+ Nipigon) and key sections of Highway 17 (western border of County of Renfrew-+ Sudbury; Sault Ste. Marie--+ Sudbury; Thunder Bay--+ Kenora) - aligns with nation-building criteria, supports economic reconciliation with indigenous partners, and enables integrated EV charging and low-carbon construction practices;

AND WHEREAS analysis summarized by the Federation of Northem Ontario Municipalities, (FONOM) demonstrates high freight demand on these routes and strong safety / economic rationale tor a 2+1 program;

BE IT THEREFORE RESOLVED THAT the Council for the Corporation of the Township of Joly formally endorses the adoption and phased implementation of a 2+1 highway program on Highways 17 and 11 as a nation-building project;

AND BE IT FURTHER RESOLVED THAT the Government of Canada be urged to designate this initiative as a project of national interest under the Building Canada Act and to partner with Ontario to co-fund and accelerate planning, design, procurement, and construction;

AND BE IT FURTHER RESOLVED THAT the Government of Ontario be urged to expand the announced pilot to a corridor-wide program, sequencing works according to readiness, safety benefit and economic importance;

AND BE IT FURTHER RESOLVED THAT the Government of Ontario prioritize these projects into the Ministry of Transportation’s Major Projects Division;

AND BE IT FURTHER RESOLVED THAT both governments ensure early, ongoing, and capacity supported engagement with affected Indigenous Nations, with opportunities for Indigenous training, contracting, and equity participation ;

AND BE IT FURTHER RESOLVED THAT the program incorporate corridor-wide safety features (barrier-separated 2+1 cross-sections, controlled passing frequency, wildlife considerations), resilience measures (closure mitigation, climate adaptation), and clean-growth elements (EV charging readiness, recycled aggregates, lower-carbon materials) ;

AND BE IT FURTHER RESOLVED THAT this Resolution be sent to the Prime Minister of Canada, the Premier of Ontario, the Minister of Transport (Canada), the Minister of infrastructure (Canada), the Ontario Minister of Transportation, our local MP and MPP, Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association (NOMA), Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), Rural Ontario Municipal Association (ROMA), Eastern Ontario Wardens' Gaucus (EOWC) for support, and the County of Renfrew for information.

Carried

Original Copy Signed
Mayor
Township of Joly

Support for the Prescription Diversion Partnership and Collaboration Project
"The Birth of Change"

_____ moved**, SECONDED** by **_____, that**

WHEREAS prescription drug diversion, particularly involving regulated opioids and other controlled medications, presents a serious and growing risk to public health, community safety, and vulnerable populations across Ontario, including Northern and rural communities; and

WHEREAS evidence from law enforcement, health professionals, and community drug strategy partners demonstrates that diverted prescription medications are contributing to substance misuse, criminal activity, and increased strain on health, social, and enforcement systems throughout Northern Ontario

WHEREAS the **Partnership and Collaboration Project, "The Birth of Change"** (written by the North Bay Police Services and Community Drug Strategy of North Bay & Area), brings together law enforcement, addiction medicine specialists, pharmacists, public health partners, and community organizations to address prescription diversion through a collaborative, evidence-based, and multi-sector approach

WHEREAS the project identifies practical regulatory, prescribing, dispensing, and prevention measures intended to reduce diversion while maintaining appropriate access to medically necessary pain management and addiction treatment services; and

WHEREAS municipalities across Northern Ontario are experiencing the downstream impacts of prescription diversion, including pressures on emergency services, policing, housing stability, and community well-being;

THEREFORE BE IT RESOLVED that the _____*Municipality*_____ formally supports the **Partnership and Collaboration Project, "The Birth of Change"** and its objectives to reduce prescription drug diversion through coordinated, evidence-based action; and

BE IT FURTHER RESOLVED that _____Municipality_____ calls on the **Province of Ontario**, including the **Ministry of Health** and the **Ministry of Mental Health and Addictions**, to review and give serious consideration to the project's recommendations, including regulatory, prescribing, dispensing, and prevention strategies aimed at mitigating prescription diversion while protecting patient care; and

BE IT FURTHER RESOLVED that _____Municipality_____ encourage continued provincial engagement with municipalities, law enforcement, health professionals, pharmacists, and community partners to ensure that solutions are practical, regionally appropriate, and responsive to the realities faced by Northern Ontario communities; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the **Minister of Health**, the **Associate Minister of Mental Health and Addictions**, **Sgt. Brad Reaume**, **Northern Ontario Members of Provincial Parliament**, **NOMA**, **AMO** and **ROMA.**

EMAIL List

Syliva Jones
<sylvia.jones@ontario.ca>,
sylvia.jones@pc.ola.org

vijay.thanigasalam@pc.ola.org,
breaume@northbaypolice.on.ca,
graydon.smith@ontario.ca,
"Smith, Graydon"
<graydon.smith@pc.ola.org>,
Vic Fedeli
<MEDJCT.Minister@ontario.ca>,
"Vic.Fedeli@pc.ola.org"
<vic.fedeli@pc.ola.org>,
"Vanthof - CO, John" <jvanthof-
co@ndp.on.ca>,
george.pirie@ontario.ca,
george.pirie@pc.ola.org,
Bill Rosenberg
<bill.rosenberg@pc.ola.org>,
Chris Scott <cscott@ola.org>,
lvaugeois-co@ndp.on.ca,
Kevin.Holland@pc.ola.org,
smamakwa-co@ndp.on.ca,
greg.rickford@pc.ola.org,
Mac Bain
fonom.info@gmail.com,
Jason Veltri
<admin@noma.on.ca>,
Association of Municipalities of
Ontario <amo@amo.on.ca>,
ROMA <roma@roma.on.ca>,
"Whittington, Molly (MOH)"
<Molly.Whittington@ontario.ca>,
Maria.Henein@ontario.ca



District of Nipissing

Partnership and Collaboration
"the birth of change"





Det. B. Reaume
Co-Chair

Ms. P. Cliche, R.N.
Co-Chair

Prescription Diversion Project
November 2025

Table of Contents

Heading	Page(s)
Location of Project	Page 3
Definition of Prescription Diversion	Page 3
Background	Pages 3-5
Goal of Prescription Diversion	Page 5
Objective of Prescription Diversion	Page 5
Deliverables	
• Addiction Physicians	Page 5
• Pharmacy Outlets	Pages 5-6
• Regulatory recommendations	Pages 6-7
○ Formulary adjustments	Page 6
○ Dispensing Regulations	Page 6
○ Enhanced Pain Management Options	Page 7
○ Alternatives to Opioid Detoxification	Page 7
Other Recommendations and Prevention Strategies	Page 7
Actions to Address the Proposal	Page 7
Appendices	Page 8
Appendix A: Slide Deck – Diversion North Bay *ppt.*	
Appendix B: Media Release	
Appendix C: Prescription Diversion Membership	
Appendix D: Motion for approval	

Partnership and Collaboration
"the birth of change"

Location of Project:
The Prescription Diversion project is underway in the Nipissing District, located in Northeastern Ontario, established in 1858. The district seat is North Bay. North Bay is a diverse community with a population of 52,662 and a regional trading area of 112,000, covering the districts of Nipissing, Parry Sound, Timmins, Temiskaming Shores, and Cobalt.
The North Bay Census Agglomeration includes the Municipalities of East Ferris, Callander, and the Townships of Bonfield and Chisholm. Unorganized townships include Nipissing North and the Municipality of Powassan. As of the 2021 Census, the total population of North Bay, CA is 71,736.
English is the primary language, with a smaller French-speaking community. Indigenous people comprise 10.7% of the population, with the majority identifying as First Nations.
Three general hospitals operate in the Nipissing District: North Bay Regional Health Centre, West Nipissing General Hospital, and Mattawa General Hospital.
The region receives policing services from the North Bay Police Service, Ontario Provincial Police, both municipal and regional offices, and the Anishinabek. Police Service.

Definition of Prescription Diversion:
Diversion occurs when a prescription holder receives medication from a pharmacist/dispenser and is then traded or sold. This may come in many forms, as low-impactful as a benefit holder assisting a family member with costs or non-narcotic medication.
Diversion is the illegal distribution or abuse of prescription drugs, or their use is not intended by the prescriber. The vast majority of diversion includes the sale or trade of prescribed narcotics for currency or a more desired narcotic like fentanyl and analogs of fentanyl.

Background:
In February 2025, the Street Crime Unit of the North Bay Police Service recognized that Prescription Diversion within the community was continuing to increase. Detective Brad Reaume reported that he had been informed by a dealer that he had arrested "that everyone diverts their medication". This person continued to relay statements such as they are like "candy on the streets, kids are buying them," and "you're doing the same thing you did with oxy's all over again."

During the execution of several search warrants, 8mg Dilaudid pills and prescription bottles were found routinely, and during one search warrant, over 1000 pills were discovered. Hydromorphone is being sold and traded for a preferred narcotic- Fentanyl (Analogs). The pills are then sold for a profit to low-tolerance individuals and introduction to substance abusers. A concerning factor is that young people are seeking out dealers to purchase these pills. Methadone, a Schedule ll narcotic used to treat Opioid use disorder, is also sold and traded for the preferred drug of choice. (**See Appendix A: Slide deck *Diversion North Bay.ppt)***

In February 2025, a series of meetings took place with various stakeholders and partners to begin addressing the issue strategically. Detective Brad Reaume and Patricia Cliche from the

Partnership and Collaboration
"the birth of change"

Community Drug Strategy – North Bay & Area assumed the roles of Chairs for the Prescription Diversion Project.
A series of meetings from February through to March 10, 2025, were hosted with addiction physicians presenting the issue and soliciting input and recommendations from the prescribers. Also in February, an awareness letter, "Withdraw Management & Opiate Prescribing Issue," was sent to all addiction physicians as well as to the Department of General & Family Practice at the North Bay Regional Hospital.

On May 2, 2025, Detective Brad Reaume and Pat Cliche met with our local MPP, Vic Fedeli, to communicate the issue of diversion and address some regulatory changes. MPP Fedeli advised us to speak directly to the staff at the Ministry of Mental Health and Addictions, and that at the first opportunity, he would pass on information to the Associate Minister Honourable Vijay Thanigasalam.

On May 27, 2025, a Media Release was posted to communicate and raise awareness around the issue of diversion and the types of medications that are a risk to individuals who are not regulated consumers. (**See Appendix B: Media Release**)

During July 2025, we had the opportunity to discuss the issue of Prescription Diversion via a virtual platform with three staff members from the Ministry of Mental Health and Addictions. The meeting was an opportunity to discuss future steps and plans regarding the North Bay project, ensuring to share and keep the Ministry up to date on plans and progress.

In our past experiences with our development of Bill 33 – Safeguarding our Communities Act, it was realized that the pharmacists were Gatekeepers to assist in the success of projects. We scheduled two meetings with all our local pharmacy outlets to seek their recommendations to address this concern.

First meeting was held on April 10 with some suggested recommendations, and on August 28, 2025, a large symposium with pharmacists, enforcement, addiction physician from Sudbury, partners from the local Mental Health & Addiction Committee and a Lived experience person who stated she had lost two partners to overdose but that she had "trafficked her prescriptions over 10,000 times." The participants revealed crucial facts relating to actual diversion, indicating that prescription holders quickly (within 24 hours) divert their prescriptions for sale or trade. This key fact is supported by police investigations, where diverted medications were discovered and supports the regulatory changes recommended.

This issue of diversion is also not isolated to one community; it is widespread across the province. In Timmins, Police seized $1.26 million in drugs and arrested 22 people, the result of a major drug operation in Timmins and Attawapiskat First Nation. Project Albion was conducted in conjunction with the Timmins Police Service, the Ontario Provincial Police, and it began in September 2024. They also seized $100,000 in cash. Among the drugs seized were: fentanyl, crystal methamphetamine, methamphetamine pills, cocaine, oxycodone (Percocet and

OxyContin pills), hydromorphone pills, morphine pills, psilocybin, lorazepam, Ritalin, MDMA, two motor vehicles, a rifle, a conducted energy weapon, and various paraphernalia consistent with drug trafficking.
Finally, in London, Ontario, CBC news reported on July 8, 2024, that about half of the opioids seized by London, Ont., police last year were prescribed Dilaudids.
Dilaudids made up roughly 15,000 of the hydromorphone pills seized in 2023.

Goal for Prescription Diversion:
To work with various community pharmacists, prescribers and committee members to explore potential best practices/strategies and regulatory options that may mitigate the impact of prescription diversion.

Objective for Prescription Diversion:
To convene working forums with identified pharmacists, prescribers and committee members under one umbrella to focus on the issues surrounding prescription diversion and then to develop multiple strategies aimed a reducing or eliminating the issue.

Deliverables: (Strategies-Recommendations)

(A) Recommendations: Addiction Physicians on March 10, 2025

1. Utilization of screening tool by all prescribing physicians in our area to ensure consistent screening of all clients.
2. Prescribing physicians will schedule and document a call-back screening program as a pilot.
3. The NBPS will notify the individual physician via a private text with a photo of all and any identified prescription bottles discovered during a search. It is the responsibility of the physician to then notify and speak to the client. (A legal discussion currently ongoing to determine if this contravenes privacy regulation)
4. Future meetings will be arranged with the community pharmacy outlets.
5. Suggestions that we re-initiate the return of Methadone bottles to the pharmacy or clinics used.

(B) Recommendations: Pharmacy Outlets on April 30, 2025

1. Return of Methadone Bottles to the pharmacy or clinic, but must be consistent across all pharmacy outlets. Develop a Best Practice regulation so that all outlets are compliant.
2. **Call-back** process for a pre-determined time period. Zero tolerance policy for clients if not compliant; they will be obligated to speak to their physician and be subject to a quantitative urine sampling investigation. The pharmacy will do if funding is available for consultation fees, which will sufficiently i**nterfere** with hydromorphone diversion.
3. Investigate the feasibility of a written, signed contract between the patient and physician. Violation of regulations will result in the immediate termination of the prescription.
4. Remove Dilaudid 8 mg (Hydromorphone) from provincial pharmacy coverage, **OR** develop a standard and accepted callback regulation requiring prescribers to call back

patients on a random basis to demonstrate the medication has not been diverted. This will be done on a no less than 4 times per year, and there shall be no announcement of this regulation.

5. Physicians, when prescribing, observe the client taking Kadian. This will **eliminate** Kadian in our communities.

(C) Recommendations: August 28, 2025

Regulatory Recommendations for Prescription Diversion

Opioid diversion poses a significant risk to both public health and community safety. Our committee believes that these recommendations strike a balance between ensuring appropriate access to necessary pain medications and safeguarding our communities from the risks associated with diversion. A multifaceted approach will also provide patients with safer, evidence-based alternatives for managing pain and addictions.

All pharmacy outlets in Ontario must remain consistent and compliant with all approved regulations regarding prescription diversion.

1. Formulary Adjustments

- **Delist from the Ontario Drug Benefit (ODB) Formulary**
  - Dilaudid (hydromorphone) 8mg tablets: DIN 00786543 and all its generic interchangeables
  - Hydromorph Contin 24mg (DIN 02125382) and 30mg (DIN 02125390), and 4.5 mg (DIN 02359502) capsules with all their generic interchangeables
- **Restrict access to higher-strength formulations from General Benefits to Limited Use (LU) or Exceptional Access Program (EAP)**
  - Dilaudid 4 mg tabs (DIN 00125121) and all its generic interchangeables
  - Hydromorph Contin 18mg caps (DIN 02243562) and all its generic interchangeables

2. Dispensing Regulations

- If Kadian is to be provided, the administration **must be observed.** There is to be no take-home prescription. Exceptions under certain circumstances, such as when the provider is closed for the weekend.
- Implement legislation limiting opioid dispensing to a **maximum 14-day supply**
- Establish a **random "call-back" program**, allowing pharmacists/physicians to request that patients return their dispensed opioid medications in their original containers for verification and count
- A **nominal $5:00 fee** would be reimbursed under ODB for each callback, limited to four (4) callbacks per client per year
- Require that all **methadone carry bottles be returned** with their original label intact for patients to receive their next carry supply.

3. **Enhanced Pain Management Options**

- Expand provincial coverage to support a multifaceted approach to acute pain management to include:
- Addition of non-opioid options to the ODB formulary, muscle relaxants, tramadol, and tramacet, anti-inflammatories such as ketorolac
- Short-term coverage for physiotherapy, chiropractic care, massage therapy, and psychotherapy

4. Alternatives to Opioid Detoxification

- Explore and implement non-opioid-based approaches to detoxification, reducing reliance on opioids in the recovery pathway.

(D) Other recommendations and suggested prevention strategies

- Legislative changes are needed, such as delisting higher strengths of opioids and limiting prescription quantities to reduce diversion and encourage reflection on dosage choices.
- Improve regulations and reporting mechanisms to address prescription diversion and trafficking.
- Review concerns around the lack of coverage for alternative pain management treatments, suggesting this contributes to addiction issues and the need to consider broader healthcare system reforms.
- Potential strategies to detect and prevent prescription diversion, including the use of technology for remote medication monitoring.
- Reporting of physicians if it is known that they are aware their client is diverting their medication and ignore the issue. Should they be reported to their college for them to review their practice?
- A creation of a clear reporting channel for pharmacists and physicians that can be implemented quickly.
- The need to address this issue proactively to avoid legal challenges, similar to a Class Action suit with Oxycodone.

Actions to Address Prescription Diversion

1. Seek approval from the Ministry of Mental Health and Addictions for our submitted Proposal of September 18, 2025. and presently the latest format
   Partnership and Collaboration – "the birth of change"
2. Increase public education and awareness not only in schools but also among the general public.
3. The need to review and recommend some mandatory guidelines for the use of Methadone, such as the actual consulting during treatment and determining the length of time that a client remains on Methadone.
4. Seek approval and letters of support from various partnerships throughout our Province.

Appendices:

Appendix A: Slide Deck – Diversion North Bay ppt.
Appendix B: Media Release
Appendix C: Prescription Diversion Membership
Appendix D: Sample Motion to approve Prescription Diversion Submission

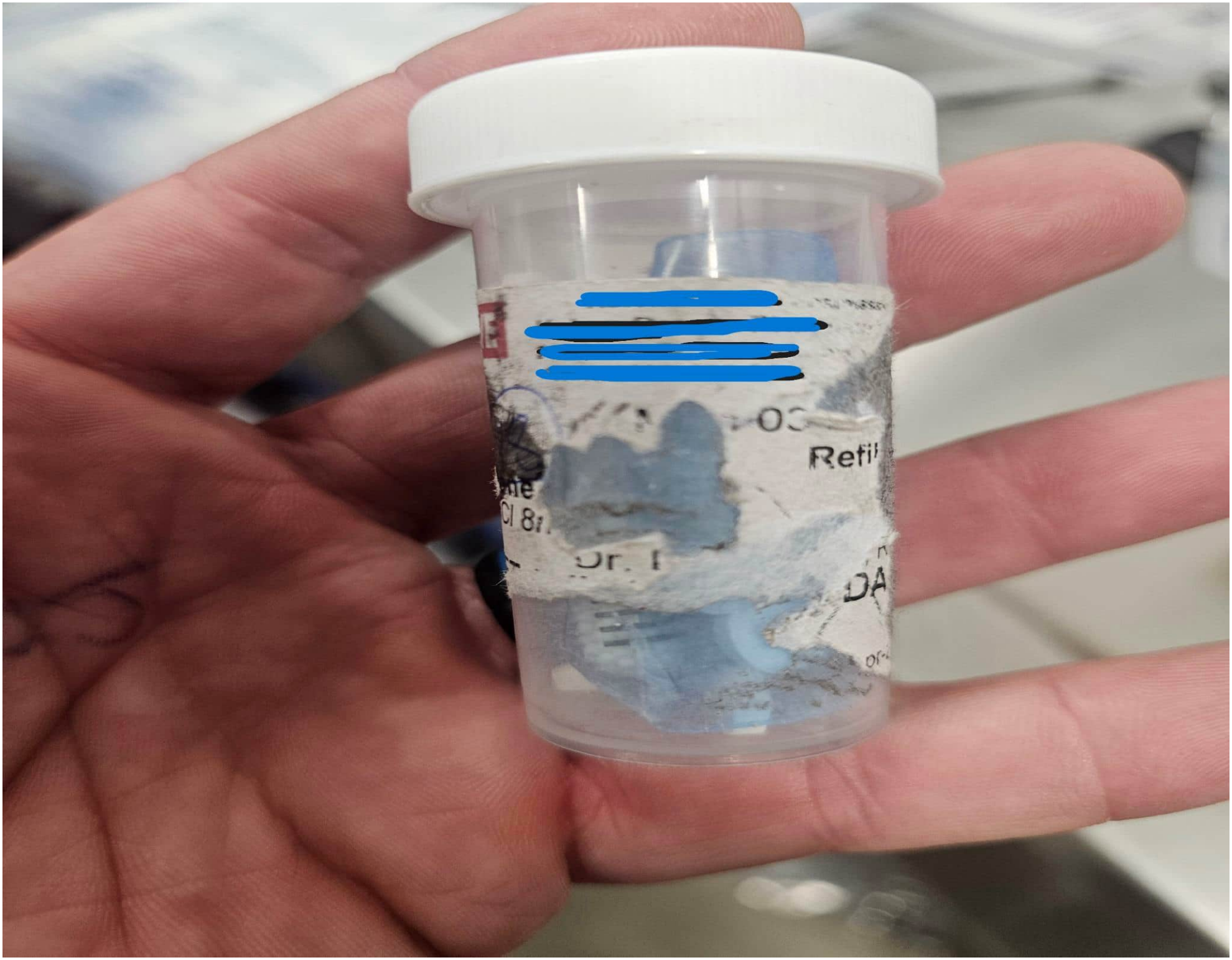
Diversion Trends – North Bay April 30 2025

Diversion – is the trade/sale of prescribed medications

Alarming conversations with traffickers who have expressed concerns “They’re flooding the streets like candy” “Kids are asking for them”

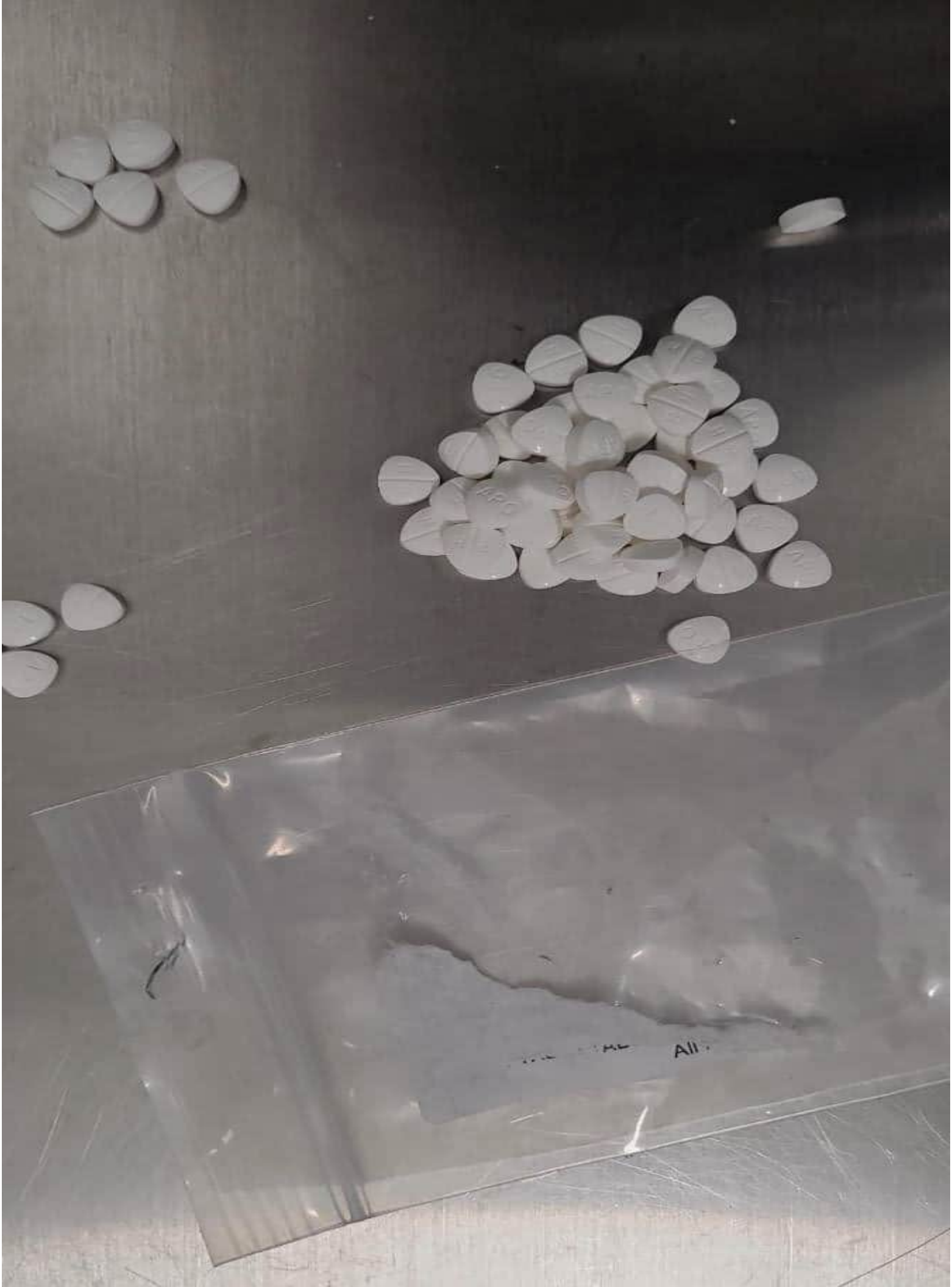
“Your doing the same thing you did with oxys”

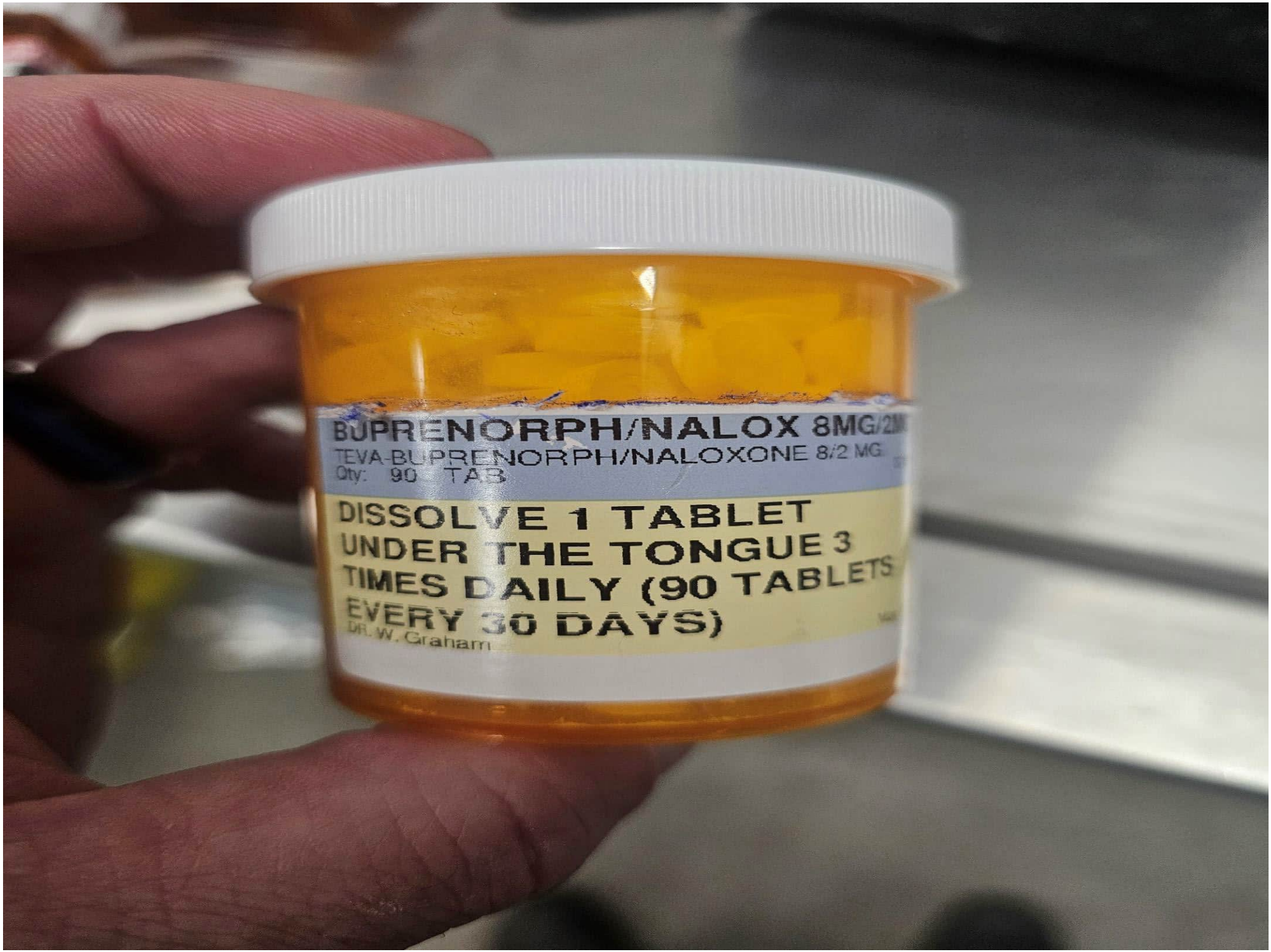

PHARMASAVE
Methadone Hydrochloride
80 MG Mfr: MAL
Methadone may cause serious harm to someone other than the intended patient. Not to be used by anyone other than the patient for whom it was intended. MAY BE FATAL TO CHILD OR ADULT
PHARMASAVE
Methadone (Unflavoure
Methadone Hydrochlorid
120 MG Mfr: MAL
DRINK ENTIRE CONTENTS
REFRIGERATED) (120MG IN
OBSERVE MON/WED/SAT C
DOSE : DECEMBER 22/24; In
PHARMASAVE
Methadone (Unfla
Methadone Hydroc
120 MG Mfr: MAL
DRINK 1/2 BOTTLE TWICE
ORANGE DRINK) (KEEP R
MON/THURS CARRY REST
Ingest Date: 11-02-2025
Rx:
PHARMASAVE
Methadone (Unflavou
Methadone Hydrochlor
120 MG Mfr: MAL Dr.
DRINK ENTIRE CONTENTS
REFRIGERATED) (120MG
OBSERVE MON/WED/FRI
DOSE : DECEMBER 29/24;
Methadone DF/SF
Dye Free, Sugar Fr
10 ML Mfr: MAL
100MG METHADONE IN JUI
CONTENTS OF BOTTLE.MA
SOMEONE OTHER THAN TH
BE FATAL TO CHILD OR AD
Ingest Date: Sun 0
20ml
10ml
5ml
flavoured
rochloride
MG fr: MAL
DOSE : FEB 12/2025; Ingest
PHARMASAVE
Daily Blister Packs - Daily Blister Packs
Methadone (Unflavoured)
Methadone Hydrochloride
80 MG Mfr: MAL
DRINK ENTIRE CONTENTS OF
REFRIGERATED) (80MG IN OR
DAILY OBSERVE DAILY IN PH
DOSE : JAN 12/2025; Ingest Da
PHARMASAVE
Daily Blister Packs - Daily Blister Packs
Methadone (Unflavoured)
Methadone Hydrochloride
80 MG Mfr: MAL
DRINK ENTIRE CONTENTS OF
REFRIGERATED) (80MG IN OR
OBSERVE SATURDAY CARRY
DOSE : JAN 24/2025; Ingest Dat
#9509 MARSHALL PARK
LAKESHORE PHARMACARE LTD
North Bay,ON P1A 2E4 (705) 478-8079
Angelo 12-Dec-2024
loride 10mg/mL
fr: ODN
,2024 , DRINK THE
IXED WITH JUICE ONCE
MAY CAUSE SERIOUS
OTHER THAN THE
te: 16-12-2024
PHARMASAVE
524 Lakeshore Dr,N
12 ML Odan-Methadose (Unf
Methadone Hydrochlor
DIN:
120MG (DEC 06 - JAN 09, 2
CONTENTS MIXED WITH JU
METHADONE MAY CAUSE S
SOMEONE OTHER THAN TH
BE FATAL TO CHILD .. KEE
INCREASE*; Ingest Date: 08


Refi
DA

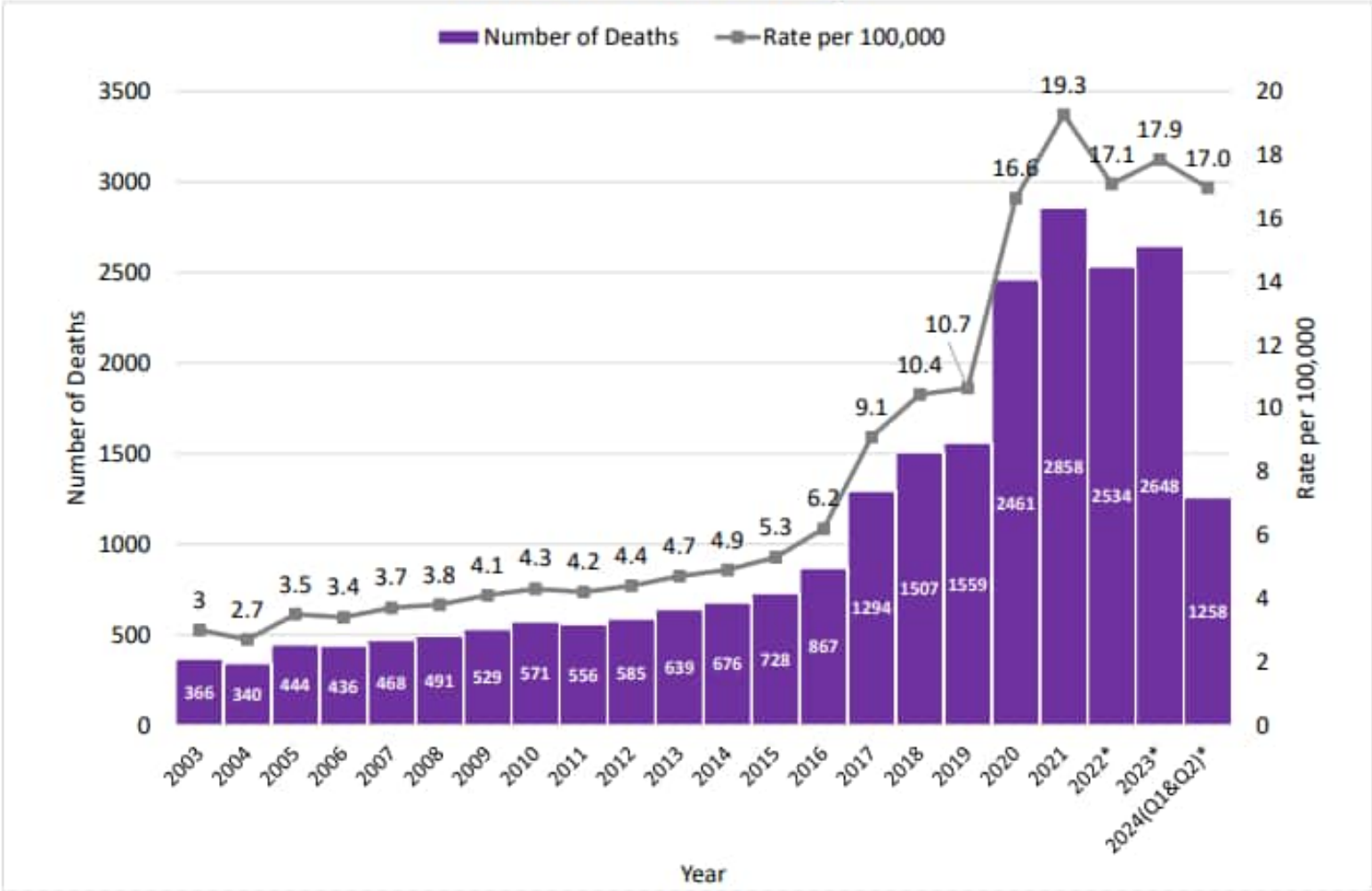
e-guidance.com) on 29 Apr 2025






BUPRENORPH/NALOX 8MG/2M
TEVA-BUPRENORPHINE/NALOXONE 8/2 MG
Qty: 90 TAB
DISSOLVE 1 TABLET UNDER THE TONGUE 3 TIMES DAILY (90 TABLETS EVERY 30 DAYS)
DR. W. Graham

Opioid toxicity deaths in Ontario by year, 2003-2024 Q2

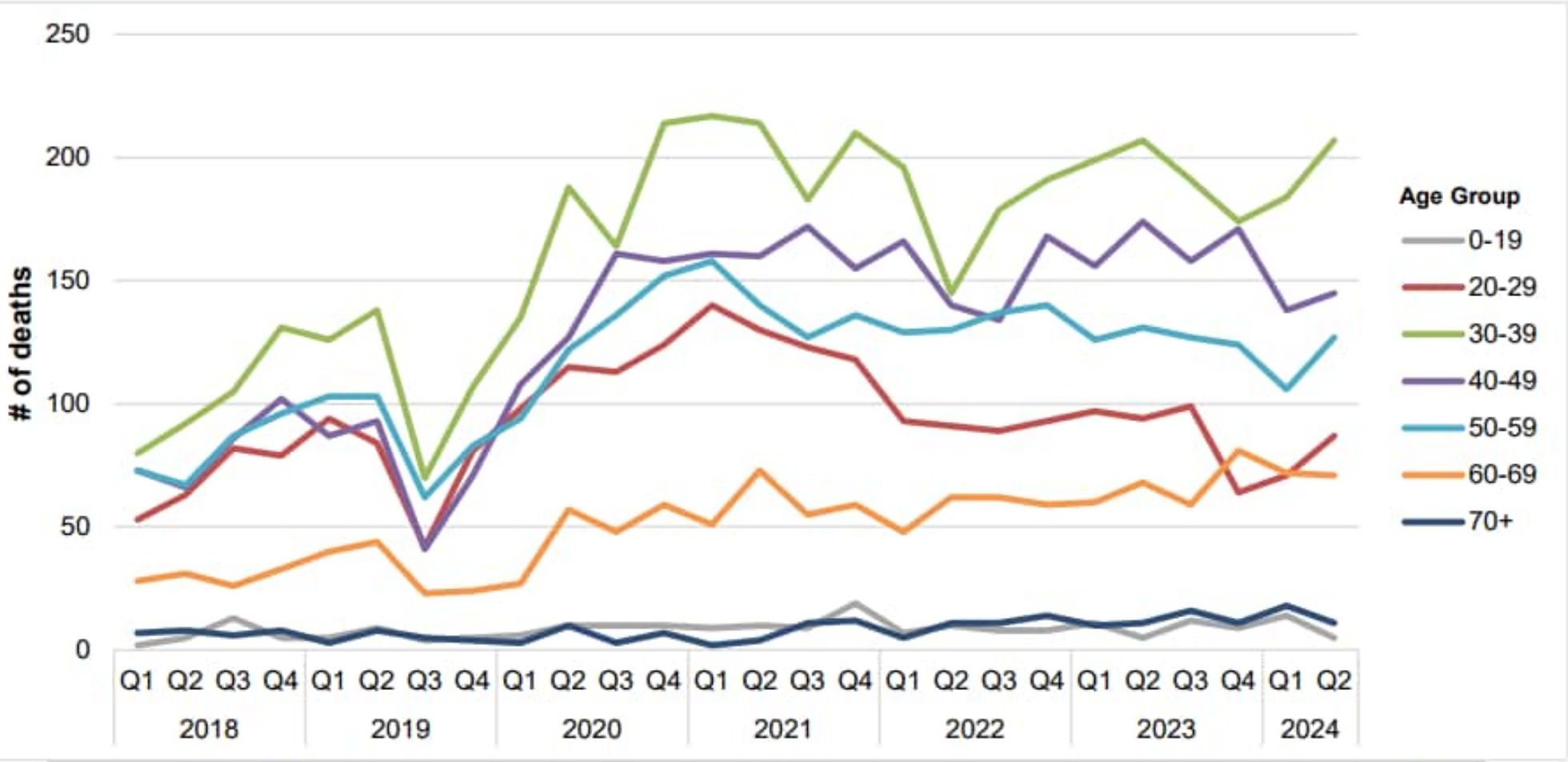


In **2021**, the mortality rate for opioid toxicity in Ontario was 19.3 per 100,000 population; **more than double** the rate in 2017 (9.1).

In **2024(Q1&Q2)**, the mortality rate has **decreased by 12%** compared to 2021, however remains **59% higher** than in 2019.

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024
Includes confirmed and probable opioid toxicity deaths and ongoing investigations where information may be pending. Data are preliminary and subject to change.

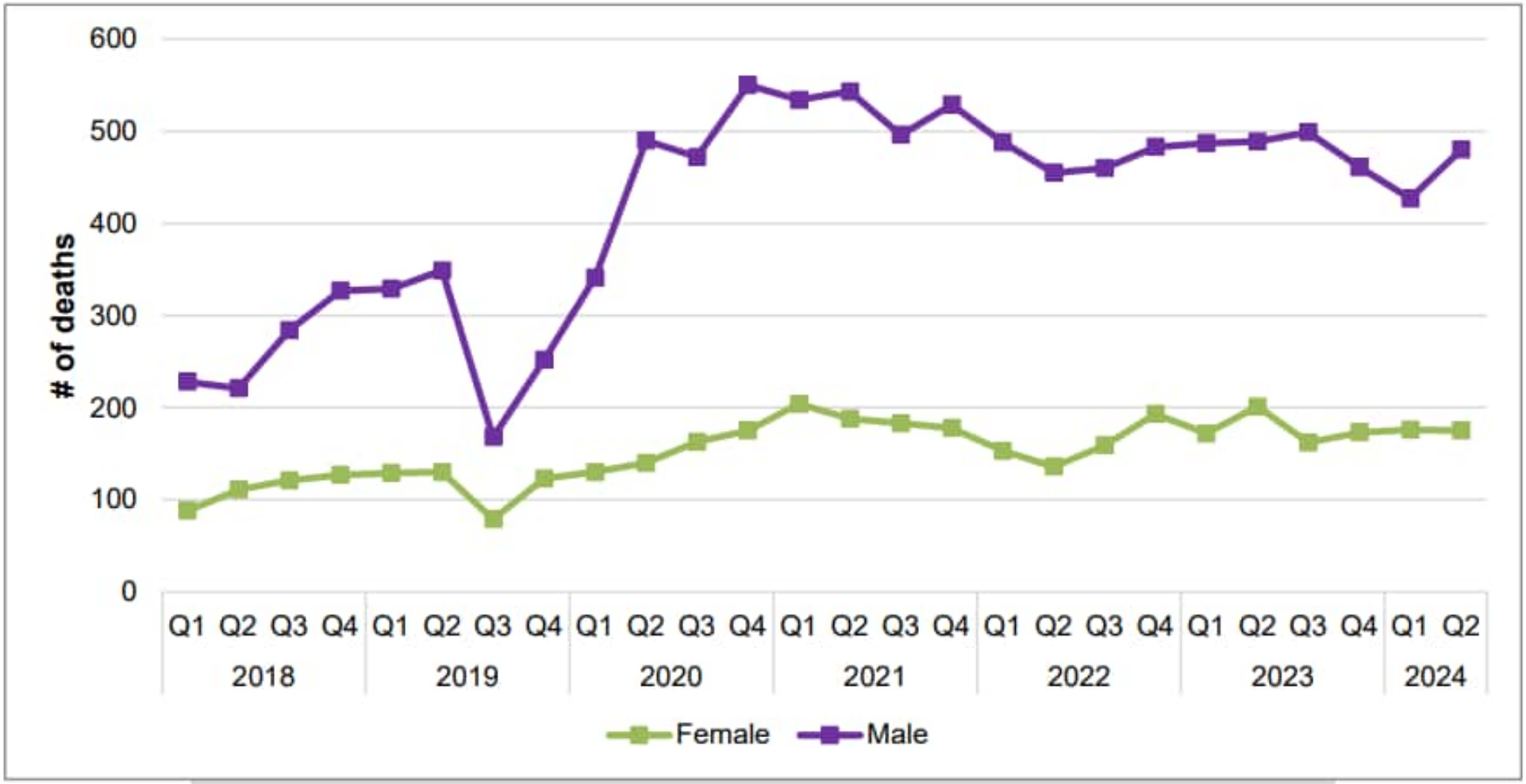
Opioid toxicity deaths in Ontario by age group, 2018-2024 Q2



Age groups **30-59** continue to be **most impacted**, accounting for 73% of deaths in Q2 2024.

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.
Includes confirmed and probable opioid toxicity deaths and ongoing investigations where information may be pending. Data are preliminary and subject to change.

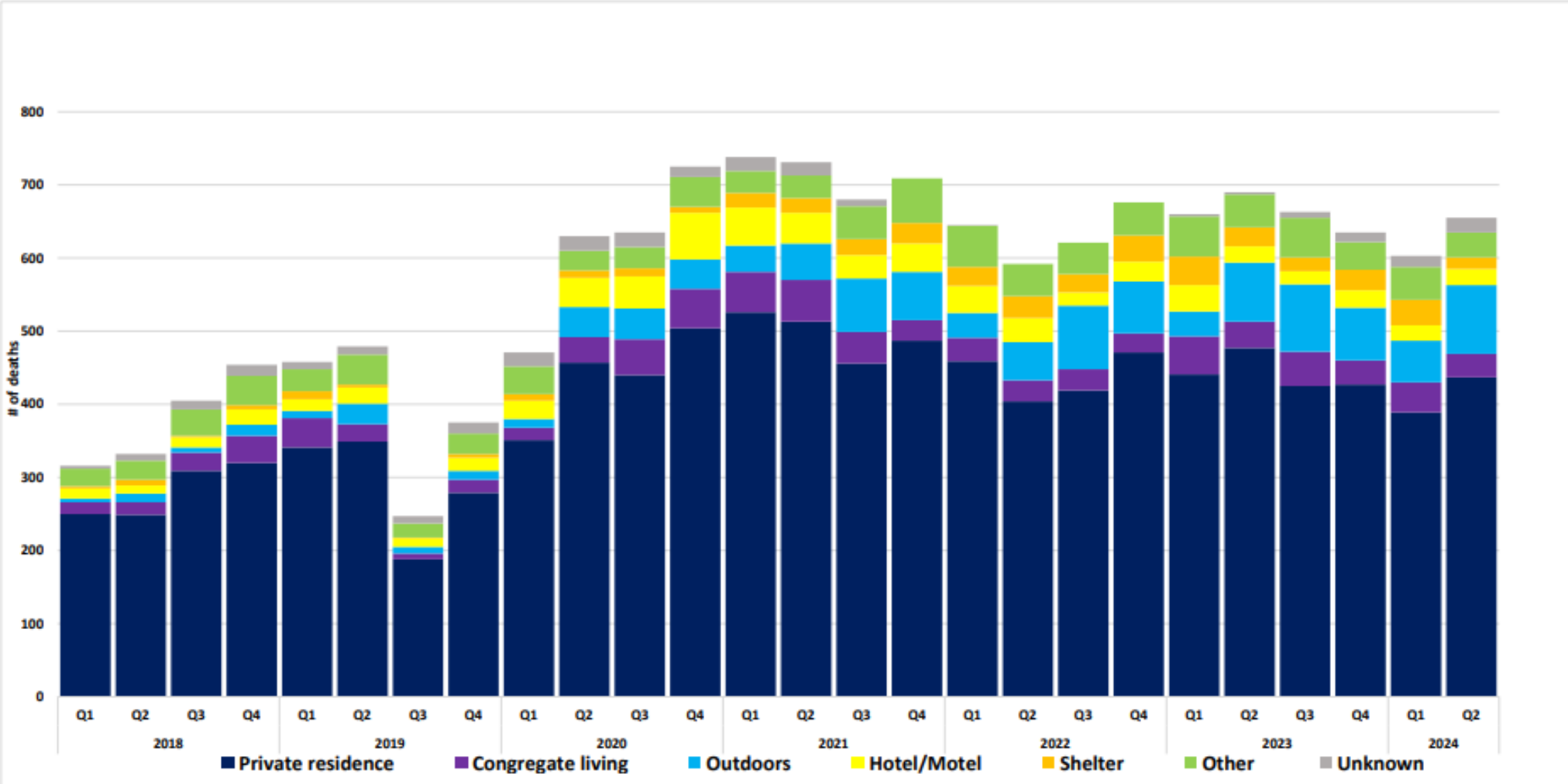
Opioid toxicity deaths in Ontario by sex, 2018-2024 Q2



3 in 4 deaths have been among **males** since the start of the pandemic.

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.
Includes confirmed and probable opioid toxicity deaths and ongoing investigations where information may be pending. Data are preliminary and subject to change.

Locations of Incident among Opioid Toxicity Deaths in Ontario, 2018-2024 Q2



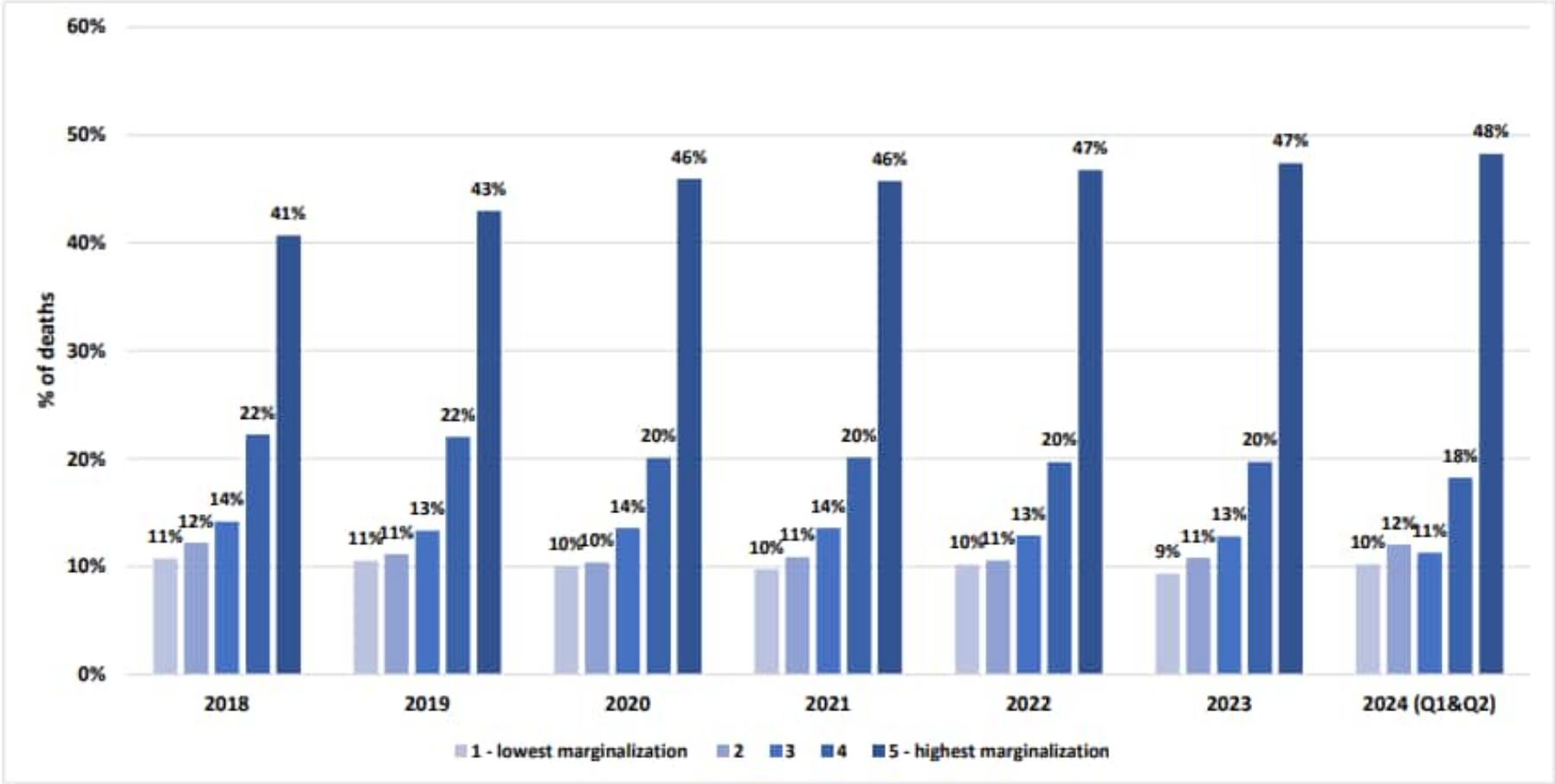
The majority of fatal opioid toxicity events (nearly 7 in 10) occur in private residences.

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

Includes confirmed and probable opioid toxicity deaths and ongoing investigations where information may be pending. Data are preliminary and subject to change.

'Other' locations of incident include: Correctional Facility, in Custody, Hospital/Clinic, in a Vehicle, Public building, and Industrial (Construction Site, Factory, Plant, Warehouse, Mine)

Material Resources Marginalization Index among opioid toxicity deaths in Ontario, 2018-2024 Q2



Nearly half of all opioid toxicity deaths occur among people living in areas experiencing the highest level of material resource marginalization (i.e., extreme difficulty attaining basic material needs).

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.Includes confirmed and probable opioid toxicity deaths and ongoing investigations where information may be pending. Data are preliminary and subject to change.

Based on postal code of residence where available; if missing, then postal code of incident is used. The 2021 Ontario Marginalization (ON-MARG) Index uses dissemination area (defined as a "relatively stable geographic unit with average population of 400 to 700 persons") and material resources quintiles. The material resources dimension is related to poverty and the inability to attain basic material needs such as housing, food, clothing, and education. It is a known limitation that ON-MARG may not be able to accurately represent Indigenous reserves, Indigenous people living off reserve or institutionalized populations (nursing homes, penitentiaries etc.) due to how the information is collected in the census.

Substances involved in opioid toxicity deaths in Ontario, 2018-2024 Q2

	% of Opioid Toxicity Deaths by Year						
	2018	2019	2020	2021	2022	2023	2024 (Q1&Q2)
Non-Pharmaceutical Opioids							
Total fentanyl/Fentanyl analogues	67.9	75	85.7	88.8	83.4	86.2	83
Fentanyl	64.4	53.4	85.5	87.9	81.8	82.3	76.2
Carfentanil	6.3	31.4	0.5	4.3	7.6	3.1	1.5
Other Fentanyl Analogues**	1.4	1.3	1.2	0.6	1.7	22	24.2
*Detection of Fluorofentanyl**	0	0	0	0.8	6.4	42.5	47.6
*Detection of Butyryl/Isobutyryl/Methyl-fentanyl**	0	0	0	0	0	1.3	27.8
Nitazenes*	0	0	0	0.2	0.8	0.6	0.9
Heroin	7.2	4.1	1.7	0.8	0.4	0.7	0.8
Opioids Indicated for Pain							
Codeine	4.6	2.6	1.9	1.4	1.5	1.4	1.5
Oxycodone	11.1	9.1	4.9	3.8	5.7	4.6	5.3
Hydromorphone	10.8	10.1	6.1	5.9	6.9	7.5	8.4
Tramadol	1.1	0.6	0.4	0.2	0.4	0.4	0.6
Morphine	10.7	8	5.2	4	5.7	5.4	5
Opioid Agonist Treatment							
Methadone	12.9	12.9	10.4	10.3	9.5	8.7	10.1
Buprenorphine	0.1	0.3	0.3	0.1	0.1	0.4	0.4
Other Substances							
Total Stimulant(s)	43.5	48.3	56.9	59.3	59.9	67.3	66.7
Methamphetamine	16.3	20.5	25.8	30.2	32.1	34.9	36.2
Cocaine	32.2	34.4	41.6	40	39.6	47.9	45.1
Other Stimulants	2.4	1.4	1.7	1.2	1.3	2.2	2.3
Alcohol	13.7	12.6	12.8	10.6	12.2	11.6	10.3
Benzodiazepines	11.9	8.4	9.1	11.1	11.2	31.8	43.1
*Detection of nonpharmaceutical benzodiazepines**	32.7	29.8	45	63.8	48.8	64.7	64
*Detection of xylazine**	0	0	0.2	2.1	2.5	3.1	4

Fentanyl continues to contribute to the majority (76.2%) of opioid toxicity deaths.
Stimulants are involved in nearly 7 in 10 opioid toxicity deaths.

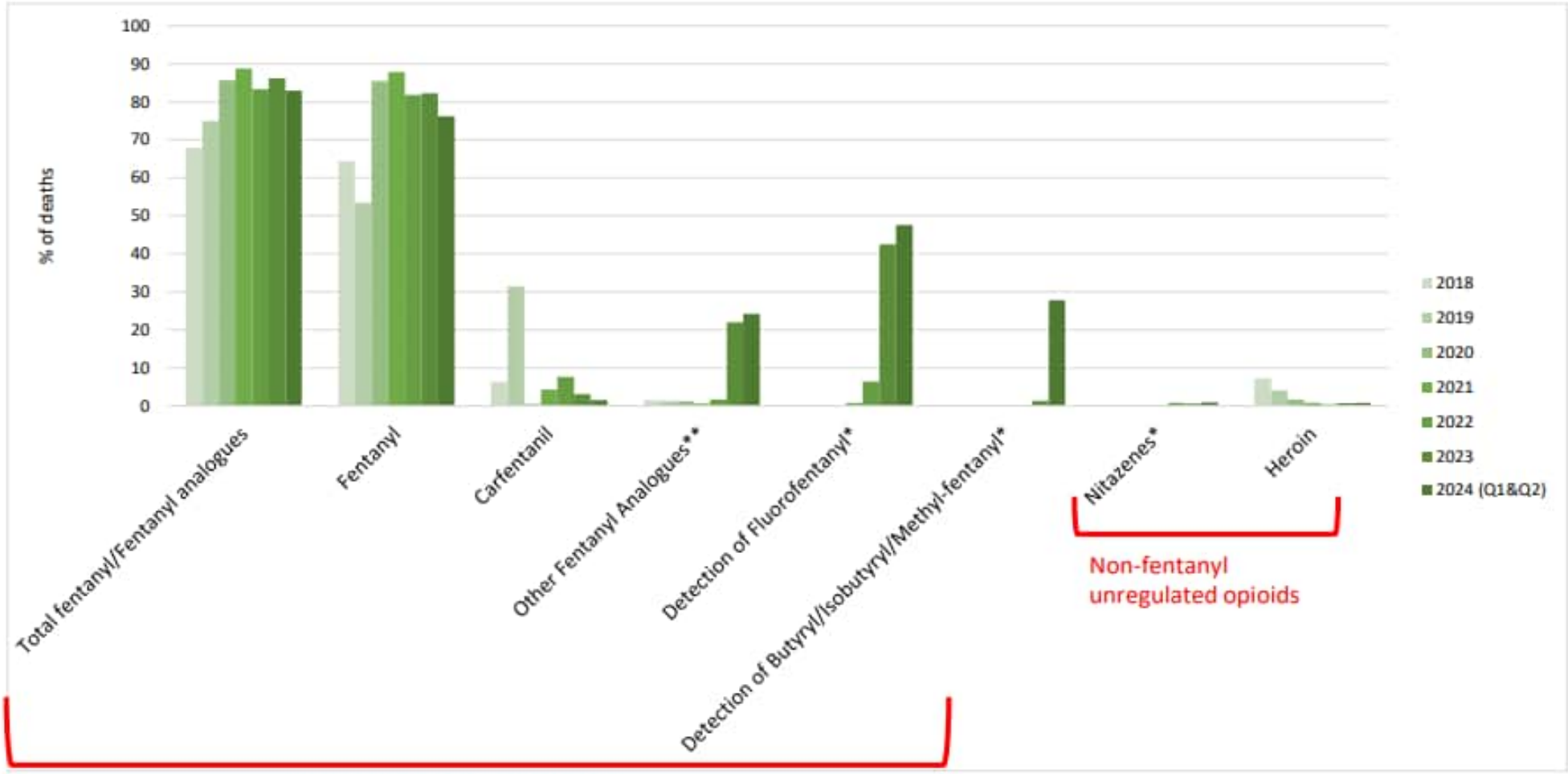
Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

Includes confirmed opioid toxicity deaths only. Data are preliminary and subject to change. Data reflect substances attributed to cause of death unless otherwise indicated.

**Due to evolving toxicology methods and best practices around quantifying and defining toxic levels of novel fentanyl analogues, nitazenes, non-pharmaceutical benzodiazepines, and xylazine, these substances may not be consistently characterized in the cause of death.*

***Includes Para-fluorobutyryl Fentanyl, Cyclopropylfentanyl, Furanylfentanyl, Despropionyl Fentanyl, Furanyl UF 17, Butyryl/Isobutyryl/Methyl-fentanyl, Fluorofentanyl, and Acetylfentanyl*

Unregulated Opioids Involved in Opioid Toxicity Deaths in Ontario, 2018-2024 Q2



In 2024 to date (Q1&Q2):

Fentanyl/Fentanyl Analogues are attributed to over 4 in 5 opioid toxicity deaths.

Fluorofentanyl is detected in nearly half of opioid toxicity deaths.

Butyryl/Isobutyryl/Methyl-fentanyl is detected in nearly 3 in 10 opioid toxicity deaths.

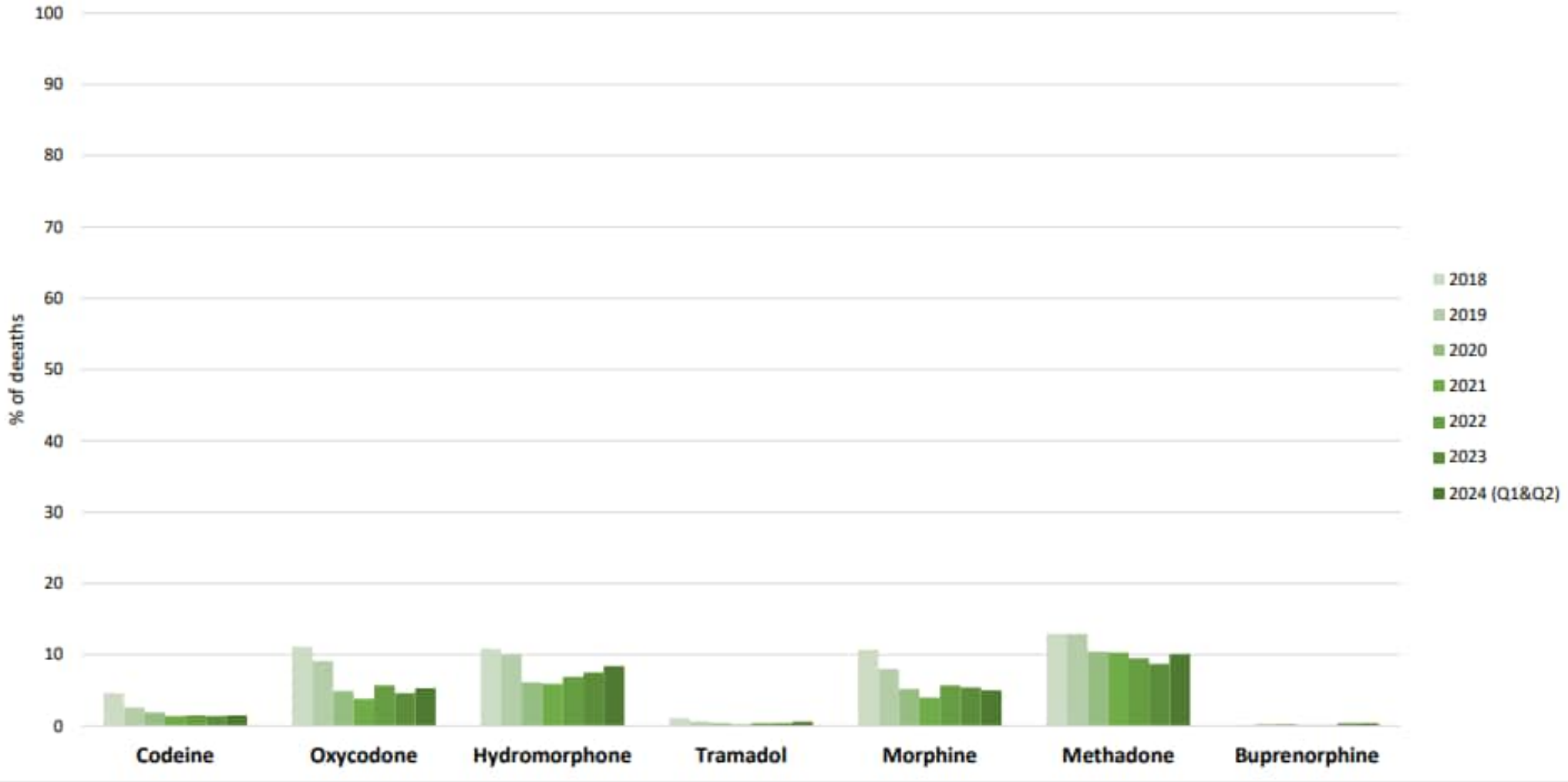
Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

Includes confirmed opioid toxicity deaths only. Data are preliminary and subject to change. Data reflect substances attributed to cause of death unless otherwise indicated.

**Due to evolving toxicology methods and best practices around quantifying and defining toxic levels of novel fentanyl analogues, nitazenes, non-pharmaceutical benzodiazepines, and xylazine, these substances may not be consistently characterized in the cause of death.*

***Includes Para-fluorobutyryl Fentanyl, Cyclopropylfentanyl, Furanylfentanyl, Despropionyl Fentanyl, Furanyl UF 17, Butyryl/Isobutyryl/Methyl-fentanyl, Fluorofentanyl, and Acetylfentanyl*

Regulated Opioids Involved in Opioid Toxicity Deaths in Ontario, 2018-2024 Q2

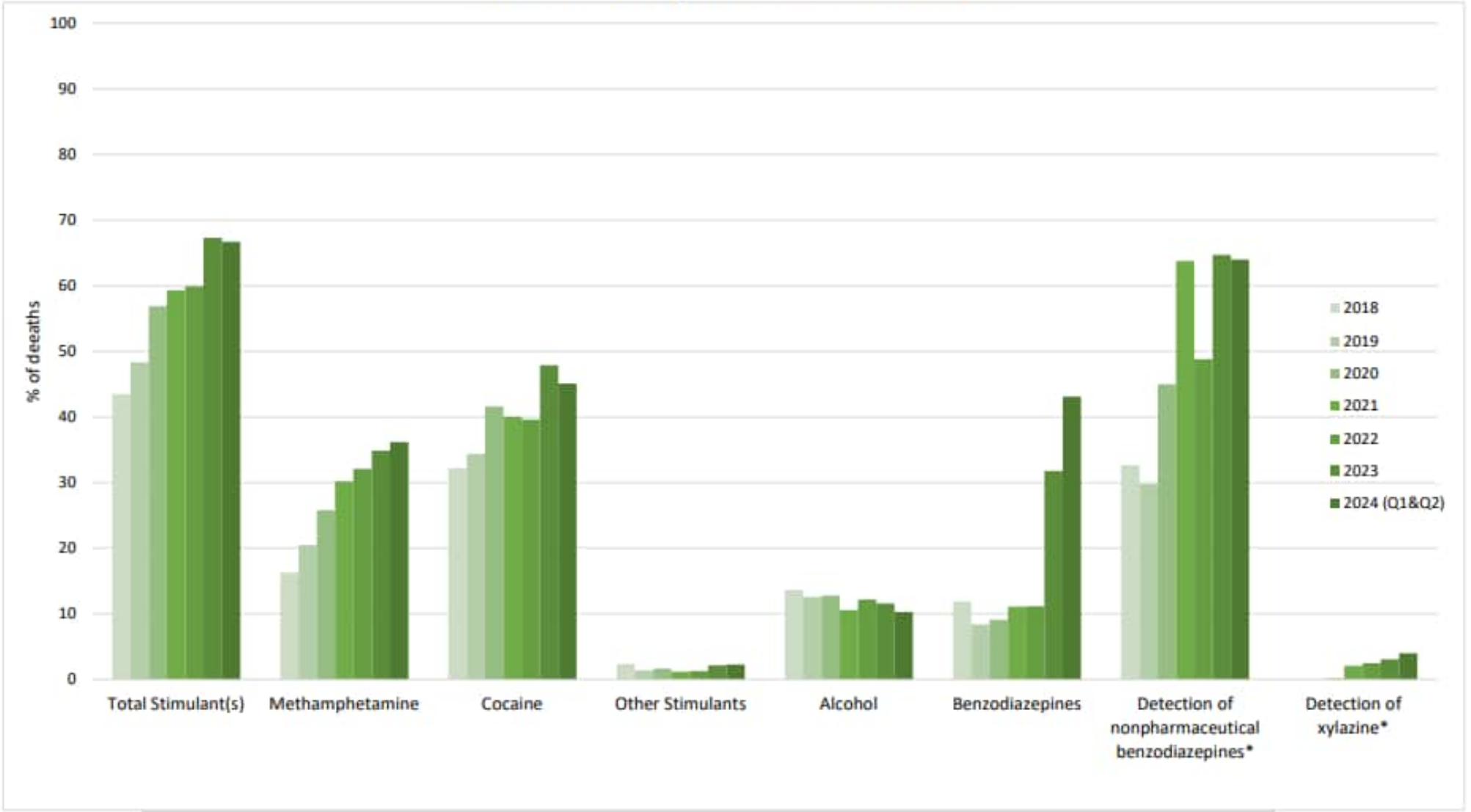


Regulated Opioids in the absence of fentanyl are attributed to death in less than 1 in 6 in opioid toxicity deaths (Q1&Q2 2024).

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

Includes confirmed opioid toxicity deaths only. Data are preliminary and subject to change. Data reflect substances attributed to cause of death unless otherwise indicated.

Other Substances Involved in Opioid Toxicity Deaths in Ontario, 2018-2024 Q2

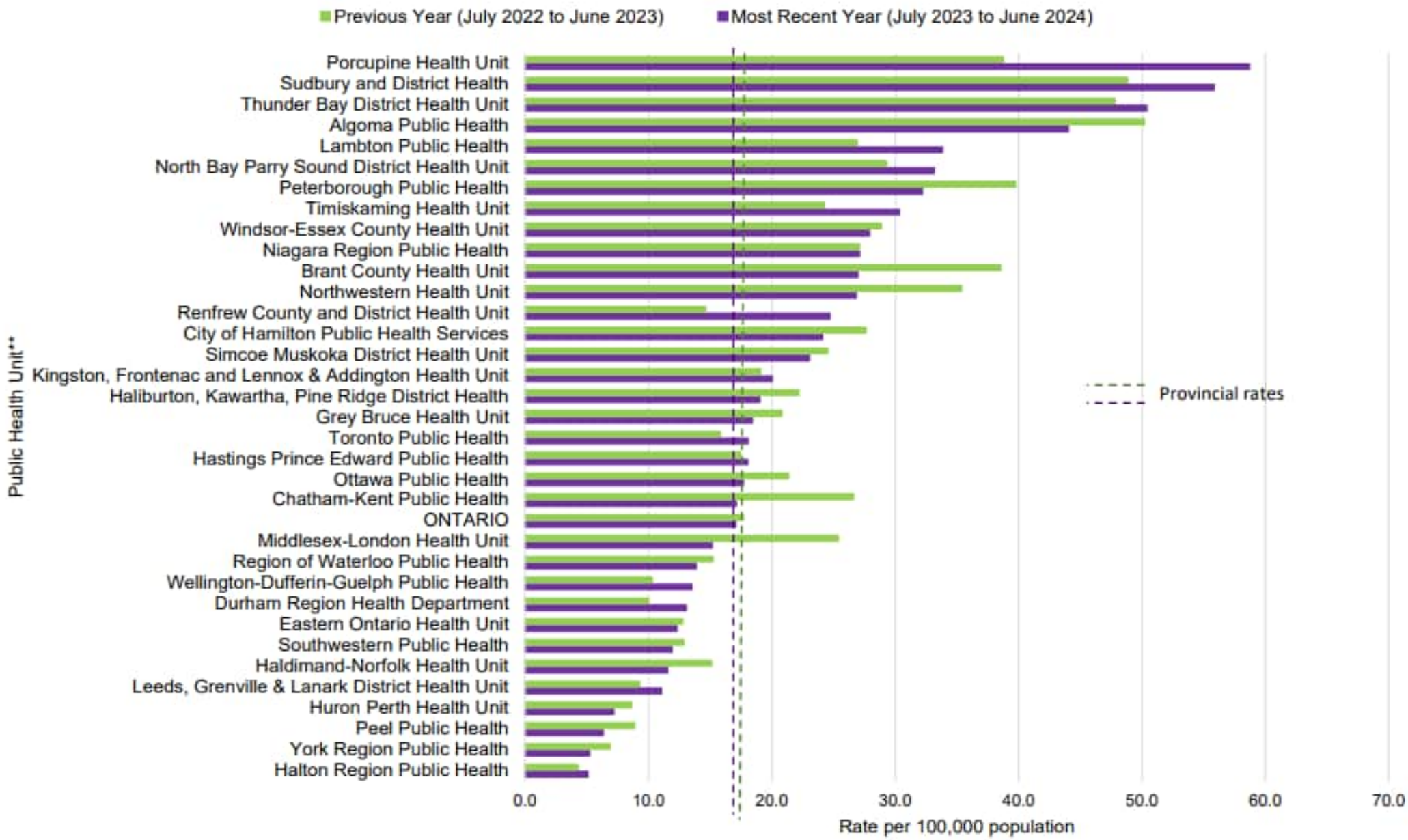


Benzodiazepines are involved in over 3 in 5 opioid toxicity deaths (Q1&Q2 2024).
Cocaine is involved in over 2 in 5 opioid toxicity deaths (Q1&Q2 2024).

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.
Includes confirmed opioid toxicity deaths only. Data are preliminary and subject to change. Data reflect substances attributed to cause of death unless otherwise indicated.
**Due to evolving toxicology methods and best practices around quantifying and defining toxic levels of novel fentanyl analogues, nitazenes, non-pharmaceutical benzodiazepines, and xylazine, these substances may not be consistently characterized in the cause of death.*

Opioid toxicity mortality rate by PHU region - Annual

Most recent two years of data available*



Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

*includes both confirmed and probable opioid-related deaths, preliminary and subject to change

**based on location of incident

Opioid Toxicity Mortality Rate by Census Subdivision (CSD)

Ten (10) CSDs with the highest mortality rates in 2024 Q1&Q2:

Census Subdivision**	Opioid toxicity* mortality rate per 100,000 population (annualized)	Number of Opioid toxicity deaths
SAULT STE. MARIE	64.2	24
THUNDER BAY	59.6	33
SARNIA	56.7	21
TIMMINS	52.4	11
PETERBOROUGH	51.5	22
NORTH BAY	47.8	13
ORILLIA	46.3	8
GREATER SUDBURY	45.0	38
WINDSOR	41.7	48
BRANTFORD	40.8	22
Ontario (for reference)	17.0	1258

Source: Office of Chief Coroner (OCC) - Data effective October 28, 2024.

*Includes both confirmed and probable opioid-related deaths; **preliminary and subject to change.**

**Based on location of incident. Among CSDs with >30,000 population.



Contact Information

Det Brad Reaume –

breaume@northbaypolice.on.ca

MEDIA RELEASE

North Bay Police Service

COMMUNITY DRUG STRATEGY
NORTH BAY & AREA

For immediate release

on May 27, 2025

Media Release
"Prescription Diversion"

The North Bay Police Service has identified an increased presence of diverted prescription opioids within the North Bay community. Prescribed substances such as hydromorphone, morphine sulphate, and medications for Opiate Agonist Treatment are frequently encountered in drug investigations, and there have recently been significant quantities showing up in police investigations revealing evidence of diversion. Diversion occurs when an individual, who is prescribed medication, sells, trades, or gives their narcotics to someone else. Once these narcotics enter the community, they pose a risk to individuals who are not regulated consumers.

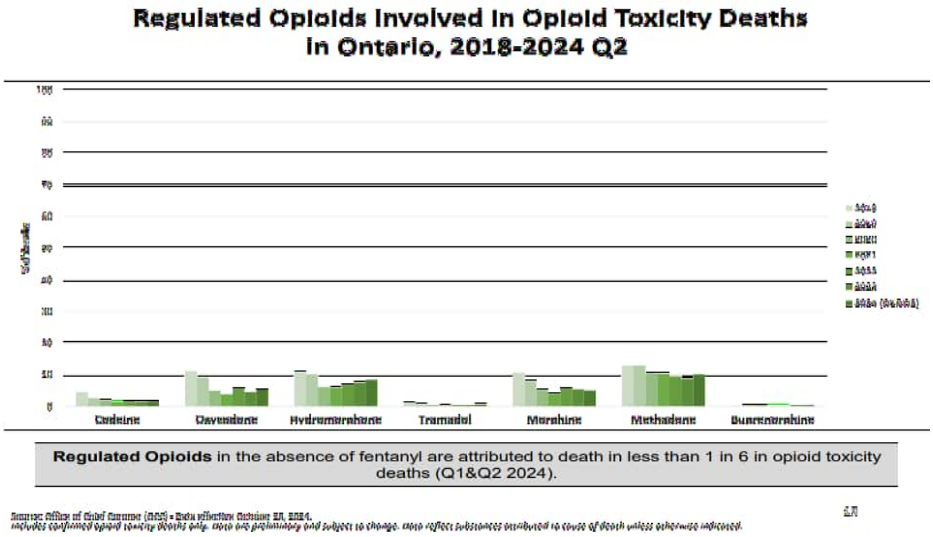
To address this growing concern, the Community Drug Strategy and North Bay Police have been working with local prescribers and pharmacists, to explore potential prevention strategies and regulatory options that may mitigate the impact of prescription diversion in both the community and surrounding areas. Everyone involved has expressed a strong willingness to partner in identifying and implementing solutions.

Medications are a vital part of our lives and are essential for effectively treating various conditions and diseases. When medications are no longer needed or have expired, it is imperative that you dispose of them safely and properly.

Proper disposal is crucial to prevent the accidental or intentional misuse of medications. Take action by dropping off your unused or expired medications at participating pharmacies where this service is available free of charge any day of the week.

Remember, selling your prescription medications is not just discouraged; it is illegal under the Control Drugs and Substance Act (CDSA) and carries serious penalties. Make the responsible choice and dispose of medications correctly.

According to the Office of the Chief Coroner, Regulated Opioid use is involved in just under one in 6 deaths



For further inquiries please contact:
Patricia Cliche: Chairperson, Community Drug Strategy, North Bay & Area
Email: pat17@sympatico.ca
Phone: 705-840-7272
Det. Sgt. Brad Reaume: Street Crime Unit, North Bay Police Service
Email: breaume@northbaypolice.on.ca
Phone: 705-497-5555 ext. 7441

Prescription Diversion Project
Membership

Name	Agency	Contact Information
Pat **Cliche** -Co- Chair	Community Drug Strategy	Pat17@sympatico.ca 705-472-8172. Home 705-840-7272. Mobile 705-472-4422. Fax
Detective Sgt. Brad **Reaume** Co-Chair	North Bay Police Service	breaume@northbaypolice.on.ca 705-497-5555 ext. 7441 705- 845-1097 mobile
OPP	To be announced	
Constable Tyeler **Commanda**	Anishinabek Police Services	tcommanda@apcops.org 705-472-0270
Shelley **Ortepi**	Callander IDA 93 Main St. #412	Shelley.ortepi@gmail.com 705-752-3388. Work 705- 471-7190. Mobile
Mary Genevieve **Godreau Kmith**	Shoppers Drug Mart Associate 1247 Josephine Street and 664 276 Lakeshore Drive	mgodreau@shoppersdrugmart.ca 705-497-8542 and 705-476-3244. ext.33. work 705-471-4911. Mobile
Pam **Simpson**	Pharmasave Robinson's 2547 Trout Lake Road	Pam.simpson@robpharm.ca 705- 495-4515 705- 493-1515
Dr. Michael **Franklyn**	Addiction Medicine Physician From Sudbury – works in addictions, Corrections, mental health, COMPASS youth hub and teaches at NOSM	mfranklyn@nosm.ca 705-626-8833

Prescription Diversion Motion

We, the undersigned, formally support the motion for "Partnership and

Collaboration – the birth of change" passed on the date of

November 21, 2025, in North Bay, Ontario.

Moved by: _____

Seconded by: _____

Name of Agency/Organization

_____

Partnership and Collaboration
"the birth of change"

Detective Brad Reaume
North Bay City Police
705- 497-5555 ext. 7441
breaume@northbaypolice.on.ca

Ms. Patricia Cliche – RN
Community Drug Strategy Committee
705-840-7272 – Mobile
pat17@sympatico.ca

Planned Closure of LifeLabs Laboratory in Greater Sudbury

WHEREAS LifeLabs has announced its intention to close its **Greater Sudbury laboratory**, and the transfer of medical specimen processing from Northern Ontario to laboratories in southern Ontario; and

WHEREAS the Greater Sudbury laboratory provides essential diagnostic services to communities across Northern Ontario, including urban, rural, and remote municipalities, and plays a critical role in ensuring timely and reliable medical testing for Northern residents; and

WHEREAS patients with chronic illness, newborns, long-term care residents, and individuals on time-sensitive medications depend on predictable laboratory turnaround times to support clinical decision-making; and

WHEREAS transporting medical specimens long distances to southern Ontario increases the risk of delays, specimen degradation, and retesting, particularly during frequent winter highway closures—potentially jeopardizing patient outcomes; and

WHEREAS Northern Ontario is already experiencing shortages of health-care professionals, and the closure of this laboratory further undermines regional workforce stability, training capacity, and recruitment and retention efforts;

THEREFORE BE IT RESOLVED that the _____Municipality_____ call on the **Province of Ontario and the Ministry of Health** to take immediate action to ensure that **essential medical laboratory services remain accessible within Northern Ontario**, including maintaining local laboratory processing capacity in Greater Sudbury; and

BE IT FURTHER RESOLVED that the Province be urged to ensure **reliable, timely, and medically appropriate laboratory turnaround times** for Northern Ontario patients, recognizing the unique geographic and climatic challenges of the region; and

BE IT FURTHER RESOLVED that the Province be requested to protect and support the **Northern Ontario health-care workforce**, including medical laboratory technologists, by preventing further service centralization that disproportionately impacts Northern communities; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the **Minister of Health**, **local Members of Provincial Parliament**, **FONOM**, **AMO**, and **ROMA.**

EMAIL List

Syliva Jones
<sylvia.jones@ontario.ca>,
sylvia.jones@pc.ola.org

vijay.thanigasalam@pc.ola.org,
breaume@northbaypolice.on.ca,
graydon.smith@ontario.ca,
"Smith, Graydon"
<graydon.smith@pc.ola.org>,
Vic Fedeli
<MEDJCT.Minister@ontario.ca>,
"Vic.Fedeli@pc.ola.org"
<vic.fedeli@pc.ola.org>,
"Vanthof - CO, John" <jvanthof-
co@ndp.on.ca>,
george.pirie@ontario.ca,
george.pirie@pc.ola.org,
Bill Rosenberg
<bill.rosenberg@pc.ola.org>,
Chris Scott <cscott@ola.org>,
lvaugeois-co@ndp.on.ca,
Kevin.Holland@pc.ola.org,
smamakwa-co@ndp.on.ca,
greg.rickford@pc.ola.org,
Mac Bain
fonom.info@gmail.com,
Jason Veltri
<admin@noma.on.ca>,
Association of Municipalities of
Ontario <amo@amo.on.ca>,
ROMA <roma@roma.on.ca>,
"Whittington, Molly (MOH)"
<Molly.Whittington@ontario.ca>,
Maria.Henein@ontario.ca

Outlook

Fw: Please Share: Highway 11 – Rubbernecking vs. Reality

From info <info@seguin.ca>
Date Wed 2/11/2026 10:21 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: FONOM Office/ Bureau de FONOM <fonom.info@gmail.com>
Sent: February 11, 2026 9:20 AM
Subject: Please Share: Highway 11 – Rubbernecking vs. Reality

Dear FONOM Members,
FONOM has created a short YouTube video as part of our ongoing advocacy around the modernization of Highways 11 and 17.
The video, **"Rubbernecking vs. Reality: Why Highway 11 Shutdowns Affect All of Ontario,"** is a series of real photos from transport accidents on Highway 11 North in Northern Ontario.
It delivers a simple message: while Southern Ontario drivers may experience slowdowns on the 400-series highways, when Highway 11 shuts down, there is no parallel route and no quick detour. Everything stops.
Highway 11 is part of Canada's Trans-Canada Highway system, yet much of it remains a two-lane road. More than $200 million in goods move along this corridor every day. When a serious collision occurs, the highway may be closed for hours or even days. Trucks stop. Commerce stops. Supply chains stall. Amazon packages are delayed.
And the impacts do not remain in the North. They reach manufacturers, retailers, and consumers across Ontario, including the GTA.
This video is not about shock value.
It is about illustrating the real economic and safety consequences of relying on outdated infrastructure for a modern economy.
Safe, reliable highways are not a Northern luxury. They are a national necessity.

We encourage you to:
• Share the video through your municipal social media channels
• Circulate it to your councils and local stakeholders
• Use it in your own advocacy discussions
The more coordinated our message, the stronger our voice.
You can view and share the video here:
https://www.youtube.com/shorts/t2aXq-iLQH8
Thank you for your continued support and partnership as we advocate for infrastructure that reflects Northern Ontario's role in Canada's economy.
Sincerely,
Mac Bain
Executive Director
Federation of Northern Ontario Municipalities (FONOM)

Mac Bain
Executive Director
The Federation of Northern Ontario Municipalities
665 Oak Street East, Unit 306
North Bay, ON, P1B 9E5
Ph. 705-498-9510





2026 FONOM Conference

Hosted by the **City of Timmins** **May 11, 12, and 13, 2026,** at the McIntyre Community Centre 85 McIntyre Road, Timmins, Ontario

Helen Keller once said, ***"Alone we can do so little; together we can do so much".***

Resolution Page
Regular Council Meeting

MUNICIPALITY OF | MUNICIPALITÉ DE
MARKSTAY
WARREN

Agenda Number:	14.c.
Resolution Number	2026-RCM-029
Title:	Closure of Sudbury's LifeLabs Laboratory
Date:	February 2, 2026

Moved by:
Seconded by:

WHEREAS LifeLabs has announced the planned closure of its laboratory processing facility in Greater Sudbury, with services being transferred to facilities in Southern Ontario; and

WHEREAS the Sudbury LifeLabs laboratory currently provides essential diagnostic testing services to residents of Markstay-Warren and communities throughout Northern Ontario; and

WHEREAS the closure raises serious concerns regarding increased turnaround times for critical medical testing, potential service disruptions, and risks to patient care due to transportation delays, particularly during winter months and adverse weather conditions; and

WHEREAS timely access to laboratory diagnostics is a critical component of an effective healthcare system and is essential to the health and well-being of rural, senior, and vulnerable populations;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Markstay-Warren hereby expresses its opposition to the closure of the LifeLabs laboratory in Greater Sudbury;

AND FURTHER BE IT RESOLVED that Council formally requests the Province of Ontario, the Ministry of Health, and LifeLabs to reconsider this decision and to maintain local laboratory processing capacity in Sudbury to ensure reliable and timely diagnostic services for Northern Ontario residents;

AND FURTHER BE IT RESOLVED that the attached draft communication and a copy of this resolution be forwarded to:

- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Minister of Health
- MPP France Gélinas, Nickel Belt
- MPP John Vanthof, Timiskaming–Cochrane
- Association of Municipalities of Ontario (AMO)
- Northern Ontario Municipal Association (NOMA)
- LifeLabs Ontario

CARRIED **DEFERRED** **DEFEATED**

Mayor

MUNICIPALITY OF | MUNICIPALITÉ DE
MARKSTAY
WARREN

February 2, 2026

The Honourable John Vanthof, MPP
Timiskaming–Cochrane
Legislative Assembly of Ontario
Queen's Park
Toronto, ON M7A 1A5

RE: Concerns Regarding the Closure of the LifeLabs Laboratory in Greater Sudbury

Dear MPP Vanthof,

On behalf of the Council of the Municipality of Markstay-Warren, I am writing to express our serious concerns regarding the announced closure of the LifeLabs laboratory facility in Greater Sudbury.

The Sudbury LifeLabs facility plays a critical role in providing timely diagnostic services for residents throughout Northern Ontario, including those in Markstay-Warren and surrounding communities. The planned transition of laboratory processing services to facilities located in the Greater Toronto Area raises serious concerns regarding longer turnaround times, potential service disruptions, and increased risks to patient care. Particularly during winter months and periods of inclement weather that frequently affect northern transportation routes.

Reliable access to diagnostic testing is essential to the health and well-being of our residents. Many of our citizens rely on timely laboratory results to support urgent and ongoing medical treatment. Any delays or disruptions may result in adverse health outcomes, particularly for seniors, rural residents, and vulnerable populations.

Council is also concerned about the potential loss of skilled laboratory professionals from our region, further weakening already strained healthcare services across Northern Ontario.

The Municipality of Markstay-Warren respectfully urges the Province of Ontario to engage with LifeLabs and the Ministry of Health to explore options that would maintain local laboratory processing capacity in Sudbury and ensure that residents of Northern Ontario continue to receive timely, high-quality diagnostic services.

Thank you for your attention to this important matter. We appreciate your continued advocacy on behalf of Northern Ontario communities and respectfully request your support in addressing this issue.

Sincerely,

Marc Serré, CAO/Clerk
Municipality of Markstay-Warren
Encl. Closure of Sudbury's LifeLab Laboratory Resolution
cc: The Honourable Doug Ford, Premier of Ontario
The Honourable Sylvia Jones, Minister of Health
MPP France Gélinas, Nickel Belt
MPP John Vanthof, Timiskaming–Cochrane
Association of Municipalities of Ontario (AMO)
Northern Ontario Municipal Association (NOMA)
LifeLabs Ontario

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, February 17th, 2026

Resolution # RC26027	**Meeting Order: 5**
Moved by: M Hatfield	**Seconded by:** S.W. Opato

WHEREAS LifeLabs has announced its intention to close its Greater Sudbury laboratory, and the transfer of medical specimen processing from Northern Ontario to laboratories in southern Ontario; and

WHEREAS the Greater Sudbury laboratory provides essential diagnostic services to communities across Northern Ontario, including urban, rural, and remote municipalities, and plays a critical role in ensuring timely and reliable medical testing for Northern residents; and

WHEREAS patients with chronic illness, newborns, long-term care residents, and individuals on time-sensitive medications depend on predictable laboratory turnaround times to support clinical decision-making; and

WHEREAS transporting medical specimens long distances to southern Ontario increases the risk of delays, specimen degradation, and retesting, particularly during frequent winter highway closures—potentially jeopardizing patient outcomes; and

WHEREAS Northern Ontario is already experiencing shortages of health-care professionals, and the closure of this laboratory further undermines regional workforce stability, training capacity, and recruitment and retention efforts;

THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Wawa call on the Province of Ontario and the Ministry of Health to take immediate action to ensure that essential medical laboratory services remain accessible within Northern Ontario, including maintaining local laboratory processing capacity in Greater Sudbury; and

Page 2...

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

BE IT FURTHER RESOLVED that the Province be urged to ensure reliable, timely, and medically appropriate laboratory turnaround times for Northern Ontario patients, recognizing the unique geographic and climatic challenges of the region; and

BE IT FURTHER RESOLVED that the Province be requested to protect and support the Northern Ontario health-care workforce, including medical laboratory technologists, by preventing further service centralization that disproportionately impacts Northern communities; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Minister of Health, local Members of Provincial Parliament, FONOM, AMO, and ROMA.

RESOLUTION RESULT	RECORDED VOTE		
☐ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk:_____

MAYOR – MELANIE PILON	DEPUTY CLERK – HEATHER RAINVILLE
M. Pilon	

This document is available in alternate formats.

TOWNSHIP OF ASSIGINACK

REGULAR MEETING OF COUNCIL

IN CHAMBERS

Tuesday, January 20, 2026 07:00 PM

Moved BY: Councillor Hooper Resolution # **008-01-2026**

Seconded BY: Councillor Bowerman

BE IT RESOLVED THAT we add our support to the Elbows Up Climate Action request from Canadian local governments to the leaders of all federal political parties.

()

Outlook

Fw: OFTR off road trail proposal

From info <info@seguin.ca>
Date Mon 1/26/2026 8:39 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Mark Auerman <mark_auerman@hotmail.com>
Sent: January 24, 2026 7:13 PM
To: info <info@seguin.ca>
Subject: OFTR off road trail proposal

You don't often get email from mark_auerman@hotmail.com. Learn why this is important

Hello Council,

My name is Mark Auerman and along with my wife Margot we make Seguin Township our primary residence. We moved here after spending 26 years living on Lake Muskoka. When Muskoka became too loud and busy we moved to Seguin.

Needless to say we have some very significant concerns and questions about the OFTR proposal that you supported at your Jan 12th council meeting.

We were first made aware of the proposal after reading a pamphlet the Muskoka off road riders "dropped off" in our mailboxes around the end of November. The timing was not lost on me as most of the neighbours are seasonal. I had concerns and questions already at that time. I reached out to the MNRF and was told that a proposal had not been submitted.

To find out after reading in the Parry Sound North Star that the proposal had cleared the first hurdle at the Council meeting was surprising to say the least. My property abuts up to the proposed track south of Highway 518. There is a proposed trail less than 600m from my house! How I was not considered a stake holder in this process and contacted before the council made any decisions or recommendations is beyond me. Hopefully, the process moving forward will be less clandestine.

After the article was published our Mayor was kind enough to take a call from me and she explained the process. As Ann mentioned there are several steps still to go. In our 20 minute conversation the only positive that was mentioned was a chance of economic growth for the area.

After hanging up, my first thought was "a very slim chance of any significant economic growth for an incredible cost to the township". After discussing the significant noise issues, huge environmental impact, wildlife concerns and two full time residents that call that area home I am flabbergasted that council whose township boasts "the natural place to be" did not simply say NO!

On that note I would like to be notified of any future developments however small they may be. Also, I would like to be given an opportunity to speak to council. Particularly about noise and our health.

I can be reached either by email, text, or telephone.

Thank you. Mark Auerman
647 588-1514.

Outlook

Fw: Muskoka Off Road Riders

From info <info@seguin.ca>
Date Fri 1/30/2026 8:15 AM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Free1960 <mwetselaar@gmail.com>
Sent: January 29, 2026 1:20 PM
To: info <info@seguin.ca>
Subject: Fwd: Muskoka Off Road Riders

You don't often get email from mwetselaar@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Free1960** <mwetselaar@gmail.com>
Date: Wed, Jan 21, 2026 at 7:21 PM
Subject: Muskoka Off Road Riders
To: <aubrey.htn@gmail.com>

Muskoka off Road Riders

To Whom it may Concern (January 18, 2026)
My Name is Mark Wetselaar, My wife (Teresa) and Daughter (Darrah) live at 51 Heaslip lake Lake in Seguin Ontario. We have approximately 128 acres adjacent to crown land on the East and West side of our property. We have frontage on Heaslip Lake and Standing Lake. We are 100% off-grid along with all of our immediate neighbours.
It has come to our attention (via Parry Sound Now) that an organization (Muskoka off Road Riders) has gone to Seguin township and seeks approval to use 7000 acres of crown land to

the immediate east of our property for an off-road motorcycle cross country course. We have serious concerns about any application of this type for the following reasons:

1. Environmental - destruction of wildlife habitat, noise. The area has a very healthy undisturbed Moose population because it is very remote and removed from human traffic. How do I know this.?....because I have walked the entire area over the last 9 years.
2. Who will "police" the area ? Clean up all the garbage?
3. Noise.....we do not wish to hear motorcycles day and night. The people that want this surely would not want this alongside their own residences.
4. Safety - this certainly is going to cause more wildlife vehicle collisions.
5. Trail expansion - ATVs, will find their way back in open up trails everywhere which will cause more environmental destruction. Who will "police this?"

These are a few of the reasons I recommend you deny an application using these Lands for these purposes.
Please feel free to reach out at any time!!
Thank You
Mark Wetselaar
519-803-4136

Outlook

Fw: OFTR proposal to install a dirt bike path

From info <info@seguin.ca>
Date Wed 2/4/2026 10:17 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: leslie2689@sympatico.ca <leslie2689@sympatico.ca>
Sent: February 4, 2026 10:10 AM
To: info <info@seguin.ca>
Cc: Helen Ferguson <hlferguson@rogers.com>; Dylan Ferguson <mr.dylan.ferguson@gmail.com>; mark_auerman@hotmail.com <mark_auerman@hotmail.com>; turner2689@sympatico.ca <turner2689@sympatico.ca>; AT Turner <a.turner@bell.net>; 'Morganna Turner' <morganna.turner@gmail.com>; colindenisehorne@gmail.com <colindenisehorne@gmail.com>
Subject: OFTR proposal to install a dirt bike path

You don't often get email from leslie2689@sympatico.ca. Learn why this is important

Leslie Ferguson
6 Kingsway Crescent
Toronto, Ontario M8X 2R1

Tuesday, February 3, 2026

Mayor and Council
Township of Seguin
5 Humphrey Dr
Seguin, ON
P2A 2W8

Respectfully to the Mayor and Council of the Township of Seguin,

I am writing to express my dismay and lack of support for the proposal by the OFTR to install a dirt bike path in the crown land near our property of 774 Hwy. 518.

While there are comments in the video of January's council meeting regarding building this path on remote land, there has been no mention of the five properties on the south side of McLean Lake and the sixth on the north. Each of the most western properties butt up against the Crown Land boundary.

Currently we experience significant highway noise as the adjustment of Hwy. 518 several years ago moved the highway closer to the lake. We can hear trucks, cars and especially motor cycles long before they pass by and for some time afterward. The proposed trail would enable dirt bike noise to surround the lake, and as lakes and rocks do, be amplified and echoed.

As experienced during COVID, it can reasonably be expected that the influx of humans in the area would result in erosion, trampled forest and native plants, increased garbage, probably oil and gas residue on the land, human waste, and disruption for the wild life. (As you may know, we have moose and bears in the region, along with many smaller mammals.) More people increase the risk of a fire.

I ask to be kept informed of any developments in this proposal, please.

Sincerely,
Leslie Ferguson

Outlook

Fw: Letter for consideration by Mayor McDiarmid and Council re OFTR proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Wed 2/4/2026 9:43 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Sent: Tuesday, February 3, 2026 11:49:56 PM
To: leslie2689@sympatico.ca <leslie2689@sympatico.ca>
Cc: Gail Finnson <gailfinnson@seguin.ca>; Helen Ferguson <hlferguson@rogers.com>; Dylan Ferguson <mr.dylan.ferguson@gmail.com>; turner2689@sympatico.ca <turner2689@sympatico.ca>; 'Morganna Turner' <morganna.turner@gmail.com>; mark_auerman@hotmail.com <mark_auerman@hotmail.com>
Subject: Re: Letter for consideration by Mayor McDiarmid and Council re OFTR proposal

Thank you for reaching out. In order for your correspondence to be part of official council correspondence please resend to info@seguin.ca. Many thanks.

Ann

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: leslie2689@sympatico.ca <leslie2689@sympatico.ca>
Sent: Tuesday, February 3, 2026 1:54:40 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: Gail Finnson <gailfinnson@seguin.ca>; Helen Ferguson <hlferguson@rogers.com>; Dylan Ferguson <mr.dylan.ferguson@gmail.com>; turner2689@sympatico.ca <turner2689@sympatico.ca>; 'Morganna Turner' <morganna.turner@gmail.com>; mark_auerman@hotmail.com <mark_auerman@hotmail.com>
Subject: Letter for consideration by Mayor McDiarmid and Council re OFTR proposal

Some people who received this message don't often get email from leslie2689@sympatico.ca. Learn why this is important

Leslie Ferguson
6 Kingsway Crescent
Toronto, Ontario M8X 2R1

Tuesday, February 3, 2026R

Mayor and Council
Township of Seguin
5 Humphrey Dr
Seguin, ON
P2A 2W8

Respectfully to the Mayor and Council of the Township of Seguin,

I am writing to express my dismay and lack of support for the proposal by the OFTR to install a dirt bike path in the crown land near our property of 774 Hwy. 518.

While there are comments in the video of January's council meeting regarding building this path on remote land, there has been no mention of the five properties on the south side of McLean Lake and the sixth on the north. Each of the most western properties butt up against the Crown Land boundary. Currently we experience significant highway noise as the adjustment of Hwy. 518 several years ago moved the highway closer to the lake. We can hear trucks, cars and especially motor cycles long before they pass by and for some time afterward. The proposed trail would enable dirt bike noise to surround the lake, and as lakes and rocks do, be amplified and echoed.

As experienced during COVID, it can reasonably be expected that the influx of humans in the area would result in erosion, trampled forest and native plants, increased garbage, probably oil and gas residue on the land, human waste, and disruption for the wild life. (As you may know, we have moose and bears in the region, along with many smaller mammals.) More people increase the risk of a fire.

I ask to be kept informed of any developments in this proposal, please.

Sincerely,
Leslie Ferguson

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 2/3/2026 9:50 AM
To Donna McLeod <dmcleod@seguin.ca>

From: Gail Finnson <gailfinnson@seguin.ca>
Sent: Tuesday, February 3, 2026 9:47 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; Jason Inwood <jinwood@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>
Subject: Fw: Concerns About Proposed OFTR Trail

FYI
Get Outlook for iOS

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 2, 2026 3:25 PM
To: Gail Finnson <gailfinnson@seguin.ca>
Cc: ferguson Helen <hlferguson@rogers.com>
Subject: Concerns About Proposed OFTR Trail

[You don't often get email from hlferguson@rogers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Councillor Finnson,

I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am troubled that:

- There has been no public consultation with affected residents

- No environmental impact assessment has been shared

- Council supported this without hearing from the community

- We are not exactly sure of the trail's location and route

- We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced

I request:

1. A meeting to discuss resident concerns

2. Full public consultation before any approvals proceed

3. Release of all information about the proposed trail location and route

4. An environmental impact assessment

I look forward to your response.

Helen Ferguson

774 Highway 518

416-827-8751

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Wed 2/4/2026 9:44 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Gail Finnson <gailfinnson@seguin.ca>
Sent: Tuesday, February 3, 2026 9:47 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; Jason Inwood <jinwood@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>
Subject: Fw: Concerns About Proposed OFTR Trail

FYI
Get Outlook for iOS

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 2, 2026 3:25 PM
To: Gail Finnson <gailfinnson@seguin.ca>
Cc: ferguson Helen <hlferguson@rogers.com>
Subject: Concerns About Proposed OFTR Trail

[You don't often get email from hlferguson@rogers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Councillor Finnson,

I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am troubled that:

- There has been no public consultation with affected residents

- No environmental impact assessment has been shared

- Council supported this without hearing from the community

- We are not exactly sure of the trail's location and route

- We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced

I request:

1. A meeting to discuss resident concerns

2. Full public consultation before any approvals proceed

3. Release of all information about the proposed trail location and route

4. An environmental impact assessment

I look forward to your response.

Helen Ferguson

774 Highway 518

416-827-8751

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 2/9/2026 8:02 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 9, 2026 5:59 PM
To: Ted Collins <tedcollins@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Concerns About Proposed OFTR Trail

[You don't often get email from hlferguson@rogers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

>
> Dear Councillor Collins,
>
>
>
>
> I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.
>
>
> I am troubled that:
>
> - There has been no public consultation with affected residents
>
> - No environmental impact assessment has been shared
>
> - Council supported this without hearing from the community
>
> - We are not exactly sure of the trail's location and route
>
> - We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced
>
>
> I request:
>

> 1. A meeting to discuss resident concerns
>
> 2. Full public consultation before any approvals proceed
>
> 3. Release of all information about the proposed trail location and route
>
> 4. An environmental impact assessment
>
>
> I look forward to your response.
>
>
>
> Helen Ferguson
>
> 774 Highway 518
>
> 416-827-8751
>

Outlook

Fw: Concerns About proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 2/9/2026 8:02 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 9, 2026 5:59 PM
To: Greg Getty <greggetty@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Fwd: Concerns About proposed OFTR Trail

You don't often get email from hlferguson@rogers.com. Learn why this is important

Begin forwarded message:

From: Helen FERGUSON <hlferguson@rogers.com>
Subject: Concerns About proposed OFTR Trail
Date: February 2, 2026 at 3:16:14 PM EST
To: greggetty@seguin.ca
Cc: Helen Ferguson <hlferguson@rogers.com>

Dear Councillor Getty,

I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am troubled that:

- There has been no public consultation with affected residents

- No environmental impact assessment has been shared

- Council supported this without hearing from the community

- We are not exactly sure of the trail's location and route

- We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced

I request:

1. A meeting to discuss resident concerns

2. Full public consultation before any approvals proceed

3. Release of all information about the proposed trail location, route

4. An environmental impact assessment

I look forward to your response.

Helen Ferguson

774 Highway 518

416-827-8751

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 2/9/2026 8:02 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 9, 2026 5:58 PM
To: Ken Adams <kenadams@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Fwd: Concerns About Proposed OFTR Trail

You don't often get email from hlferguson@rogers.com. Learn why this is important

Begin forwarded message:

From: Helen FERGUSON <hlferguson@rogers.com>
Subject: Concerns About Proposed OFTR Trail
Date: February 2, 2026 at 3:09:47 PM EST
To: kenadams@seguin.ca
Cc: Helen Ferguson <hlferguson@rogers.com>

Dear Councillor Adams,

I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am troubled that:

- There has been no public consultation with affected residents

- No environmental impact assessment has been shared

- Council supported this without hearing from the community

- We are not exactly sure of the trail's location and route

- We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced

I request:

1. A meeting to discuss resident concerns

2. Full public consultation before any approvals proceed

3. Release of all information about the proposed trail location and route

4. An environmental impact assessment

I look forward to your response.

Helen Ferguson

774 Highway 518

416-827-8751

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 2/9/2026 8:02 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 9, 2026 5:58 PM
To: Mario Buszynski <mariobuszynski@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Fwd: Concerns About Proposed OFTR Trail

You don't often get email from hlferguson@rogers.com. Learn why this is important

Begin forwarded message:

From: Helen FERGUSON <hlferguson@rogers.com>
Subject: Concerns About Proposed OFTR Trail
Date: February 2, 2026 at 3:14:15 PM EST
To: mariobuszynski@seguin.ca

Dear Councillor Buszynski,

I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am troubled that:

- There has been no public consultation with affected residents

- No environmental impact assessment has been shared

- Council supported this without hearing from the community

- We are not exactly sure of the trail's location and route

- We are concerned about the noise, and if there will be time restrictions in place and how

will they be enforced

I request:

1. A meeting to discuss resident concerns

2. Full public consultation before any approvals proceed

3. Release of all information about the proposed trail location, route

4. An environmental impact assessment

I look forward to your response.

Helen Ferguson

774 Highway 518

416-827-8751

Outlook

Fw: Concerns About Proposed OFTR Trail

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 2/9/2026 8:03 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: Monday, February 9, 2026 5:55 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Concerns About Proposed OFTR Trail

[You don't often get email from hlferguson@rogers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

>
>
> >
> > Dear Mayor MacDiarmid,
> >
> > I am a property owner in Sequin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.
> >
> >
> > I am troubled that:
> >
> > - There has been no public consultation with affected residents
> >
> > - No environmental impact assessment has been shared
> >
> > - Council supported this without hearing from the community
> >
> > - We are not exactly sure of the trail's location and route
> >
> > - We are concerned about the noise, and if there will be time restrictions in place and how will they be enforced
> >
> >
> > I request:
> >
> > 1. A meeting to discuss resident concerns

> >
> > 2. Full public consultation before any approvals proceed
> >
> > 3. Release of all information about the proposed trail location, route
> >
> > 4. An environmental impact assessment
> >
> >
> > I look forward to your response.
> >
> >
> >
> > Helen Ferguson
> >
> > 774 Highway 518
> >
> > 416-827-8751
> >
> >
> >
>

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 1:03 PM
To: Gail Finnson <gailfinnson@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Councilor Finnson,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 1:02 PM
To: Ted Collins <tedcollins@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Councilor Collins,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 1:01 PM
To: Terry Fellner <terryfellner@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Councilor Fellner,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 1:00 PM
To: Greg Getty <greggetty@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; info <info@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Councilor Getty,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 12:59 PM
To: Ken Adams <kenadams@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Re: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

My apologies, councilor Adams. This should have been addressed to you, I was reading the wrong name as I typed this out.

On Thu, Feb 5, 2026 at 12:54 PM Dylan Ferguson <mr.dylan.ferguson@gmail.com> wrote:

> Dear Councilor Jeffery,
>
> I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.
>
> I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:
>
> - There has been no public consultation or consideration.
> - Impacted residents have not been formally informed through the proper channels.
> - Council has supported this proposal without consulting the community.
> - The exact route and plan for the trail is not clear.
> - There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
> - Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.
>
> Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.
>
> I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.
- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

--
Thanks,

Dylan Ferguson

--
Thanks,

Dylan Ferguson

Outlook

Fw:

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:13 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 12:58 PM
To: Mario Buszynski <mariobuszynski@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject:

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Councilor Buszynski,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 1:14 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 12:53 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Dear Mayor MacDiarmid,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.

- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 2/5/2026 3:14 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Sent: February 5, 2026 3:12 PM
To: Dylan Ferguson <mr.dylan.ferguson@gmail.com>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Re: HWY 518 OFTR Trail Proposal

I strongly suggest that you direct your concerns to the Ministry of Natural Resources who owns the land and will be the ultimate decision making body. We hope the township will be consulted but we will not be the deciding authority.

Ann

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: Thursday, February 5, 2026 11:53:06 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

Dear Mayor MacDiarmid,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.

- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.
- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

Outlook

Fw: HWY 518 OFTR Trail Proposal

From info <info@seguin.ca>
Date Thu 2/5/2026 3:48 PM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: February 5, 2026 3:19 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Re: HWY 518 OFTR Trail Proposal

You don't often get email from mr.dylan.ferguson@gmail.com. Learn why this is important

Hi Mayor MacDiarmid,

Thank you for this information. For clarification, why was a proposal made to council if the decision cannot be made by the council? I am trying to learn how these processes work so I apologize for the questions.

On Thu, Feb 5, 2026 at 3:13 PM Ann MacDiarmid <annmacdiarmid@seguin.ca> wrote:

> I strongly suggest that you direct your concerns to the Ministry of Natural Resources who owns the land and will be the ultimate decision making body. We hope the township will be consulted but we will not be the deciding authority.
>
> Ann
>
> 
>
>
> **Ann MacDiarmid**
> Mayor
> Seguin Township
> (705) 732-4300
> annmacdiarmid@seguin.ca

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: Thursday, February 5, 2026 11:53:06 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: HWY 518 OFTR Trail Proposal

Dear Mayor MacDiarmid,

I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.

I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:

- There has been no public consultation or consideration.
- Impacted residents have not been formally informed through the proper channels.
- Council has supported this proposal without consulting the community.
- The exact route and plan for the trail is not clear.
- There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
- Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.

Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.
- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

--
Thanks,

Dylan Ferguson

Outlook

Fw: HWY 518 OFTR Trail Proposal

From info <info@seguin.ca>
Date Fri 2/6/2026 11:14 AM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Sent: February 6, 2026 10:52 AM
To: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Re: HWY 518 OFTR Trail Proposal

Anyone can ask to present (delegate) at a council meeting and so that was how the OFTR group presented at the council meeting. Council requested a copy of their work plan and agreed that they are free to send a request to the Ministry who owns the land. Council is waiting for their work plan and any information that we ca get from MNR. The decision on moving forward rests solely with the province.

Ann



Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Dylan Ferguson <mr.dylan.ferguson@gmail.com>
Sent: Thursday, February 5, 2026 2:19:07 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Re: HWY 518 OFTR Trail Proposal

Hi Mayor MacDiarmid,

Thank you for this information. For clarification, why was a proposal made to council if the decision cannot be made by the council? I am trying to learn how these processes work so I apologize for the questions.

On Thu, Feb 5, 2026 at 3:13 PM Ann MacDiarmid <annmacdiarmid@seguin.ca> wrote:

> I strongly suggest that you direct your concerns to the Ministry of Natural Resources who owns the land and will be the ultimate decision making body. We hope the township will be consulted but we will not be the deciding authority.
>
> Ann
>
> Seguin Township
> The Natural Place to Be
>
> **Ann MacDiarmid**
> Mayor
> Seguin Township
> (705) 732-4300
> annmacdiarmid@seguin.ca
>
> ---
>
> **From:** Dylan Ferguson <mr.dylan.ferguson@gmail.com>
> **Sent:** Thursday, February 5, 2026 11:53:06 AM
> **To:** Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
> **Subject:** HWY 518 OFTR Trail Proposal
>
> Dear Mayor MacDiarmid,
>
> I have been a resident of the Seguin/Parry sound area for the past 30+ years as part of a multi-generational property, and have recently been informed of the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders in and around McLean Lake, Carruthers Lake, Martin Lake, and others.
>
> I am extremely troubled by this proposal and firmly oppose any implementation or approval. Furthermore, from what little information I have been able to discover:
>
> - There has been no public consultation or consideration.
> - Impacted residents have not been formally informed through the proper channels.
> - Council has supported this proposal without consulting the community.
> - The exact route and plan for the trail is not clear.
> - There would be extreme impact from noise to many area residents as the current route travels extremely close to the edge of almost all properties in the area, with no way to effectively manage or control any potential users of the trail.
> - Further concerns are garbage, fire risk, erosion, wildlife disruptions, unauthorized expansion/modification to the trail.
>
> Given that we have not been provided the proper information for this proposal, once that is received there may be more concerns raised that are not immediately evident at this time.

I request the following:

- A meeting to discuss our concerns.
- Full public consultation before any approvals.
- Full and accurate information regarding the proposed trail and route.
- An environmental impact assessment.
- Confirmation on the steps that this proposal needs to take before it is fully approved, and which levels of government and the associated departments are involved along with contact information for each.
- Formal updates for each step of this process.

Please have this email formally entered as part of the official correspondence.

I appreciate you taking the time to read this and I look forward to your response.

Dylan Ferguson

774 HWY 518

647-830-3958

--

Thanks,

Dylan Ferguson

Outlook

Fw: Opposition to OFTR Proposed Motorcycle Trail on Highway 518

From Craig Jeffery <cjeffery@seguin.ca>
Date Sun 2/8/2026 9:50 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Steve Sorge <stevesorge@gmail.com>
Sent: Sunday, February 8, 2026 4:20 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; adam.wakefield@ontario.ca <adam.wakefield@ontario.ca>
Subject: Opposition to OFTR Proposed Motorcycle Trail on Highway 518

You don't often get email from stevesorge@gmail.com. Learn why this is important

Dear Mayor MacDiarmid, Members of Council, and Relevant Ministry Representatives,

I am writing as a frequent and long-standing user of property in the Seguin / Parry Sound area to formally express concern regarding the proposed off-road motorcycle trail near McLean Lake and surrounding lakes.

Many people are drawn to this area precisely because of what it already is: quiet, natural, and largely undisturbed. These lands and lakes are not unused or overlooked spaces—they are actively enjoyed, cared for, and valued in their current state. Introducing a motorized trail in close proximity to existing cottages and residences risks permanently changing the character of the area.

It is concerning that impacted community members appear to be learning of this proposal informally, with limited clarity on the exact route, scope, consultation process, or environmental and noise impacts. Trails of this nature bring predictable consequences—persistent noise, wildlife disruption, erosion, garbage, and enforcement challenges—especially where routes run close to water and established properties.

This is not opposition to responsible recreation or the use of Crown land, but rather concern about placing a high-impact use in an area that has long functioned as a quiet, low-impact environment. Once this kind of change is made, it cannot easily be undone.

I respectfully request that full public consultation, clear disclosure of the proposed route and approvals process, and appropriate environmental and community impact assessments be completed before any permits or construction proceed.

Please ensure this correspondence is entered into the official record. I appreciate your time and consideration.

Sincerely,

Steve Sorge

4165539509

Outlook

Fw: Opposition to Proposed OFTR Trail on HWY 518

From Craig Jeffery <cjeffery@seguin.ca>
Date Sun 2/8/2026 9:52 PM
To Donna McLeod <dmcleod@seguin.ca>

From: morganna turner <morgannaturner@gmail.com>
Sent: Sunday, February 8, 2026 7:05 PM
To: adam.wakefield@ontario.ca <adam.wakefield@ontario.ca>; jason.lorbetskie@ontario.ca <jason.lorbetskie@ontario.ca>; psdistrict.mnrf@ontario.ca <psdistrict.mnrf@ontario.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; ginette.bain@ontario.ca <ginette.bain@ontario.ca>; graydon.smith@pc.ola.org <graydon.smith@pc.ola.org>
Subject: Opposition to Proposed OFTR Trail on HWY 518

You don't often get email from morgannaturner@gmail.com. Learn why this is important

Good evening,

I am writing as a shared property owner at 774 Highway 518 in Seguin Township, to express my serious concerns and lack of support for the proposal by the OFTR to install a dirt bike trail along Highway 518.

I am extremely troubled by this proposal and firmly oppose any implementation or approval.

I realize that the proposed location of this trail is uninhabited crown lands, but there is close proximity of the proposed route to numerous properties and residences immediately adjacent to that crown land. These lands are not distant wild spaces, they are actively enjoyed, cared for, and valued in their current peaceful state. Trails of this nature bring predictable consequences for nearby residents, including persistent noise, wildlife disruption, erosion, garbage, human waste, and enforcement challenges. Introducing a motorized trail in close proximity to existing residences will permanently change the character of the area. This is not opposition to responsible recreation or the use of Crown land, but rather concern about placement in an area that has long functioned as a quiet, low-impact environment. Once this kind of change is made, it cannot easily be undone.

It is also deeply concerning that impacted community members are learning of this proposal informally and without any previous communication or consultation prior to the council hearing. We have limited clarity on the exact route, scope, or environmental and noise impacts. I understand that having a project move forward to the Ministry assumes that appropriate public consultation has been

held, and in this case, there was a complete absence of public consultation, bypassing this critical step for such an impactful proposal. I sincerely hope this will be noted and taken into consideration in the approvals process.

I respectfully request that full public consultation, clear disclosure of the proposed route and approvals process, and appropriate environmental and community impact assessments be completed before any permits or construction proceed.

Please ensure this correspondence is entered into the official record. I appreciate your time and truly hope you will consider how deeply negatively impactful and life changing this would be for local residents in your review process of this proposal.

Sincerely,

Dr. Morganna Turner
647 389 2689

Morganna Turner, DVM, HBSc

she/her

morganna.turner@gmail.com

Outlook

Fw: Opposition to OFTR Proposed Motorcycle Trail on Highway 518

From Craig Jeffery <cjeffery@seguin.ca>
Date Sun 2/8/2026 3:11 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Geoffrey Turner <turner2689@sympatico.ca>
Sent: Sunday, February 8, 2026 9:54 AM
To: Adam.Wakefield@ontario.ca <Adam.Wakefield@ontario.ca>; jason.lorbetskie@ontario.ca <jason.lorbetskie@ontario.ca>; psdistrict.mnrf@ontario.ca <psdistrict.mnrf@ontario.ca>
Cc: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Opposition to OFTR Proposed Motorcycle Trail on Highway 518

Mr. Wakefield and Mr. Lorbetski:

I am the owner of #776 Highway 518, one of the 6 seasonal properties on McLean Lake.

It is my understanding that the Ontario Federation of Trail Riders has applied to the MNR for a work permit to build a motorcycle road trail on the Crown land adjacent to and surrounding McLean Lake.

I am very concerned about the noise, congestion and other adverse impacts this use of Crown land could have on the peaceful enjoyment of McLean Lake by its residents.

Based on the map of the proposed trail route published in the Parry Sound North Star, the trail would join Highway 518 at #772 (very close to our property), follow the southern boundary of McLean Lake, thread the narrow piece of land connecting McLean Lake and Carruthers Lake (with motorcycle noise likely echoing east down the water affecting all 6 properties at the eastern end of McLean Lake), and then loop around the northern side of McLean Lake. Thus a significant portion of the proposed trail will be in close proximity to the 6 existing McLean Lake residences and will undoubtedly harm the quiet living experience of all of us.

I am not opposed to responsible use of road trails on Crown land that is truly remote from inhabited areas. However, this proposed trail would be very close to existing residential properties and is not sufficiently remote. The work permit application should be denied, and an alternate route found on Crown land that is not so close to the McLean Lake properties and other residents of the area.

Thank you for the opportunity to register my concerns. I would greatly appreciate being kept informed of any developments as this work permit application is considered. I am cc'ing Mayor MacDiarmid and Seguin Town Council to ensure my concerns are known to them as well.

Regards,

Geoffrey Turner
#776 Highway 518
c/o 6 Kingsway Crescent
Toronto, ON M8X 2R1
647-519-6578

Outlook

Fw: Opposition to Proposed OFTR Trail on HWY 518

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 2/10/2026 4:06 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Sent: Tuesday, February 10, 2026 2:14 PM
To: morganna turner <morgannaturner@gmail.com>
Cc: Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Parry Sound District MNRF <psdistrict.mnrf@ontario.ca>; Bain, Ginette (MNR) <Ginette.Bain@ontario.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; graydon.smith@pc.ola.org <graydon.smith@pc.ola.org>
Subject: RE: Opposition to Proposed OFTR Trail on HWY 518

Some people who received this message don't often get email from adam.wakefield@ontario.ca. Learn why this is important

Good Afternoon Dr. Morganna Turner,

Thank you for sharing your comments and concerns regarding a proposed development of an off-road trail in Seguin Township. The comments you have provided will be kept on record.

The use of Crown land is regulated under the *Public Lands Act*. The Ministry of Natural Resources (MNR) reviews all applications in accordance with the established internal approval policies and procedures, as well as all relevant legislative requirements. These policies and procedures apply to every application received by the MNR. The MNR's policies for Crown land management are publicly available here: https://www.ontario.ca/page/crown-land-management-policies.

All applications are subject to the *Environmental Assessment Act* (EAA) and the Crown's Duty to Consult with Indigenous communities.

MNR reviews complete applications under the Class Environmental Assessment for Resource Stewardship and Facility Development (Class EA) projects. The EAA requires that all considerations be assessed early in project planning to identify impacts. This includes considerations of effects on the natural environment, residents, recreational users, and cultural heritage, as well as an evaluation of potential socio-economic benefits. Screening results will determine if there are any public consultation or additional environmental studies required.

More information about work permits, associated requirements, processes, and the involvement of other government agencies is available here: https://www.ontario.ca/page/crown-land-and-shore-land-work-permits

We appreciate the time you have taken to share your comments.

Kind regards,

Adam Wakefield
District Manager | Bracebridge-Minden-Parry Sound District
Ministry of Natural Resources | Ontario Public Service
705-773-4236 | adam.wakefield@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing accessible customer service, if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: morganna turner <morgannaturner@gmail.com>
Sent: February 8, 2026 7:05 PM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>; Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Parry Sound District MNRF <psdistrict.mnrf@ontario.ca>; annmacdiarmid@seguin.ca; info@seguin.ca; cjeffery@seguin.ca; Bain, Ginette (MNR) <Ginette.Bain@ontario.ca>; graydon.smith@pc.ola.org
Subject: Opposition to Proposed OFTR Trail on HWY 518

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good evening,

I am writing as a shared property owner at 774 Highway 518 in Seguin Township, to express my serious concerns and lack of support for the proposal by the OFTR to install a dirt bike trail along Highway 518.

I am extremely troubled by this proposal and firmly oppose any implementation or approval.

I realize that the proposed location of this trail is uninhabited crown lands, but there is close proximity of the proposed route to numerous properties and residences immediately adjacent to that crown land. These lands are not distant wild spaces, they are actively enjoyed, cared for, and valued in their current peaceful state. Trails of this nature bring predictable consequences for nearby residents, including persistent noise, wildlife disruption, erosion, garbage, human waste, and enforcement challenges. Introducing a motorized trail in close proximity to existing residences will permanently change the character of the area. This is not opposition to responsible recreation or the use of Crown land, but rather concern about placement in an area that has long functioned as a quiet, low-impact environment. Once this kind of change is made, it cannot easily be undone.

It is also deeply concerning that impacted community members are learning of this proposal informally and without any previous communication or consultation prior to the council hearing. We have limited clarity on the exact route, scope, or environmental and noise impacts. I understand that having a project move forward to the Ministry assumes that appropriate public consultation has been held, and in this case, there was a complete absence of public consultation, bypassing this critical step for such an impactful proposal. I sincerely hope this will be noted and taken into consideration in the approvals process.

I respectfully request that full public consultation, clear disclosure of the proposed route and approvals process, and appropriate environmental and community impact assessments be completed before any permits or construction proceed.

Please ensure this correspondence is entered into the official record. I appreciate your time and truly hope you will consider how deeply negatively impactful and life changing this would be for local residents in your review process of this proposal.

Sincerely,

Dr. Morganna Turner
647 389 2689

Morganna Turner, DVM, HBSc

she/her

morganna.turner@gmail.com

Outlook

Fw: NO to new trail proposal on 518

From info <info@seguin.ca>
Date Thu 2/12/2026 9:54 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Dale and Mary Ann Dean <dmdean1@live.ca>
Sent: February 11, 2026 3:26 PM
To: info <info@seguin.ca>
Subject: NO to new trail proposal on 518

You don't often get email from dmdean1@live.ca. Learn why this is important

I am a tax payer legal description CON 7 PT LOT 31 . I am saying no to the new trail proposal. I have hunted that property for the last 50 yrs first with my father now with my boys and 8-10 others in our group. I was notified of this proposal from property owner's who do not want this . The people who pay taxes should have a say and we say NO .

Hunters in the area { deer , bear , moose, grouse rabbits etc. }
Noise , property damage and upsets all wildlife
Trespassing on peoples property houses and camps
Property value reduced because of noise, vandalism
Increase possibility of forest fire
My concern is for the south side of the road what happens on the north side of 518 . I care they have my permission as long as they stay on stay on the north side of the road.

Outlook

Fw: Formal Objection to the OFTR Land Use Proposal – Seguin Township Crown Land

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 2/10/2026 10:54 PM
To Donna McLeod <dmcleod@seguin.ca>

3 attachments (2 MB)
Seguin Council Agenda Jan 12 2026 - OTF.pdf; Screenshot 2026-02-10 at 8.47.56 PM.jpeg; Screenshot 2026-02-10 at 9.19.38 PM.jpeg;

From: Colin Horne <ch07sm@brocku.ca>
Sent: Tuesday, February 10, 2026 9:29 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Gail Finnson <gailfinnson@seguin.ca>; graydon.smith@pc.ola.org <graydon.smith@pc.ola.org>; graydon.smith1@pc.ola.org <graydon.smith1@pc.ola.org>; adam.wakefield@ontario.ca <adam.wakefield@ontario.ca>; ginette.bain@ontario.ca <ginette.bain@ontario.ca>; psdistrict.mnrf@ontario.ca <psdistrict.mnrf@ontario.ca>
Subject: Formal Objection to the OFTR Land Use Proposal – Seguin Township Crown Land

Some people who received this message don't often get email from ch07sm@brocku.ca. Learn why this is important

I am writing to formally express my strong opposition to the proposal submitted by the Ontario Federation of Trail Riders (OFTR) to establish motorized trail systems across 2,800 hectares of Crown land along Highway 518.

This project poses a significant threat to the environmental integrity of our region and the traditional way of life for local residents. Please consider the following critical reasons why this proposal should not be approved:

Displacement of Sensitive Wildlife
Environmental Degradation and Wetlands Risk
Loss of Traditional Hunting Access
Noise Pollution and Impact on Residents

The proposed area is currently "undeveloped crown forest land". While the proposal claims that trails will serve as "travel corridors" for animals, the reality of high-volume motorized traffic and the "clearing of the trail" (including removing trees and rocks) will push out sensitive wildlife, such as moose, from

their limited and essential habitat. The noise and activity of off-road motorcycles are fundamentally disruptive to the quiet environment these species require to thrive.

The development involves significant physical changes to the landscape, including "grading and shaping" and "removal of small trees". Furthermore, the proposal explicitly mentions using "bridges" to traverse wetlands when no other route is possible. Motorized traffic through these fragile ecosystems risks long-term damage and contamination.

For many local families and visitors to the township, this specific area has been a traditional hunting ground for generations. Although the OFTR suggests "seasonal trail closures" during hunting season, the year-round impact of motorized vehicles will likely permanently displace game and destroy the viability of this 2,800 hectare area for hunting.

I also have valid concerns of the stewardship of this group as nearby "seasonal trail closures" during hunting season. In 2025 a similar trail was posted on social media as closed on November 19, 2025, following rifle hunting season and not before/during. Other online posts from this federation have encouraged riders to wear bright coloured clothing when riding during this season. Entrusting the management of this land to a private organization like the OFTR threatens the historic, open access that local hunters have relied upon for decades.

Despite this proposal requesting access to an enormous 2,800 hectare area, planned trails and event spaces are in very close proximity to properties of nine Highway 518 residents. The introduction of a high volume of motorcycles will create a constant and intrusive noise nuisance, negatively impacting the quality of life and property values for local homeowners.

I am concerned that it also appears that in the "proposal" provided to the Township, a map of the accessible area only included thousands of hectares north of Highway 518, while on the OFTR's social media accounts, there is also a map showing the accessible area to include significant lands south of Highway 518 as well. Is anyone at the Township aware of how expansive of an area is being considered?

This proposal for a Land Use Permit is asking for access every single inch of crown land in this area.

I am deeply troubled that Seguin Township passed the motion to without any councillor vote. This is a failure in due process and should call into question the validity of and correspondence provided to the MNRF on the Township's behalf. There has also been no opportunity for public consultation by the Township prior to a formal letter being sent, which is why many residents and families are sending letters of concern.

The preservation of this 2,800-hectare forest for wildlife and traditional, non-motorized recreational use should be a priority. I urge the MNRF and Seguin Township to reject this Land Use Permit to protect our limited natural heritage and the rights of long-standing community members.

Please provide me with acknowledgement and consideration for this input and these concerns.

Sincerely,
Colin Horne

Muskoka Off-Road Riders
Nov 19, 2025 ·

Nine-Mile-Lake closed for Hunting Season. The Club has closed the 34km NML loop to respect the hunters that we share the area with. Should we open for winter riding?
#OFTR #ontarioenduro #morr

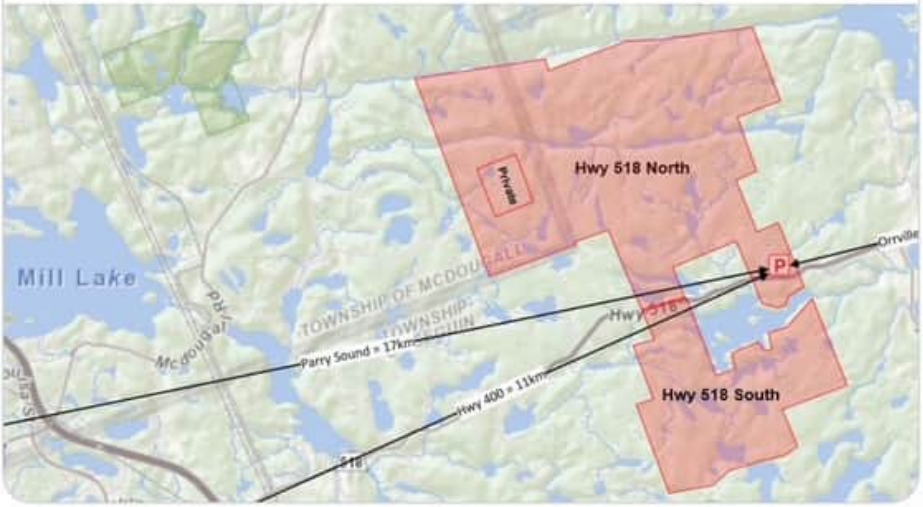


We made a presentation to Seguin Council before Christmas and got covered by the local media. Not surprisingly, a number of local residents are opposing our proposal. Their major complaint is the potential for noise. However, we have seen 3 of every 4 comments in favour of the plan!

We need our voices to be heard by the MNRF who are assessing our application right now. Please consider writing an email to the MNRF supporting our plan. The address is psdistrict.mnrf@ontario.ca

Thanks for your support!
Muskoka Off Road Riders

#oftr #enduromotorcycleontario #muskokaoffroadriders



59 8 comments 7 shares

Like Comment Share

Home Reels 3 Marketplace Dating Notifications Menu

Seguin Township

The Natural Place to Be

SENT VIA EMAIL: lisa.thompson@oftr.ca

January 15th, 2026

Lisa Thompson
Executive Director
Ontario Federation of Trail Riders

Dear Lisa;

RE: Proposed Trail in Seguin

At the regular meeting of the Township of Seguin Council held January 12th, 2026, Council heard from the Ontario Federation of Trail Riders. The Council of The Corporation of the Township of Seguin does hereby support the Ontario Federation of Trail Riders' application to the Ministry of Natural Resources.

Sincerely,

Ann MacDiarmid
Mayor, Seguin Township
5 Humphrey Drive
Seguin, ON
P2A 2W8

Outlook

Fw: Transfer Stations

From info <info@seguin.ca>
Date Mon 2/2/2026 12:38 PM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Ingrid Muller <muller@3treeisland.com>
Sent: February 2, 2026 11:47 AM
To: info <info@seguin.ca>
Subject: Transfer Stations

You don't often get email from muller@3treeisland.com. Learn why this is important

Good Morning, Seguin Council and Staff.

Just want to share my e-mail that I sent to the Mayor on my thoughts about a big issue that you are all tackling with top priority.

Thanks, Ingrid Muller

From: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Sent: February 2, 2026 11:34 AM
To: Ingrid Muller <muller@3treeisland.com>
Subject: Re: Transfer Stations

Thanks so much for weighing in Ingrid. I agree that we must make some tough decisions. I would appreciate it if you could resend your email to info@seguin.ca so it becomes part of official council correspondence.

Many thanks

Ann

On Feb 2, 2026, at 9:13 AM, Ingrid Muller <muller@3treeisland.com> wrote:

Good Morning Ann

I read the article in Parry Sound Now about the big issue Seguin is facing with their “garbage” collection.
Didn’t go on to get more info from the council meeting so I may not have all the facts.

I just want to let you know that I am very much in favor of the proposal of closing the 3 locations, Bon Echo, Turtle Lake and the Airport.
We have way too many locations which are totally being abused by non-residents and a system that is costing taxpayers way too much in the total budget.

Having been a “Foley” resident since 1983 I have seen many changes to the collection system.
I well remember the Brook’s Road “dump” when it was maned by the “dump master” who told you where to put stuff!
I also remember going there at night with the kids to watch the bears sort through to find their meal for the day!

Those were different times and we now have much more to deal with, recycling, construction remnants, electronics that are thrown away the moment they are either obsolete or don’t work anymore…etc..etc.

For the last 28 years we have had our cottage in McDougall and use the transfer station on Nobel Road.
I have always been very impressed by the way it is very clean, monitored and well run.
Yes, it has daily hours that it is open, closed two days a week and everyone knows that and works with it.
I am now experiencing the McKellar system which is also run similar to McDougall and am very impressed by it.
It is not by our doorstep and we have to drive a bit to get there. When you live in the country that is expected.

Living at the corner of Brook’s Road I have seen the abuse, all the construction workers that come and dump whatever they have into the bins and I’m sure there is a large number that are not residents.

I now hear stories about the Airport site…….”everyone from MacTier is using it because it is so convenient”!

You have “push back” from the residents on the closing of some sites.
They have been way to spoiled with the open 24 hours , do as you feel attitude with getting rid of their garbage…..at their door step so to speak!
I know it is a hard position to take along with some growing pains, but I would suggest reign it all in, take the big leap and make the changes that in the long run give you more control and save dollars.

You will always hear from the people who don’t want the change, not many speak up on the other side…..just want to let you know my thoughts and you can share them with your staff if you want to.

Thanks again for doing a wonderful job being Seguin’s Mayor and looking after all our interests with so much dedication.

Cheers, Ingrid

6020 Highway 542, P.O. Box 420
Mindemoya, ON P0P 1S0
Tel:705-377-5726
Fax:705-377-5585
Email: ddeforge@centralmanitoulin.ca

February 3, 2026

Honourable Doug Ford, Premier for the Government of Ontario;
Honourable Michael S. Kerzner, Minister of the Solicitor General;
Honourable Rob Flack, Minister of Municipal Affairs and Housing;
Association of Municipalities of Ontario (AMO);
Mary ten Doeschate, Manitoulin Police Services Board Veronique Dion; and
Councils of each of Ontario's municipalities.

RE: SUSTAINABLE FUNDING FOR POLICE SERVICES REQUEST

Please be advised that at the Municipality of Central Manitoulin Council meeting of January 29, 2026, the following motion was approved:

021-2026 That the Council of the Municipality of Central Manitoulin supports the following motion from the City of Peterborough meeting dated November 3, 2025:

Whereas municipalities across Ontario are required to maintain a police service; and

Whereas municipalities across Ontario are required to constitute a municipal board to have policing responsibility for the municipality, or enter into a written agreement for an alternate provision of policing services; and

Whereas the City of Peterborough has constituted a municipal board; and

Whereas municipalities, across Ontario, with a police service board, are required to "ensure adequate and effective policing is provided in the area for which they have policing responsibility in accordance with the needs of the population in the area and having regard for the diversity of the population in the area" and

Whereas police service boards within municipalities where court proceedings are conducted are required to ensure the security of judges, other judicial officials, members of the public participating in court proceedings, ensuing the secure custody of persons in custody who are on or about the premises, including persons taken into custody at proceedings; and

Whereas the provision of court security is not part of providing adequate and effective policing; and
Whereas the cost of providing court security is a cost of the municipality, regardless of whether all matters originate within that municipality; and

Whereas municipalities across Ontario are required to have and maintain critical infrastructure, including appropriate police facilities and equipment, to ensure adequate and effective policing is provided; and

Whereas municipalities across Ontario are experiencing increased police operating and capital costs directly related to new compliance and operational standards required under the Community Safety and Policing Act, 2019; and

Whereas these cost increases stem from provincially mandated requirements including training, certification, technology, reporting, and staffing obligations necessary to bring local police services into compliance with the Act; and

Whereas municipalities have no discretion in implementing these measures and limited ability to absorb the resulting financial pressures within existing budgets; and

Whereas policing is a provincially legislated responsibility, yet municipalities are bearing the brunt of the costs to implement provincial mandates;

Therefore, be it resolved that:

Council request that the Province of Ontario provide targeted financial assistance to municipalities to offset any additional costs that are directly and demonstrably incurred as a result of compliance with the Community Safety and Policing Act, 2019, and not general increases to police budgets; and

Therefore, be it further resolved that:

Council urge the Province of Ontario to review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities so that communities with growing populations and expanding service demands receive fair and sustainable provincial support; and Therefore, be it further resolved that: Council request that the Province of Ontario provide stable sustainable funding to offset costs associated with the provision of providing court security services; and

That this resolution be forwarded to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), the Manitoulin Police Services Board Chair, and all Ontario municipalities for endorsement.

Sincerely,

Ms. Denise Deforge – CAO/Clerk
Municipality of Central Manitoulin

cc. File

THE MUNICIPALITY OF NORTH PERTH
COUNCIL MEETING
Regular Council - Updated

Agenda Number: 7.
Resolution Number 15.01.26
Date: January 26, 2026

Moved By Allan Rothwell
Seconded By Sarah Blazek

THAT: The Council of the Municipality of North Perth supports item 7.13 Municipality of North Grenville, Merrickville-Wolford Village OPP Detachment Board Regarding Enhanced School Bus Safety; and

THAT: The resolution be circulated to Perth-Wellington MP, Perth-Wellington MPP, Association of Municipalities of Ontario (AMO), and all Ontario Municipalities.

CARRIED

ACTION ON MOTION:

MAYOR OR OTHER ELECTED OFFICIAL

MUNICIPALITY OF NORTH GRENVILLE, MERRICKVILLE-WOLFORD VILLAGE OPP DETACHMENT BOARD
DÉTACHEMENT DE LA OPP MUNICIPALITÉ DE GRENVILLE NORD, MERRICKVILLE-WOLFORD VILLAGE CONSEIL
GRENVILLE OPP DETACHMENT
DÉTACHEMENT DE LA OPP GRENVILLE

285 County Road 44, Box 130
Kemptville, ON K0G 1J0
T: 613) 258-9569
clerk@northgrenville.on.ca

January 2, 2025

The Honourable Doug Ford
Premier of Ontario

The Honourable Prabmeet Sarkaria
Minister of Transportation
Province of Ontario

RE: Support for Enhanced School Bus Safety and the Implementation of Stop-Arm Camera Systems

Dear Premier Ford and Minister Sarkaria,

On behalf of the Grenville 1 O.P.P. Detachment Board, we are writing to express our strong support for enhanced school bus safety measures across Ontario, including the implementation of school bus stop-arm camera systems and other child-safety technologies.

Illegal passing of stopped school buses remains a persistent and dangerous problem in Ontario, occurring an estimated 30,000 times per day. These violations place children at serious risk and continue to result in preventable injuries and fatalities. Municipalities require additional tools to address this issue effectively and consistently.

The Grenville 1 O.P.P. Detachment Board supports provincial investment in and expansion of school bus stop-arm camera systems under Part XIV.3 (School Bus Camera Systems) of the Highway Traffic Act. These systems have proven effective in deterring dangerous driving behaviour, improving compliance, and enhancing accountability. Provincial funding and support would enable municipalities to implement these technologies equitably and at scale.

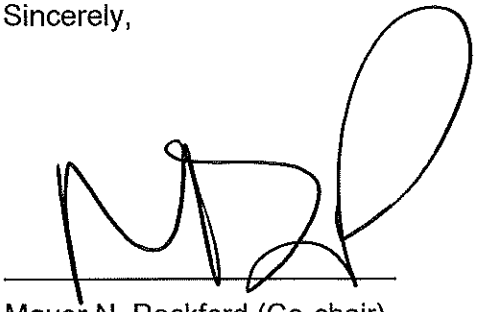
Grenville 1 O.P.P. Detachment Board also proudly supports the Let's Remember Adam – Stop for the School Bus campaign, launched in memory of Adam Ranger, a five-year-old child who tragically lost his life when a driver failed to stop for a school bus displaying its flashing lights and stop arm. Adam's story underscores the urgent need for stronger enforcement, public education, and modern safety solutions to protect children travelling to and from school.

We respectfully call on the Province of Ontario to continue advancing this life-saving work by providing municipalities with the funding mechanisms, legislative support, and implementation guidance necessary to deploy stop-arm cameras and complementary safety technologies province-wide.

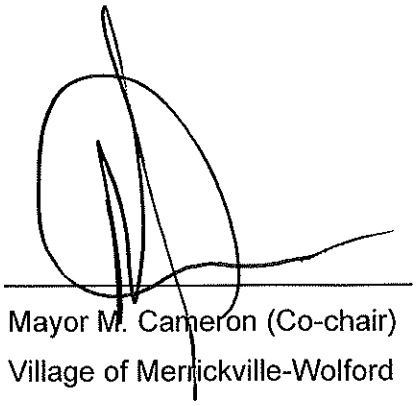
Protecting children is a shared responsibility. With provincial leadership and municipal partnership, we can take meaningful action to prevent further tragedies and ensure Ontario's roads are safer for students and families.

Thank you for your consideration and continued commitment to road safety.

Sincerely,



Mayor N. Peckford (Co-chair)
Municipality of North Grenville



Mayor M. Cameron (Co-chair)
Village of Merrickville-Wolford

cc:
The Honourable Steve Clark, Government House Leader
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

Enclosed: Co-signing Template

[Municipality Name]
[Municipal Address]

[Date]

The Honourable Doug Ford
Premier of Ontario

The Honourable Prabmeet Sarkaria
Minister of Transportation
Province of Ontario

Re: Municipal Support for School Bus Safety and Stop-Arm Camera Systems

Dear Premier Ford and Minister Sarkaria,

On behalf of the **[Council / Municipality / Township / City] of [Municipality Name]**, I am writing to express our strong support for enhanced school bus safety measures across Ontario, including the implementation of school bus stop-arm camera systems and other child-safety technologies.

Illegal passing of stopped school buses remains a serious and widespread issue throughout the province, occurring an estimated 30,000 times per day. These violations place children at unacceptable risk and continue to result in preventable injuries and fatalities. Municipalities require effective, modern enforcement tools to address this dangerous behaviour.

[Municipality Name] supports provincial investment in and expansion of school bus stop-arm camera systems under Part XIV.3 (School Bus Camera Systems) of the *Highway Traffic Act*. These systems have demonstrated success in deterring illegal passing, improving driver compliance, and strengthening accountability. Provincial funding and implementation support would help ensure municipalities of all sizes can deploy this technology equitably.

We also support the Let's Remember Adam – Stop for the School Bus campaign, launched in memory of Adam Ranger, a five-year-old child who tragically lost his life when a driver failed to stop for a school bus displaying its flashing lights and stop arm. This tragedy highlights the urgent need for continued public education, enforcement, and the use of technology to better protect children travelling to and from school.

We respectfully call on the Province of Ontario to provide municipalities with the necessary funding tools, legislative support, and implementation guidance to advance school bus stop-arm camera systems and complementary child-safety initiatives across Ontario.

Protecting children on our roads is a shared responsibility. Through strong provincial leadership and municipal partnership, meaningful progress can be made to prevent further tragedies and enhance road safety for families across Ontario.

Thank you for your attention to this important matter.

Sincerely,

[Name]
[Title – Mayor / Reeve / Warden]
[Municipality Name]

cc:
The Honourable Steve Clark, Government House Leader
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

View this email in your browser

Biosphere Updates

Winter Survival Strategies

In the biosphere, the changing seasons often signal animals to adjust their behaviours and prepare for the colder or warmer months ahead. Winter often brings a period of quiet and stillness, as many animals slow down, hibernate, or conserve energy. As the days grow shorter, these seasonal shifts act as a cue to stockpile food, seek shelter, and prepare for environmental changes—sometimes even prompting changes to their own fur...



Read More

With Love From Georgian Bay!

Mno ode giizhigat, happy heart day and month! Sharing our heartfelt appreciation for all of you! We are so grateful for your care of this special place, supporting our many conservation and community projects, and for making a difference. You make our region a better place.



❤️ Kids Valentine's Day Cards ❤️

We have a few packs left of our very own Valentine's cards! Each pack has 32 cards featuring 4 unique designs—one for every kid in the classroom!

Show your love for species this Valentine's Day and purchase your pack for **only $10**! Pick-up at our Parry Sound office.



Buy GBB Valentine's Day Cards

State of the Bay News

Your Record-Breaking 2025 Species Observations!

Since 2020, we have encouraged people to use iNaturalist to collect information about the plants and animals in the biosphere region. Anyone can submit photo observations to our iNaturalist project. Once submitted, experts from around the world help identify and confirm observations.

In the past seven years our iNaturalist project has had an incredible 193,830 observations of 6,585 distinct species!

Discover the top ten species recorded in the Biosphere in 2025 by citizen scientists like you....



Read More

FREE Biosphere Events

Kids Event: Where the Wild Things Thrive

Join us to learn about Biosphere species at risk like snapping turtles, Massasauga rattlesnakes, and monarch butterflies. Kids will also get a chance to meet our eastern foxsnake Jiigbiig!

Ages 8-12 recommended, but all are welcome!

Friday, February 27th
11:30 am
Honey Harbour



More Information

Seedy Saturday

Drop by our local seed-swapping and garden knowledge sharing event! There will be refreshments, workshops, local vendors, seeds by donation or swap, and activities for kids! New and experienced gardeners both welcome.

Saturday, March 7th
10 am to 2 pm
Parry Sound



More Information

March Break Kids Events!

We have an exciting March Break line up of FREE kids events! Join us the week of March 16th for events in communities across the region to have fun, become nature detectives, and to learn about species at risk, winter wildlife, and more! Plan your week with GBB:

Mon, March 16: Where the Wild Things Thrive (Seguin)
Tues, March 17: Animal Tracks (McKellar)
Wed, March 18: Winter Wildlife (Britt)
Thurs, March 19: Critters with a Bad Rap (Seguin)
Fri, March 20: Critters with a Bad Rap (Parry Sound)



March Break Kids Events

Never miss an event or how we are making a difference! Follow us:

Georgian Bay Biosphere is recognized by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as one of 19 World Biospheres in Canada. GBB promotes community projects which advance conservation of biodiversity, sustainable development, and research and monitoring.

WE ARE A REGISTERED CANADIAN CHARITY: # 87100 1335 RR 001

Donate Today!

The Georgian Bay Mnidoo Gamii Biosphere is situated in the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. Traditional names for Georgian Bay include: 'Mnidoo Gamii' (Spirit Lake) and 'Waaseyaagami-wiikwed' (Shining Waters Bay). We are grateful to Indigenous people in this area and acknowledge their ancestors as caretakers of the air, land, and water. We support the United Nations Declaration on the Rights of Indigenous Peoples in this territory and work towards respectful and reciprocal relationships. Miigwech.

Copyright © 2026 Georgian Bay Biosphere, All rights reserved.
You are receiving this email because you signed up to receive updates from the Georgian Bay Biosphere, including newsletters.

Our mailing address is:
PO Box 662, Parry Sound, ON
P2A 2Z1 Canada

THE MUNICIPALITY OF NORTH PERTH
COUNCIL MEETING
Regular Council - Updated

Agenda Number: 7.
Resolution Number 14.01.26
Date: January 26, 2026

Moved By Sarah Blazek
Seconded By Dave Johnston

THAT: The Council of The Municipality of North Perth supports item 7.9 City of Peterborough Resolution Regarding Sustainable Funding for Police; and

THAT: The support resolution be circulated to the Premier of Ontario, Minister of the Solicitor General, Minister of Municipal Affairs and Housing, Association of Municipalities of Ontario, Perth County OPP Detachment Board, and all Ontario Municipalities.

CARRIED

ACTION ON MOTION:

MAYOR OR OTHER ELECTED OFFICIAL

City of Peterborough

Office of the City Clerk, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9

December 3, 2025

Honourable Doug Ford, Premier for the Government of Ontario;
Honourable Michael S. Kerzner, Minister of the Solicitor General;
Honourable Rob Flack, Minister of Municipal Affairs and Housing;
Association of Municipalities of Ontario (AMO);
Mary ten Doeschate, Peterborough Police Services Board Chair; and
Councils of each of Ontario's municipalities.

Subject: Sustainable Funding for Police Services Request

The following resolution, adopted by City Council at its meeting held on November 3, 2025, is forwarded for your consideration.

Moved by Councillor Crowley
Seconded by Councillor Vassiliadis

Whereas municipalities across Ontario are required to maintain a police service; and

Whereas municipalities across Ontario are required to constitute a municipal board to have policing responsibility for the municipality, or enter into a written agreement for an alternate provision of policing services; and

Whereas the City of Peterborough has constituted a municipal board; and

Whereas municipalities, across Ontario, with a police service board, are required to "ensure adequate and effective policing is provided in the area for which they have policing responsibility in accordance with the needs of the population in the area and having regard for the diversity of the population in the area" and

Whereas police service boards within municipalities where court proceedings are conducted are required to ensure the security of judges, other judicial officials, members of the public participating in court proceedings, ensuing the secure

City of Peterborough

custody of persons in custody who are on or about the premises, including persons taken into custody at proceedings; and

Whereas the provision of court security is not part of providing adequate and effective policing; and

Whereas the cost of providing court security is a cost of the municipality, regardless of whether all matters originate within that municipality; and

Whereas municipalities across Ontario are required to have and maintain critical infrastructure, including appropriate police facilities and equipment, to ensure adequate and effective policing is provided; and

Whereas municipalities across Ontario are experiencing increased police operating and capital costs directly related to new compliance and operational standards required under the Community Safety and Policing Act, 2019; and

Whereas these cost increases stem from provincially mandated requirements — including training, certification, technology, reporting, and staffing obligations — necessary to bring local police services into compliance with the Act; and

Whereas municipalities have no discretion in implementing these measures and limited ability to absorb the resulting financial pressures within existing budgets; and

Whereas policing is a provincially legislated responsibility, yet municipalities are bearing the brunt of the costs to implement provincial mandates;

Therefore, be it resolved that:

Council request that the Province of Ontario provide targeted financial assistance to municipalities to offset any additional costs that are directly and demonstrably incurred as a result of compliance with the Community Safety and Policing Act, 2019, and not general increases to police budgets; and

Therefore, be it further resolved that:

Council urge the Province of Ontario to review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities so that communities with growing populations and expanding service demands receive fair and sustainable provincial support; and

Therefore, be it further resolved that:

Council request that the Province of Ontario provide stable sustainable funding to offset costs associated with the provision of providing court security services; and

City of Peterborough

That this resolution be forwarded to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), the Peterborough Police Services Board Chair, and all Ontario municipalities for endorsement.

Sincerely,

John Kennedy
City Clerk

Mary ten Doeschate, Chair *Drew Merrett, Vice-Chair*
Mayor Jeff Leal *Councillor Gary Baldwin* *Steve Girardi*

December 18, 2025

City of Peterborough (Sent via email)
500 George St. N.
Peterborough, ON K9H 3R9

Attention: Members of Council
Jasbir Raina, Chief Administrative Officer
Richard Freymond, Commissioner of Finance and Corporate Support Services
John Kennedy, Clerk

Members of Council, Mr. Raina, Mr. Freymond and Mr. Kennedy:

Re: Council Resolution – Stable Funding for Police Service Boards

The Peterborough Police Service Board unanimously passed the following motion at their Board meeting held on December 16, 2025:

Moved by Drew Merrett
Seconded by Jeff Leal

That the Board receive for consideration and endorsement the Peterborough City Council resolution made November 3, 2025 regarding stable funding for Police Service Boards.

Accordingly, the Board sends this letter in support of Council's call for the Province of Ontario to review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities; the Board believes increased and sustainable funding support from the Province is necessary to ensure the Board can meet its legislated mandate of providing adequate and effective policing in the City of Peterborough.

Sincerely,

Mary ten Doeschate,
Chair

Peterborough Police Service Board
500 Water Street, P.O. Box 2050 Peterborough, Ontario K9J 7Y4
Telephone: 705-876-1122 ext. 220 Fax: 705-876-6005
www.peterboroughpolice.com

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, February 17th, 2026

Resolution # RC26028	**Meeting Order: 6**
Moved by:	**Seconded by:**

WHEREAS illegal passing of stopped school buses remains a serious and widespread issue throughout the Province of Ontario, occurring an estimated 30,000 times per day; and

WHEREAS these violations place children at unacceptable risk and continue to result in preventable injuries and fatalities; and

WHEREAS municipalities require effective, modern enforcement tools to address this dangerous and unlawful behaviour; and

WHEREAS Part XIV.3 (School Bus Camera Systems) of the *Highway Traffic Act* authorizes the use of school bus stop-arm camera systems as an enforcement mechanism; and

WHEREAS such systems have demonstrated success in deterring illegal passing, improving driver compliance, and strengthening accountability; and

WHEREAS provincial funding and implementation support would help ensure municipalities of all sizes are able to equitably deploy this technology; and

WHEREAS the "Let's Remember Adam – Stop for the School Bus" campaign, launched in memory of Adam Ranger, a five-year-old child who tragically lost his life when a driver failed to stop for a school bus displaying its flashing lights and stop arm, underscores the urgent need for continued public education, enforcement, and technological solutions to better protect children travelling to and from school;

Page 2...

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of Wawa hereby expresses its support for increased provincial investment in and expansion of school bus stop-arm camera systems under Part XIV.3 of the *Highway Traffic Act*; and

BE IT FURTHER RESOLVED THAT Council respectfully calls upon the Province of Ontario to provide municipalities with the necessary funding tools, legislative support, and implementation guidance to advance school bus stop-arm camera systems and complementary child-safety initiatives across Ontario; and

BE IT FURTHER RESOLVED THAT protecting children on Ontario's roads is a shared responsibility, and that through strong provincial leadership and municipal partnership, meaningful progress can be made to prevent further tragedies and enhance road safety for families across the province; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Transportation, the Minister of Education, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), and all Ontario municipalities for their information and consideration.

RESOLUTION RESULT	RECORDED VOTE		
☐ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk:_____

MAYOR – MELANIE PILON	DEPUTY CLERK – HEATHER RAINVILLE
M. Pilon	

This document is available in alternate formats.

Town of Whitby
575 Rossland Road East,
Whitby, ON L1N 2M8
905.430.4300
whitby.ca

February 6, 2026

Via Email

Right Honourable Mark Carney
Prime Minister of Canada
Mark.carney@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Remove the GST/HST from all New Homes Purchased as Primary Residences in Ontario

Please be advised that at its meeting held on February 2, 2026, the Council of the Town of Whitby adopted the following as Resolution # 17-26:

Whereas housing affordability is one of the most pressing issues facing Ontario families; and,

Whereas the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home; and,

Whereas existing federal and provincial HST rebates on new homes purchased from the builder are limited by purchase-price thresholds, with most new homes in Ontario priced above the level required to qualify for meaningful relief, thereby limiting their effectiveness in improving overall housing affordability; and,

Whereas the federal and provincial governments have proposed new GST/HST rebates only for first-time homebuyers purchasing from the builder a newly built or substantially renovated home; and,

Whereas according to research conducted by the Ontario Homebuilders' Association, first-time home buyers currently represent approximately 5% of the new home market; and,

Whereas the Ontario Homebuilders' Association estimates that a full HST exemption would stimulate the construction of an additional 53,000 new homes,

on top of the roughly 80,000 homes already expected to be available for sale by 2026 — bringing the total to approximately 132,000 units.

Now Therefore be it resolved:

1. That the Council of the Town of Whitby calls on the Government of Canada and the Government of Ontario to remove the GST/HST from all newly built or substantially renovated homes purchased from the builder as primary residences in Ontario up to $1.5 million; and,

2. That this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities, and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905.430.4300.



Kathyn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk – clerk@whitby.ca

The Honourable François-Philippe Champagne, Minister of Finance and National Revenue – francois-philippe.champagne@parl.gc.ca
The Honourable Gregor Robertson, Minister of Housing and Infrastructure – gregor.robertson@parl.gc.ca
The Honourable Peter Bethlenfalvy, Minister of Finance – minister.fin@ontario.ca
The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Ryan Turnbull, MP, Whitby – ryan.turnbull@parl.gc.ca
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario – amopresident@amo.on.ca
All Ontario Municipalities

From the Office of the Clerk
The Corporation of the County of Prince Edward
T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

February 6, 2026

Please be advised that during the regular Council meeting of January 29, 2026 the following resolution regarding support for Bill 21, Protect Our Food Act, 2025 was carried.

RESOLUTION NO. **2026-32**

DATE: **January 29, 2026**

MOVED BY: **Councillor Prinzen**

SECONDED BY: **Councillor MacNaughton**

WHEREAS arable land is a critical finite resource; and

WHEREAS Ontario has lost 2.8 million acres of farmland in the last three decades; and

WHEREAS Ontario loses as much as 319 acres of farmland a day; and

WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;

NOW THEREFORE BE IT RESOLVED THAT the Council of the County of Prince Edward support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and

THAT a copy of this resolution be sent to the Premier of Ontario; the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks; Guelph MPP Mike Schreiner, Haldimand-Norfolk MPP Bobbi Ann Brady, Bay of Quinte MPP Tyler Allsopp, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

CARRIED

Yours truly,

Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Prinzen, Councillor Branderhorst

Township of Southgate
Administration Office
185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

February 20, 2026

Re: Township of Southgate – Support for Bill 21, Protect Our Food Act, 2025

Please be advised that at the February 18, 2026, regular Council meeting, the Council of the Corporation of the Township of Southgate, approved the following:

No. 2026-073
Moved By Councillor Shipston
Seconded By Councillor Ferguson

WHEREAS arable land is a critical finite resource; and
WHEREAS Ontario loses as much as 319 acres of farmland a day; and
WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Southgate support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure t protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and
That a copy of this resolution be sent to the Premier of Ontario, the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Paul Vickers, Senator Rob Black, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

If you have any questions, please contact our office at (519) 923-2110.

Sincerely,

Lindsey Green

Lindsey Green, Clerk
Township of Southgate

CC: Honourable Doug Ford, Premier of Ontario
Honourable Trevor Jones, Minister of Agriculture Food and Agribusiness
Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
Honourable Rob Flack, Minister of Housing and Municipal Affairs
Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade
MPP Paul Vickers – Bruce – Grey – Owen Sound
Senator Rob Black
Ontario Federation of Agriculture
Association of Municipalities of Ontario
Municipalities in Ontario

52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

February 9, 2026

The Honourable Doug Ford
Premier of Ontario

The Honourable Prabmeet Sarkaria
Minister of Transportation Province of Ontario

Re: Municipal Support for School Bus Safety and Stop-Arm Camera Systems

Dear Premier Ford and Minister Sarkaria,

On behalf of the Town of Parry Sound**,** I am writing to express our strong support for enhanced school bus safety measures across Ontario, including the implementation of school bus stop-arm camera systems and other child-safety technologies.

Illegal passing of stopped school buses remains a serious and widespread issue throughout the province, occurring an estimated 30,000 times per day. These violations place children at unacceptable risk and continue to result in preventable injuries and fatalities. Municipalities require effective, modern enforcement tools to address this dangerous behaviour.

The Town of Parry Sound supports provincial investment in and expansion of school bus stop-arm camera systems under Part XIV.3 (School Bus Camera Systems) of the *Highway Traffic Act*. These systems have demonstrated success in deterring illegal passing, improving driver compliance, and strengthening accountability. Provincial funding and implementation support would help ensure municipalities of all sizes can deploy this technology equitably.

We also support the Let's Remember Adam – Stop for the School Bus campaign, launched in memory of Adam Ranger, a five-year-old child who tragically lost his life when a driver failed to stop for a school bus displaying its flashing lights and stop arm. This tragedy highlights the urgent need for continued public education, enforcement, and the use of technology to better protect children travelling to and from school.

…2

We respectfully call on the Province of Ontario to provide municipalities with the necessary funding tools, legislative support, and implementation guidance to advance school bus stop-arm camera systems and complementary child-safety initiatives across Ontario.

Protecting children on our roads is a shared responsibility. Through strong provincial leadership and municipal partnership, meaningful progress can be made to prevent further tragedies and enhance road safety for families across Ontario.

Thank you for your attention to this important matter.

Sincerely,



Jamie McGarvey
Mayor

cc: The Honourable Steve Clark, Government House Leader
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

February 19, 2026

The Honourable Doug Ford

Premier of Ontario

The Honourable Prabmeet Sarkaria

Minister of Transportation

Province of Ontario

Re: Municipal Support for School Bus Safety and Stop-Arm Camera Systems

Dear Premier Ford and Minister Sarkaria,

On behalf of the Council of the Corporation of the County of Peterborough, I am writing to express our strong support for enhanced school bus safety measures across Ontario, including the implementation of school bus stop-arm camera systems and other child-safety technologies.

Illegal passing of stopped school buses remains a serious and widespread issue throughout the province, occurring an estimated 30,000 times per day. These violations place children at unacceptable risk and continue to result in preventable injuries and fatalities. Municipalities require effective, modern enforcement tools to address this dangerous behaviour.

The County of Peterborough supports provincial investment in and expansion of school bus stop-arm camera systems under Part XIV.3 (School Bus Camera Systems) of the Highway Traffic Act. These systems have demonstrated success in deterring illegal passing, improving driver compliance, and strengthening accountability. Provincial

funding and implementation support would help ensure municipalities of all sizes can deploy this technology equitably.

We also support the Let's Remember Adam – Stop for the School Bus campaign, launched in memory of Adam Ranger, a five-year-old child who tragically lost his life when a driver failed to stop for a school bus displaying its flashing lights and stop arm. This tragedy highlights the urgent need for continued public education, enforcement, and the use of technology to better protect children travelling to and from school.

We respectfully call on the Province of Ontario to provide municipalities with the necessary funding tools, legislative support, and implementation guidance to advance school bus stop-arm camera systems and complementary child-safety initiatives across Ontario.

Protecting children on our roads is a shared responsibility. Through strong provincial leadership and municipal partnership, meaningful progress can be made to prevent further tragedies and enhance road safety for families across Ontario.

Thank you for your attention to this important matter.

Sincerely,

Bonnie Clark

Bonnie Clark
Warden
County of Peterborough

cc:
The Honourable Steve Clark, Government House Leader
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

Outlook

Fw: Federal Review of TC Energy Project: Short Notice, Regional Impacts

---

From Ann MacDiarmid <annmacdiarmid@seguin.ca>
Date Tue 2/10/2026 2:43 PM
To Donna McLeod <dmcleod@seguin.ca>

For next agenda package please and thanks.

Ann

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Pasq Zita <pasqzita@224211350.mailchimpapp.com>
Sent: Tuesday, February 10, 2026 11:43 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: Federal Review of TC Energy Project: Short Notice, Regional Impacts

You don't often get email from pasqzita@224211350.mailchimpapp.com. Learn why this is important

View this email in your browser



Federal IAAC Meeting on TC Energy Pumped Storage Project — Regional Implication.

Municipal Leaders around Georgian Bay,

We are writing to ensure you are personally aware that decisions currently being advanced by the Province of Ontario regarding TC Energy's proposed $7 billion+ open loop pumped storage project in Meaford, may have direct implications for your municipality's drinking water, air quality, environment and future infrastructure costs — without meaningful input from your council or residents. The open loop project has a huge footprint on the escarpment and in Georgian Bay, with a multi-year construction effort which will adversely impact on both. The open loop design will cause fish kill, and the habitats of dozens of Species at Risk on the Escarpment will be severely impacted. TCE's proposal intrudes on the 4CDTC Military training base, disrupting their mission. Our web site SaveGeorgianBay.ca provides much more information.

To date, six municipalities around Georgian Bay have set in place resolutions objecting to the unsolicited project advancing at all, or that it should not advance without significant and independent environmental impact analysis which conclude it can be constructed without harm to the environment. These municipalities include:

- Township of The Archipelago
- Town of the Blue Mountains
- Town of Parry Sound
- Township of Georgian Bay
- Township of McDougall
- Township of Tiny

There is a strong possibility the provincial government will waive environmental requirements and minimize public engagement to move the project forward. Ontario's residents have the following concerns:

- Political leaders are advancing the project, without knowing the final design, impacts or cost;
- TCE's proposal is to put in place antiquated and inefficient open loop hydro pumped storage technology;
- Environmental protections are at risk of being waived, and there is a high risk of harmful contaminations flowing into Georgian Bay;

- TCE is a master at backroom lobbying and greenwashing to get their projects approved.

Federal impact assessment now underway

The federal Impact Assessment Agency of Canada (IAAC) will hold its first public information meeting on this proposal:

WHEN: Thursday, February 12, 2026, at 5:00 p.m.
WHERE: Meaford Hall (in person) and via Zoom

Registration in-person or Zoom:
https://iaac-aeic.surveysondage.ca/f/s.aspx?s=36be8cf9-81c7-4753-af42-6e3c79ccf9e0&lang=EN

This meeting was announced with just over one week's notice, despite the scale of the project and its potential impacts across the Georgian Bay watershed.

Key questions municipal leaders should be asking

As this federal process begins, we urge you to consider the following unresolved questions:

- As this federal process begins, we urge you to consider the following unresolved questions:
- Which agencies are responsible for protecting habitat, the environment, and Georgian Bay residents under this proposal?
- How will drinking water for Georgian Bay municipalities be protected?
- Environmental tests will be controlled or contracted by TC Energy - what independent experts will be involved?
- What impacts will occur to the 35 known species at risk in the project area?
- What protections will apply to Niagara Escarpment lands adjacent to — but outside — the Department of National Defence base?
- Will human communities around Georgian Bay be formally included in the IAAC assessment scope?
- How will residents' input shape the terms of reference for environmental studies?
- How will geological risks be identified and assessed?
- What baseline data exists for current water quality in local wells and in Georgian Bay?

- How will the assessment address above ground or underwater, high voltage transmission lines, including TCE's possible return to above ground corridors?
- What studies have already been conducted, and where are these results publicly available?
- Why is this form of storage being recommended, compared to more efficient, less costly and less environmentally intrusive options?

Concerns about process and transparency

It appears that TC Energy has already undertaken drilling in Georgian Bay and sediment disturbance activities with limited publicly documented permits. At the same time, the Province has committed $285 million in public funds without a clear understanding of the project's design, total construction and operating costs or long term liabilities.

Under recently adopted federal and provincial fast track legislation, this IAAC process may be the only comprehensive environmental review of the project's risks to Georgian Bay, the Niagara Escarpment, and public health and safety.

Request to municipal leaders

We respectfully urge you to:

- Learn more about the project;
- Attend or observe the February 12 IAAC meeting (in person or via Zoom);
- Seek clarity on how your municipality and residents will be included in the federal assessment;
- Look beyond TCE's greenwashing and economic obfuscation to see the truth about the proposal;
- Consider your own municipal resolution objecting to the project or at least demanding thorough studies proving the project can be constructed without harm to the ecosystem;
- Advocate for a transparent, science based review that reflects the regional scale of potential impacts.

Thank you for your attention to this matter and for your continued service to your communities.

Sincerely,

Tom Buck

Director, Save Georgian Bay
📞 248-321-3205 (available on WhatsApp)

Save Georgian Bay is the recipient of Ontario Nature's 2024 Corporate Award for Conservation.

CLICK HERE TO Register

Join us! Go to our website at savegeorgianbay.ca and sign our petition, volunteer, or donate. **Help spread the word!** Visit us on social media - *like, comment and share!*

Copyright (C) 2025 Save Georgian Bay. All rights reserved.

Want to change how you receive these emails?
You can update your preferences or unsubscribe

Robyn Rogers, Municipal Clerk
Municipality of Highlands East
P.O. Box 295, 2249 Loop Road
Wilberforce, Ontario, Canada
K0L 3C0
705-448-2981 Ext.422

February 11, 2026

Via Email:
Prime Minister Mark Carney
Minister of Finance and National Revenue Francois-Philippe Champagne
Minister of Housing, Infrastructure Gregor Robertson
Premier of Ontario Doug Ford
Ontario Minister of Finance Peter Bethlenfalvy
Ontario Minister of Municipal Affairs and Housing Rob Flack
Member of Parliament Jamie Schmale
Member of Provincial Parliament Laurie Scott
Associations of Ontario Municipalities
All Ontario Municipalities
Haliburton County Home Builders Association

Re: Resolution – Affordable Housing

The Council for the Municipality of Highlands East at their Regular Meeting of Council on February 10, 2026, approved the following resolution:

Resolution # 2026-63
That Council for the Municipality of Highlands East receive and supports the Haliburton County Home Builders Association motion pertaining to affordable housing and;

Further That Council put forward the following;

Whereas housing affordability is one of the most pressing issues facing Ontario families; Whereas the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home;

Whereas the federal and provincial governments have announced GST relief only for first-time homebuyers on new-built homes; and

Whereas according to research conducted by the Ontario Homebuilders' Association, first-time home

Robyn Rogers, Municipal Clerk
Municipality of Highlands East
P.O. Box 295, 2249 Loop Road
Wilberforce, Ontario, Canada
K0L 3C0
705-448-2981 Ext.422

buyers currently represent approximately 5% of the new home market; and

Whereas a full PST exemption would stimulate the construction of an additional 53,000 new homes, on top of the roughly 80,000 homes already expected to be available for sale by 2026 — bringing the total to approximately 132,000 units.

Therefore, Be It Resolved That the Council of the Municipality of Highlands East calls on the Government of Canada and the Government of Ontario to remove the GST/HST from all new homes purchased as primary residences in Ontario; and

Be It Further Resolved That this resolution be circulated to the Prime Minister of Canada, Minister of Finance, and the Minister of Housing, Infrastructure and Communities; And to the Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario
Carried

If there is anything further that you require, please contact the undersign.

Sincerely,

Robyn Rogers

THE CORPORATION OF THE TOWNSHIP OF NIPIGON
52 Front Street
Nipigon, ON P0T 2J0
Phone: 807-887-3275 Info@nipigon.net

nipigon
a natural edge

COUNCIL RESOLUTION

AGENDA ITEM
5 d)

Date: February 10, 2026

Resolution 2026 – 21	
MOVED BY:	SECONDED BY:
☐ Anne Marie Cartwright ☑ Greg Harper ☐ Glenn Hart ☐ Suzanne Kukko ☐ Gayle Westhaver	☐ Anne Marie Cartwright ☐ Greg Harper ☑ Glenn Hart ☐ Suzanne Kukko ☐ Gayle Westhaver

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;
AND WHEREAS the municipalities within Lakehead Region established the Neebing Valley Conservation Authority in 1954 which enlarged to the Lakehead Region Conservation Authority (LRCA) in 1963;
AND WHEREAS local municipalities currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;
AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;
AND WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;
AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;
AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;
NOW THEREFORE BE IT RESOLVED THAT the **Township of Nipigon** calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;
AND THAT while the **Township of Nipigon** supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure

without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;
AND THAT the **Township of Nipigon** supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;
AND THAT the **Township of Nipigon** is opposed to the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT the **Township of Nipigon** recommends that the Lakehead Region Conservation Authority form the "Northwestern Ontario Regional Conservation Authority";

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT a copy of this resolution be forwarded to the Environmental Registry of Ontario consultations and to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics;
- local Members of Provincial Parliament;
- local Members of Parliament;
- the Association of Municipalities of Ontario;
- Conservation Ontario;
- All local municipalities; and
- All Conservation Authorities in Ontario.

RESOLUTION RESULT	RECORDED VOTE		
☑ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Anne Marie Cartwright	✓	
☐ DEFERRED*	Greg Harper	✓	
☐ REFERRED*	Glenn Hart		
☐ PECUNIARY INTEREST DECLARED	Suzanne Kukko		
☐ RECORDED VOTE	Gayle Westhaver	✓	
☐ WITHDRAWN*			
MAYOR – SUZANNE KUKKO	Clerk: TIM COBBAN		

Outlook

Fw: February News from MWC

From info <info@seguin.ca>
Date Thu 2/12/2026 2:57 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>
Sent: February 12, 2026 2:29 PM
To: info <info@seguin.ca>
Subject: February News from MWC

View this email in your browser

Muskoka
WATERSHED COUNCIL

February is a pivotal month for the Muskoka Watershed Council as we transition from observing winter to planning for the spring.

This month has already marked several holidays that align with our mission, from World Wetlands Day on February 2nd and International Day of Women and Girls in

Science on February 11th, to Invasive Species Week from February 23 – March 1.

As we look toward the spring thaw and the challenges of the coming year, we invite you to join us in our mission to monitor, protect, and nurture the resilience of the Muskoka Watershed.

Warmly,
The Muskoka Watershed Council

2026 Annual General Meeting



We invite the community to join us for our February monthly meeting, followed immediately by our Annual General Meeting.

The session will feature a presentation from Board Directors Kevin Trimble and Peter Sale on Integrated Watershed Management (IWM). They'll share why IWM matters to our region, how it aligns with the Muskoka Watershed Council's mission, and what's been happening behind the scenes.

IWM is a framework that manages human activity and natural resources based on ecological boundaries rather than political ones. It is our path forward to help

address compounding stressors on the Muskoka River watershed ecosystem.

Date: Wednesday, February 18, 2026
Time: 4:00 PM
Location: Bracebridge Library & Zoom

Please email Kaitlyn Horton if you plan to attend in person.

Email Kaitlyn

January Recap: 82 Years of Data



Our first meeting of 2026 featured Drayke Evans, Manager at the Algonquin Wildlife Research Station (AWRS). Mr. Evans presented "The Power of Long-term Study," sharing insights from nearly a century of research. Since 1944, the AWRS has built one of Canada's most valuable datasets by monitoring small mammal and turtle populations. These decades of observation reveal how wildlife and watersheds respond to shifting environmental pressures—data that is essential for understanding the future of the broader Muskoka ecosystem.

Learn More

Upcoming:
Invasive Species Awareness Week



February 23 – March 1, 2026

Invasive species are non-native organisms that can disrupt the balance of our local ecosystem by outcompeting native flora and fauna. During this week, we encourage residents to review the data on local threats, as early detection and monitoring are the most effective ways to maintain the resilience of our forests and lakes.

How You Can Help Prevent the Spread:
Beyond monitoring, there are several simple, daily actions you can take to protect the Muskoka Watershed:

- **Plant native plants in your garden**: Support local biodiversity by choosing species that belong here.
- **Clean your shoes after a hike**: Prevent the accidental transport of seeds or pathogens between trails.
- **Buy local firewood**: To avoid moving pests, buy your wood locally and burn it where you buy it.
- **Clean your boat**: Always follow the #CleanDrainDry protocol before moving between water bodies.

For more resources and detailed data, visit the Invasive Species Centre website.

Learn More

From the Blog



From the 'rights' of trees to the frameworks of forest management, our January blogs challenged the way we think about the watershed. Dive into our latest features below and discover why nurturing our watershed is about managing humans just as much as nature.

Why we must nurture our watersheds

Do trees on my property have rights?

Beyond the blaze: Why Muskoka needs to manage humans, not the woods

Why good intentions still need a framework

Why does Muskoka need better environmental management now?

Share the Science



WHAT IS MUSKOKA WATERSHED COUNCIL?

Muskoka Watershed Council (MWC) is a not-for-profit dedicated to protecting and sustaining the Muskoka River Watershed, from Algonquin Park to Georgian Bay, and parts of the Severn River-Lake Simcoe Watershed within Muskoka. MWC educates on environmental issues, provides science-based policy advice, and supports effective watershed management.





WHAT IS A WATERSHED?

A watershed is a land area that drains rainfall and snow melt from its highest points to its lowest, guiding water toward an outlet, often a river or lake. But it's more than just a pathway for water—it's a vibrant ecosystem. Watersheds are complex living systems in which everything – plants, animals and people – interact to collectively manage the flow of water, energy and the nutrients essential to life.

Our work depends on a shared community understanding of environmental data. We encourage you to download our Watershed 1-Pager and forward this newsletter to a friend or neighbour who is interested in the long-term health of Muskoka.

HOW MWC PROTECTS MUSKOKA'S WATERS

- Develops informed policy positions
- Advises on sustainable development standards
- Gives recommendations on living and working sustainably in the watershed ecosystem
- Provides municipalities guidance on matters related to watershed health policy
- Hosts public lectures and presentations



Download the Watershed 1-Pager

TRACKING WHAT MATTERS, ONE REPORT AT A TIME

MWC produces a **Muskoka Watershed Report Card** every five years that scientifically assesses Muskoka's watershed health. It educates residents and decision-makers about water and land conditions, enabling sustainable practices to

MWC provides the tools and training for Lake Associations to monitor algae by taking water samples during the year as part of the **Algae Monitoring Program**. MWC creates an annual report using valuable data collected to assess and



Outlook

Fw: Art and Ecology: The Watershed Exhibition Opens March 2

From info <info@seguin.ca>
Date Fri 2/20/2026 8:06 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>
Sent: February 19, 2026 4:29 PM
To: info <info@seguin.ca>
Subject: Art and Ecology: The Watershed Exhibition Opens March 2

View this email in your browser

Muskoka
WATERSHED COUNCIL

You're Invited!



Left: Kaitlyn Horton, Watershed Program Coordinator, District of Muskoka. Right: Caroline Pattison, Huntsville Art Society Chair

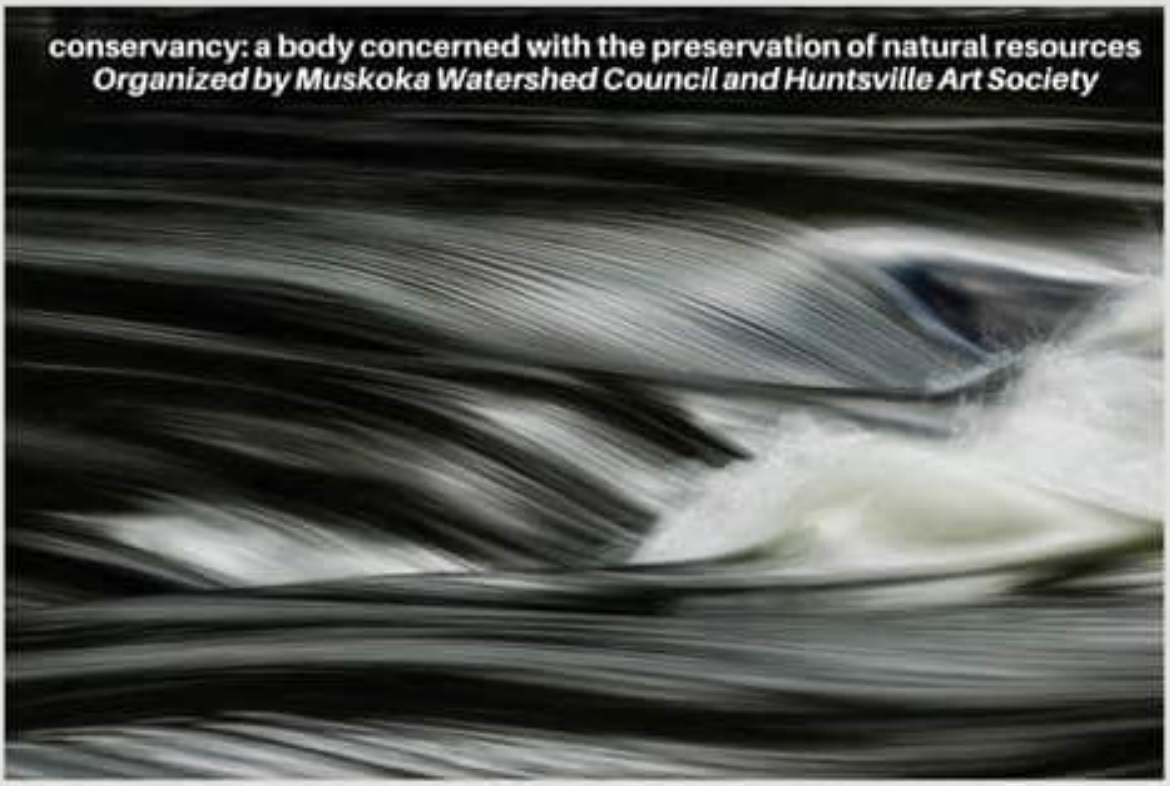
The Muskoka Watershed Council is pleased to announce an exciting collaboration with the Huntsville Art Society to present ***Watershed***, a month-long art exhibition celebrating the natural beauty and ecological richness of the Muskoka region. The exhibition will run from ***March 2 to April 9, 2026***, at the ***Partners Hall in the Algonquin Theatre, Huntsville***.

This unique show brings together local artists whose work is inspired by Muskoka's forests, waterways, wildlife, and interconnected ecosystems. Through a diverse range of artistic styles and media, the exhibition aims to highlight the intricate relationships that sustain the region's natural environment and to deepen public appreciation for its preservation.

The exhibition will open with a public reception on **Tuesday, March 3**, from **5:00 to 7:00 PM**, featuring a **special guest talk by Rob Stimpson**, who will share insights on conservation and the role of community engagement in protecting natural resources. The opening reception is sponsored by the Lake of Bays Association.

Click To View The Press Release

Watershed



March 2 - April 9, 2026

Opening Reception Tuesday, March 3, 5 - 7 PM

Guest Speaker Rob Stimpson

Partners Hall, Algonquin Theatre
37 Main Street East, Huntsville
Hours MON to FRI 9-4:30

February 16, 2026

Re: Item for Discussion – Elect Respect

At its meeting of February 11, 2026, the Council of the Corporation of the Town of Bracebridge ratified motion #26-GC-009, regarding Elect Respect, as follows:

> "WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community;
>
> AND WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;
>
> AND WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment;
>
> AND WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office;
>
> AND WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables;
>
> AND WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;
>
> AND WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and call on elected officials to uphold the highest standards of conduct;
>
> AND WHEREAS H.E.R. Halton has launched a campaign called *Elect Respect* to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process;
>
> AND WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan "Parliamentary Civility Pledge" to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

1000 Taylor Court, Bracebridge, ON P1L 1R6 Canada
telephone: (705) 645-5264

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Bracebridge supports the *Elect Respect* pledge and commits to:

- Treat others with respect in all spaces—public, private, and online;
- Reject and call out harassment, abuse, and personal attacks;
- Focus debate on ideas and policies, not personal attacks;
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office;
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats; and,
- Model integrity and respect by holding one another to the highest standards of conduct.

AND FURTHER THAT Bracebridge Council calls on elected officials, organizations and community members to support the *Elect Respect* campaign and sign the online pledge at www.electrespect.ca.

AND FURTHER THAT a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) the Federation of Canadian Municipalities, the Muskoka Parry Sound MP and MPP, the Minister of Municipal Affairs and Housing, the Ontario Provincial Police (Bracebridge Detachment), the Royal Canadian Mounted Police and all Ontario municipalities."

In accordance with Council's direction, I am forwarding you a copy of the resolution for your reference.

Please do not hesitate to contact me if I can provide any additional clarification in this regard.

Yours truly,

Lori McDonald
Director of Corporate Services/Clerk

Municipality of Magnetawan

RESOLUTION NO. 2026- 20 **FEBRUARY 11, 2026**

Moved by:

Seconded by: Brad Kneller

WHEREAS reliable, high-speed internet access is essential infrastructure that supports economic development, housing construction, healthcare, education, municipal operations, and overall community well-being;

AND WHEREAS the Province of Ontario has recognized the importance of digital infrastructure through the *Accelerating Access to Broadband for Ontario Act, 2021*, which seeks to expand broadband access to all Ontarians, particularly in underserved and rural communities;

AND WHEREAS access to affordable high-speed internet is a necessary precondition to achieving provincial and federal housing, economic development, and population growth targets;

AND WHEREAS Bell Canada currently offers dedicated fibre internet services at the following indicative rates under a five (5) year term within a regulated area: 100 Mbps / 100 Mbps $1,010 per month, 500 Mbps / 500 Mbps $3,090 per month and 1 Gbps / 1 Gbps $3,250 per month.

AND WHEREAS such pricing structures place dedicated fibre services beyond the financial reach of many municipalities, small businesses, housing developments, non-profit organizations, and community facilities;

AND WHEREAS unaffordable broadband infrastructure costs undermine the intent of provincial and federal legislation aimed at universal access to high-speed internet, including federal programs administered by Innovation, Science and Economic Development Canada (ISED) and regulatory oversight by the Canadian Radio-television and Telecommunications Commission (CRTC);

AND WHEREAS affordable, high-speed internet access is essential infrastructure and a foundational requirement for inclusive growth, housing delivery, and community resilience and municipalities are required to plan for growth, housing, and economic competitiveness, yet have no say in telecommunications pricing and market structures;

AND WHEREAS the Council of the Municipality of Magnetawan calls upon the CRTC to examine the affordability of dedicated fibre pricing and its impact on municipal infrastructure, housing development, and equitable internet access;

AND WHEREAS the Council of the Municipality of Magnetawan calls upon the Government of Ontario to work with telecommunications providers to ensure that broadband infrastructure costs do not impede the objectives of the *Accelerating Access to Broadband for Ontario Act, 2021* and the *Building Faster Homes and More Choice Act, 2022*;

AND WHEREAS the Council of the Municipality of Magnetawan calls upon Bell Canada to review and revise its dedicated fibre pricing models to ensure they are affordable, transparent, and scaled appropriately for municipalities, community institutions, and local development projects;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan calls upon the Government of Canada, including ISED, to strengthen affordability requirements tied to federal broadband funding and universal access programs;

AND FURTHER THAT this resolution be circulated to the Prime Minister of Canada Mark Carney, the Honourable Premier Doug Ford, the Honourable Melanie Joly, Minister of Innovation, Science and Industry, the Honourable Kinga Surma, Minister of Infrastructure, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Graydon Smith, MPP for Parry Sound–Muskoka, the Honourable Scott Aitchison, MP for Parry Sound–Muskoka, Bell Canada, the CRTC, FONOM, AMO, NOMA, and all Ontario municipalities through AMCTO.

Carried ✓ Defeated_____ Deferred_____

Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

TOWNSHIP OF JOLY
P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

February 10, 2026

RESOLUTION

Resolution # 2026-061

Agenda Item # 5.2 Support for steel and lumber sectors

Moved By : Bill Black

Seconded By : Tom Bryson

Council for the Corporation of the Township of Joly hereby Supports The Township of Nairn and Hyman Resolution #2025-14-247;

WHEREAS the Federation of Northern Ontario Municipalities (FONOM) has issued a media release dated November 26, 2025, welcoming the Government of Canada's new measures to support the steel and softwood lumber sectors in response to ongoing U.S. tariff pressures; and

WHEREAS the federal actions-including strengthened protections for domestic producers, expanded financial supports, and increased incentives to utilize Canadian steel and lumber in federal infrastructure and housing projects-represent important steps in stabilizing industries that are vital to Northern Ontario's economy; and

WHEREAS municipalities across the North continue to experience the economic impacts of industry closures, including the recent shutdown of Domtar a pulp and paper mill in the neighboring Town of Espanola, which has demonstrated the vulnerability of resource-dependent communities and the need for coordinated intergovernmental support; and

WHEREAS the Township of Joly recognizes the significant role of Interfor, our local soft-wood lumber mill, as a major employer and economic anchor in our region, and further recognizes that any threat to its continued operation would have devastating consequences for workers, families, and local businesses; and

WHEREAS the Province of Ontario has a shared responsibility to ensure the long-term sustainability of the forestry, lumber, and steel sectors, which are foundational to the economic wellbeing of Northern and rural communities;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Joly commends the Government of Canada for its leadership and for implementing substantial measures to support Canada's steel and softwood lumber industries during this period of trade volatility; and

BE IT FURTHER RESOLVED THAT Council respectfully urges the Government of Ontario to introduce additional financial, regulatory, and policy-based supports to ensure that Ontario's steel, forestry, and lumber sectors remain competitive, resilient, and able to withstand ongoing international trade pressures; and

BE IT FURTHER RESOLVED THAT Council specifically calls upon the Province of Ontario to work directly with industry stakeholders, including municipalities and major employers such as Interfor, to create programs and investments that will help protect jobs, maintain production capacity, and support long-term industry growth in Northern Ontario; and

BE IT FINALLY RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Premier of Ontario, the Minister of Natural Resources and Forestry, the Minister of Northern Development, FONOM, MP, MPP all Ontario Municipalities.

Carried

Original Copy Signed
Mayor
Township of Joly

FORTFRANCES

OFFICE OF THE CLERK

Phone: (807) 274-5323 | Fax: (807) 274-8479

Mailing Address: 320 Portage Avenue
Fort Frances, ON P9A 3P9
Email: town@fortfrances.ca
Website: www.FortFrances.ca

February 18, 2026

To Whom It May Concern;

This letter is to formally inform you that at the Regular Council Meeting of February 9, 2026, the following oral motion was carried by Mayor and Council:

Oral Motion:

THAT Council make a resolution of support for the “Ontario Community Infrastructure Fund” Edwardsburgh Cardinal resolution.

Mover: Wendy Brunetta
Seconder: John McTaggart
Result: CARRIED

Thank You / Merci / Miigwech,

Ally Lewis
Deputy Clerk

TOWNSHIP OF EDWARDSBURGH/CARDINAL

Resolution Number 2025- 253 September 29, 2025

Moved By:

Seconded By:

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.

3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.

4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data,

TOWNSHIP OF EDWARDSBURGH CARDINAL

September 29, 2025

Resolution Number: 2025- 253

demographic projections, climate resilience metrics and rural equity considerations.

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.
6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
    - The Honourable Doug Ford, Premier of Ontario
    - The Honourable Kinga Surma, Minister of Infrastructure
    - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
    - The Honourable Francois-Phillipe Champagne, Minister of Finance
    - Association of Municipalities of Ontario (AMO)
    - Ontario Small Urban Municipalities (OSUM)
    - Federation of Canadian Municipalities (FCM)
    - The United Counties of Leeds and Grenville
    - All upper- and lower-tier municipalities in Ontario

☐ **Carried** ☐ **Defeated** ☒ **Unanimous**

Mayor: _____

RECORDED VOTE REQUESTED BY: _____

NAME	YEA	NAY
Councillor J. Martelle		
Councillor W. Smail		
Councillor C. Ward		
Deputy Mayor S. Dillabough		
Mayor T. Deschamps		
TOTAL		

Hon. Doug Ford
Premier of Ontario
823 Albion Road
Etobicoke, ON
M9V 1A3
VIA EMAIL:
premier@ontario.ca

Hon. Peter Bethlenfalvy,
Minister of Finance
VIA EMAIL:
peter.bethlenfalvy@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

February 18, 2026

Hon. Victor Fedeli,
Ministry of Economic Development, Job Creation and Trade
VIA EMAIL:
vic.fedeli@pc.ola.org

Hon. Graydon Smith
MPP for Parry Sound – Muskoka, Associate Minister of Municipal Affairs and Housing
VIA EMAIL:
graydon.smith@pc.ola.org

RE: 6.12 Municipality of Magnetawan Council Resolution regarding Invest Ready Certified Site Designation

Please be advised that Township of Puslinch Council, at its meeting held on January 21, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-004: Moved by Councillor Sepulis and Seconded by Councillor Bailey

That the Consent Agenda item 6.12 regarding Municipality of Magnetawan Council Resolution regarding Invest Ready Certified Site Designation be received for information; and,

That Council directs staff to send a draft a support resolution accordingly.

CARRIED

TOWNSHIP OF
PUSLINCH
EST. 1850

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: Honourable Scott Aitchison, MP for Parry-Sound Muskoka; FONOM; AMO; NOMA; and all Ontario Municipalities

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca

Municipality of Magnetawan

RESOLUTION NO. 2025- 333 **DECEMBER 10, 2025**

Moved by: [redacted]

Seconded by: [redacted]

WHEREAS staff submitted an application for Invest Ready–Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;

AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;

AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;

AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality's ratepayers;

AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound–Muskoka; the Honourable Scott Aitchison, MP for Parry Sound–Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities.

Carried ✓ Defeated_____ Deferred_____ [redacted]

Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

TOWNSHIP OF JOLY
P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

February 10, 2026

RESOLUTION

Resolution # 2026-062

Agenda Item # 5.3 Support Opposition to consolidation of Conservation Authorities

Moved By : Tom Bryson

Seconded By : Chris Nicholson

Council for the Corporation of the Township of Joly hereby support the Town of Kingsville Resolution number 195-11172025.

Whereas the Conservation Authorities Act, 1990 (the “Act”), originally enacted in 1946, was established to allow municipalities to form conservation authorities that are equipped to develop and deliver local, watershed-based conservation, restoration and natural resource management programs on behalf of the province and municipalities;

And whereas there are thirty-six (36) conservation authorities in Ontario, each of which is distinct and reflects the unique environmental, geographic and community needs of its watershed;

And whereas on October 31, 2025, the Minister of the Environment, Conservation and Parks announced the Government’s intention to introduce legislation which would amend the Act to create the Ontario Provincial
Conservation Agency and consolidate Ontario’s 36 conservation authorities into seven (7) regional conservation authorities.

NOW Therefore Be It Resolved Council for the Corporation of The Township of Joly:

- Wishes to formally state that it opposes the consolidation of Ontario’s conservation authorities without knowing the full financial and operational impact to municipalities and the conservation authorities; and,
- Directs the Municipal Administrator to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Minister of the Environment, Conservation and Parks, Todd McCarthy, the Honourable Rob Flack, Ministry of Municipal Affairs and Housing, Anthony Leardi, MPP, AMCTO, AMO and all Ontario Municipalities.

Carried

Original copy Signed
Mayor
Township of Joly

The Corporation of the
Township of Perry
Box 70 1695 Emsdale Road Emsdale, Ontario P0A 1J0

Date: February 18, 2026

Resolution No.: **2026-** 078

Moved By: Joe Lumley **Seconded By:** Paul Sowrey

Whereas public libraries play a vital role in ensuring equitable access to information, literacy, education, and culture for all residents;

And whereas interlibrary loan services are an essential component of public library operations, particularly for small and rural communities with limited local collections;

And whereas reduced postal rates for library materials have historically enabled libraries to share resources efficiently and affordably across Canada;

And whereas recent amendments to the Canada Post Corporation Act have removed the legislative requirement to provide reduced postal rates for library materials, creating uncertainty for the continued delivery of this essential service;

Now therefore be it resolved that the Council of the Corporation of the Township of Perry calls upon the Government of Canada to maintain and protect reduced-rate postal distribution for library materials through legislation;

And that Council requests that the Minister responsible for Canada Post ensure continued, affordable postal access for libraries and interlibrary loan services;

And that a copy of this resolution be forwarded to The Honourable Joel Lightbound, Minister of Government Transformation, Public Works and Procurement, Scott Aitchison, MP Parry Sound-Muskoka, Hon. Graydon Smith, MPP Parry Sound-Muskoka, and all Ontario municipalities for support.

Carried: ✓ **Defeated:** _____

Norm Hofstetter, Mayor

RECORDED VOTE			
Council		**For**	**Against**
Councillors	Jim Cushman		
	Joe Lumley		
	Margaret Ann MacPhail		
	Paul Sowrey		
Mayor	**Norm Hofstetter**		

SARNIA ONTARIO

THE CITY OF SARNIA
Office of the Mayor

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

February 19, 2026

Re: Mayoral Authority and Municipal Police Budget Sustainability

Dear Premier Ford,

I am writing to express concern regarding the province's current position that limits a mayor and council's ability to meaningfully reduce or amend police service budget proposals once they have advanced through local police governance structures.

Municipal leaders across Ontario are operating within an increasingly constrained fiscal environment. Escalating administrative costs, combined with sustained growth in police budgets, are placing significant pressure on municipal finances. Without the tools to influence or moderate these expenditures, municipalities are left financially vulnerable, undermining long-term stability and responsible budget planning.

Mayors and members of council are accountable to residents for overall municipal fiscal health. However, under the province's current interpretation, they lack sufficient authority to address one of the fastest-growing areas of local spending. This creates a clear imbalance in accountability, where elected leadership bears responsibility for budget outcomes without the ability to manage risk, respond to local conditions, or ensure alignment with broader municipal priorities.

You have recently noted that education costs have become unsustainable, and the Minister of Finance has expressed similar concerns regarding health care expenditures. Policing costs present the same challenge, with the added constraint that mayors are now unable to intervene. This limits a municipality's capacity to balance competing service demands, invest in preventative and social supports, and respond flexibly to emerging community priorities, including housing. Over time, this approach risks crowding out essential services and capital projects while placing increased pressure on taxpayers.

In Sarnia, veto authority was used for the first time, and only with respect to capital funding. The operational police budget, which has increased by 40% over the past four years, was left untouched. The mayoral veto removed a proposed $5 million capital item that would have committed the municipality to a long-term financial obligation estimated to reach $120 million. Allowing such exposure without intervention would have been fiscally irresponsible and inconsistent with the principles of responsible municipal governance. The existing building was reported to be suitable for upgrades and maintenance at a cost of approximately $5 million; however, the Sarnia Police Board and Chief have insisted that the Cadillac of all buildings is required. Proceeding with this option would saddle the taxpayers with substantial long-term debt and sustained tax increases for decades to come.

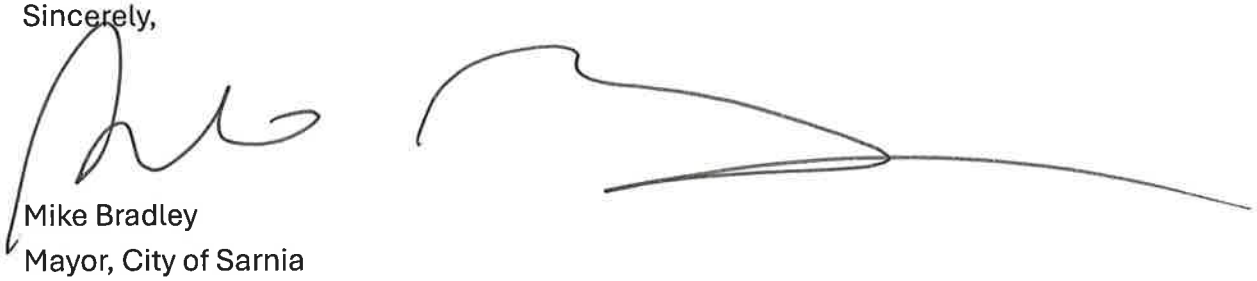
After 21 years of carrying municipal debt, the City of Sarnia has just recently achieved the distinction of being one of the few debt-free cities in Ontario. Under the current framework, renewed debt will become unavoidable, with financial impacts extending to future generations.

While this issue may not yet have arisen in every municipality responsible for funding and overseeing its own police service, the experience in Sarnia illustrates a challenge that other mayors may reasonably face in future budget years. As policing and capital costs continue to escalate, circumstances will emerge where elected municipal leaders are required to intervene to protect long-term fiscal sustainability. This is a critical issue that warrants careful reconsideration. I have therefore copied Heads of Council for municipalities across Ontario to unite in encouraging an approach that better aligns accountability with decision-making and supports more sustainable municipal governance across Ontario.

Given the practical implications for municipal budget deliberations and fiscal planning, I believe this matter should be addressed in advance of the next municipal council taking office. I respectfully urge the province to engage with municipalities on this issue and to explore legislative or policy adjustments that would provide local elected leaders with the tools necessary to manage fiscal pressures responsibly, transparently, and in the best interests of their communities.

I appreciate your attention to this issue and look forward to the province's consideration of next steps.

Sincerely,



Mike Bradley
Mayor, City of Sarnia

Cc: The Honourable Michael S. Kerzner, Solicitor General
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Peter Bethlenfalvy, Minister of Finance
Heads of council for municipalities across Ontario
Bob Bailey, MPP for Sarnia-Lambton
Sarnia City Council

Encl.: CBC News February 18, 2026 - Province tells Ontario mayors they can't use 'strong powers' on police budgets | CBC News

CTV News February 18, 2026 - Sarnia Police Board weighing options in efforts to build new headquarters

255 Christina St N
Sarnia ON N7T 7N2
P: 519-332-0330 ext. 3312 F: 519-332-3995 mayor@sarnia.ca www.sarnia.ca

London

Province tells Ontario mayors they can't use 'strong powers' on police budgets

Finance expert says province needs to review fiscal relationship with municipalities to keep up with costs

Isha Bhargava · CBC News · Posted: Feb 18, 2026 5:00 AM EST | Last Updated: February 18

Listen to this article
Estimated 5 minutes



A file photo of a police officer walking in downtown Hamilton, Ont. (Bobby Hristova/CBC)

The Ontario government is reminding municipal leaders that they cannot use their provincially granted "strong mayor powers" to challenge or limit police budgets.

This comes two months after Sarnia's mayor vetoed his city's police budget request of $5 million for a new police headquarters, in what's led to an ongoing battle over the city's police funding.

In a letter sent to mayors and police board chairs in January, the province reiterated that municipalities are required to provide police boards with "sufficient funding" to comply with the Community Safety and Policing Act (CSPA).

"The Head of Council's strong mayor budget powers do not include the power to limit police service board budget increases or veto estimates submitted by police service boards," Solicitor General Michael Kerzner and Municipal Affairs Minister Rob Flack wrote in their Jan. 12 letter.

"Although municipalities are not required to adopt the board's estimates as submitted, they cannot approve or reject specific line items within the estimates."

- **Less than half of 'strong mayors' were using powers before Ontario expanded system: reports**

Municipal budgets include estimates of amounts required during the year and includes various boards, the letter explains. A police service board must submit their operating and capital costs to municipalities, which then establish the service's overall budget.

Premier Doug Ford's government created the strong mayor system in 2022 and it now applies to 216 mayors. The powers give the leaders control over appointments, the ability to hire and fire most city staff, vetoes over some council votes and the ability to pass some bylaws with support of only a third of council support.

'We can't chop public safety' says Premier

When asked by CBC about the issue of strong mayor powers relating to police budgets on Tuesday, Ford said investments in public safety need to be a top priority.

"We can't chop safety and protecting communities," Ford told reporters. "We need to make sure our priority is keeping our community safe because right now people don't feel safe. So we have to continue investing in our police, give them the tools they need to keep our community safe."

Sarnia Mayor Mike Bradley disagrees arguing the legislation prevents municipalities from balancing the needs of police and taxpayers. He said Sarnia police has received a 45 per cent operational increase over the last four years, and he only vetoed one capital spending item which the city cannot afford this year.



Sarnia's Mayor Mike Bradley says police budget increases in recent years have led to spending cuts in other city projects. (Facebook)

"The province has just wiped out our ability to control spending in our own communities. In most cases [police budgets] run from 30 to 40 per cent of the

municipal budget, so what the Ford government is saying is that councils and mayors cannot touch it," he said.

"So the message is, police boards who are unaccountable, can now just set the budget and the taxpayers have to pay. That's a pretty shocking statement from Queens Park."

Bradley argues he has supported increasing police budgets for frontline services, which have been substantial over the years and have led the city to cut back on spending for other projects.

In its letter, the province clarifies that there are dispute resolution mechanisms under the CPSA, namely arbitration, when a council disagrees with a police board's budget request.

Municipalities limited in challenging police budgets

However, proving a case against the police can be difficult for municipal councils who don't often have the capacity or technical knowledge to offer a challenge, said Nigel Bellchamber, a London, Ont., consultant specializing in municipal finances.

"It's a high bar that the municipality has to meet in order to succeed in an arbitration," he said, noting that municipalities are tasked with funding a variety of services whose costs outpace inflation.

"As a result, there are some significant challenges and tough decisions being made as to prioritizing capital expenditures in municipal budgets. So councils and municipal staff, whether you're in a strong mayor situation or not, they're all caught in a very difficult situation."



Nigel Bellchamber is a consultant in London, Ont., who specializes in municipal finances (Nigel Bellchamber/LinkedIn)

Bellchamber said the provincial and municipal fiscal relationship hasn't been properly reviewed in about 25 years and it needs to be revisited to respond to changing economic demands.

London's Mayor Josh Morgan agrees. His council approved a historic $672-million investment in police spending during the last four-year budget, and while he's satisfied with the results of crime trending lower in the city, ballooning police budgets are a concern for municipalities, he said.

"Obviously when the largest portion of your budget is increasing by a fair amount, that's concerning in multiple ways," said Morgan.

"It's difficult for a municipality to shoulder all of the necessary investments in public safety that we need to make with all of the other things that we're obligated to do, and with the revenue streams we have available to us."

Morgan said it's important for municipalities to partner with provincial and federal governments to seek "broad-based, stable multi-year support for public safety funding."

In London's case, Morgan notes the police returned more than $2.3 million to city coffers in the budget's first two years.

CBC's Journalistic Standards and Practices · About CBC News

Corrections and clarifications · Submit a news tip · Report error

Popular Now in News

1 **Canada faces challenge as it navigates growing calls to help Cuba amid U.S. aggression**

2 **People who live in Matt Jeneroux's Edmonton Riverbend riding react to MP's floor-crossing**

3 **Indigenous artist slams Ontario premier's basket weaving comments**

4 **Couple living on small pension told they don't qualify for grant to help son move home**

5 **Grandson of Reese's Peanut Butter Cups inventor accuses Hershey of recipe changes**

TRENDING VIDEOS



VIDEO

Mitch Marner sends Canada to the semis with OT winner



VIDEO

Canada successfully defends Olympic gold medal in the women's team pursuit



VIDEO

Canadian bobsledders give hilarious interview using only hockey cliches



VIDEO

Canada captain Sidney Crosby leaves quarterfinal game with lower-body injury



VIDE

Hock Men'

Olym

London | News

Questions of 'strong mayor' veto powers remain after province attempts to clarify police budgets

By Bryan Bicknell

Published: February 18, 2026 at 5:14PM EST



The provincial government says municipalities can't use strong mayor powers to limit police budgets. CTV's Bryan Bicknell with local reaction.

The chair of the Sarnia Police Service Board says the board is still weighing options in its bid to build a new police headquarters.

The comments follow a letter from Ontario's Solicitor General to municipalities that mayors cannot use so-called strong mayor powers to challenge police budgets.

"We sent the letter to council requesting that the veto to be vetoed, basically, and that the five million [dollars] be added back into the budget," explained Board Chair Kelly Ash. "We are re-evaluating, looking to see what we can get accomplished with the funds that we do have, while still hoping that council does deliberate over the $5 million so that we can get started."



Sarnia Police Board Chair Kelly Ash speaks to CTV News via Zoom on Feb 18 2026 (Bryan Bicknell/CTV News London)

Late last year Sarnia Mayor Mike Bradley vetoed the city's police budget request of $5 million to begin work on a new police headquarters. Bradley insists he's not about to re-open the city budget.

"This idea that police boards now, without any accountability, they're not elected and they don't report to the public and you can't remove them, will now be able to say to any town, 'This is how much money we want each year, and govern yourself accordingly. You're going to have to find money or kill other projects that are really important to your community because we're number one,'" he said.

In London, the police budget has also been a sensitive item.



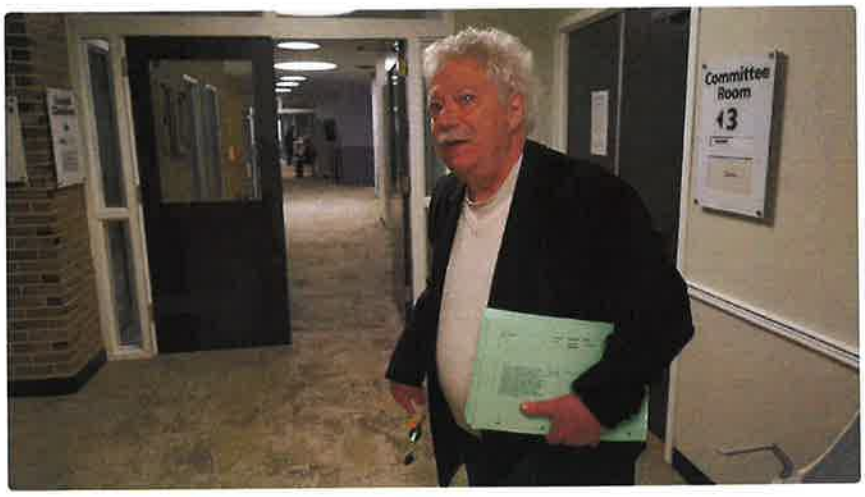
London, Ont. Mayor Josh Morgan speaks to CTV News on Feb 18, 2026 (Bryan Bicknell/CTV News London)

The most recent police budget passed two years ago in the city's four-year budget cycle increased police spending by $672 million.

The London Police Service has since returned $2.3 million in a bid to keep municipal property taxes at bay, explains London Mayor Josh Morgan.

"It's a pretty high bar to set for a municipality to not supply the budget, which is why my approach has been to work closely with the police board as a member of the board. And this board has returned dollars for the past two years," Morgan said.

Introduced in 2022 for Ontario's largest urban centres, strong mayor powers were expanded last year to include all 216 Ontario mayors. At least one legal opinion suggests this was when questions of interpretation began to arise.



London Ont. Coun. Sam Trosow speaks to CTV News on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

London Coun. Sam Trosow is a retired Western University law professor. He believes the strong mayor legislation was rushed.

"I think if it was the intention of the legislature to categorically exempt police services matters from the act they would have or they should have said so. And they probably rushed this through so quickly, maybe they didn't even bother to think about it," he explained.

"But I think that the mayor of Sarnia is within his rights to challenge this part of the budget," Trosow said.



Sarnia Mayor Mike Bradley speaks to CTV News via Zoom on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

Related Stories

- 'We need to do it, and soon': Sarnia Police Services Board launches renewed effort to move forward with new headquarters
- Sarnia police headquarters funding reduced by city council
- 'A vanity project': Sarnia police offer compromise as city's mayor threatens strong mayor powers

Report an Error Editorial standards & policies Why you can trust CTV News

Outlook

Fw: iAGCO - Applications Undergoing Public Notice

From info <info@seguin.ca>
Date Fri 1/23/2026 9:12 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: iagcodonotreply@agco.ca <iagcodonotreply@agco.ca>
Sent: January 23, 2026 6:30 AM
To: info <info@seguin.ca>
Subject: iAGCO - Applications Undergoing Public Notice

iAGCO - Applications Undergoing Public Notice

Subscription details:

Email Address: info@seguin.ca
Types of Applications: Liquor Sales Licence - Manufacturer's Tied House, Liquor Sales Licence, Cannabis Retail Store Authorization
Location: Seguin, Parry Sound, The Archipelago, Muskoka Lakes

The public notice offers the municipality and residents of the municipality in which the premises is located an opportunity to respond to the application within the time period identified on the posting and on the placard.
The following application(s) are now undergoing public notice:

Liquor Applications

City	Premises	Deadline for Objections / Submissions	File Number	Application Type	Areas	
PARRY SOUND	**CHUCK'S ROADHOUSE BAR AND GRILL** 11A BAY ST PARRY SOUND, ON P2A1S4	2026-02-19	3536313	**Change Application (Changes and/or Additions to Existing Licensed Areas)** Liquor Sales Licence	Indoor and Outdoor Area	File Objection / Submission

You can unsubscribe anytime.

Alcohol and Gaming Commission of Ontario
90 Sheppard Avenue East, Suite 200
Toronto ON M2N 0A4
Tel.: 416-326-8700
Toll Free in Ontario: 1-800-522-2876
Inquiries: www.agco.ca/iagco