



The Corporation of the Township of Seguin

Addendum

Council Meeting Tuesday, April 7th, 2026 in the Township of Seguin Council Chambers and Electronic Participation

06. Shore/Concession Road Allowances:

- Addition to item a) Shore Road Allowance Application No. RAS-2024-0006-H (Scott). Little Whitefish Lake of objections from Nicole & Michael Vivaldi.

08. Staff Reports:

- Addition to item e) Report No. PL-2026-011, Official Plan Amendment Application No. OPA-2025-0003-H, Zoning By-law Amendment Application No. R-2025-0013-H, and plan of Subdivision Application No. CON-2025-0001-H (Rosseau Springs Limited) of correspondence from the Applicant's Agent requesting a deferral of consideration of the applications.

14. Closed Session:

- Addition of item e) Ministerial Zoning Order Lands – Verbal Update.



Fw: Comments - Vivaldi Consulting Inc.

From info <info@seguin.ca>

Date Tue 2026-04-07 10:00 AM

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

3 attachments (3 MB)

Restrictive Covenant - part 3 ONLY.pdf; Objection Letter and Tabs to Prichard - January 27, 2025.pdf; Draft Plan - original.pdf;



Township of Seguin
(705) 732-4300

From: Mike Vivaldi <michaelavivaldi@gmail.com>

Sent: April 6, 2026 11:43 AM

To: info <info@seguin.ca>

Cc: Nicole Vivaldi <nicole@nicolevivaldi.com>; Mike Vivaldi <michaelavivaldi@gmail.com>

Subject: Fwd: Comments - Vivaldi Consulting Inc.

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

We are formally submitting our comments for the April 7, 2026 meeting to approve the Scott-Tapia purchase of the OSRA (according to plan 42R-22935). Comments as follows:

1. While not mentioned in the comment letter received, Vivaldi Consulting Inc. ("Vivaldi") is of the understanding that the by-law will also include the restrictive covenants as noted in the attached ("Restrictive Covenant - part 3 Only"). Having these restrictive covenants approved as part of the transfer of the OSRA is paramount to Vivaldi continuing the quiet enjoyment of their property (41 Little Whitefish Shores Road).
2. As noted in our objection letter of January 27, 2025 (see attached Objection letter and Tabs to Prichard) the sale of the OSRA will create an access problem into the Vivaldi property. Given this access problem, Vivaldi requested an amendment, in addition to the proposed Part 4 (as noted in attached draft plan) registered easement, to ensure Vivaldi can continue to have unfettered access to their property via the existing roadway that has been in existence for decades. This additional amendment to the easement was not granted by the Town of Seguin. If the Town will not grant the

easement to ensure our unfettered access then Vivaldi must continue to maintain their rights, as the dominant tenement of the existing right of way. These rights include doing what is "reasonably necessary" to make the right of way usable for its intended purpose which would include our right to grade the road within the right of way to ensure we are accessing the property via the legal right of way. Given there are no other viable options to access our property, as water does not constitute an alternate route, the right to continue to access our property via the right of way and the right to continue to maintain the right of way to ensure it is a viability are rights that must be protected.

We thank the town for requesting and considering our comments and including them as part of the approval process.

Sincerely,

Vivaldi Consulting Inc. - per Nicole Vivaldi
Sent via Michael Vivaldi Email

January 27, 2025

By email to rebecca@prichardlaw.ca

Edward Peghin
Managing Lawyer
Direct: 416-734-0405
epeghin@pacelawfirm.com

Al Pace

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Andy J. Semotiuk

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Rebecca Strain

Jana Savevska

Christina Atrach

**Certified as a Specialist in
Civil Litigation
by the Law Society of Ontario*

***Certified as a Specialist in
Corporate/Commercial Law
by the Law Society of Ontario*

Ben Prichard

Ben Prichard Professional Corporation

17 Miller Street

Parry Sound, ON P2A 1S7

Objection to Application to Purchase Original Shore Road Allowance; Township of Seguin; Scott-Tapia/Scott-Mallett/McWhirter - Shore Road Closing; Your File Number: 1000-4168

Dear Mr. Prichard:

We are writing on behalf of our client, Vivaldi Consulting Inc., (“**Vivaldi**”), the owner of the property municipally known as 41 Little Whitefish Shores Road, Seguin ON P2A 2W8 (“**Vivaldi Property**”).

Vivaldi objects to elements of the application made by their neighbours, Scott-Tapia/Scott-Mallett/McWhirter (“**Applicants**”), who reside at the property municipally known as 46 Little Whitefish Shores Road, Seguin ON P2A 2W8 (“**46 Little Whitefish**”), to purchase the Original Shore Road Allowance (“**OSRA**”) abutting 46 Little Whitefish for the reasons below. The OSRA is shown as Parts 1 and 2 on the proposed survey attached to your letter dated December 10, 2024 (located below at **Tab 1**).

Vivaldi will be applying to purchase the portion of the OSRA abutting the Vivaldi Property, to secure its ownership of and rights to the land it has used and enjoyed for years. Vivaldi is not seeking to prevent the Applicants from purchasing the OSRA abutting 46 Little Whitefish. Rather, Vivaldi only seeks to prevent adverse impacts on the Vivaldi Property, including any encroachment resulting from the proposed purchase plan.

In preparing for its objection to the Applicants’ application, Vivaldi retained Planscape Inc. to provide a land use planning opinion on the proposed OSRA purchase by the Applicants (**Tab 2**).

Vivaldi is very concerned about the 46 Little Whitefish purchase and anticipated impacts on the Vivaldi Property and encourages a mutually agreeable solution to satisfy the wishes of the parties.

Toronto
Collingwood
Kenora

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Encroachment on Lot Projection and Sightline – the Peninsula

The proposed sale of the OSRA encroaches on the Vivaldi Property lot projection and sightline onto the peninsula and lake, affecting Vivaldi’s future development plans and enjoyment of the dock and waterfront (Figure 3 of the Planscape Inc. report at **Tab 2**). The OSRA includes a unique peninsula and cove that is within the Vivaldi Property view and projection of its property line onto the lake (as shown by the maps at **Tab 3** and **Tab 4**). The view enriches the sightline, adds value to the Vivaldi Property and was one of the selling features enticing Vivaldi to purchase the Vivaldi Property.

Vivaldi requests that this unique portion of the OSRA (the peninsula at **Tab 3**) not be sold to the Applicants to ensure no one will erect structures which will obstruct nearly half of the magnificent view from the Vivaldi Property, thereby decreasing both the enjoyment and market value of the Vivaldi Property.

Furthermore, the Township’s Official Plan, Section C.3.1.3.3, encourages maintaining the area’s unique character. Any obstructions to the sightline would impact the “visual and aesthetic character” of the lake and the recreational experience, which also violates the Township’s Official Plan, Section A.2.2.1. Vivaldi seeks to maintain the peaceful and serene character of the cottage landscape and avoid unnecessary development that would detract from it. Thus, Vivaldi requests that the peninsular portion of the OSRA remain in the control and ownership of the Township in perpetuity.

If the Applicants are permitted to purchase the peninsula, newly created use or zoning restrictions may prevent Vivaldi from constructing a boathouse, extending or widening its dock, or additional otherwise permitted structures.

If the peninsula within the OSRA were sold to the Applicants, despite Vivaldi’s objection, Vivaldi requests that conditions, such as building restrictions, be imposed on the Applicants to protect the Vivaldi Property sightline and maintain the status quo, pursuant to Schedule 1 to By-law no. 2013-038, paragraph 8. This would include assurance that the Applicants are prohibited from marking off or erecting structures in the cove, whether on land or in the water (see Part 3 of the proposed survey).

Protection of Marshy Inlet and Aquatic Wildlife

The proposed sale of the peninsula within the OSRA would compromise the protection of natural heritage features and waterfront character. This area includes a cove and marshy inlet that is home to aquatic wildlife and vegetation. Vivaldi wants to ensure this specific area remains vacant and undisturbed, as it contributes to the quality of the water, biodiversity of the lake, and natural beauty of the shoreline.

Including the peninsula as part of the sale to the Applicants may lead to its development, which may be contrary to the Township’s Official Plan. Section E.1.2.6. states “*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.” In addition, Section A.2.2.1. sets a goal that any development must preserve the quality of the water and the visual character of the lake.

Road Access to Vivaldi Property

In addition to the issue of the peninsula described above, the sale of the OSRA would create an access problem for Vivaldi. The only available land access to the Vivaldi Property is by a road that crosses over the OSRA. If the Applicants are permitted to purchase the OSRA, Vivaldi requests a **registered easement over the OSRA to permit unrestricted access to the Vivaldi Property.** Water access does not constitute an alternate route (*Atkins v. Carter* (2004 CanLII 8193)).

Conclusion

Vivaldi requests that the Township disallow the Applicants’ application to purchase the OSRA abutting 46 Little Whitefish because of the legitimate concerns regarding Vivaldi’s use and enjoyment of the Vivaldi Property, as well as the potential impact on the environment. Instead, Vivaldi welcomes constructive discussions with Council and the Applicants, with a consideration of the proposed solutions offered above.

Thank you for considering Vivaldi’s requests and concerns. We look forward to hearing from you at your convenience.

If you have any questions or require additional information, please feel free to contact us at 416-734-0405 or by email at epeghin@pacelawfirm.com.

Sincerely,

Pace Law Firm Professional Corporation



Edward Peghin

Encl.

TAB 1

BEN PRICHARD
Professional Corporation
Barristers, Solicitors, & Notaries Public

10 December 2024

SENT BY EMAIL

Vivaldi Consulting Inc.
41 Little Whitefish Shores Road
Seguin, Ontario
P2A 2W8

Dear Sir/Madam:

RE: TOWNSHIP OF SEGUIN
SCOTT-TAPIA/SCOTT-MALLETT/MCWHIRTER- Shore Road Closing
Description: In front of Lot 97, Concession A; Humphrey
Parts 1 and 2 on the enclosed Draft Plan of Survey
My File Number: 1000-4168

We are the solicitors for the Township of Seguin, with regard to an application made by your neighbours, Sandra Patricia Scott-Tapia, Susan Margaret Scott-Mallett and Pamela Jean McWhirter, to purchase the shore road allowance in front of their property.

Enclosed is a consent form and attached thereto is a draft plan outlining the shore road lands which your neighbours are applying to close and purchase, namely, Parts 1 and 2 (outlined in yellow highlighter).

As your land is adjacent to the Scott-Tapia, Scott-Mallett and McWhirter property, I am writing to request your input on the closure and transfer of Parts 1 and 2 to your neighbours.

If you have questions, concerns, or objections in this regard, I ask that you contact my assistant, Rebecca Scott, who will relay such to the Township for consideration. Rebecca can be reached at 249-988-0015 or at rebecca@prichardlaw.ca.

If instead you are agreeable at this stage to the above-noted proposal, I ask that you sign the enclosed consent form and return it to my office.

The Township kindly requests your reply by January 13, 2024, to prevent this matter from being unnecessarily delayed. If my office and the Township have not heard from you by that date, the Township will proceed without your comments.

Please do not hesitate to contact my office with any questions. Your input in this matter is appreciated.

Yours very truly,



per:

Benjamin E. S. Prichard

BEP/rs
Encl.

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

IN THE MATTER OF AN APPLICATION TO CLOSE AND STOP UP THAT PART OF THE ORIGINAL SHORE ROAD ALLOWANCE ALONG THE SHORES OF LITTLE WHITEFISH LAKE, IN FRONT OF LOT 97, CONCESSION A, IN THE GEOGRAPHIC TOWNSHIP OF HUMPHREY, NOW TOWNSHIP OF SEGUIN, DISTRICT OF PARRY SOUND AND TO SELL THE SAME TO SANDRA PATRICIA SCOTT-TAPIA, SUSAN MARGARET SCOTT-MALLET AND PAMELA JEAN MCWHIRTER.

NEIGHBOURS' WRITTEN AUTHORIZATION

WE, VIVALDI CONSULTING INC., the owner of Part of Lot 97, Concession A, in the Geographic Township of Humphrey, now Township of Seguin, District of Parry Sound, abutting one side of the Applicants' lands,

(a) consent to the purchase by SANDRA PATRICIA SCOTT-TAPIA, SUSAN MARGARET SCOTT-MALLET and PAMELA JEAN MCWHIRTER of that part of the original shore road allowance along the shores of Little Whitefish Lake, in front of Lot 97, Concession A, in the Geographic Township of Humphrey, now Township of Seguin, District of Parry Sound, designated as Parts 1 and 2, on the portion of the draft reference plan attached and initialed by us; and

(b) agree to the proposed boundary locations as shown on the plan.

DATED AT _____ this _____ day of _____, 2024

Per:
On behalf of VIVALDI CONSULTING INC.

I have the authority to bind the Corporation

**PLAN OF SURVEY
OF PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
LYING IN FRONT OF LOT 97, CONCESSION A
GEOGRAPHIC TOWNSHIP OF HUMPHREY
NOW IN THE TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
KPK SURVEYING INC.
2024**

5m 0 5 25m

SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 711mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BACK/SIDERE OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83(CSRS)(2010.0).

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999880.

CONVERGENCE NOTE:

A CONVERGENCE (ROTATION) FACTOR OF 0°50'30" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

A CONVERGENCE (ROTATION) FACTOR OF 0°55'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P1 AND P2 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

NOTE:

THE ORIGINAL WATER'S EDGE AS SHOWN HEREON HAS BEEN ESTABLISHED AT A CONTOUR ELEVATION OF 243.81 CGVD28 AND HAS BEEN ACCEPTED AS THE BEST AVAILABLE LIMIT OF LITTLE WHITEFISH LAKE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HUMPHREY, LITTLE WHITEFISH LAKE IS REGULATED BY A DAM AT THE OUTLET OF WHITEFISH LAKE.

ELEVATIONS ARE REFERRED TO THE TOP OF THE DAM AT THE OUTLET OF WHITEFISH LAKE HAVING AN ELEVATION OF 245.60m CGVD28.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 42R-

RECEIVED AND DEPOSITED

DATE

DATE

KEVIN P. KILJALA
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (No.42)

SCHEDULE

PART	LOT	CONCESSION/PLAN	PIN	AREA
1		PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF LOT 97, CONCESSION A	NO PIN ASSIGNED	2292± m²
2				1857± m²

FEATURE COORDINATE TABLE

WOOD POLE

WP#	NORTHING	EASTING
1	5013850.0	595877.8
2	5013853.3	595921.5
3	5013840.7	596046.1
4	5013825.6	596083.9
5	5013811.8	596118.9

ANCHOR

AN#	NORTHING	EASTING
1	5013856.6	596006.7
2	5013846.1	596020.8
3	5013816.7	596119.9

FEATURE COORDINATE TABLE

WATER'S EDGE

#	NORTHING	EASTING
1	5013867.7	595914.1
2	5013866.7	595915.1
3	5013855.4	595916.8
4	5013844.5	595920.1
5	5013839.9	595926.1
6	5013835.9	595935.3
7	5013832.9	595944.7
8	5013828.3	595958.2
9	5013825.7	595968.3
10	5013823.8	595976.4
11	5013820.8	595984.4
12	5013814.9	595992.2
13	5013807.9	596001.2
14	5013805.9	596009.1
15	5013801.9	596015.3
16	5013796.3	596018.3
17	5013793.4	596025.3
18	5013784.5	596034.8
19	5013784.4	596036.3
20	5013784.3	596041.9
21	5013803.7	596046.4
22	5013803.8	596048.0
23	5013789.4	596051.2
24	5013781.6	596052.5
25	5013785.2	596048.3
26	5013779.6	596051.8

FEATURE COORDINATE TABLE

ORIGINAL WATER'S EDGE

#	NORTHING	EASTING
27	5013867.9	595904.3
28	5013855.7	595904.7
29	5013841.8	595908.1
30	5013830.8	595909.9
31	5013829.2	595923.8
32	5013823.0	595931.7
33	5013814.4	595940.1
34	5013816.3	595958.3
35	5013814.0	595972.4
36	5013808.4	595964.8
37	5013804.9	595993.8
38	5013802.1	596001.4
39	5013796.6	596009.9
40	5013782.4	596025.9
41	5013781.7	596025.8
42	5013779.5	596037.6
43	5013783.7	596040.7
44	5013789.0	596038.7
45	5013799.3	596047.3
46	5013790.0	596051.0
47	5013784.3	596047.5

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SMB DENOTES STANDARD IRON BAR
- SSSB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK PILING
- IB DENOTES IRON BAR
- DI DENOTES DRILL HOLE
- 1311 DENOTES PAUL F. FORTH, O.L.S.
- ELC DENOTES E.L. CAHANA, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- LUM DENOTES L.U. MAUGHAN COMPANY LIMITED, O.L.S.
- JW DENOTES J.K. WHITE, O.L.S.
- UN DENOTES UNDEPOSITED PLAN BY L.U. MAUGHAN COMPANY LIMITED
- P DENOTES PLAN 42R-14686
- P2 DENOTES SRPR BY P.F. FORTH, O.L.S., DATED JUNE 2, 1995
- WT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- O DENOTES OBSERVED REFERENCE POINT
- WP1 DENOTES WOOD POLE AND NUMBER
- AN1 DENOTES ANCHOR AND NUMBER
- SB DENOTES BELL TERMINAL BOX

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (CSRS)(2010.0) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.REG 216/10

GRP	NORTHING	EASTING
A	5013860.79	595926.40
B	5013830.16	596155.59
C	5013792.10	596077.01

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

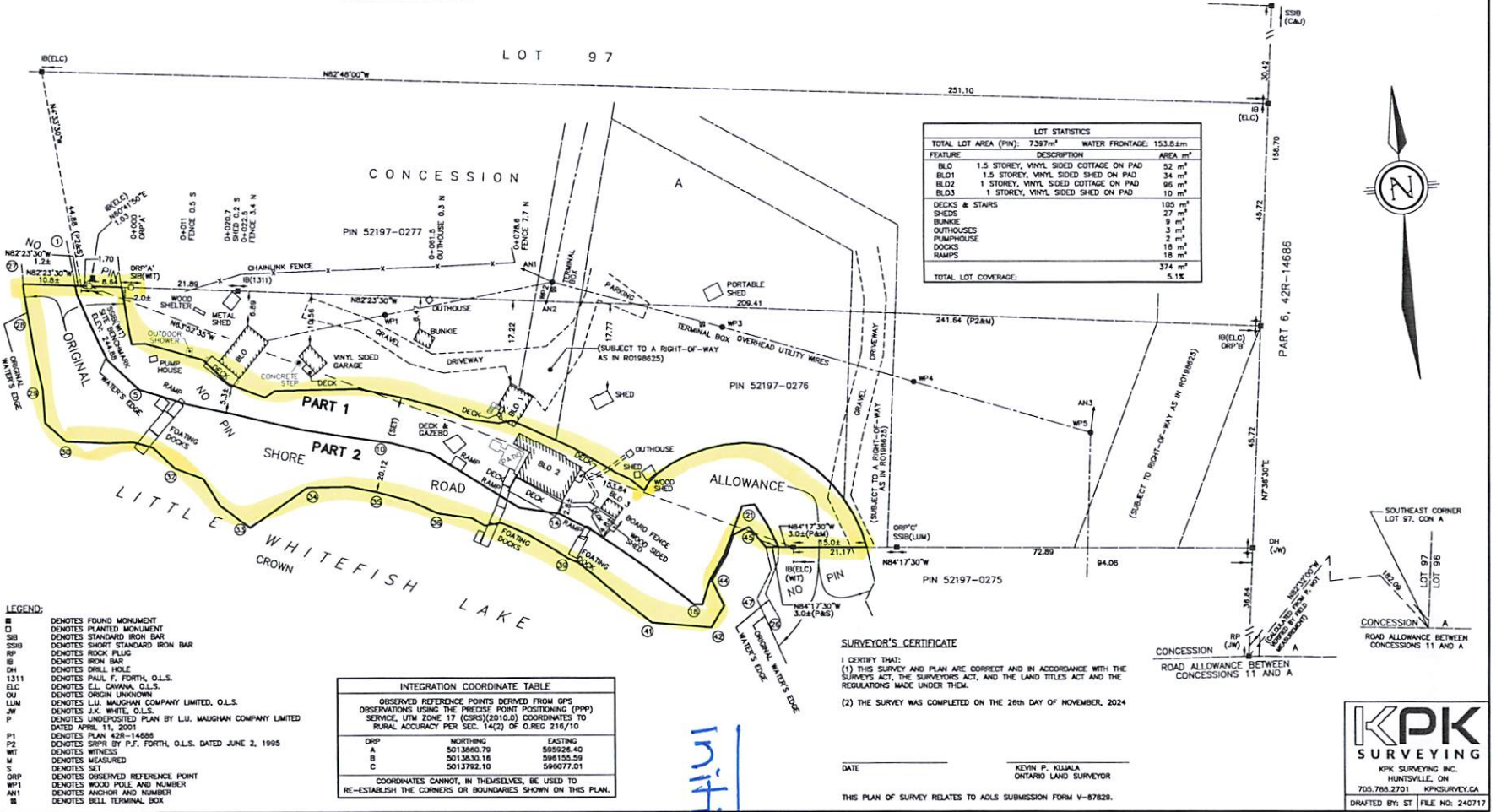
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 26th DAY OF NOVEMBER, 2024

DATE

KEVIN P. KILJALA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM V-67829.



KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701
KPKSURVEY.CA
DRAFTED BY: ST FILE NO: 240717

Initials

TAB 2

Planning Opinion Report

Property Location: 41 Little Whitefish Shores, Seguin ON P2A 2W8
Part of Lot 97, Concessions A, in the former Geographic Township of
Humphrey, now in the Township of Seguin, District Parry Sound

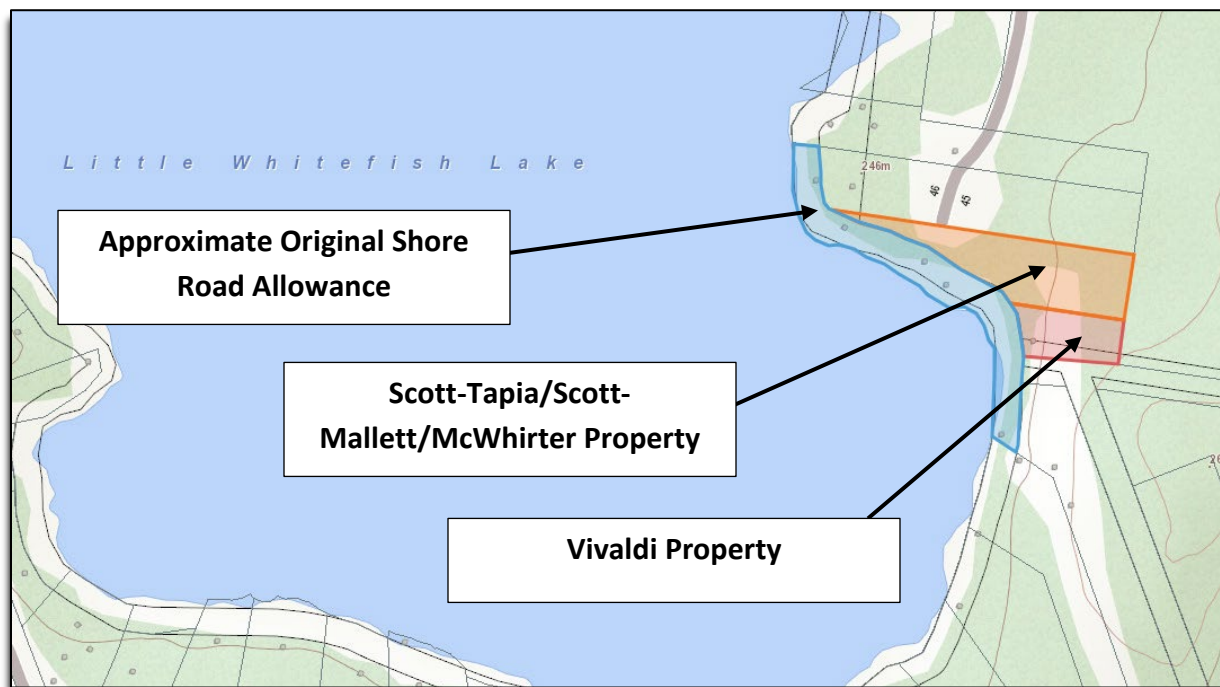
Property Owner: Vivaldi Consulting Inc. (Nicole & Michael Vivaldi)

Purpose of Report: To provide a land use planning opinion on the purchase of the Original
Shore Road Allowance (see Figure 1)

Planscape has been retained by Nicole and Michael Vivaldi to review the application made by their neighbours, Sandra Patricia Scott-Tapia, Susan Marget Scott-Mallett and Pamela Jean McWhirter, to purchase the Original Shore Road Allowance (OSRA) in front of their property.

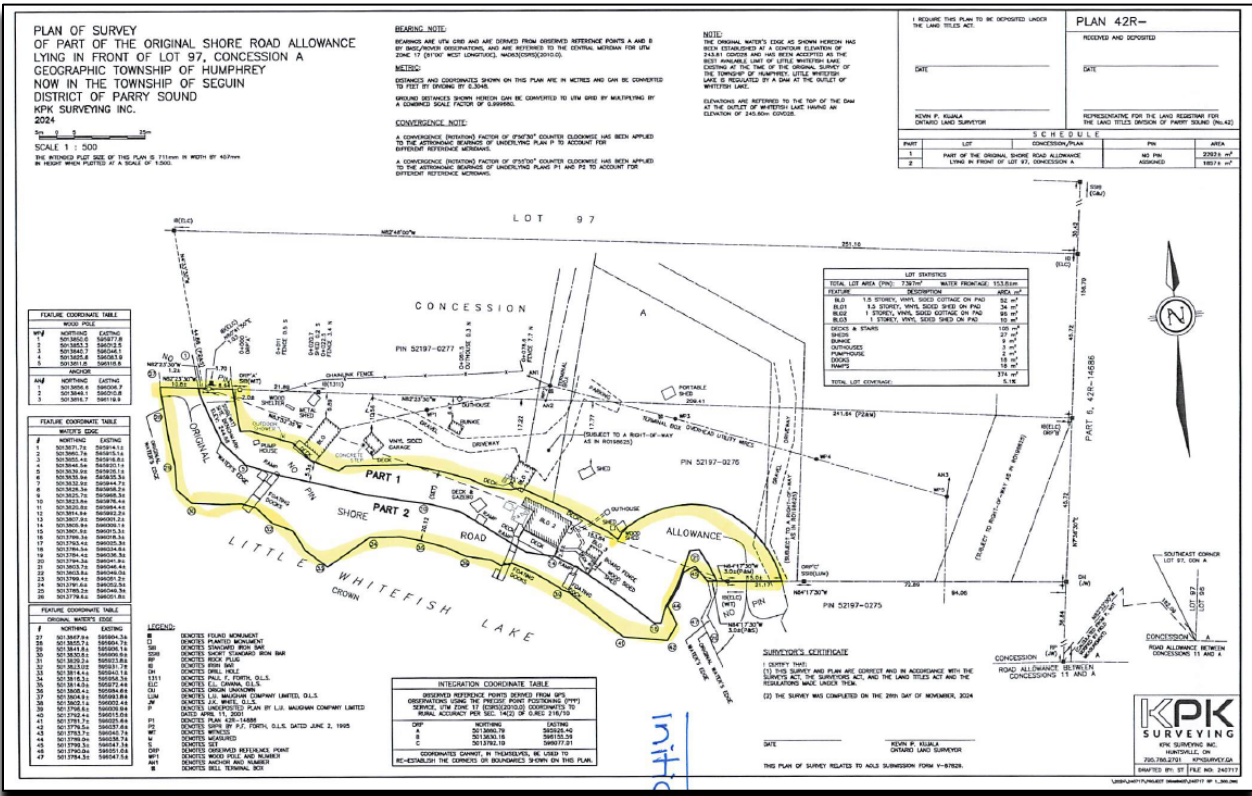
Figure 1 below shows the Vivaldi Property, the neighbouring property and the approximate location of the existing open OSRA in front of the subject properties.

Figure 1: Subject Lands



Ms. And Mr. Vivaldi were advised on December 10, 2024 by Ben Prichard, solicitor of the Township of Seguin regarding the application and the request to purchase the Original Shore Road Allowance (OSRA) as depicted in Figure 2 below.

Figure 2: Proposed Survey of Original Shore Road Allowance Purchase



Shore Road Allowance Closures By-law no. 2013-038

By-law No. 2013-038 Shore Road Allowance Closures is the current by-law that includes the Policy and Procedures necessary to purchase an OSRA. The following policies allow Vivaldi's to voice objections to the proposed purchase as follows:

...Any objections received from the public on a specific closing and deemed valid by Staff will be referred to Council for a decision...

Further, the Township has the ability to sell OSRA except when:

...The abutting neighbours are not in agreement for a legitimate reason with the mutual boundary or the privatization of the shore road allowance as determined by Council.

The brief policy review below will address the concerns of the property owners to offer legitimate rationale for the proposed sale as illustrated by the survey provided. Finally, it is noted that:

Council may impose any condition upon the sale and transfer of the closed road allowance that it considers necessary and appropriate. This may include registration of a prohibition or restrictive covenant on title of the lands.

The following policy review of the Township's Zoning By-law and Official Plan will examine the concerns of Ms. and Mr. Vivaldi to determine their legitimacy.

Township of Seguin Zoning By-law No. 2006-125

As part of our review, we examined Zoning By-law No. 2006-125 of the Township of Seguin. Both subject properties are zoned Limited Service Residential (LSR) as shown on Zoning Map 23 of the Zoning By-law. Table 6.1 of the Zoning By-law outlines the permitted main uses of the LSR Zone that would allow a cottage. Additionally, Shoreline Structures and Facilities of Section 4.28 would permit accessory structures provided they meet the associated provisions.

The Zoning By-law defines Lot Frontage as:

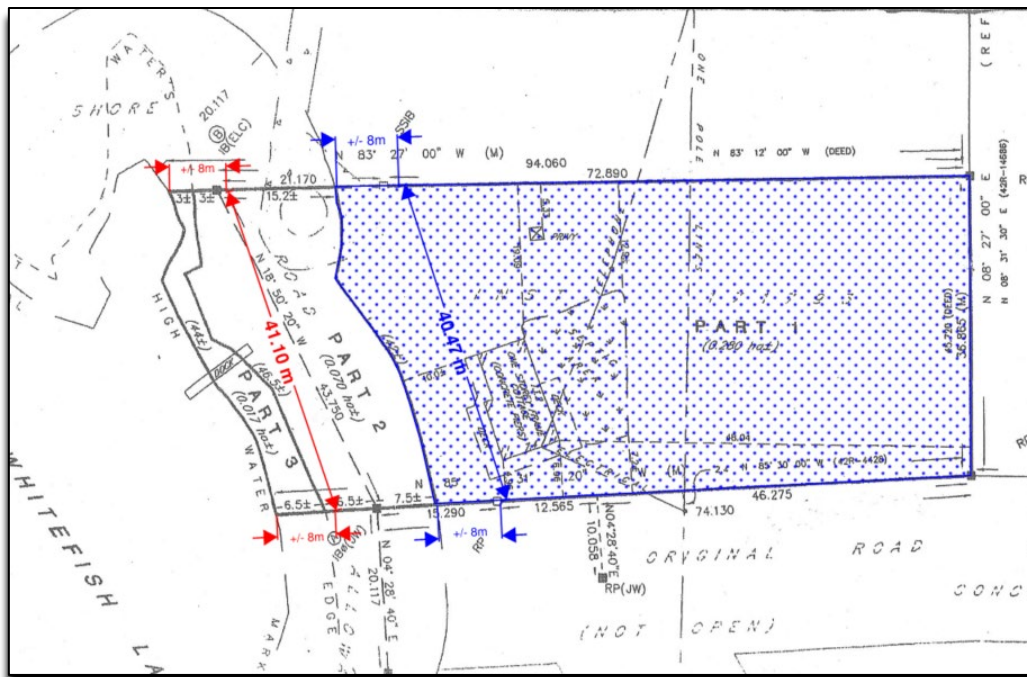
Lot Frontage means the horizontal distance between the two lot lines which intersect the front lot line of a lot, except:

- i) where the front lot line is not perpendicular to the side lot lines and the said lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines or;*

- ii) where the front lot line is not a straight line and the side lot lines are not parallel, the lot frontage is to be measured by a line 8 metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line; and,
- iii) on an island that has not been subdivided, the lot frontage shall be the greatest distance between any two points of the shoreline, and,
- iv) Where a lot has two or more frontages on a shoreline the longer shoreline frontage shall be deemed to be the by-law frontage.

The Vivaldi property does not have a front lot line that is perpendicular to the side lot lines, a common scenario of many waterfront lots. It also would appear that the side lot lines are not completely parallel and therefore a straight line measured 8 m back would determine the approximate frontage. Figure 3 below illustrates a frontage of approximately 40.5 m without the purchase of the OSRA. Purchasing the OSRA would result in a slight increase in frontage to 41.1 m.

Figure 3: Vivaldi Property Frontage



Given the Vivaldi property has between 31 m and 60 m of frontage, the Zoning By-law requires a minimum of a 9.0 m side yard setback for shoreline structures and facilities such as boathouses or docks.

Township of Seguin Official Plan

Section E.1.2.6 of the Township’s Official Plan gives Council the approval to “stop up and close existing... shoreline road allowances.” Additionally, the following policies may also apply:

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.

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.

Waterfront Area policies of the Official Plan aim to protect natural heritage features and waterfront character where:

It is the goal of this Plan that all development on the Township’s lakes and rivers must protect and preserve the quality of the water, protect the visual and aesthetic character of the lakes and rivers, protect the recreational, social, and environmental experiences, protect public safety by prohibiting development in areas subject to flooding or erosion, and respect the unique character of each lake.

Ms. and Mr. Vivaldi want to ensure the natural features and vegetation of the OSRA are protected from future development and human impact where possible. Figure 4 below is an aerial view of the “swampy” inlet area that the Vivaldi’s wish to ensure remains vacant to protect it.

Figure 4: Aerial View of “Inlet” Area



Objections to Scott-Tapia/Scott-Mallett/McWhirter Property OSRA Sale

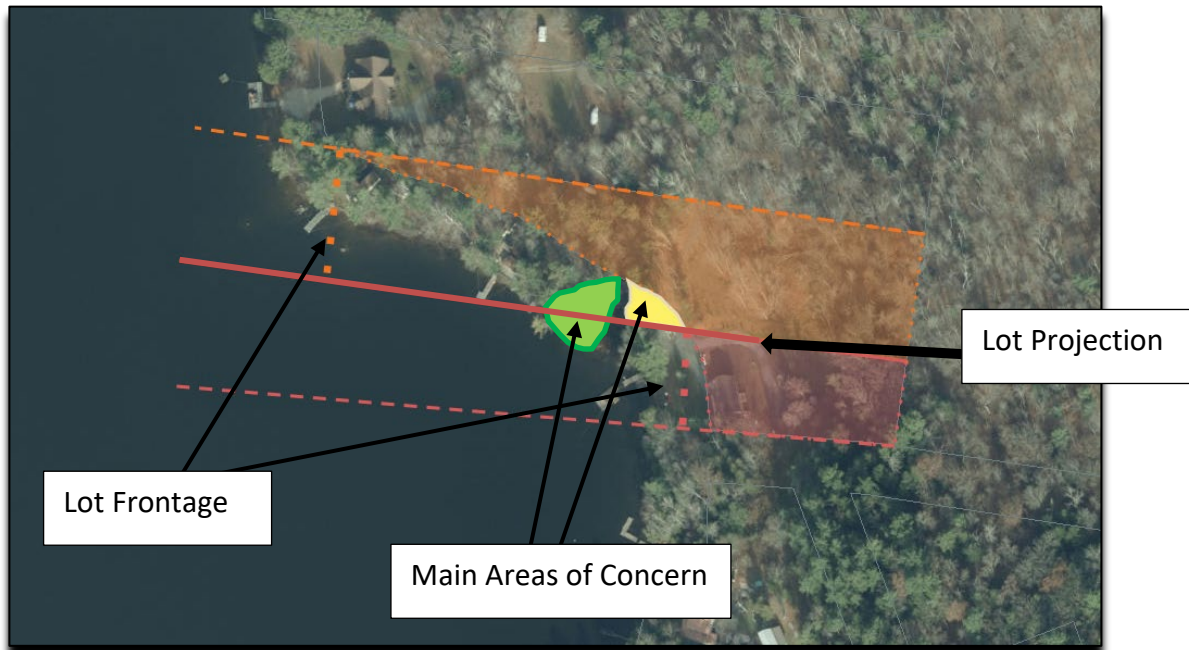
The proposed sale of the neighbouring OSRA presents areas of concern in terms of the future use of the Vivaldi’s land and enjoyment of their cottage. Figure 5 illustrates the existing properties, their lot projection lines, frontage and two key areas of concern in green and yellow.

The area in green shows a peninsula that is within the Vivaldi’s sightline and projection of their property into the lake. Selling this piece of property to the Scott-Tapia/Scott-Mallett/McWhirter will impact any future development of the Vivaldi property and potentially the enjoyment of their existing dock. When the Vivaldi’s purchase their OSRA and wish to redevelop their waterfront with permitted shoreline structures, the green area of concern unnecessarily creates potential conflicts for structures and water activities. The north portion of the green area is also marshy and is home to aquatic wildlife that is not appropriate for development, active recreation or the storage of cottage materials.

The yellow area contains the Vivaldi’s driveway and access to their property. At the time of this report, it is unknown if a legal easement exists on the portion over the OSRA. If the easement over the OSRA is not legally on title, selling this portion of the OSRA could inappropriately

eliminate access to the Vivaldi property. The Vivaldi's have hired legal representation to investigate the easement or Right of Way status for their access, but given the long-standing location of that access, it creates a conflict to sell that publicly owned land to a private party that is not the Vivaldi's.

Figure 5: Original Shore Road Allowance Areas of Concern

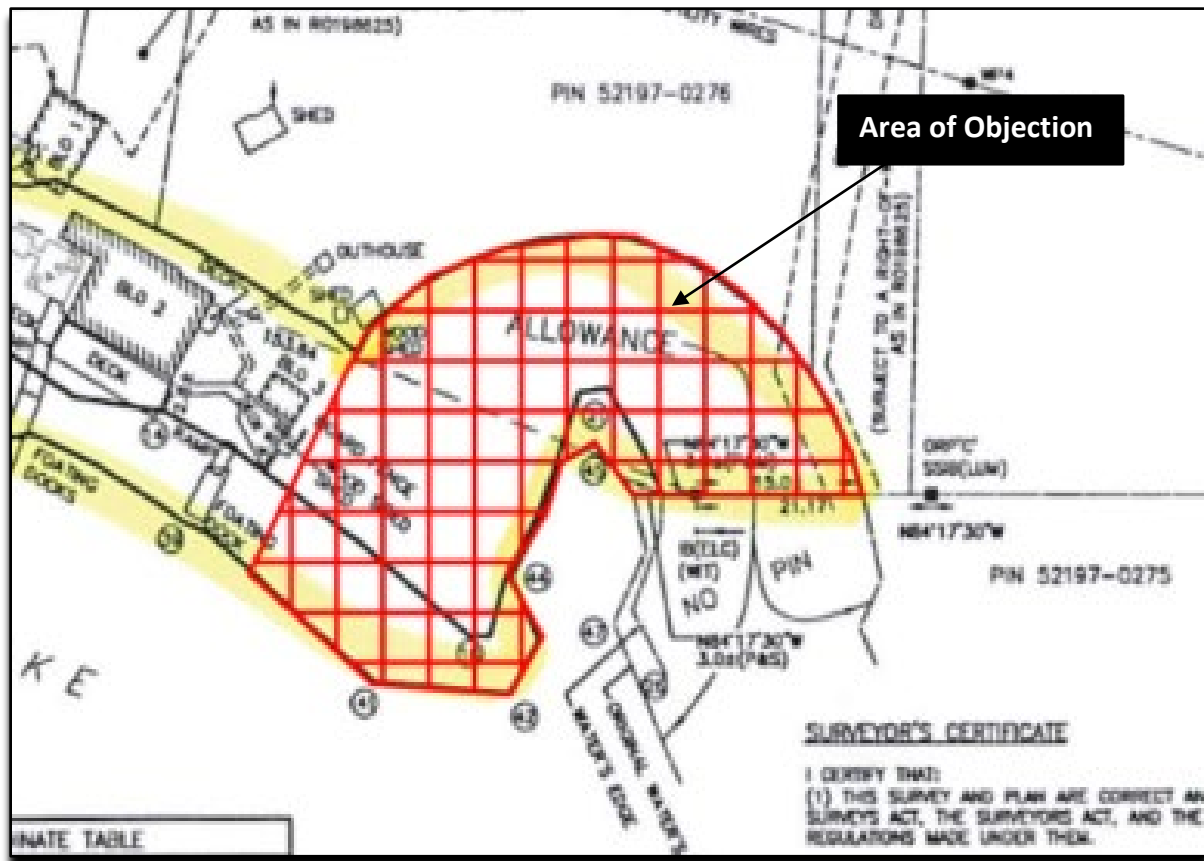


Requested Considerations

Through discussions with Nicole & Michael Vivaldi in consideration of the land use planning concerns identified by Planscape, Figure 6 illustrates the area of objection regarding the proposed purchase.

By eliminating the area of concern from the proposed sale, the Vivaldi's would maintain their current access without complication, would be able to purchase their OSRA with no adjacent use impacts and the "swampy" inlet that is inappropriate for physical development would be protected.

Figure 6: Area of Objection



Conclusion:

In our opinion, the current proposal to purchase the OSRA by the Scott-Tapia/Scott-Mallett/McWhirter family should not be approved as proposed. A compromised solution is possible that mitigates the negative land use impacts of selling the Scott-Tapia/Scott-Mallett/McWhirter OSRA.

We respectfully request that staff defer the application until such time as a meeting with both property owners and the Township can be held with the intent of finding a shared solution. We believe that the solution will include an altered division line and/or set of conditions to protect the future development and interests of both properties.

It is our opinion that finding a mutually agreed upon solution for the sale of the OSRA for both properties is good planning.



Should you have any questions or concerns regarding this land use planning opinion, please do not hesitate to contact the undersigned.

Yours truly,

PLANSCAPE INC.

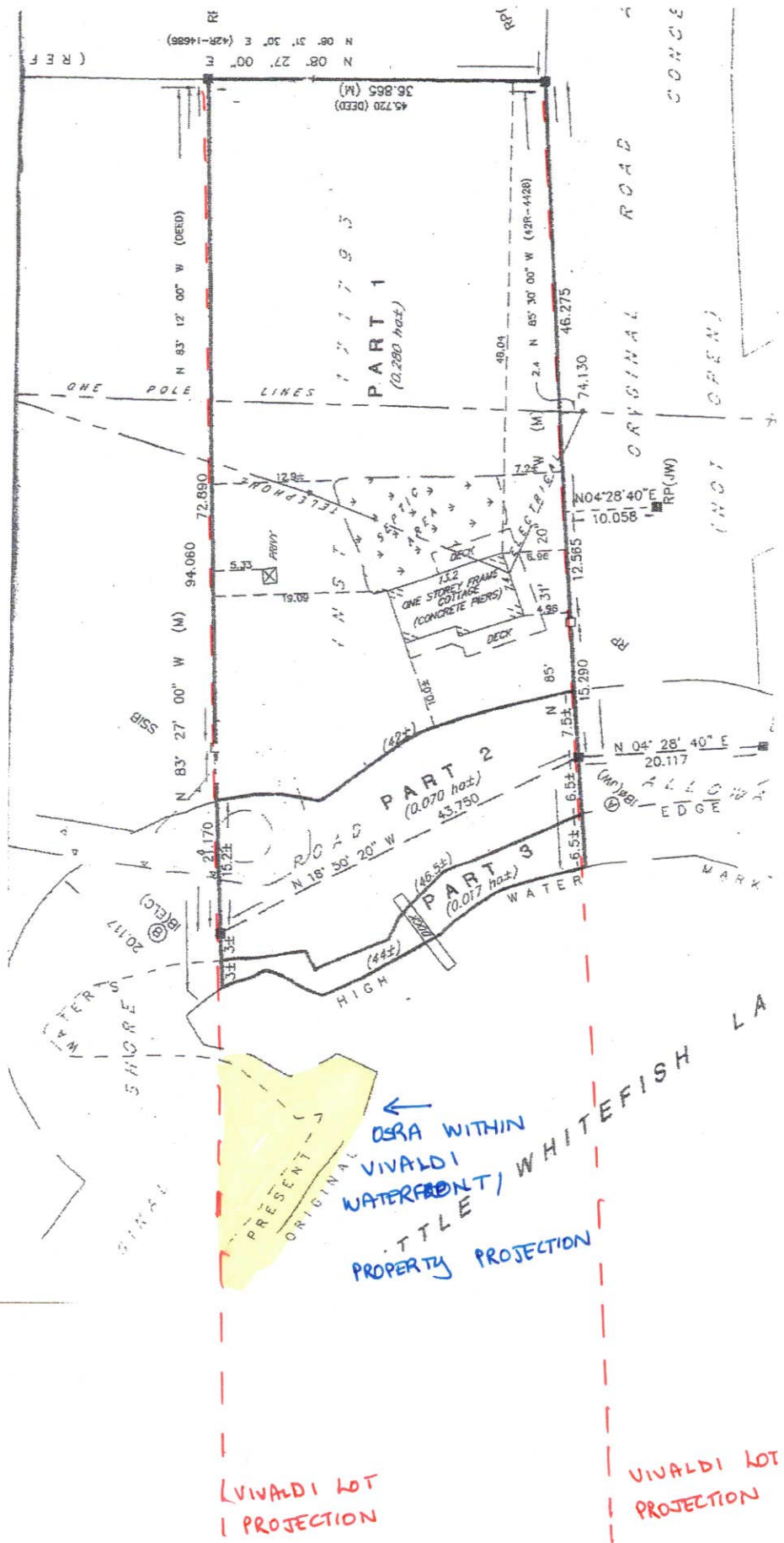
A handwritten signature in black ink that reads "Vandenaeker". The signature is written in a cursive style with a large, prominent initial 'V'.

Debbie Vandenaeker, MCIP, RPP, PMP
Senior Planner

A handwritten signature in black ink that reads "Ryan Lloyd". The signature is written in a cursive style with a large, prominent initial 'R'.

Ryan Lloyd, BES
Planner

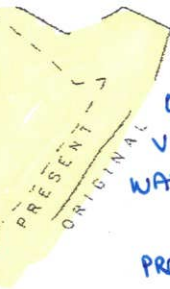
TAB 3



VIVALDI LOT
PROJECTION

VIVALDI LOT
PROJECTION

OSRA WITHIN
VIVALDI
WATERFRONT/
TITLE WHITEFISH
PROPERTY PROJECTION



TAB 4

**PLAN OF SURVEY
OF PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
LYING IN FRONT OF LOT 97, CONCESSION A
GEOGRAPHIC TOWNSHIP OF HUMPHREY
NOW IN THE TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
KPK SURVEYING INC.
2024**

5m 0 5 25m
SCALE 1 : 500
THE INTENDED PLOT SIZE OF THIS PLAN IS 711mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BACK-SIGHT OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (8100' WEST LONGITUDE), NAD83(CRS2010.0).

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999880.

CONVERGENCE NOTE:

A CONVERGENCE (ROTATION) FACTOR OF 0°50'30" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

A CONVERGENCE (ROTATION) FACTOR OF 0°55'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P1 AND P2 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

NOTE:

THE ORIGINAL WATER'S EDGE AS SHOWN HEREON HAS BEEN ESTABLISHED AT A CONTOUR ELEVATION OF 243.81 CGVD28 AND HAS BEEN ASSIGNED AS THE BEST AVAILABLE LIMIT OF LITTLE WHITEFISH LAKE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HUMPHREY, LITTLE WHITEFISH LAKE IS REGULATED BY A DAM AT THE OUTLET OF WHITEFISH LAKE.

ELEVATIONS ARE REFERRED TO THE TOP OF THE DAM AT THE OUTLET OF WHITEFISH LAKE HAVING AN ELEVATION OF 245.60m CGVD28.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 42R-

RECEIVED AND DEPOSITED

DATE

DATE

KEVIN P. KILJALA
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (No.42)

SCHEDULE

PART	LOT	CONCESSION/PLAN	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF LOT 97, CONCESSION A		NO PIN ASSIGNED	2292.2 m ²
2				1857.4 m ²

FEATURE COORDINATE TABLE

WOOD POLE

#	NORTHING	EASTING
1	5013850.0	595877.8
2	5013853.3	596021.5
3	5013840.7	596046.1
4	5013825.6	596063.9
5	5013811.8	596118.9

ANCHOR

#	NORTHING	EASTING
1	5013856.6	596008.7
2	5013846.1	596020.8
3	5013816.7	596119.9

FEATURE COORDINATE TABLE

WATER'S EDGE

#	NORTHING	EASTING
1	5013871.72	595914.12
2	5013866.72	595915.12
3	5013855.42	595916.82
4	5013844.52	595920.12
5	5013839.92	595926.12
6	5013835.92	595935.32
7	5013832.92	595944.72
8	5013828.32	595958.22
9	5013825.72	595968.32
10	5013823.82	595976.42
11	5013820.82	595984.42
12	5013814.92	595992.22
13	5013807.92	596001.22
14	5013805.92	596009.12
15	5013801.92	596015.32
16	5013796.32	596018.32
17	5013793.42	596025.32
18	5013784.52	596034.82
19	5013784.42	596036.32
20	5013794.32	596041.92
21	5013803.72	596046.42
22	5013803.82	596048.02
23	5013799.42	596041.22
24	5013791.62	596037.42
25	5013785.22	596048.32
26	5013779.62	596051.82

FEATURE COORDINATE TABLE

ORIGINAL WATER'S EDGE

#	NORTHING	EASTING
27	5013867.92	595904.32
28	5013855.72	595904.72
29	5013841.82	595908.12
30	5013830.82	595909.92
31	5013829.22	595923.82
32	5013823.02	595931.72
33	5013814.42	595940.12
34	5013816.32	595958.32
35	5013814.02	595972.42
36	5013808.42	595984.62
37	5013804.92	595993.82
38	5013802.12	596001.42
39	5013796.62	596009.92
40	5013792.42	596015.02
41	5013783.72	596025.62
42	5013779.52	596037.62
43	5013783.72	596040.72
44	5013799.02	596038.72
45	5013799.32	596047.32
46	5013790.02	596051.02
47	5013784.32	596047.52

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK PILE
- IB DENOTES IRON BAR
- OH DENOTES OIL HOLE
- 1311 DENOTES PAUL F. FORTH, O.L.S.
- ELC DENOTES E.L. CAHANA, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- LUM DENOTES L.U. MAUGHAN COMPANY LIMITED, O.L.S.
- JW DENOTES J.W. WHITE, O.L.S.
- UN DENOTES UNDEPOSITED PLAN BY L.U. MAUGHAN COMPANY LIMITED
- P DENOTES PLAN 42R-14686
- P1 DENOTES SRPR BY P.F. FORTH, O.L.S. DATED JUNE 2, 1995
- P2 DENOTES WITNESS
- WT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- OS DENOTES OBSERVED REFERENCE POINT
- WP1 DENOTES WOOD POLE AND NUMBER
- AN1 DENOTES ANCHOR AND NUMBER
- SB DENOTES BELL TERMINAL BOX

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (CRS2010.0) COORDINATES TO 6 FIGURAL ACCURACY PER SEC. 14(2) OF O.REG 216/10

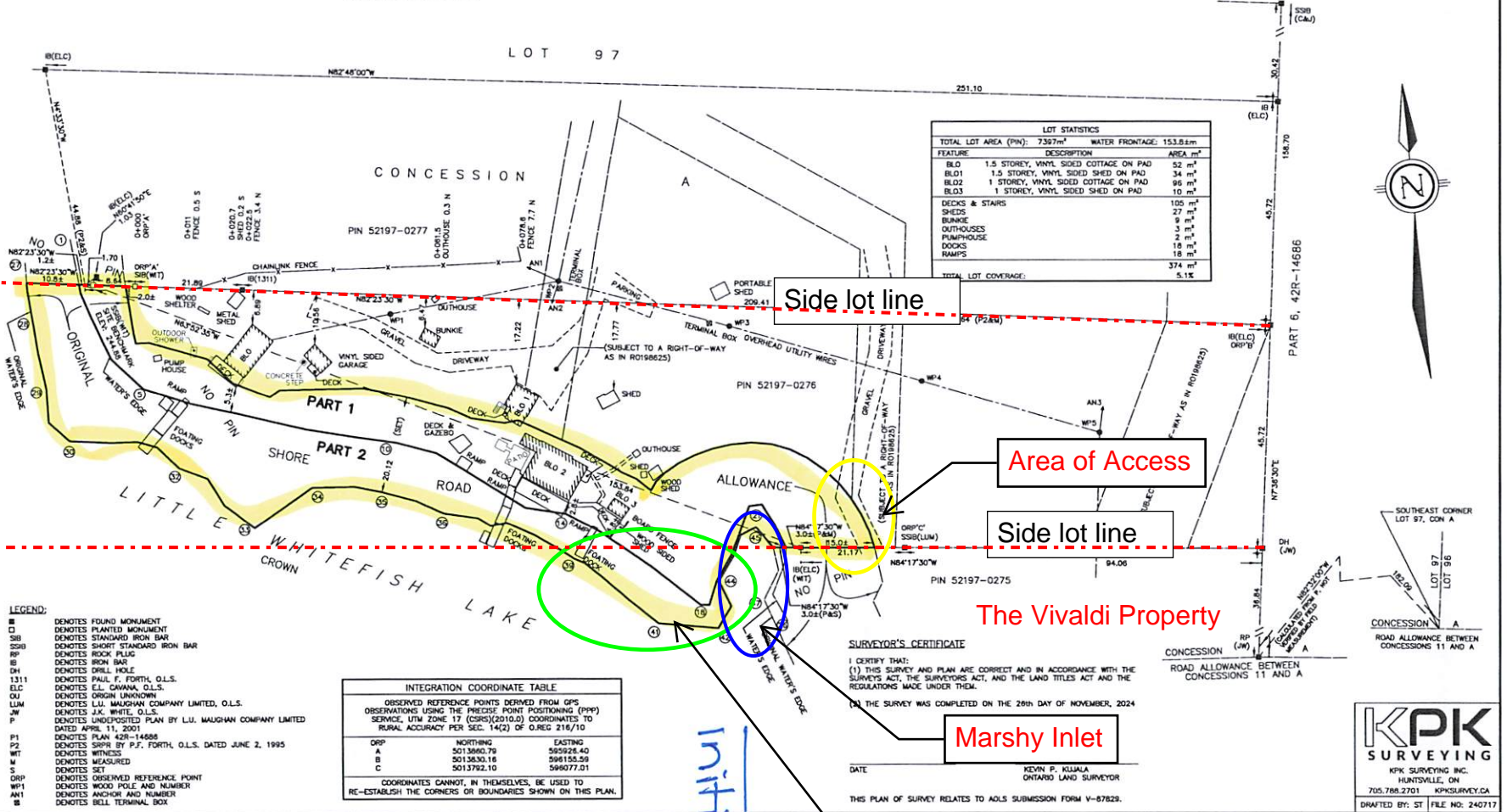
GRP	NORTHING	EASTING
A	5013860.79	595926.40
B	5013830.16	596155.59
C	5013792.10	596077.01

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

LOT STATISTICS

TOTAL LOT AREA (PIN): 7397m² WATER FRONTAGE: 153.62m

FEATURE	DESCRIPTION	AREA m ²
BLO	1.5 STOREY, VINYL SIDED COTTAGE ON PAD	52 m ²
BLO1	1.5 STOREY, VINYL SIDED SHED ON PAD	34 m ²
BLO2	1 STOREY, VINYL SIDED COTTAGE ON PAD	96 m ²
BLO3	1 STOREY, VINYL SIDED SHED ON PAD	10 m ²
DECKS & STAIRS		100 m ²
SHEDS		27 m ²
BUNKIE		9 m ²
OUTHOUSES		2 m ²
PUMPHOUSE		18 m ²
DOCKS		18 m ²
RAMPS		18 m ²
		374 m ²
TOTAL LOT COVERAGE:		5.1%



Initials

OSRA within Vivaldi Waterfront/Property Projection

KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701
KPKSURVEY.CA
DRAFTED BY: ST FILE NO: 240717

LO240717.PPK\PROJECT DRAWINGS\240717.PP 1_300_2024

3. GENERAL

The foregoing restrictions apply notwithstanding any other restrictions imposed by Municipal By-law. Furthermore, for clarity, despite any conclusions by a court or other tribunal of competent jurisdiction otherwise that a Municipal By-law(s) does not prohibit the above, these restrictive covenants continue to operate to bind the land and prohibit the foregoing until such time as the Township, by by-law authorizes the deletion/ release or by by-law authorizes the modification of the restrictive covenant pursuant to section 4 below.

4. MODIFICATION

The Township or any successor municipal corporation, with the consent of the owners of the Lands, may alter or modify these restrictions in respect of the lands or any part thereof and such alteration or modification shall be evidenced by a municipal by-law. Furthermore, as a condition of the alteration or modification of these restrictive covenants the Owners agrees to the registration of a new restrictive covenant to give effect to the foregoing alteration or modification.

IN WITNESS WHEREOF the parties hereto have hereunto executed this agreement as follows:

By the OWNERS on the _____ day of _____, 2026

Witness

SANDRA PATRICIA SCOTT-TAPIA

Witness

SUSAN MARGARET SCOTT-MALLET

Witness

PAMELA JEAN WCWHIRTER

By the TOWNSHIP on the _____ day of _____, 2026

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

ANN MACDIARMID, Mayor

CRAIG JEFFERY, Clerk

**PLAN OF SURVEY
OF PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
LYING IN FRONT OF LOT 97, CONCESSION A
GEOGRAPHIC TOWNSHIP OF HUMPHREY
NOW IN THE TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
KPK SURVEYING INC.
2025**



SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 711mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/ROVER OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83(CSRS)(2010.0).

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999680.

CONVERGENCE NOTE:

A CONVERGENCE (ROTATION) FACTOR OF 0°50'30" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

A CONVERGENCE (ROTATION) FACTOR OF 0°55'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P1 AND P2 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

NOTE:

THE ORIGINAL WATER'S EDGE AS SHOWN HEREON HAS BEEN ESTABLISHED AT A CONTOUR ELEVATION OF 243.81 CGVD28 AND HAS BEEN ACCEPTED AS THE BEST AVAILABLE LIMIT OF LITTLE WHITEFISH LAKE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HUMPHREY, LITTLE WHITEFISH LAKE IS REGULATED BY A DAM AT THE OUTLET OF WHITEFISH LAKE.

ELEVATIONS ARE REFERRED TO THE TOP OF THE DAM AT THE OUTLET OF WHITEFISH LAKE HAVING AN ELEVATION OF 245.60m CGVD28.

NOTE:

SSIB'S WERE SET IN LIEU OF SIB'S DUE TO LACK OF OVERBURDEN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 42R-

RECEIVED AND DEPOSITED

DATE

DATE

KEVIN P. KUJALA
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (No.42)

SCHEDULE

PART	LOT	CONCESSION/PLAN	PIN	AREA
1				1968± m ²
2				1857± m ²
3				137± m ²
4				27± m ²

FEATURE COORDINATE TABLE		
WOOD POLE		
WP#	NORTHING	EASTING
1	5013850.0	595977.8
2	5013853.3	596012.5
3	5013840.7	596046.1
4	5013825.8	596083.9
5	5013811.8	596118.8

FEATURE COORDINATE TABLE		
WATER'S EDGE		
#	NORTHING	EASTING
1	5013871.7±	595914.1±
2	5013860.7±	595915.1±
3	5013855.4±	595918.8±
4	5013846.5±	595920.1±
5	5013839.9±	595926.1±
6	5013835.9±	595935.3±
7	5013832.9±	595944.7±
8	5013828.3±	595958.2±
9	5013825.7±	595968.3±
10	5013823.8±	595976.4±
11	5013820.8±	595984.4±
12	5013814.9±	595992.2±
13	5013807.9±	596001.2±
14	5013805.9±	596009.1±
15	5013801.9±	596015.3±
16	5013799.3±	596018.3±
17	5013793.4±	596025.3±
18	5013784.5±	596034.6±
19	5013784.4±	596036.3±
20	5013794.3±	596041.9±
21	5013803.7±	596046.4±
22	5013803.8±	596049.0±
23	5013799.4±	596051.2±
24	5013791.6±	596052.5±
25	5013785.2±	596049.3±
26	5013779.6±	596051.8±

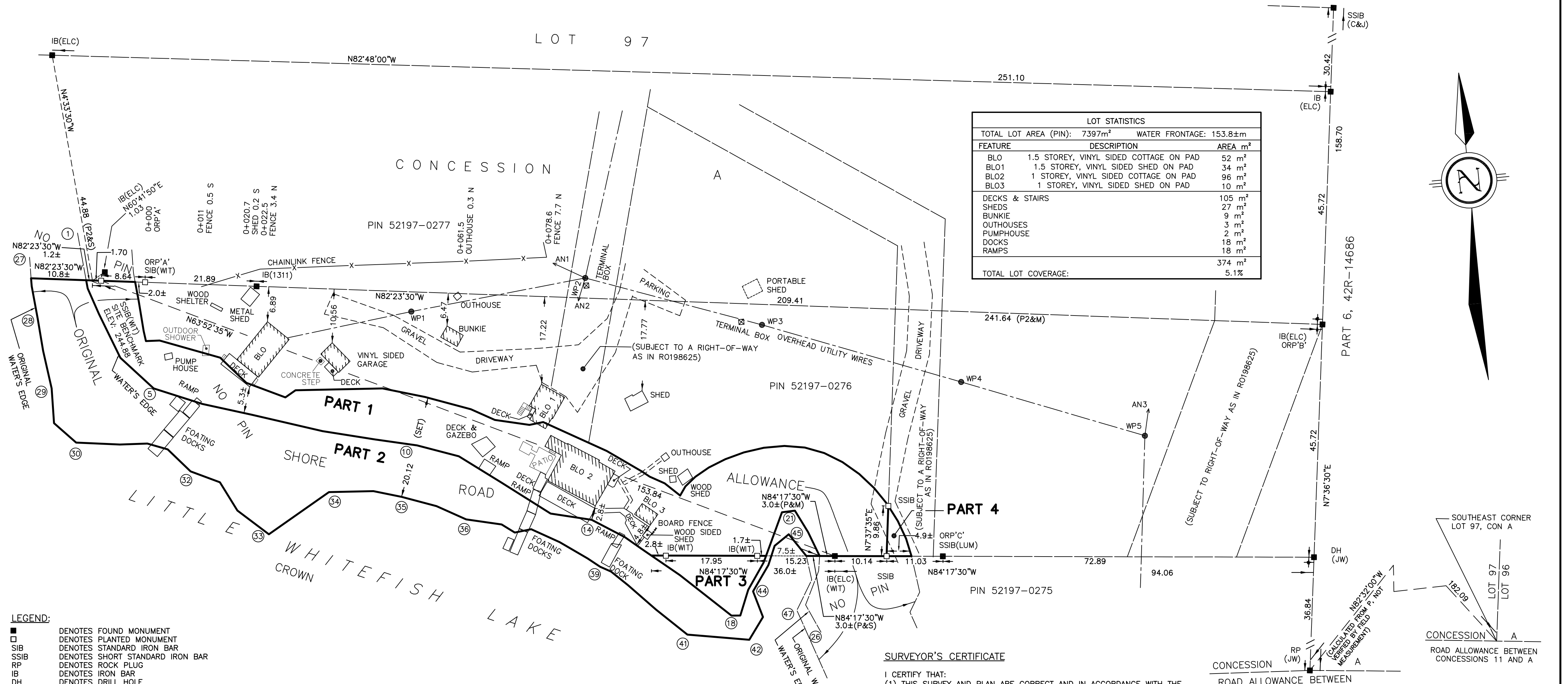
FEATURE COORDINATE TABLE		
ORIGINAL WATER'S EDGE		
#	NORTHING	EASTING
27	5013867.9±	595904.3±
28	5013855.7±	595904.7±
29	5013841.8±	595906.1±
30	5013830.9±	595923.8±
31	5013829.2±	595923.8±
32	5013823.0±	595931.7±
33	5013814.4±	595940.1±
34	5013816.3±	595958.3±
35	5013814.0±	595972.4±
36	5013808.4±	595984.6±
37	5013804.9±	595993.8±
38	5013802.1±	596002.4±
39	5013796.6±	596009.9±
40	5013792.4±	596015.0±
41	5013781.7±	596025.6±
42	5013779.5±	596037.7±
43	5013783.7±	596040.7±
44	5013789.0±	596038.7±
45	5013799.3±	596047.3±
46	5013790.0±	596051.0±
47	5013784.3±	596047.5±

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK PLUG
- IB DENOTES IRON BAR
- DH DENOTES DRILL HOLE
- 1311 DENOTES PAUL F. FORTH, O.L.S.
- ELC DENOTES E.L. CAVANA, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- LUM DENOTES L.U. MAUGHAN COMPANY LIMITED, O.L.S.
- JW DENOTES J.K. WHITE, O.L.S.
- P DENOTES UNDEPOSITED PLAN BY L.U. MAUGHAN COMPANY LIMITED DATED APRIL 11, 2001
- P1 DENOTES PLAN 42R-14686
- P2 DENOTES SRPR BY P.F. FORTH, O.L.S. DATED JUNE 2, 1995
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- ORP DENOTES OBSERVED REFERENCE POINT
- WP1 DENOTES WOOD POLE AND NUMBER
- AN1 DENOTES ANCHOR AND NUMBER
- ⊠ DENOTES BELL TERMINAL BOX

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (CSRS)(2010.0) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.REG 216/10		
ORP	NORTHING	EASTING
A	5013860.79	595926.40
B	5013830.16	596155.59
C	5013792.10	596077.01
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LOT STATISTICS		
TOTAL LOT AREA (PIN):	7397m ²	WATER FRONTAGE: 153.8±m
FEATURE	DESCRIPTION	AREA m ²
BLO	1.5 STOREY, VINYL SIDED COTTAGE ON PAD	52 m ²
BLO1	1.5 STOREY, VINYL SIDED SHED ON PAD	34 m ²
BLO2	1 STOREY, VINYL SIDED COTTAGE ON PAD	96 m ²
BLO3	1 STOREY, VINYL SIDED SHED ON PAD	10 m ²
DECKS & STAIRS		105 m ²
SHEDS		27 m ²
BUNKIE		9 m ²
OUTHOUSES		5 m ²
PUMPHOUSE		2 m ²
DOCKS		18 m ²
RAMPS		18 m ²
TOTAL LOT COVERAGE:		374 m ²
		5.1%

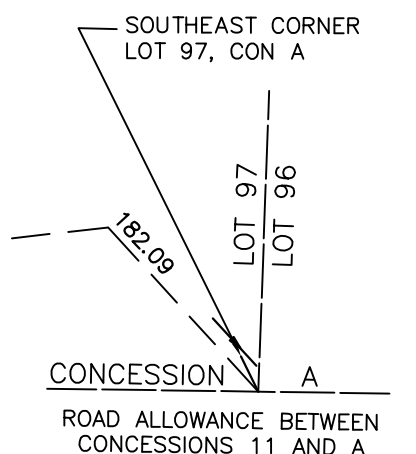
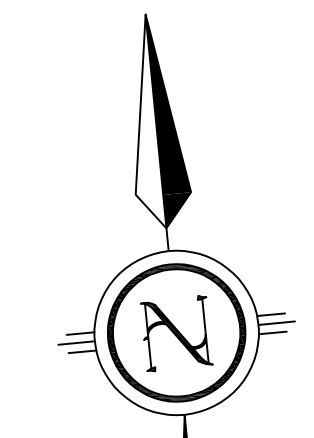


SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 11th DAY OF JULY, 2025

DATE _____ KEVIN P. KUJALA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM V-87829.



KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701 KPКСURVEY.CA
DRAFTED BY: ST FILE NO: 240717

Deferral Request for Consideration of Rosseau Springs Report

From Leo DeLoyde <leodeloyde@gmail.com>

Date Tue 4/7/2026 8:03 AM

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

Cc Holden Rhodes <hrhodes@killarney.com>; Taylor Elgie <telgie@seguin.ca>; Jamie Robinson <jrobinson@mhbcpplan.com>

Good Morning Mr Jeffery and Ms Spinney:

Rosseau Springs is requesting a deferral of Council's consideration of the Rosseau Springs staff report to enable time to assess the policy and other details raised in the staff report.

Please advise as to the best method for requesting a deferral.

Thank you.

Leo DeLoyde
DeLoyde Development Solutions

Cell (705) 498-9229

Office (705) 497-7980