The Corporation of the Township of Seguin

Agenda for the Regular Meeting of Council

to be held on Monday, April 20th, 2026

in the Township of Seguin Council Chambers and Electronic Participation

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

02. Call to Order and Approval of the 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 April 7th, 2026. **®**

05. Public Meeting:

Adjourn to Public Meeting for Planning Act Applications. ®

a) Zoning By-law Amendment Application No. R-2026-0001-H (O'Leary). Report No. PL-2026-039.

b) Zoning By-law Amendment Application No. R-2025-0019-F (Janse). Report No. PL-2026-046.

Close Public Meeting for Planning Act Applications. ®

06. Delegations:

a) Oscar Poloni, KPMG.

- Consolidated Financial Statements of The Corporation of the Township of Seguin for the Year Ended December 31, 2025 and the Audit Findings Report. **®**

07. Staff Reports: Resolution to receive Reports. ®

By-law Enforcement:

a) Report No. BL-2026-002, Review of Proposed Dark Sky By-law.

Planning:

b) Report No. PL-2026-050, Zoning By-law Amendment Application No. R-2025-0015-C and Consent Application No. B-2025-0017-C (Boyle,

Buzanis, Manchee). ®

c) Report No. PL-2026-021, Zoning By-law Amendment Application No. R-2025-0017-H (Rosicki). ®

Treasury:

d) Report No. TR-2026-003, 2026 PSAB Expenditures and Regulation 284/09 of the Municipal Act. ®

e) Report No. TR-2026-004, 2026 In Year Budget Amendments. ®

08. Council Reports:

a) Councillor Getty – 2026 Good Roads Conference Report.

09. Board/Committee Agendas & Minutes:

a) WPS Recreation & Cultural Centre Board - Agenda of April 8, 2026.

b) WPS Recreation & Cultural Centre Board - Minutes of April 8, 2026.

10. Correspondence: Listed below.

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

11. Closed Session:

Adjourn to Closed Session. ®

a) Parry Sound Area Municipal Airport Runway Project – Update.

b) Human Resources Matters.

Reconvene Open Session. ®

12. Confirming By-law No. 2026-040. ®

13. 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) Ontario Good Roads Association – 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) Township of McNab-Braeside - Ontario Heritage Organization Development Grant Advocacy.
j) Town of Goderich - Ontario Heritage Organization Development Grant

Advocacy.

k) iAGCO - Applications Undergoing Public Notice SUKHDEV PARRY SOUND.
l) Helen Feguson - OFTR Motorcycle Trails off of Highway 518.
m) Helen Ferguson - OFTR Motorcycle Trails off of Highway 518.
n) Katherine Lightbourn - OFTR Motorcycle Trails off of Highway 518.
o) Morganna Turner - OFTR Motorcycle Trails off of Highway 518.
p) Dylan Ferguson - OFTR Motorcycle Trails off of Highway 518.
q) AT Turner - OFTR Motorcycle Trails off of Highway 518.
r) Dale and Mary Ann Dean - OFTR Motorcycle Trails off of Highway 518.
s) Mark Auerman - OFTR Motorcycle Trails off of Highway 518.
t) Adam Wakfield - OFTR Motorcycle Trails off of Highway 518.
u) Town of Mattawa - Ontario Veterinary College Enrollment Capacity.
v) Parry Sound Area Chamber of Commerce (PSACC) - Meet Lakeside Mechanical Services.
w) PSACC - Children's Therapy Services has a message for you.
x) PSACC - Try Reiki and Sound Healing in Parry Sound.
y) PSACC - April 2026 Newsletter.
z) The Federation of Northern Ontario Municipalities (FONOM) - Housing, Development Charges & Northern Priorities.
aa) Georgian Bay Biosphere (GBB) - April News2026 Celebrating Earth Month!
bb) City of Mississauga - Locally Elected School Board Trustees.
cc) Township of East Zorra-Tavistock - AORS Request for Provincial Legislation Amendments.
dd) Canadore Core Business & Industry Training - Local Training Built for Parry Sound and Area Business and Industry.
ee) Township of Tiny - TC Energy Ontario Pumped Storage Project.
ff) Wasauksing Swing Bridge - 2026 Operating Schedule.
gg) City of Pickering Call to Action for Justice and Protection of Canada's Children.
hh) Municipality of Tweed - Strengthening Municipal Accountability and Public Trust (Bill 9).
ii) City of Sarnia - Strengthening Municipal Accountability and Public Trust (Bill 9).
jj) Safe Quiet Lakes - Get on Board!
kk) Municipality of South Huron - Request for Provincial Legislation Amendments, Health and Safety Concerns.
ll) Parry Sound High School - Thank you.
mm) Town of Parry Sound (Charles W. Stockey Centre) - Thank you.

Adoption of Minutes

The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Tuesday, April 7th, 2026 at 2:30 pm
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

- Mayor Ann MacDiarmid (Council Chambers)
- Councillor Ward 1 Ken Adams (Council Chambers)
- Councillor Ward 2 Mario Buszynski (Council Chambers)
- Councillor Ward 3 Greg Getty (Council Chambers)
- Councillor Ward 4 Terry Fellner (Council Chambers)
- Councillor Ward 5 Ted Collins (Council Chambers)
- Councillor Ward 6 Gail Finnson (Council Chambers)

Approval of Agenda.
After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 06. Shore/Concession Road Allowances item a) Shore Road Allowance Application No. RAS-2024-0006-H (Scott) Little Whitefish Lake of objections from Nicole & Michael Vivaldi. Addition to 08. Staff Reports 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; Council removed consideration of these applications from the agenda. Addition to 14. Closed Session of item e) Ministerial Zoning Order Lands – Verbal Update.

Disclosure of Pecuniary Interest.
Mayor MacDiarmid requested that any disclosures of conflict of interest/pecuniary interest be declared for the record. None were declared.

The following resolutions were considered.

Resolution No. 2026-070
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 Regular and Closed Session Meetings of Council held March 2nd, 2026 as circulated.".

CARRIED

Resolution No. 2026-071
Moved by: Councillor Gail Finnson
Seconded by: Councillor Mario Buszynski
"**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:

- Proposed Amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees.
- Municipally Initiated Storage Containers and Housekeeping Zoning Amendments.
- Zoning By-law Amendment Application No. R-2025-0025-H (Coombs).
- Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H & Zoning By-law Amendment Application No. R-2026-0003-H (Payerl).".

CARRIED

The Mayor advised Council would now hold a public meeting for proposed amendments to the By-law respecting construction, demolition, change of use, inspection and fees (the Building By-law) and proposed Consent and Zoning By-law Amendment Applications.

The Mayor 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.

The Mayor 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.

The Mayor 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 Mayor advised Council would now hear comments related to the proposed amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees (the Building By-law).

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

The Clerk advised Notice was provided by posting on the Township of Seguin's website on March 12th, 2026.

The Mayor asked if the Township had received any correspondence with respect to the proposed amendments.

The Clerk advised no written comments had been received.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak to the proposed amendments.

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No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to the proposed amendments via electronic participation.

The Clerk advised no one had registered to speak to the proposed amendments via electronic participation.

The Mayor advised Zoning By-law Amendment R-2025-0020-S is intended to provide greater flexibility in the Township's Zoning By-law with respect to storage containers, also known as sea-cans. Council had directed that the by-law be amended to be more permissive by allowing storage containers in residential zones, subject to appropriate standards respecting the number permitted on a property and the required setbacks. In addition, the amendment includes several housekeeping changes to improve clarity and consistency within the by-law. These include removing references to yard setback requirements on split-zoned lots, clarifying that the 1.2 metre separation requirement applies only to accessory structures, and updating the provisions to recognize two-storey detached garages.

The 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 on the Township of Seguin's website and by regular mail on February 27th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from Eric Nicolaisen.

The 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 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.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2025-0025-H (Coombs) is to permit the construction of a one-storey, one-slip boathouse on an existing dock on a lot with deficient frontage and an exceedance of lot coverage.

The 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.

DRAFT

The Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on January 13th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from the Ministry of Transportation Ontario.

The 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.

Rian Allen of Allen Planning Consulting, Agent for the Applicant attended the meeting in-person and addressed Council to provide a presentation and explain the reasons for the application and to answer any questions Council may have of him related to the application.

The 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.

The Mayor advised the purpose of Consent Application Nos. B-2026-0001, 0002, 0003-H (Payerl) is to create three rural lots with frontage on Highway 612. The purpose of the associated Zoning By-law Amendment Application No. R-2026-0003-H (Payerl) is to rezone the boundaries of the EP zone per the recommendations of an environmental impact study.

The 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, posting on the Township of Seguin's website, and by regular mail on March 13th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from the Canadian National Railway Company.

The 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.

No in-person verbal submissions were received.

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The Mayor asked if there was anyone registered to speak to these applications via electronic participation.

The Clerk advised no one had registered to speak to these applications via electronic participation.

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

Resolution No. 2026-072
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Ken Adams
"**THAT** the Public Meeting held for the following matters is hereby closed and the Regular Meeting is hereby reconvened:

- Proposed Amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees.
- Municipally Initiated Storage Containers and Housekeeping Zoning Amendments.
- Zoning By-law Amendment Application No. R-2025-0025-H (Coombs).
- Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H & Zoning By-law Amendment Application No. R-2026-0003-H (Payerl).".

CARRIED

Resolution No. 2026-073
Moved by: Councillor Gail Finnson
Seconded by: Councillor Terry Fellner
"**THAT** By-law No. 2026-033, Being a By-law to amend By-law No. 2022-052, Being a By-law respecting Construction, Demolition, Change of Use, Inspections and Fees, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-074
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** 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, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-075
Moved by: Councillor Gail Finnson
Seconded by: Councillor Mario Buszynski
"**THAT** By-law No. 2026-026, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-006-03500, R-2025-0025-H, 1643B Lake Joseph Road), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

DRAFT

Resolution No. 2026-076
Moved by: Councillor Greg Getty
Seconded by: Councillor Gail Finnson
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H (Payerl), subject to the conditions set out in the Decisions.".

CARRIED

Resolution No. 2026-077
Moved by: Councillor Ken Adams
Seconded by: Councillor Terry Fellner
"**THAT** By-law No. 2026-031, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-005-03700, R-2026-0003-H, 143 Highway 612), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

The Mayor advised Council would now consider the following road allowance applications:

- Shore Road Allowance Application No. RAS-2024-0006-H (Scott). Little Whitefish Lake. By-law No. 2026-023.
- Shore Road Allowance Application No. RAS-2026-0001-H (Green). Flooded Lands Lake Rosseau. By-law No. 2026-025.

The Mayor asked if any written objections had been received related to these applications.

The Clerk advised written objections related to Shore Road Allowance Application No. RAS-2024-0006-H (Scott) had been received from Nicole & Michael Vivaldi, Pace Law Firm Agents for Vivaldi and Planscape Agents for Vivaldi.

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

No in-person verbal submissions were received.

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

The Clerk advised Susan Scott-Mallett, Pamela McWhirter and Sandra Scott-Tapia, the Applicants for Application No. RAS-2024-0006-H (Scott) had registered to speak to these applications via electronic participation.

Pamela McWhirter and Sandra Scott-Tapia, the Applicants for Application No. RAS-2024-0006-H (Scott) attended the meeting via electronic participation and advised Council they were present to answer any questions Council may have of them related to the application.

DRAFT

Resolution No. 2026-078
Moved by: Councillor Ken Adams
Seconded by: Councillor Mario Buszynski
"**THAT** By-law No. 2026-023, Being a By-law to sell part of an original shore road allowance, Application No. RAS-2024-0006-H (Scott), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-079
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**THAT** By-law No. 2026-025, Being a By-law to sell part of an original shore road allowance, Application No. RAS-2026-0001-H (Green), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Debbie Stivrins, President of the Rotary Club of Parry Sound, Chartered 1936 attended the meeting in-person and addressed Council to thank Council for the past and present support and provide an update on the Club and share plans for the 2026 3 Strikes Against Cancer 3 Pitch Tournament.

Resolution No. 2026-080
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the April 7th meeting of Council.

Building Services:

- Report No. BD-2026-001, Proposed Amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees.

CAO:

- Confidential Report No. AD-2026-002, McDougall Landfill – CPI Indexing Underbilling, Settlement Proposal, and Contract Renewal Strategy
- Confidential Report No. AD-2026-003, Citizen Appointments to the WPS OPP Detachment Board.

Clerk's:

- Report No. CL 2026-002, Freedom of Information (FOI) Summary for the Year 2025.

Community Services:

- Report No. CS-2026-002, NOHFC Funding Application-Rosseau Memorial Hall.

Fire Services:

- Report No. FS-2026-001, Renewal of the Agreement for Emergency Response Services for the Township of The Archipelago.
- Report No. FS-2026-002, Rogers Radio Tower Offer to Share.

DRAFT

Planning:

- 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.).
- Report No. PL-2026-027, Municipally Initiated Storage Containers and Housekeeping Zoning Amendments.
- Report No. PL-2026-038, Zoning By-law Amendment Application No. R-2025-0025-H (Coombs).
- Report No. PL-2026-040, Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H & Zoning By-law Amendment Application No. R-2026-0003-H (Payerl).
- Report No. PL-2026-035, Shore Road Allowance Application No. RAS-2024-0006-H (Scott). Little Whitefish Lake.
- Report No. PL-2026-036, Shore Road Allowance Application No. RAS-2026-0001-H (Green). Flooded Lands Lake Rosseau.

Strategic Initiatives:

- Report SI-2026-001, Aspiring Georgian Bay Geopark Letter.".

CARRIED

Resolution No. 2026-081
Moved by: Councillor Gail Finnson
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby support and approve the application to the Northern Ontario Heritage Fund Corporation (NOHFC) for the Rosseau Memorial Hall Revitalization Project for the funding amount of $2 million.

AND FURTHER THAT Council confirms its commitment to cover the Township of Seguin's contribution to the Project in the amount of $1.9 million, which will be funded from the Rosseau Memorial Hall Reserve Fund and the Robert Foote bequest, and Council further confirms that the Township will cover any project cost overruns should they occur.".

CARRIED

Resolution No. 2026-082
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-034, Being a By-law to authorize the Mayor and Clerk to execute and affix The Corporate Seal to an Emergency Response Services Agreement between The Corporation of the Township of The Archipelago 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

Resolution No. 2026-083
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-035, Being a By-law to authorize the Execution of a Site

Sharing License Agreement between Rogers Communications Inc. and The Corporation of the Township of Seguin (Rogers' Site Edington C3450, Property Roll No. 4903-040-003-01550-0000 585 Blackwater Lake Road), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Council considered information from the Parry Sound Area Community Business & Development Centre related to the Centre's application for funding under the Township of Seguin Donation Program for 2026. Council approved the funding request as part of the 2026 budget.

Mayor MacDiarmid reminded the Members of Council about their participation in the West Parry Sound Health Centre Foundation's Walk, Run, Pole Fundraising Event.

Council considered information from Hydro One and Councillor Buszynski on the Sudbury Barrie Transmission Line (SBTL) and Community Open Houses. The correspondence was received as information.

Council considered correspondence from Cassels regarding information on the Ontario Federation of Trail Riders trail proposal in the Township of Seguin and the response from staff. The correspondence was received as information.

Council considered an invitation to the Members of Council to attend the Bobby Orr Hall of Fame Induction Ceremony. The Members of Council are to register themselves if they decide to attend the Ceremony.

Council considered correspondence from the Town of Parry Sound requesting funding towards Science North Summer Camps. Council directed staff to advise the Town of Parry Sound that Seguin Council has already allocated the Township of Seguin's Donations Program funding for 2026 and advise the Town staff of Seguin Township's Donations Policy and process and invite them to apply for the 2027 program.

Resolution No. 2026-084
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-027, Being a By-law to write off taxes on properties in the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-085
Moved by: Councillor Ken Adams
Seconded by: Councillor Gail Finnson
"**THAT** By-law No. 2026-032, Being a By-law for Establishing Tax Ratios, 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.

Council discussed the lack of a Welcome to Seguin sign on Highway #612. Council directed staff to determine if the Township is permitted to have a Welcome to Seguin sign on Highway #612.

Resolution No. 2026-086
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Greg Getty
"**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 for the April 7th, 2026 Meeting of Council.".

CARRIED

Resolution No. 2026-087
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:06 p.m. in order to address matters pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees, related to:
  - Appointments to the West Parry Sound OPP Detachment Board.
  - Human Resources Matters.
- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, related to:
  - Waste Management Tipping Fees Update.
  - Ministerial Zoning Lands.
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, related to:
  - Waste Management Tipping Fees Update.
  - Ministerial Zoning Lands.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
  - Waste Management Tipping Fees Update.
- A proposed or pending acquisition of land by the municipality or local board.
- Labour relations or employee negotiations, related to:
  - Human Resources Matters.".

CARRIED

Resolution No. 2026-088
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 5:17 p.m.".

CARRIED

Resolution No. 2026-089
Moved by: Councillor Greg Getty

DRAFT

Seconded by: Councillor Mario Buszynski
"**WHEREAS** the Council of The Corporation of the Township of Seguin passed Resolution No. 2026-041 supporting the appointment of Christine Kasulke as a citizen representative to the West Parry Sound OPP Detachment Board;

AND WHEREAS Christine Kasulke has withdrawn her nomination.

THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin does hereby support the appointment of Dan Sooley as a citizen representative to the West Parry Sound OPP Detachment Board.".

CARRIED

Resolution No. 2026-090
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ted Collins
"**THAT** By-law No. 2026-037, Being a By-law to ratify a Land Use Permit between the Ministry of Natural Resources and The Corporation of the Township of Seguin (MPSB-2024-PLA-04442-LUP-002 Portion of the Seguin Trail), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-091
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**THAT** By-law No. 2026-036, 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. 2026-092
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 5:21 p.m. to meet again on Monday, April 20th, 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-2026-0001-H (O'Leary)

From: Bradie Debes, Planner, Planning Department

Agenda Date: April 20, 2026 **Report No**: PL-2026-039

Public Meeting Report

Proposal	The applicants wish to construct a 185.2 square metre, two-storey garage for vehicular storage and a wellness area. The proposed wellness area will have a gross floor area of 202.3 square metres. The building is proposed at a setback of 46 metres from the shoreline of Lake Joseph. The wellness area will be defined as habitable rooms within an accessory building used for fitness, meditation, relaxation, art and media. It will be limited to containing one bar sink, one dishwasher, washroom facilities and mechanical and storage areas. The Zoning By-law defines a habitable room as a room which can be used for living, sleeping, dining or washrooms, but specifically notes that the only accessory structures permitted to be habitable are guest cabins (*garages are also permitted to have a washroom*). Therefore, since this structure is not a guest cabin and a portion will have 'habitable' components, it requires a zoning by-law amendment. Note that sleeping and cooking facilities are not proposed or permitted.
File Details	**Zoning By-Law Application:** R-2026-0001-H **Owners:** Kevin and Linda O'Leary **Agent:** Rian Allen, Allen Planning Consulting **Civic Address:** 101D Islandview Road **Roll No.** 4903-010-005-07470
What is the Request?	The purpose of the proposed Zoning By-law Amendment is to amend the LSR zone to permit a 'wellness' use within a proposed garage on the property, subject to: • A maximum gross floor area of 202.3 square metres

- A maximum building coverage of 185.2 square metres
- A minimum front yard (shoreline) setback of 46 metres when the minimum is 20 metres.

Table 1 below outlines the proposed amendment.

Additional Permitted Uses	Uses Prohibited	Special Zone Requirements	Other Special Provisions
A "Wellness Use" which is defined to mean Habitable Rooms within an Accessory Building used for fitness, meditation, relaxation, art and media, with 1 bar sink and 1 dishwasher, washroom facilities, mechanical and storage areas.	The Wellness Use is prohibited from being used as a Guest Cabin, or any sleeping bedroom or overnight accommodations. Cooking appliances and a kitchen which include a stove or range are prohibited	Sections 4.1.6, 4.1.11 and 6.3, Table 6.2 – •Maximum Wellness Use gross floor area = 202.3 sq.m. •Maximum Wellness Use building coverage = 185.2 sq.m. •Minimum Wellness Use front yard setback = 46 metres	Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

Figure 1 – Proposed Site Plan

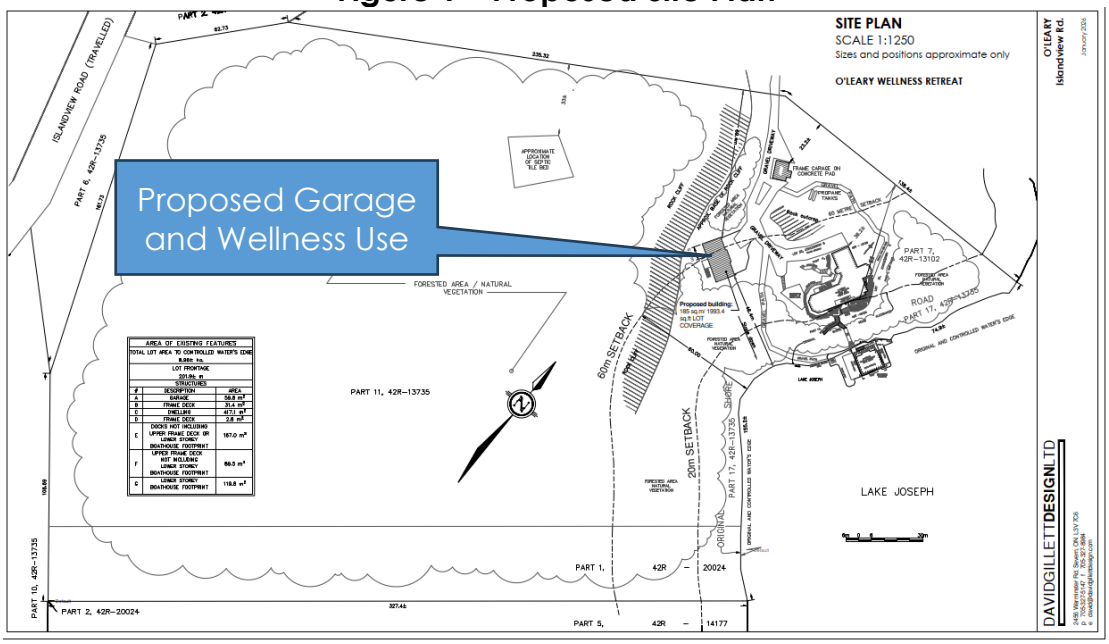
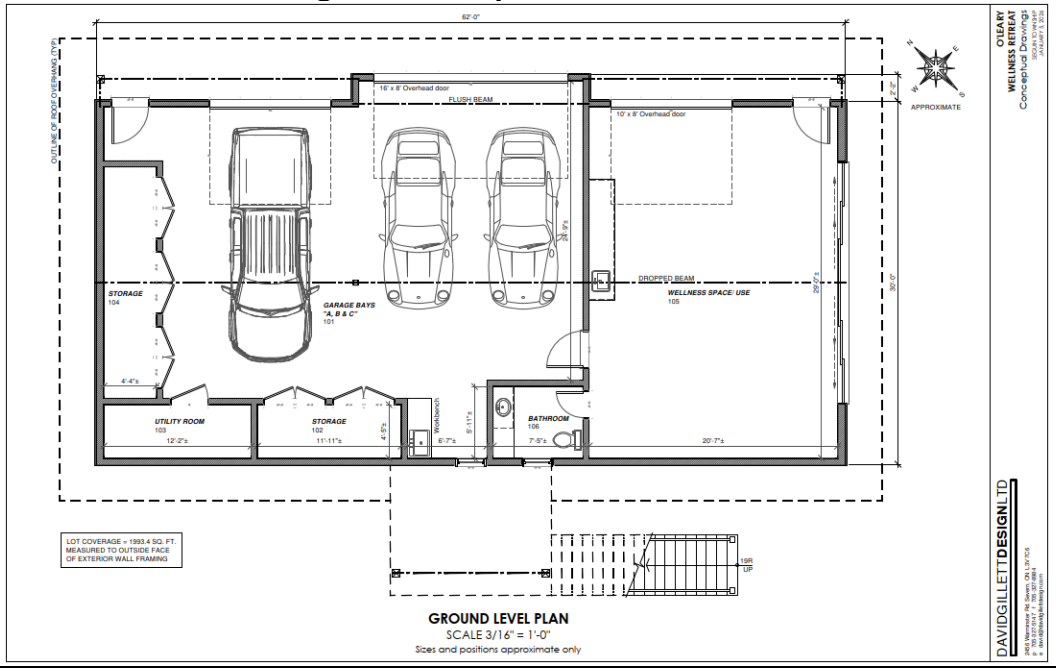
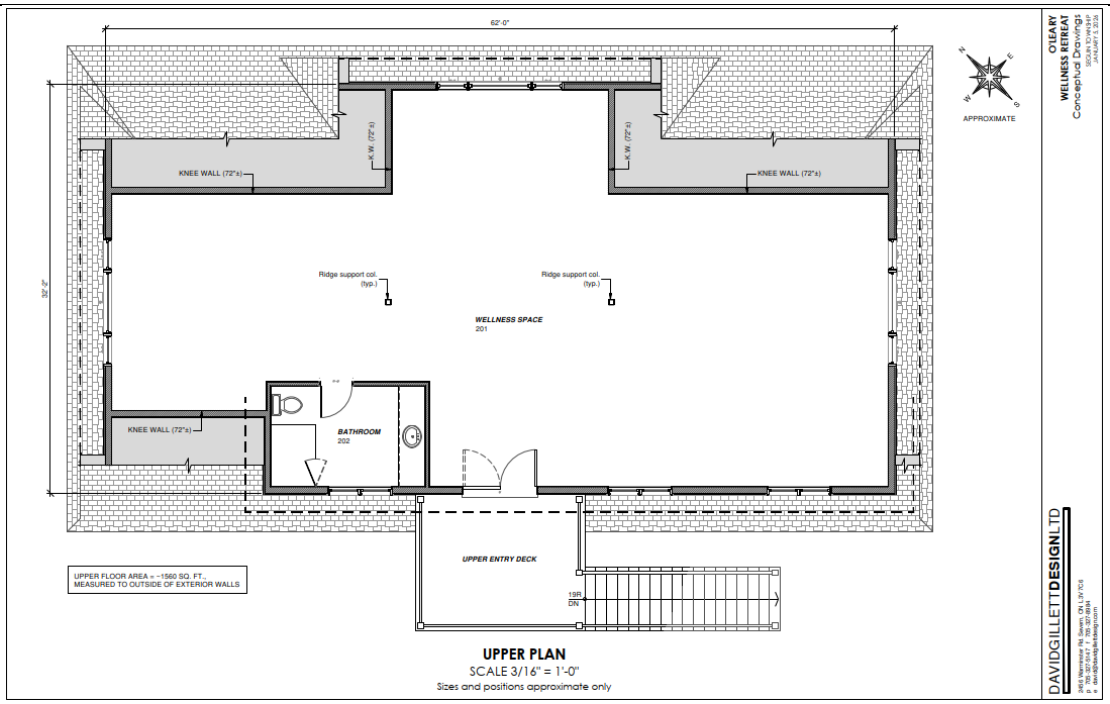


Figure 2 – Proposed Floor Plans



	
Internal and Agency Comments	**Clerk**: No objection **Building**: No objection **Fire/By-law**: No comments received **Public Works**: No comments received **Treasury**: No objection 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	Shoreline Area designation, Narrow Waterbodies and Bays Overlay
Zoning	Limited Service Residential (LSR)
Access	Islandview Road (Public and year-round maintained)
Lot Size and Frontage	Lot size: +/- 8.96 hectares Frontage: +/- 201.9 metres (Lake Joseph)

Existing Development and Site Characteristics	The property contains a dwelling with attached decks, a 1.5-storey boathouse and associated dock, and a detached garage. The terrain is irregular throughout the property with rock outcrops and mixed forests. The shoreline forms part of an embayment, which is defined as a narrow bay within Schedule C of the Official Plan. The natural shoreline vegetation provides visual screening of existing development from lake views. The neighbouring properties are used for waterfront recreational and residential purposes.
Supporting Studies	Planning Justification Report by Allen Planning Consulting – Schedule A o The report notes that the existing shoreline vegetation will be preserved, and the proposed building is positioned where shoreline vegetation provides screening from lake views. The wellness use will not alter the character of the property or the surrounding shoreline area. o The selected building location is situated on relatively level terrain, reducing the need for site alteration compared to other compliant locations on the property. 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 exception for the wellness use space.
Key Considerations and Next Steps	The Official Plan provides policies for shoreline development. • Section C.3.1.3.6 requires a minimum setback of 20 metres from the high-water level. • Section C.3.1.3.12 notes that new development should protect the character of shoreline areas and be designed and sited so that buildings are incorporated into the existing landscape and buffered from the waterbody. • Section C.3.1.3.11 notes that lot coverage shall be limited to a maximum of 10% of the lot area within the front 60 metres of a property. • Section C.3.1.3.1 permits additional dwellings, guest cabins or other habitable buildings on larger lots as though each use was on a separate lot and the development is in keeping in line with the provisions of the Official Plan.

	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:

B. Debes.

_____
Bradie Debes
Planner

Reviewed By:

T. Elgie

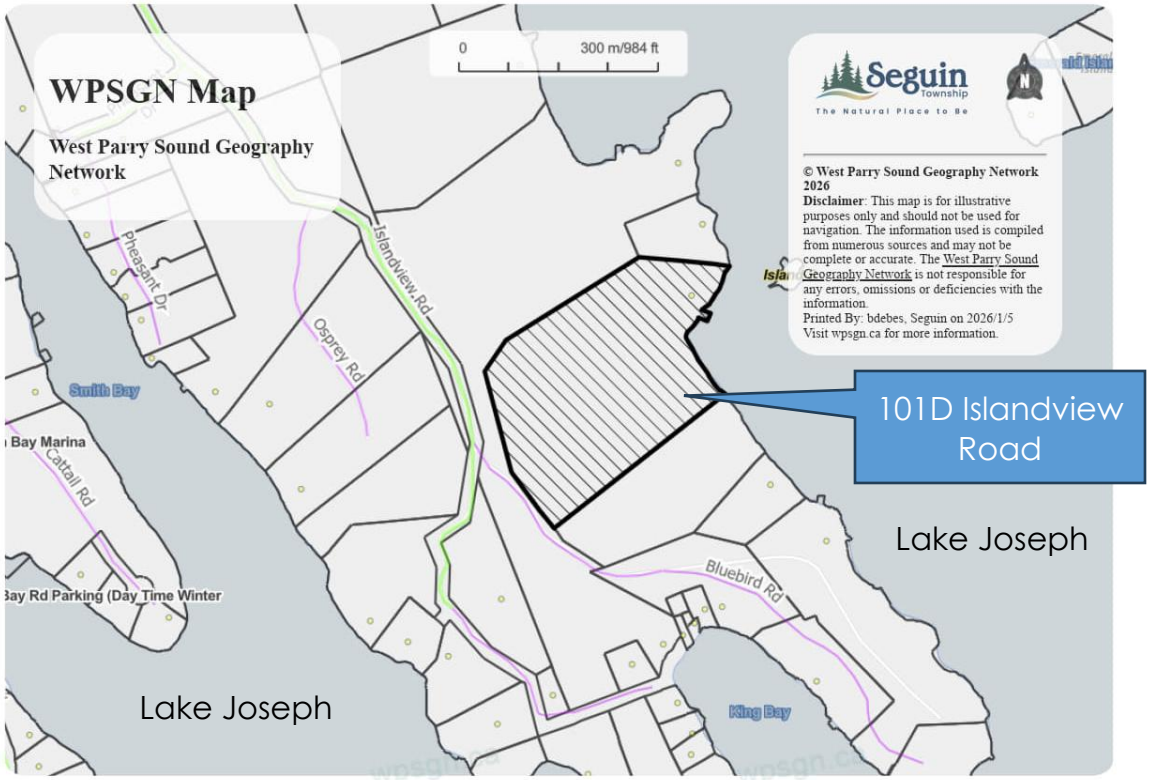
_____
Taylor Elgie, MCIP, RPP
Director of Planning

_____
Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Planning Justification Report by Allen Planning Consulting
Schedule B – Application

Figure 3: Key Map



Schedule A to Staff Report PL-2026-039

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment Application

101D Islandview Road
Township of Seguin

December 19, 2025

Rian Allen MSc, RPP, MCIP

Allen
PLANNING CONSULTING

BRACEBRIDGE, ON
www.allenplanning.ca

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment Application

101D Islandview Road

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Allen
PLANNING CONSULTING

1. Overview:

This Planning Justification Report has been prepared in support of a Zoning By-law Amendment application submitted under Section 34 of the *Planning Act* for the subject property located at 101D Islandview Road. The Zoning By-law Amendment proposes to permit the construction of a detached garage on the subject property with a portion of the building containing Wellness Uses.

2. Location:

The subject property is located at 101D Islandview Road on Lake Joseph, within the municipal boundaries of the Township of Seguin, and is legally described as: *HUMPHREY CON 5 PT LOTS 31;AND 32 PT BED OF LAKE JOSEPH;RP 42R13102 PART 7 AND RP;42R13735 PT PARTS 11 AND 17;AND RP 42R19450 PART 1 PCL*. A location map of the subject property is provided in **Figure 1** and a detailed location map in **Figure 2**.

Figure 1. Location Map

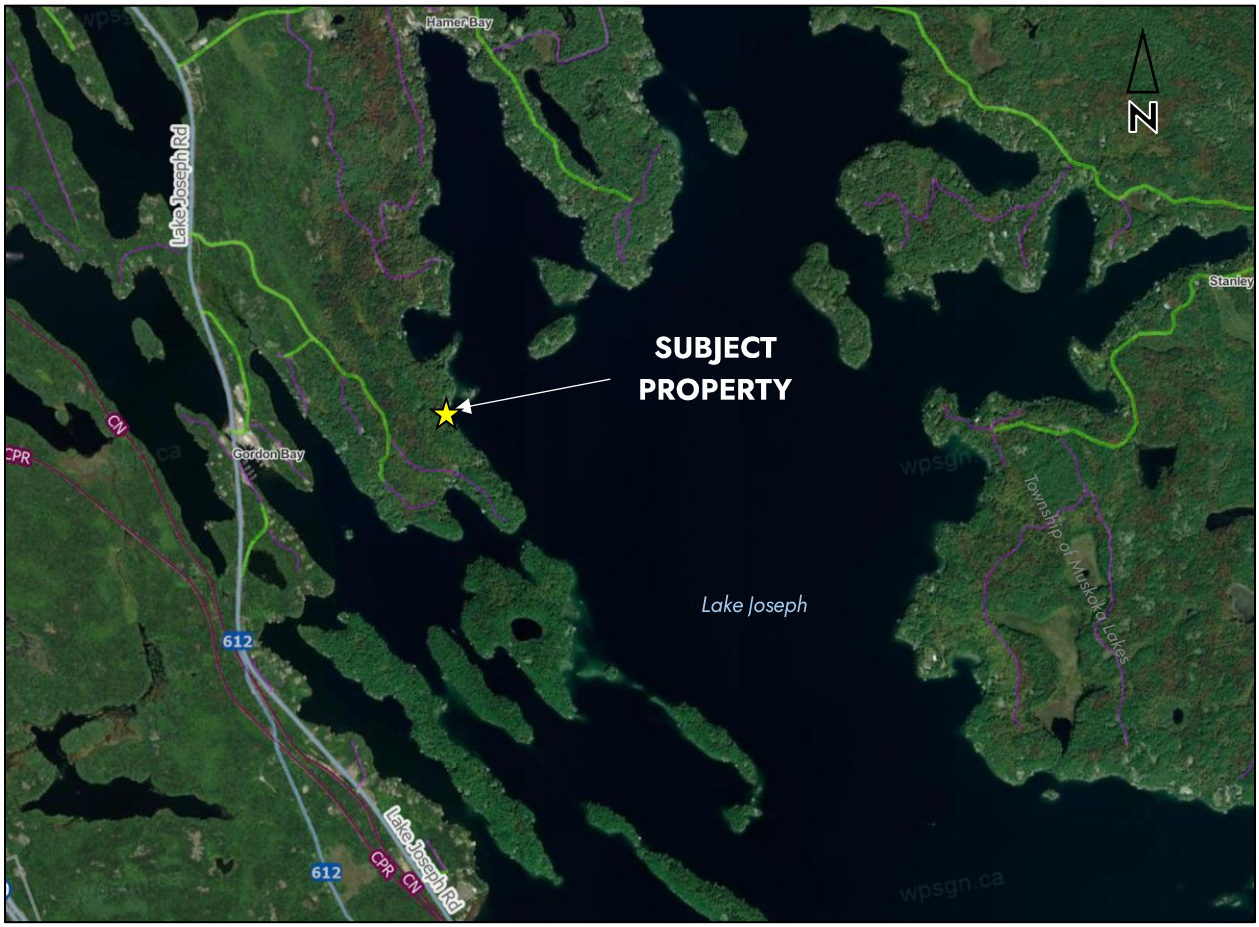


Figure 2. Detailed Location Map



3. Property Characteristics:

The subject property is approx. 8.96 hectares in area with approx. 201.9 metres of straight-line shoreline frontage on Lake Joseph. Access to the subject property is provided from Islandview Road, a municipal, year-round publicly maintained road.

The subject property contains an existing two-storey dwelling with attached deck, a two-storey boathouse with associated dock, and a detached garage. The existing development is serviced by a septic system located towards the centre of the lot. The terrain is highly irregular with significant slopes and elevation above the Lake Joseph shoreline and other parts that are level with less elevation. The shoreline forms part of an embayment, and bedrock outcrops are present along the waterfront and throughout the property. The natural shoreline vegetative buffer provides visual screening of the onshore development from lake views. The neighbouring properties are used for waterfront recreational and residential purposes and contain similar buildings and uses.

4. Proposed Development:

A detached 185.2 square metre two-storey garage with 330.1 square metres of gross floor area is proposed to be used for vehicular storage and a wellness retreat. The proposed Wellness Use space is 202.3 square metres in floor area and will be used for fitness, meditation, relaxation, art and media, etc. The proposed garage includes 127.8 square metres of indoor parking for three vehicles. Approx. 60% of the gross floor area will be used for Wellness Uses and 40% for garage and storage uses.

The proposed garage building is 6.0 metres in height, and the location features topography that is relatively level compared to other locations on the lot and similar in elevation to the shoreline. The building will be setback 46.4 metres from Lake Joseph at the closest point. The proposed building location is influenced by a significant elevated bedrock ridge that passes through the property behind the existing dwelling and one-storey garage. The proposed building is setback more than 69 metres from the closest side lot line and will not be visible from any neighbouring property. The large shoreline setback combined with the existing shoreline vegetation provides screening for the proposed building from lake views.

The proposed garage building complies with all requirements of the Zoning By-law except for the floor area to be used for the proposed Wellness Use space. The proposed Wellness Use space is also permitted within the existing dwelling and guest cabin, but a third habitable building is not permitted in the Limited Service Residential (LSR) zone.

5. Zoning By-law Amendment Application:

The proposed Zoning By-law Amendment application includes the following exemptions:

1. Additional Permitted Uses – 'Wellness Use'
2. Define 'Wellness Use' to mean *'Wellness Use' is defined to mean Habitable Rooms within an Accessory Building used for fitness, meditation, relaxation, art and media, with 1 bar with 1 sink and 1 dishwasher, washroom facilities, mechanical and storage areas.*
3. Prohibited Uses - A Wellness Use shall not be used as a guest cabin or any sleeping or bedroom or overnight accommodations. Cooking appliances and a kitchen which includes a stove or ranges are also prohibited
4. A Wellness Use is permitted a maximum Gross Floor Area of 202.3 square metres within a building with a maximum exterior coverage of 185.2 square metres, and a minimum front yard setback to Lake Joseph of 46.4 metres

The proposed site plan is provided in **Figure 3**, a building elevation in **Figure 4**, and floor plans in **Figure 5**.

Figure 3. Proposed Site Plan

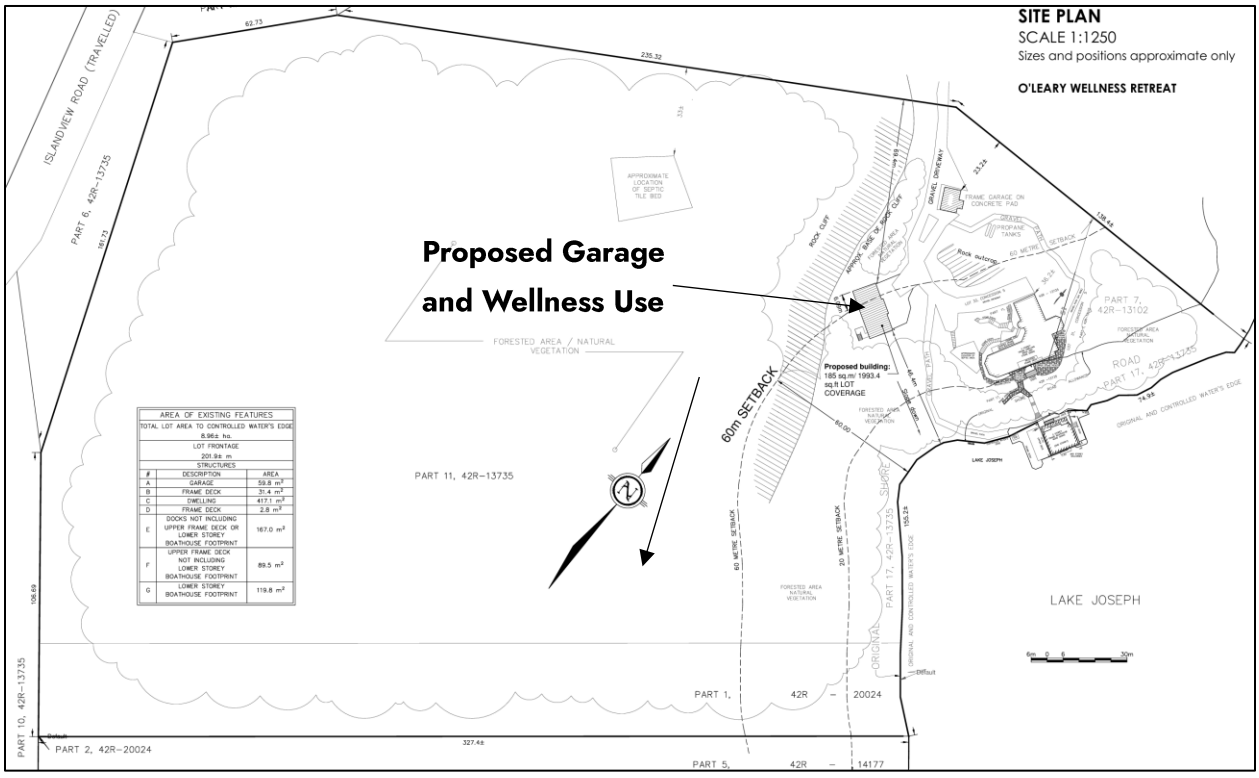


Figure 4. East Elevation

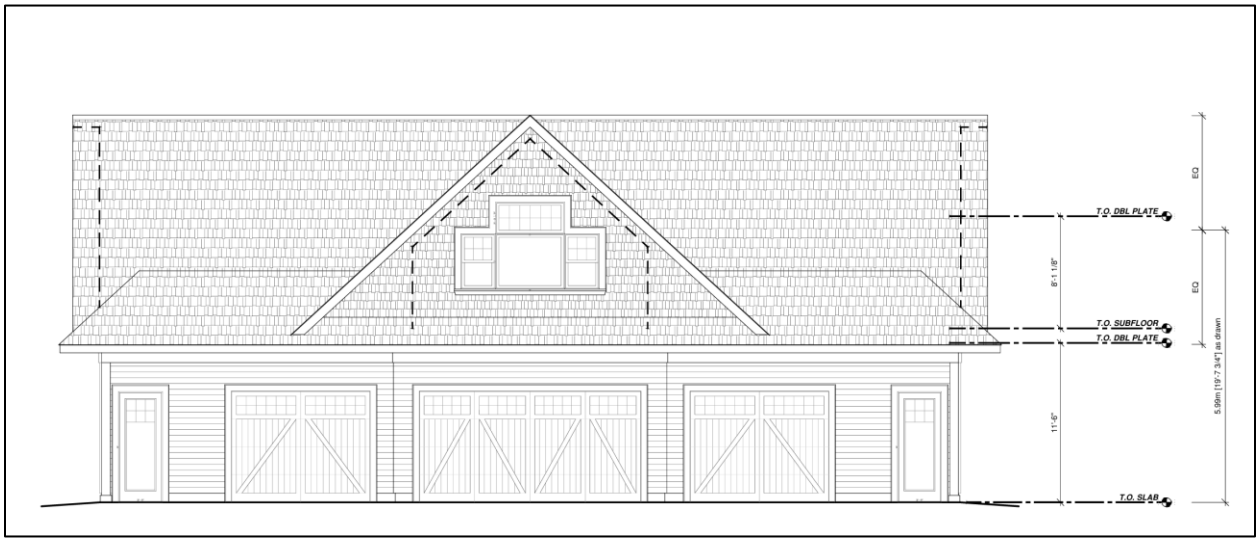
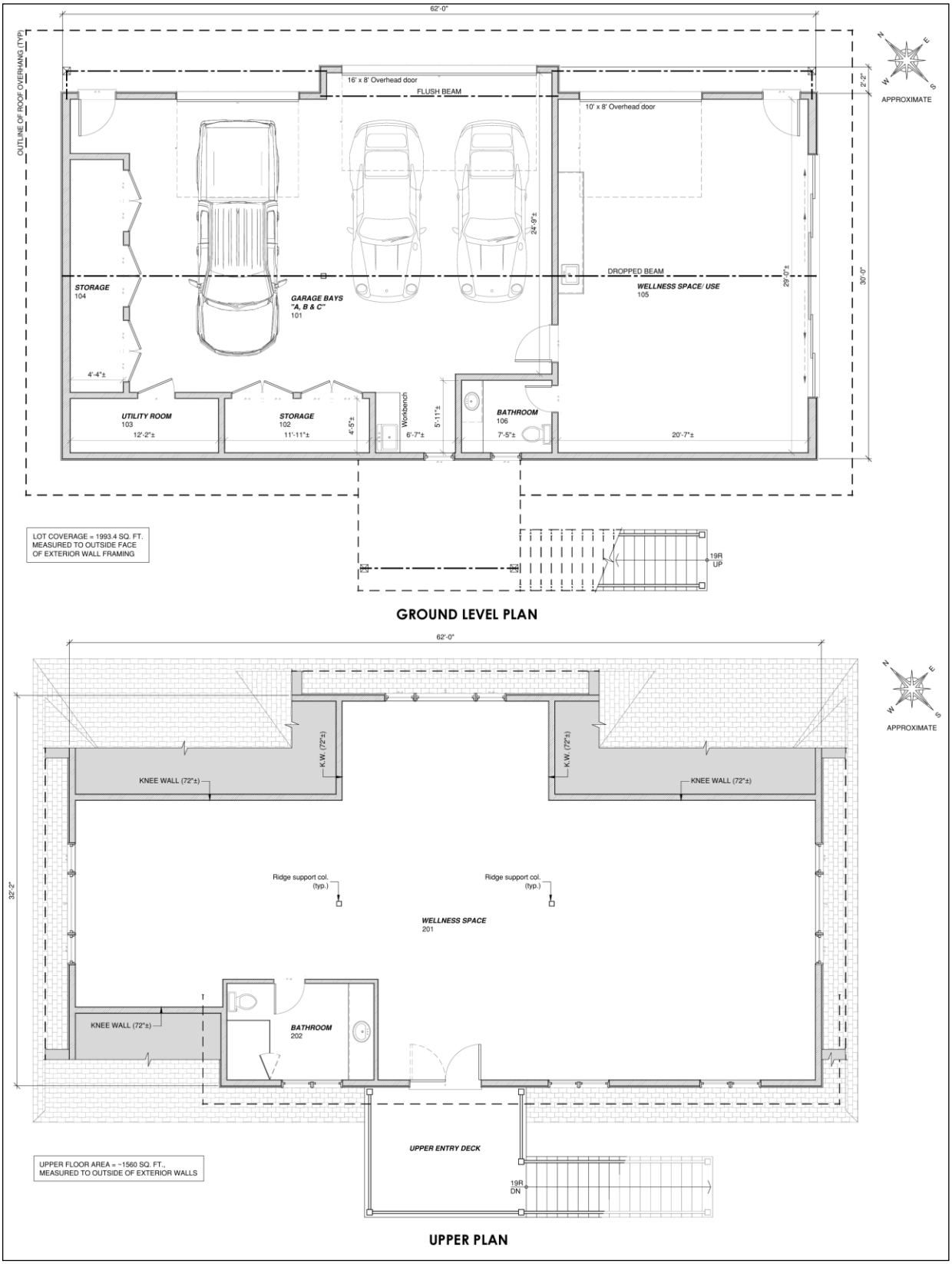


Figure 5. Floor Plans



6. Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) identifies provincial planning interests. Development applications are required to be consistent with provincial policy statements.

The subject property is located within the "Rural Area" and on "Rural Lands", as defined by the PPS. The rural policy section of the PPS recognizes the importance, diversity and character of Ontario's rural areas. The PPS identifies that Northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province. The Rural Areas and Rural Lands policies envision development, that can be adequately serviced. The policies most applicable to the Minor Variance are provided.

Section 2.5.1 describes the importance of Rural Areas in Municipalities, and states:

> *"Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; e) using rural infrastructure and public service facilities efficiently; f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; and h) conserving biodiversity and considering the ecological benefits provided by nature".*

Section 2.6.1 applies to Rural Lands in Municipalities, and states that the permitted uses are:

> *"b) resource-based recreational uses; c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services, and g) other rural land uses."*

Section 2.6 also directs that:

> *"6.2.2. Development that can be sustained by rural service levels should be promoted"*
> *"6.2.3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure"*

The construction of detached garages and habitable accessory structures are permitted by the PPS on waterfront lots in association with resource-based recreational and residential uses. Limited site alteration and tree removal is required to construct the new garage compared to other locations on the lot that would be more visible and impactful to tree removal and site alteration. The subject property is very large is size and a significant portion of the lot will remain forested and undeveloped. No servicing changes are proposed, and the proposed garage and Wellness Use does not impact rural

service levels. The proposed garage is naturally buffered and setback more than 45 metres from the Lake Joseph shoreline.

The proposed Zoning By-law Amendment application has been reviewed against the applicable policies of the PPS and is found to be consistent and does not conflict with provincial policy.

Growth Plan for Northern Ontario, 2011

The Growth Plan for Northern Ontario is a 25 year plan that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario. The proposed Zoning By-law Amendment has been reviewed against the applicable policies and is found to be consistent with the Growth Plan.

Township of Seguin Official Plan, August 2025

The Official Plan describes how lands will be used and developed and includes goals and objectives. The Official Plan implements the policies of the PPS and Growth Plan.

The subject property is designated Shoreline Area on Schedule A – Land Use. The permitted uses in the Shoreline Area include low density residential uses (Section C.3.1.2.a). Where a land use is permitted, uses normally accessory to such use are also permitted (Section B.1.3).

The goal of development in the Shoreline Area designation is to 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 (Policy E4.1).

Section C.3.1.1 includes the general objectives for the Shoreline Area designation which include b) ensuring that the quality of the lake environments are maintained or improved; c) preserving the visual qualities that attract people to the waterfront; d) maintaining and protecting the character of the shoreline residential areas; e) protecting the natural features of the Shoreline Area and the immediate shoreline including fish habitat; and f) ensuring that existing development is appropriately serviced.

The Residential Development Policies direct that new residential development shall consist primarily of single detached dwellings on separate lots (Section C.3.1.3.1) and Section C.3.1.3.3 indicates 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.

Section C.3.1.3.6 applies to preservation of vegetation and states that "*new development in the shoreline shall be sensitive to the preservation of tree cover and vegetation wherever possible so as to prevent erosion, siltation and possible nutrient migration and help maintain wildlife habitat. Development shall be set back a minimum of 20 metres from the high water level. A greater setback may be required where necessary to address water quality, wetland, fish habitat or similar issues*", and that "*Site alteration and disturbance of vegetation within the 20 metre setback shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work*".

The waterfront design policies of Section C.3.1.3.10, address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focuses on: · the connections between people and these places, · the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses, · the lake as public domain, · the processes for ensuring successful lake communities.

The design objectives of the waterfront include: to improve the aesthetic quality of the Township's waterfront built form, and promote development which is based on good design principles; to enhance the unique character of the Township's waterfront areas by encouraging high quality design that is complementary and compatible with existing development; to be sensitive to the impact of light and sound on the lake environment; and, protect significant natural heritage values and ecological functions.

The waterfront building design policies of Section 3.1.3.11 state that: a) The design of new buildings should achieve a complementary design relationship to existing buildings; b) The design of all buildings shall have regard to appropriate setbacks and the protection or provision of vegetative buffers along the lakefront. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest; c) Buildings shall be encouraged to orient themselves to the lake, where possible, and present their principal building facades with an appropriate building design to the lake; d) Building functions that do not directly require lake access, such as private garages, shall not face the lake; e) Roofscapes shall be an integral part of the design of a building and harmonize with the design of the rest of the building.

Subjection f) of Section 3.1.3.11 includes detailed requirements to be implemented in the Zoning By-law, including a need to limit the height of buildings within the front 60 metres of the lot to ensure that the building height does not intercept the natural tree line when viewed from the water.

Section C.3.1.3.12 included policies related to Protecting the Character of Shoreline Areas and indicates that buildings in the shoreline designation shall be sited to limit the removal of vegetation and to preserve significant landscape features in the Shoreline Areas such as peninsulas, islands, steep slopes, cliffs and narrow waterbodies. Development and redevelopment proposals shall be designed and sited so that buildings are incorporated into the existing landscape and buffered from the waterbody. Development that does not protect the character of shoreline areas shall not be permitted.

The following applies to development in the shoreline designation: a) Natural features shall dominate the shoreline, with the Township generally requiring that up to 90 percent of the front 20 metres of a lot be maintained in a natural vegetative state. b) Vegetation buffers and landscaping are a major contributor to a quality lakefront. A high quality of natural area preservation and landscape design will be required to enhance the visual aesthetics of development and to enhance the site and waterfront compatibility. c) Landscaping shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development, where necessary. e) Landscaping can play an important role in delineating a site's side yards and often provides a visual break. Existing natural areas between uses should be preserved wherever possible f) Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.

Section C.3.1.3.13 provides policies related to Waterfront Site Design and directs that e) Site design shall generally not permit the alteration of the existing topography through filling, soil removal, or blasting, except where such activity minimizes visual impact. Development on steep slopes shall be subject to strict control and Site Plan Approval. f) Parking areas shall be well removed from the waterfront and visually buffered from the shoreline and adjacent lands.

The subject property is developed with an existing dwelling and a detached garage. A second detached garage is permitted as an accessory structure. The proposed garage building complies with all requirements of the Zoning By-law except for the Wellness Use that is proposed to occupy a portion of the building. The proposed amendment will permit a Wellness Use as an additional permitted accessory use on the subject property.

The minimum front yard/shoreline setback is 20 metres and the minimum setback for the proposed garage will be increased to 46.4 metres. The proposed accessory lot coverage is 0.4% of the total lot area, and the proposed lot coverage within 60 metres of the shoreline is 5%. The maximum accessory building coverage and the maximum coverage within 60 metres of the shoreline is 5%. The proposed density complies with the maximum requirement and maintains the low density development pattern.

The maximum coverage area for the proposed garage will be limited to 185.2 square metres and the maximum gross floor area for the Wellness Use will be limited to 202.3 square metres.

The term 'Wellness Use' is also proposed be defined to mean *'Habitable Rooms used within an Accessory Building used for fitness, games, recreation, relaxation, and media uses with one bar sink, and one dishwasher, washroom facilities and mechanical and storage areas',* and a Wellness Use will be prohibited a guest cabin or any sleeping or bedroom or overnight accommodations. Cooking appliances and a kitchen which includes a stove or ranges will also be prohibited. This definition clearly indicates that the Wellness Use space is not permitted to be used for sleeping space or bedrooms and is not a separate independent living space.

The proposed garage exceeds the minimum 20 metre setback requirement and is setback more than 46 metres from the shoreline, with a portion setback beyond 60 metres. The proposed garage location is visually buffered by the existing vegetative shoreline buffer which limits building appearance from lake views. The proposed garage fully complies except for the proposed Wellness Use space.

The proposed building design is complementary to and compatible with existing development. The character of the subject property and the waterfront area will not change following the construction of the proposed garage. Limited tree and vegetation removal is required compared to other locations, and the existing driveway and parking area can be used which avoids additional tree removal and site alteration. The subject property will remain largely forested, naturally vegetated, and undeveloped.

The proposed Zoning By-law Amendment conforms with the Township Official Plan.

Township of Seguin Zoning By-law 2016-128, November 2025

The subject property is zoned Limited Service Residential (LSR) on Tile no. 25 in Comprehensive Zoning By-law 2016-128.

Section 6.2 of the LSR zone permits Cottage and Detached Dwelling as permitted uses. Section 4.1.6 permits accessory structures such as garages and sleeping cabins.

Table 6.2 of Section 6.3 require a minimum front yard (shoreline) setback of 20.0 metres. The minimum front yard setback of the proposed Wellness Use in the garage building will be increased to 46.4 metres from the shoreline and also exceeds all other minimum setbacks from the required yards.

Section 4.1.3 limits the maximum lot coverage of accessory buildings to be 5% of the total lot area. The proposed accessory building coverage is 0.4%. Table 6.3 of Section 6.3 limits the maximum lot coverage of lots with more than 60 metres of lot frontage to be 5% of the total lot area and footnote (1) requires the same lot coverage limit within 60.0 metres of the shoreline. The proposed total lot coverage is 0.6% and the lot coverage within 60.0 metres of the shoreline is unchanged at 5%. Approx. 1/3 of the proposed garage is setback more than 60.0 metres from the shoreline, however the entire building counts towards lot coverage within 60 metres of the shoreline. The proposed lot coverage complies with the permitted maximums.

Except for the maximum lot coverage and maximum dimensions for a boathouse there is no maximum size limit for accessory buildings in the Zoning By-law. To ensure the scale and size of the proposed garage with Wellness Use is consistent with the proposed plans and appropriate for the site, the maximum gross floor area of the Wellness Use space will be limited to 202.3 square metres, and the maximum building coverage for the Wellness Use space will be limited to 185.2 square metres.

To ensure the Wellness Use space is not used as sleeping space or function as a guest cabin or second dwelling, a definition of Wellness Use is proposed - A "Wellness Use" is defined to mean Habitable Rooms within an Accessory Building used for fitness, meditation, relaxation, art and media, with 1 bar with 1 sink and 1 dishwasher, washroom facilities, mechanical and storage areas. The Wellness Use space will also be prohibited to be used as a Guest Cabin, or any sleeping bedroom or overnight accommodations. Cooking appliances and a kitchen which include a stove or range are prohibited.

Policy 4.1.11 states that the use of any accessory building as a habitable room is not permitted except for a guest cabin where permitted, and accessory structures are not permitted to include a kitchen or cooking facilities. The Zoning By-law permits a Guest Cabin as the only accessory building that contains habitable rooms. The proposed garage complies without the existence of the Wellness Use and planning approval is not required. The proposed Wellness Use space is not permitted in the garage because it contains habitable rooms, is not a Guest Cabin, and the subject property contains a Guest Cabin above the boathouse. The proposed Wellness Use uses are permitted on the subject property within the existing dwelling or an addition or within a guest cabin as of right which indicates the uses are appropriate for the subject property.

Except for the proposed Wellness Use space, the proposed garage building complies will all other requirements of the Zoning By-law.

7. Conclusion:

The proposed Wellness Use is a permitted use on the subject property. The proposed garage complies with the requirements of the Zoning By-law, including lot coverage, height and setbacks. The building is positioned in a location that is naturally screened from lake views and will not alter the character of the subject property or the surrounding shoreline area. The selected building location is situated on relatively level terrain, reducing the need for site alteration compared to other compliant locations on the lot. No changes are required to the existing driveway, thereby avoiding additional disturbance. The low-density character of development on the subject property and within the broader shoreline area will be maintained, and the existing shoreline vegetative buffer will remain intact.

The owner of the subject property also owns 101B Islandview Road, the abutting property to the south. The proposed building location and design do not overlook neighbouring properties, and the setbacks from all lot lines are substantial. As a result, the privacy, enjoyment, and use of neighbouring properties will not be impacted by the proposed garage or the Wellness Use.

The detached garage and Wellness Use are consistent with the existing character of this area of Lake Joseph, where neighbouring properties contain similar accessory buildings. This further supports the appropriateness of the proposed development. The Zoning By-law permits the development of accessory structures such as the proposed detached garage, and except for the Wellness Use, the building fully complies with all applicable zoning requirements. This demonstrates compatibility with the surrounding pattern of development.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the Township Official Plan, is consistent with the Provincial Planning Statement and Growth Plan, does not conflict with provincial policy, and represents good planning.

Respectfully submitted,



Rian Allen MSc, MCIP, RPP
Principal Planner
Allen Planning Consulting Inc.

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2026 - 0001 - H File Name: O'Leary Civic Address: 101D Islandview		Jan 12/2026
Application Complete: ☐ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903 010 005 074 70 **---------- 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: Bradie Debes via email

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: Rian Allen (Allen Planning Consulting)

a) Registered Owner(s): Kevin and Linda O'Leary

(List all owners and contact information if multiple exist)

Mailing Address: 40 Chestnut Park, Toronto, ON M4W 1W8

Home Phone: 416 628-3638 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: linda@lindaoleary.com

b) Agent: Rian Allen (Allen Planning Consulting)

Mailing Address: 16 McNabb St., Bracebridge, ON, P1L1R4

Home Phone: 705-394-8876 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: rian@allenplanning.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): CON 5

b) Lot(s): PT LOTS 31;AND 32 PT BED OF LAKE JOSEPH

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

d) Reference Plan No. : 42R13102/42R13735/4 Part(s): PART 7/PT PARTS 11

e) Geographic Township (former municipality): HUMPHREY

f) Civic Address: 101D ISLANDVIEW ROAD

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
201.9m	327	8.96

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

Shoreline Area

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

See attached planning justification

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 density: 5%, Max height 10m, Max accessory density 5%, Max accessory height: 6m

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:

Limited Service Residential (LSR)

b) The nature and extent of the proposed rezoning:

LSR + Special Exemption to permit an Wellness Use in a detached garage

c) The purpose of the proposed rezoning:

Permit a Wellness Space and control the development details related to the use: define Wellness use and prohibit sleeping accommodations; minimum 46m front yard setback, and maximum 203.3 sqm of Wellness Space gross floor area

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)

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: 1998

b) Existing uses of the subject land:

Shoreline residential

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

d) Proposed uses of the subject land:

Shoreline residential - no change

******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. Dwelling	Unknown
2 Boathouse	Unknown
3. Garage	Unknown
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. Dwelling	20.2	36.2	-	330
2. Boathouse	-	74.9	-	356
3. Garage	85	23.2	-	295
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Wellness Bldg/Garage	46.4	69.4	-	+300
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. Dwelling	417.1	600	2	23.8	33.1	10
2. Boathouse	119.8	179.8	2	11	11	6.7
3. Garage	59.8	95.8	1	6.2	8.6	4.6
4.						

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. Wellness Bldg/	185	330	2	18.9	9.8	6
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Shoreline Residential

To the south: Shoreline Residential

To the west: Shoreline Residential

To the east: Lake Joseph

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)		
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: 101D ISLANDVIEW ROAD

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

Travel from the Township Office to Lake Joseph Road. Travel on Lake Joseph Road to Islandview Road. Follow Illandview Road to the subject property.

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 attached planning justification

10. PUBLIC CONSULTATION

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

Planning Act requirements

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.

AUTHORIZATION

I/We, Linda and Kevin O'Leary, the registered owner(s) of the property described as:

Civic Address:	101D ISLANDVIEW ROAD
Roll Number:	4903 010 005 074 70
Legal Description:	HUMPHREY CON 5 PT LOTS 31;AND 32 PT BED OF LAKE JOSEPH;RP 42R13102 PART 7 AND RP;42R13735 PT PARTS 11 AND 17;AND RP 42R19450 PART 1 PCL

hereby appoint **Allen Planning Consulting Inc.**, 16 McNabb Street, Bracebridge, Ontario, P1L 1R4 to act as agent with respect to all planning and development matters for the property described above.

Linda O'Leary

Signature(s)

Oct 26th 2025

Date

FREEDOM OF INFORMATION & PRIVACY

Personal information contained in this form, collected and maintained pursuant to 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 Municipality 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.

Linda O'Leary _____ Oct26th 2025

Signature(s) Date

Linda and Kevin O'Leary

Name(s)

12. DECLARATION OF OWNER/AGENT

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

I Rian Allen (Owner(s)/Agent) of the Town of Bracebridge 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 Town of Bracebridge in the District of Muskoka this 19 day of December, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Signature of Commissioner

Amanda Marie Allen,
a Commissioner, etc., Province of Ontario,
for Allen Planning Consulting Inc.
Expires March 5, 2028

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).



December 19, 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

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment Application R-2025-0019-F (Janse)

From: Lauren Rettie, Senior Planner, Planning Department

Agenda Date: April 20th, 2026 **Report No**: PL-2026-046

Public Meeting Report

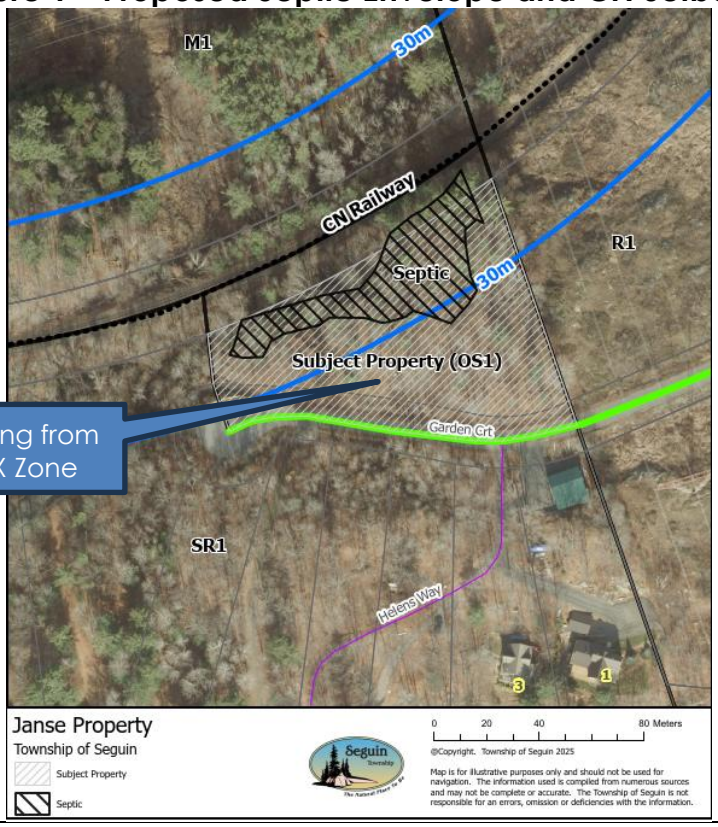
Proposal	The purpose of the Zoning By-law Amendment application is to rezone the subject lands from an Open Space One (OS1) Zone to Rural Residential Exception (RR-XX) Zone. The application would recognize the existing deficient lot area and result in the construction of a dwelling, subject to a development setback from the CN railway, a specified septic envelope, and Site Plan Control to implement mitigation measures from the submitted scoped Environmental Impact Study (EIS) and CN.
File Details	**Zoning By-Law Application:** R-2025-0019-F **Owner:** Kenneth Janse **Agent:** Ed Fothergill, Fothergill Planning & Development Inc. **Subject Lands:** BLK 9 PL 42M616; SEGUIN **Civic Address:** Unassigned **Roll No.** 4903-030-008-02174
What is the Request?	The purpose of the proposed Zoning By-law Amendment is to rezone the lands from an Open Space One (OS1) zone to a Rural Residential Exception (RR-XX) Zone. The application would recognize an existing deficient lot area of 0.6 hectares (1.2 hectares is required) and would result in the construction of a dwelling, subject to: • A 30 metre development setback from the Canadian National (CN) railway, • An identified septic envelope; and, • Site Plan Control to implement the recommendations of CN and the submitted Environmental Impact Study (EIS). The property is an existing vacant lot located on Garden Court and is adjacent to CN railway tracks to the north. The lot was created as

Block 9 as part of Plan 42M-616, which was registered in 1998. The block was created as an Open Space/non-development block as part of the 'Elliot House Subdivision'. The subdivision agreement specifies a special provision for block 9, as follows:

"10.1 The Subdivider agrees to register restrictions on the title to Block 9 on the proposed Plan of Subdivision, restricting its future development and indicating its significance as a noise attenuator for adjacent residents. The Subdivider shall erect signs in plain view on the boundary between Block 9 and the Subdivision road, one at each end and in the centre informing the public that trees are not to be removed."

As part of the rezoning application to permit development on the subject lands, an amendment to the subdivision agreement is required to remove this provision. CN has been circulated on the proposal and has no objections, subject to development mitigation measures and an environmental easement (see Schedule D), which are to be included within a site plan agreement and the subdivision amending agreement.

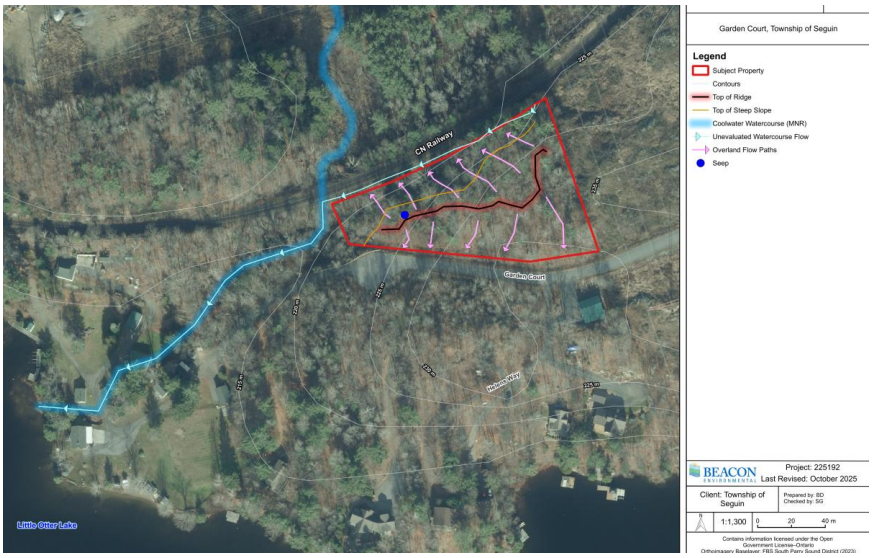
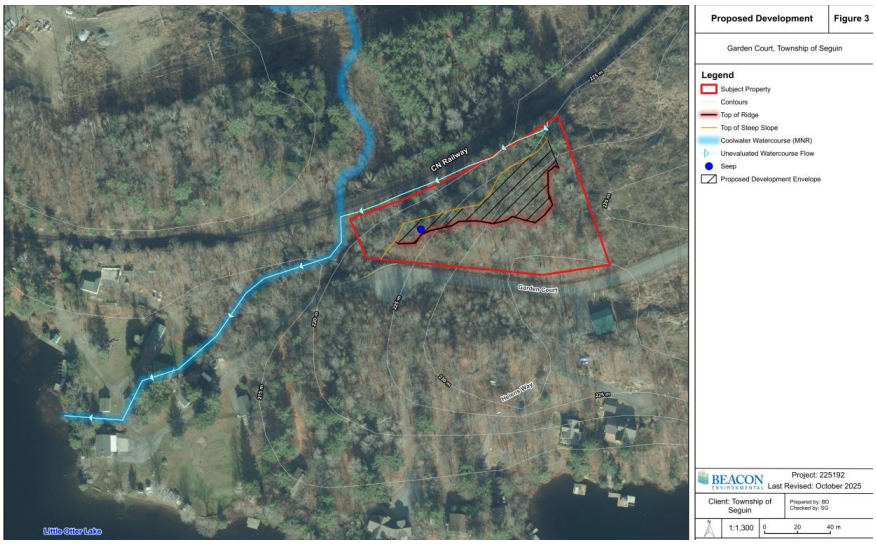
Figure 1 – Proposed Septic Envelope and CN Setback



Proposed rezoning from OS1 to a RR-XX Zone

Internal and Agency Comments	**Clerk**: No objections **Building**: No objections **Fire/By-law**: No objections **Public Works**: No comments **Treasury**: No objections **CN:** No objections, subject to conditions (see Schedule D). Please note that all comments will be considered as part of the staff recommendation report to Council.
Public Comments	At the time of writing this report, public correspondence in support of the application has been received from the neighbouring property owners of Lots 1 through 7 on Plan 42M-616 (see Schedule D). These properties are adjacent to and located on the south side of Garden Court. Please note that all comments will be considered as part of the staff recommendation report to Council.
Official Plan	Shoreline Area Designation
Zoning	Open Space One (OS1)
Access	Garden Court (year-round public road)
Lot Size and Frontage	Lot Area - 0.66 hectares Frontage - 132 metres (Garden Court Road)
Existing Development and Site	- Vacant - The property is well-treed with mixed vegetation - The lands rise in elevation from Garden Court towards the middle of the property and then slope to the North towards the CN railway - Neighbouring land uses are waterfront residential, rural industrial, and open space

Supporting Studies	A Planning Justification Report (Schedule B) and a municipally directed, scoped Environmental Impact Study (Schedule C) have been submitted in support of the application. 1. Planning Justification Report (PJR), completed by Fothergill Planning & Development Inc.: i. Staff note that the original proposal was to rezone the subject lands to a Shoreline Residential One (SR1) Zone, but staff believe it's more pertinent to rezone the lands to RR zones as the lands do not contain frontage on a lake. ii. This report went over the site, the history and the relevant planning policy. iii. The report notes that a new residential dwelling on Block 9 will not be visible from the dwellings on the waterfront properties. iv. The report notes that there is no impact on abutting properties and there is neighbourhood acceptance of the proposal. 2. Scoped Environmental Impact Study, completed by Beacon Environment Limited. It was determined that the proposed application is consistent with the applicable policies, provided the following recommendations are adhered to: i. A specified envelope for the septic system to ensure that the flow path of the proposed septic system effluent is greater than 300 metres from Little Otter Lake. Regarding the proposed dwelling, Beacon recommends that it can be located south of the septic envelope. ii. Sediment and erosion control measures, and construction mitigation techniques are incorporated. This will be done by way of a site plan agreement. The Beacon study concludes that, with the implementation of the recommended mitigation measures, no net effects are anticipated on Little Otter Lake's water quality that would be associated with the proposed development.

	Figure 2 – Flow Paths  **Figure 3 – Proposed Septic Envelope** 
Key Considerations and Next Steps	- Lake water quality protection policies are listed in Section B.3 (B.3.1.1) of the Official Plan - the subject lands are within 300 metres of Little Otter Lake, which is classified as a "High Sensitivity" over threshold lake. The Official Plan requires that there be no negative impacts on the water quality of Little Otter Lake. Staff note that the septic system will be confined to a specified septic envelope as per the recommendations of the EIS.

	- Section E.2 of the Official Plan specifies policies that apply to the rail network in the Township. Zoning By-law 2006-125 does not permit habitable buildings located closer than 30 metres to a main line railway right-of-way. 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

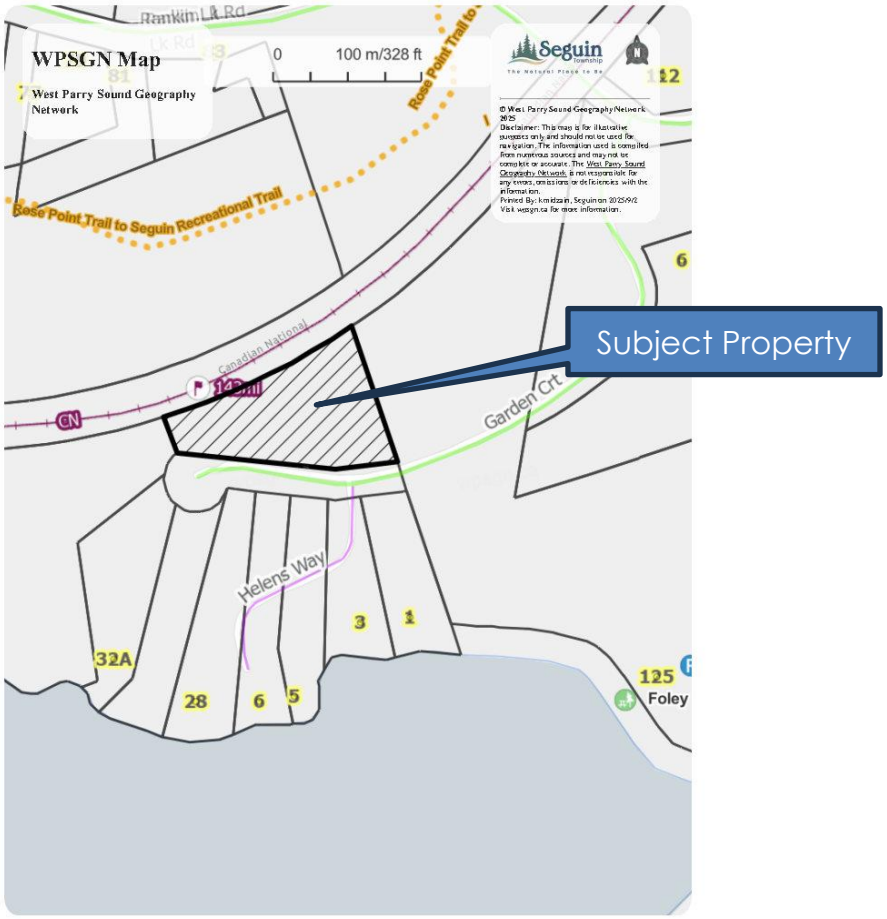


Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Application
Schedule B – Planning Justification Report prepared by Tulloch
Schedule C – Scoped Environmental Impact Study prepared by Beacon Environmental Limited
Schedule D – Public/Agency Comments

Figure 4: Key Map



Township of Seguin
Application for
ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025 - 0019 - F File Name: Janse Civic Address: Garden Court		09-Oct-2025
Application Complete: ☑ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903 030-008-02174 **---------- 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: Ed Fothergill, Fothergill Planning & Development Inc.

a) Registered Owner(s): Ken Janse

(List all owners and contact information if multiple exist)

Mailing Address: 32B Garden Court

Home Phone: 705.727.2881 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: kennyjanse@icloud.com

b) Agent: _____

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: _____

c) Planner: Ed Fothergill, Fothergill Planning & Development Inc.

Mailing Address: 62 Daffodil Cres., Ancaster ON L9K 1E1

Phone Number: 905.577.1077 Fax Number: _____

Email Address: ed@fothergillplanning.ca

d) Surveyor: L.U. Maughan Company Limited

Mailing Address: 5 McMurray Street, Parry Sound, Ontario P2A 1E6

Phone Number: 705.746.5805 Fax Number: 705.746.7276

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): A

b) Lot(s): 130, 131

c) Registered Plan No. : 42M-616 Lot(s)/Block(s): Block 9

d) Reference Plan No. : _____ Part(s): _____

e) Geographic Township (former municipality): Foley

f) Civic Address: 0 Garden Court

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
145 (approx)	53.5 (ave)	0.85

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

Shoreline Area

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

Designation permits residential use

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 10 metres

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:

Open Space - OS1

b) The nature and extent of the proposed rezoning:

Shoreline Residential I (SRI)

c) The purpose of the proposed rezoning:

To permit residential use

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)
145 m (approx)	53.5 (ave)	0.85

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: Jan. 2011

b) Existing uses of the subject land:

Vacant

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. None	
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. None				
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Future dwelling	Unknown	Unknown	Unknown	Unknown
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. None						
2.						
3.						
4.						

Proposed:

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

h) What are the adjacent land uses:

To the north: CN Rail Line - Residential

To the south: Shoreline Residential

To the west: Shoreline Residential

To the east: Hydro Corirdor and Substation

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)	Plan 42M-616	Aprpoved May 19, 1998
Consent (Section 53)		
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: 0 Garden Court

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

From Highway 141, turn right on Lake Joseph Road to Rankin Lake Road. Turn left on Garden Court.

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 Report

10. PUBLIC CONSULTATION

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

Direct contact with 6 immediate neighbours.

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), Ken Janse _____ the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize Ed Fothergill of Fothergill Planning & Dev. Inc. to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ Oct 9/25

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.

Signature of Owner	Date: Oct 9/25.
Signature of Owner	Date
Signature of Witness	Date

12. DECLARATION OF OWNER/AGENT

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

I Ken Janse (Owner(s)/Agent) of the Township 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 9th day of October, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Signature of Commissioner

CHRISTINE E. DIXON, a Commissioner, etc.
Deputy Treasurer
The Corporation of the Township of Seguin
District of Parry Sound

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

Oct 9/25.
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

Planning Report
Application for Rezoning
Mr. Ken Janse
0 Garden Court , Seguin Township

1.0 INTRODUCTION

This report has been prepared to support an application for rezoning for the above owner on a vacant parcel of land within a plan of subdivision, from Open Space (OS1) to Shoreline Residential 1 (SR1). The application allows for the more effective use of an existing vacant property while at the same time ensuring that the development conforms with the intent of Official Plan policies in the Township of Seguin Official Plan and zoning regulations for the Shoreline Residential 1 zone.

2.0 SITE CONTEXT

The property has frontage on the north side of Garden Court which is a cul-de-sac with access directly to Rankin Lake Road. The site is southeast of the Foley Centre Settlement Area. The lot was created as Block 9 in Plan 42M-616, which was registered on May 19, 1998. Blocks 1-8 have been developed by way of single family dwellings which have frontage on Little Otter Lake. Mr. Ken Janse, the owner of the subject property, also owns Block 8 at 32B Garden Court. This block includes the principal residence of Mr. Janse as well as a number of cabins and dwelling units which were formally part of the Elliott House Resort.

Blocks 1-8 have been developed by way of single family dwellings which have frontage on the south side of Garden Court as well as lake frontage on Little Otter Lake. The dwellings on Lots 1-6 are separated from Garden Court by a rise in elevation on the south side of Garden Court. The properties then drop steeply toward Little Otter Lake. A new residential dwelling on Block 9 will not be visible from any of the dwelling units on Lots 1-8. To the north of the site is CN Rail and open space. To the east is a Hydro right-of-way and Hydro sub-station.

3.0 SITE DETAILS

The property is 0.8 hectares in size with approximately 145 metres of frontage on Garden Court. It is irregular in shape with a depth of 88 metres on the eastern limit and 18 metres on the western limit. The lot is heavily treed. Block 9 rises in elevation from Garden Court to a high point in the middle of the property and then drops steeply to the north toward the CN Rail Line. Further details with respect to the site are contained within the Scoped Environmental Impact Statement undertaken by Beacon Environmental which is included with the application.

4.0 PLANNING PROCESS

Prior to the submission of the application, contact was made with the Planning Department and included submission of a Planning Pre-Consultation Form and Checklist on June 10, 2024.

As part of the pre-submission research, correspondence was received from CN Rail to secure their comments on the application. Attached with the application material is correspondence from Alexandra Thibault of July 16, 2024 noting that instead of a Noise and Vibration Study, CN would be agreeable to a number of conditions including:

1. Forced air ventilation systems with central air conditioning

2. Exterior provision wall siding of buildings closest to the railway line to be of brick or masonry equivalent for exposed facades

3. Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum for 35 dba indoor limit for bedrooms and 40 dba for livingrooms.

4. Locating noise sensitive rooms away from the railway side.

5. Future dwellings projected within 75 metres of the CN right-of-way shall be constructed to include a 12 inch (approximately 30 mm) thick poured concrete foundation walls within 50 mm thick polyethylene foam or 100 mm thick polystyrene foam as the resilient material used for the entire foundation perimeter.

In order to comply with policies in the Township of Seguin Official Plan, a Scoped Environmental Impact Study dated September 26, 2025 was completed by Beacon Environmental and is included with the submission package. The study concluded:

> **"The proposed development involves the rezoning of the subject property from OS1 to RR, and construction of a dwelling and septic system. Based on the site condition analysis, approximate site conditions exist to permit the proposed rezoning and development. As mentioned in Section 6.1 of this report, the proposed development is permissible under the Township's OP because the flow path of the proposed septic system effluent is greater than 300 m from Little Otter Lake.**
>
> **Mitigation measures have been recommended in Section 5 of this report to limit the potential impacts on the water quality of Little Otter Lake. With the implementation of the recommended mitigation measures, no net effects are anticipated on Little Otter Lake's water quality that would be associated with the proposed development."**

5.0 PLANNING POLICY

5.1 Provincial Planning Statement 2024

The proposal is consistent with Policy 2.2.1 of the Provincial Planning Statement by adding to the range of housing options available in the Township. It also effectively allows for the efficient use of land, resources and infrastructure and public services, consistent with Policy 2.2.1(c).

The proposal is consistent with Policy 2.5.1(a) in that the proposal builds on the rural character and leverages rural amenities and assets including proximity to Little Otter Lake and more efficient use of existing Garden Court.

The proposal is also consistent with Policy 2.6.1(c) in that the site can accommodate appropriate sewage and water services and can be sustained by rural service levels as noted in Policy 2.6.2. The proposal is also consistent with Policy 3.6.4 in that individual on site sewage services and individual on site water services will be provided without creating any negative impacts on Little Otter Lake as outlined in the Scoped EIS report.

5.2 Township of Seguin Official Plan

The proposal is consistent with and helps to achieve five of the principles on which the vision of the Plan has been structured including:

- Protect and enhance the character of both developed and undeveloped lakes in the Township.
- Protect and enhance the natural environment and natural heritage features of the Township.
- Manage development by directing it to appropriate locations.
- Protect rural and resource lands from incompatible development.
- Promote appropriate services to support an excellent quality of life.

The property is located within the Shoreline Area designation of the Official Plan which permits, among other uses, low density residential uses (C.3.1.2(a)).

Given that Little Otter Lake is identified as over threshold/high with respect to lake sensitivity in Appendix I, the zoning by-law amendment application needs to be accompanied by an EIS to ensure no negative impact on Little Otter Lake's water quality, as noted in Policy B.14.1(b) of the Official Plan. It is my opinion that the Scoped Environmental Impact Study completed by Beacon Environmental adequately confirms that the proposed development can meet this policy directive.

5.3 Zoning By-law 2006-125 of the Township of Seguin

The subject property is currently zoned Open Space OS1 in the Township of Seguin Zoning By-law. The zone permissions do not permit a residential dwelling. As a result, a rezoning application is required to accommodate the intent of the owner to allow for the construction of a dwelling unit and septic system. The intent is to zone the property Shoreline Residential 1 (SR1), consistent with the zoning of the lots on the south side of Garden Court. The lot conforms to the zoning regulations in Table 6.2 of the by-law. It is understood that any future dwelling to be constructed on the property will need to meet the setback and lot line requirements as noted in Section 6.2 of the by-law.

6.0 PLANNING OPINION

It is my opinion that that the proposed rezoning application is consistent with the provisions of the Provincial Planning Statement 2024 in that it allows for a more efficient use of an existing lot of record on an existing municipal road. The proposal will add to the range and number of residential lots available for new housing in the area in a manner which utilizes the rural amenity of the site and surrounding lands. As confirmed in a scoped EIS, development can be accommodated on the site subject to further design of a dwelling unit and septic system in a manner which will not have an adverse impact on Little Otter Lake.

The proposal conforms to the policies in the Township of Seguin Official Plan in that it allows for the construction of a new single family dwelling which is permitted within the Shoreline Area designation as outlined in Section C.3.1 of the Official Plan.

The proposal also complies with the policies of the Official Plan which are designed to ensure no negative impact on Little Otter Lake. Compliance with this policy has been confirmed through the preparation of the Scoped Environmental Study prepared by Beacon Environmental. Based on their site visit and analysis, they have concluded that appropriate site conditions exist to permit the proposed development. A future application for a Building Permit will need to incorporate the mitigation measures incorporated in the Beacon Report. It will also need to provide sufficient details of the building and septic system to secure required regulatory approvals. The location of the dwelling unit and septic system will need to comply with the recommendations in the Beacon report.

The rezoning and subsequent construction of a new dwelling unit on the lot can be properly serviced by existing Garden Court and will not require any public infrastructure to accommodate a new dwelling.

The construction of a future dwelling on the site will result in a development form which will be compatible with the neighbourhood. As noted, the future dwelling will not be visible from any of the dwelling units on the abutting lots on the south side of Garden Court. In addition, direct contact with the neighbours by Mr. Janse has confirmed that there is neighbourhood acceptance of the proposal. It is my opinion that the construction of a new dwelling on this lot will not have an impact on other abutting properties.

7.0 SUMMARY AND CONCLUSIONS

The proposal is considered good planning as it:

1. is consistent with the Provincial Planning Statement 2024;

2. conforms to the Township of Seguin Official Plan;

3. conforms to the lot size and configuration regulations in By-law 2006-125;

4. allows for a more efficient use of a vacant lot of record;

5. will add to housing opportunities in the Township;

6. is compatible with development on surrounding lands; and

7. will not have any impacts on Little Otter Lake

Respectfully submitted,

FOTHERGILL PLANNING & DEVELOPMENT INC.



E.J. Fothergill, MCIP, RPP
President

Schedule C to Staff Report PL-2026-046

Scoped Environmental Impact Study, Garden Court, Township of Sequin

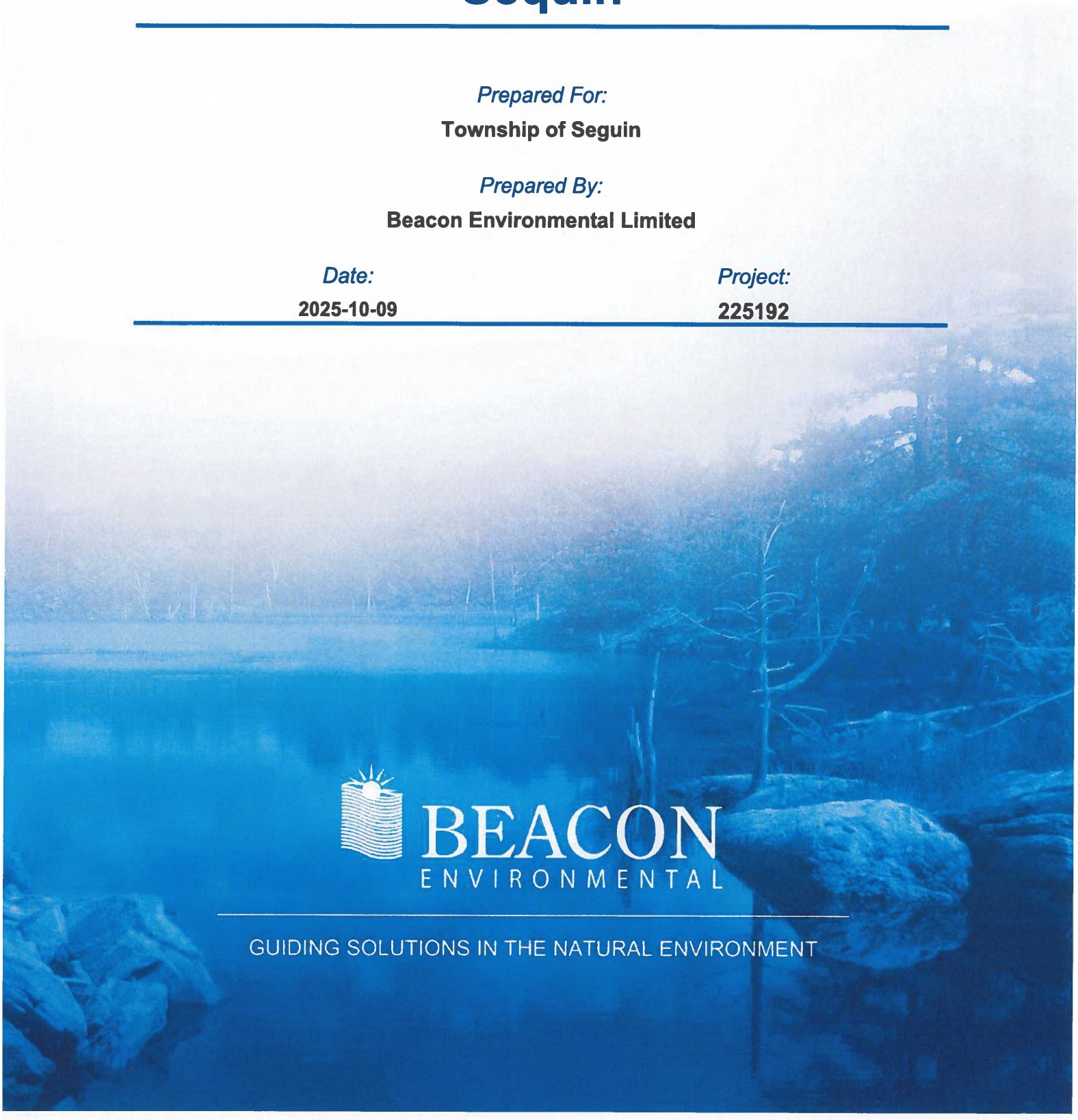
Prepared For:

Township of Seguin

Prepared By:

Beacon Environmental Limited

Date:	*Project:*
2025-10-09	**225192**



BEACON ENVIRONMENTAL

GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

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Report Versions Issued

Version	Date	Revisions
1.	October 2025	First Submission

1. Introduction

Beacon was retained by the Township of Seguin to prepare a Scoped Environmental Impact Study (EIS) regarding the proposed rezoning and development of property on Garden Court. Presently the property does not have a municipal address but is in part of Lot 130, Concession A in the Former Geographic Township of Foley, now in the Township of Sequin (the "Township"), in the District of Parry Sound, (hereafter, the "subject property"). The subject property is located at the end of Garden Court, south of the Canadian National (CN) railway tracks (**Figure 1**).

The subject property is approximately 0.85 ha (2.1 acres) in area, currently undeveloped, and contains a natural forested area throughout. The Town's Zoning By-law identifies the subject property as being zoned Open Space One (OS1), which restricts the development potential. It is Beacon's understanding that the landowner wishes to rezone the property to Rural Residential (RR), to permit the development of a dwelling and a septic system. Beacon further understands that the Township's Official Plan ("Township's OP") requires an Environmental Impact Study that demonstrates no negative impacts to downgradient Little Otter Lake.

The subject property is within 300 m of Little Otter Lake, which is an Over Threshold and High Sensitivity Lake. Policy B.3.1.1. of Township's OP states that:

> *Zoning By-law amendments that may be permitted within 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.*

The intent of this Scoped EIS is to identify those areas that represent development constraints associated with the flow path of septic system effluent in relation to Little Otter Lake, as it pertains to Policy B.3.1.1. of the Township's OP. The primary objective is to determine how the proposed development can proceed without adversely affective the water quality of Little Otter Lake.

2. Site Condition Analysis

The following section identifies the physical features associated with the subject property including bedrock and quaternary geology, physiographic features, topographic features including drainage, and aquatic habitat.

2.1 Background Review

Background information was gathered and reviewed at the outset of the project. This involved consideration of the following documents and information sources, as relevant to the subject property:

- Township's OP (2022 Office Consolidation); and
- Geospatial (GEO) data, Department of Fisheries and Oceans (DFO), and Ministry of Natural Resources (MNR) information.

Other sources of information, such as aerial photography and topographic maps, were also consulted prior to commencing the field assessment.

2.2 Field Investigation

A site condition analysis was undertaken by Beacon Ecologists on July 29, 2025, to investigate the potential pathways for overland flow and determine if the required topographic conditions exist on site so the proposed development will not negatively impact the water quality of Little Otter Lake.

2.3 Existing Conditions

2.3.1 Bedrock and Quaternary Geology

The bedrock throughout the subject property and surrounding lands lies within the Central Gneiss Belt of the Grenville Province in the Canadian Shield Physiographic Region. The bedrock in this area is generalized as metamorphic-igneous rocks. The bedrock was formed during the middle to late Precambrian Era (570 to 1,600 million years old) and consists of biotite gneisses and migmatites; locally includes quartzofeldspathic gneisses, orthogneisses, paragneisses (Ontario Geological Survey 2003). These are generally exposed at the surface or covered by a discontinuous, thin layer of drift (Barnett et al. 1991).

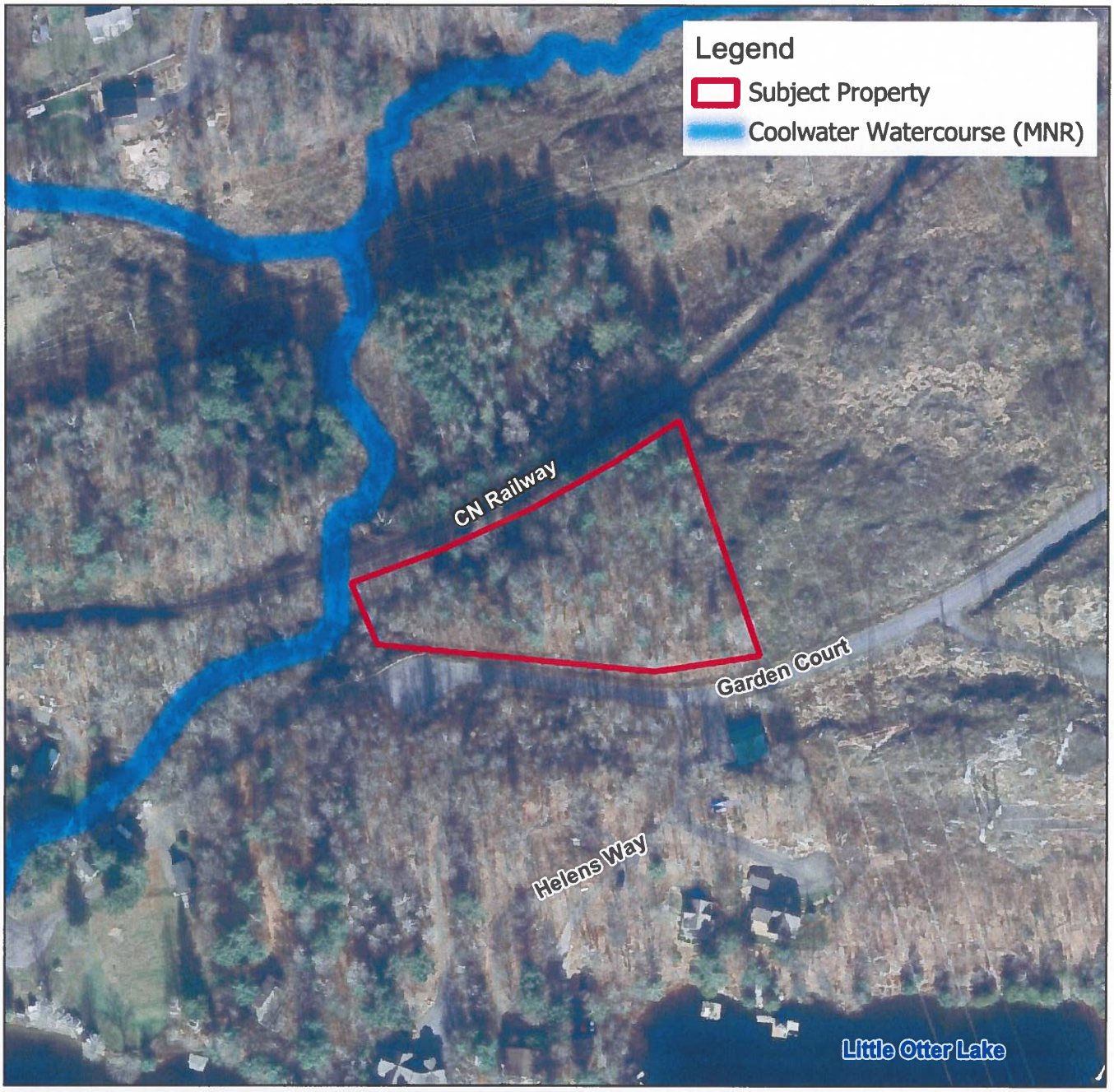
The bedrock throughout this region has extensive outcroppings which are primarily the result of glaciation and post-glacial events. Prominent bedrock knobs and ridges are common in the region and dominate features in some areas. The bedrock within the subject property is overlain with a moderate cover of glacial drift or exposed at the surface. The Precambrian landform expression strongly influences the topographic patterns of the region as well as the local overland drainage characteristics.

2.3.2 Topography and Drainage

Although no surveyed topographic information is available for the subject property, the 1:10,000 Ontario Base Map (OBM), supplemented with field observations, reveal that the existing landscape consists of gradual slopes, as well as areas of steeper slopes associated with the most northern portion of the subject property adjacent to the CN railway tracks.

Using a GPS unit with an external RTK receiver with +/- 1 to 2 m accuracy, Beacon identified the top of the bedrock ridge that splits the overland flow between the northern and southern sections of the subject property (**Figure 2**).

All the overland drainage from the subject property is directed eventually to Little Otter Lake. Approximately half of the subject property drains north to an unevaluated watercourse that runs parallel to the CN rail line and eventually to Little Otter Lake (**Figure 2**).





Site Location	Figure 1
Garden Court, Township of Seguin	
BEACON ENVIRONMENTAL	Project: 225192 Last Revised: October 2025
Client: Township of Seguin	Prepared by: BD Checked by: SG
N 1:2,300	Inset Map: 1:26,000

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Site Topography

Figure 2

Garden Court, Township of Seguin

Legend

- Subject Property
- Contours
- Top of Ridge
- Top of Steep Slope
- Coolwater Watercourse (MNR)
- Unevaluated Watercourse Flow
- Overland Flow Paths
- Seep

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Checked by: SG

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The southern portion of the subject property drains toward Little Otter Lake via overland flow and possibly through a culvert under Garden Court. The southern overland flow was not investigated south of Garden Court as it was on private land outside of the subject property.

Photograph 1 confirms the generally flat character of the landscape in portions of the subject property associated with the proposed development area and **Photograph 2** provides a view of the steeper slopes associated with the most northern portion of the subject property adjacent to the CN railway tracks. **Figure 2** identifies the location of the top of the steep slope that drops to the CN railway tracks.

The area associated with the proposed development area consists of gradual slopes and all overland flow is directed to the north toward the unevaluated watercourse that eventually outlets to Little Otter Lake.



Photograph 1. View of the Generally Flat Area Associated with the Proposed Development Envelope (July 29, 2025)



Photograph 2. View of the Steeper Slopes Adjacent to the CN Railway Tracks (July 29, 2025)

2.3.3 Physical Geography

The subject property lies within the Georgian Bay Fringe physiographic region as defined by Chapman and Putnam (1984). This region borders Georgian Bay and is characterized by exposed bedrock knobs and ridges, with thin overlying soils. The present soils are a result of the advance and retreat of the last continental glaciation of North America, 10,000 years ago. The Quaternary deposit encountered on the subject property and adjacent lands consists of glaciofluvial ice-contact deposits of gravel, sand and minor till (Ontario Geological Survey 2003).

2.3.4 Aquatic Resources

Little Otter Lake is a small lake that is 16 ha in size and has a maximum depth of 11 m. Little Otter Lake is natural Brook Trout (*Salvelinus fontinalis*) lake and it is located approximately 120 m directly south of the subject property. Little Otter Lake is classified as being highly sensitive to phosphorous, meaning there is a potential for development to increase phosphorous levels past acceptable thresholds.

An unevaluated tributary runs along the northern boundary of the subject property, at the bottom of the steep slope and parallel to the CN rail line (**Figure 2**; **Photograph 3 and 4**). This is an unevaluated watercourse that is not documented on MNR GEO or DFO mapping. At the northwest corner of the subject property, the unevaluated tributary flows into a watercourse that is interpolated as a coolwater stream by the MNR GEO database. It is noted that the flow path of the watercourse was identified through MNR file information as the footprint exists on private property other than the subject property which Beacon did not investigate.

A seep is also present in the southwestern portion of the subject property which flows toward the unevaluated tributary (**Figure 2**; **Photograph 5**).



Photograph 3. Upstream View of Unevaluated Tributary at Northern Edge of Subject Property (July 29, 2025)



Photograph 4. Downstream View of Unevaluated Tributary at Northern Edge of Subject Property (July 29, 2025)



Photograph 5. View of Seep and Steep Slope Leading Down to Unevaluated Tributary (July 29, 2025)

3. Proposed Development

It is Beacon's understanding that the landowner wishes to rezone the property to Rural Residential (RR), to permit the development of a dwelling and a septic system. A development envelope for the septic system is proposed for the subject property. Beacon recommends that the septic system be located on the northern side of the top of the bedrock ridge that generally runs east-west through the middle of the subject property, and within the identified development envelope. Regarding the proposed dwelling, Beacon recommends that it can be located either within or south of the development envelope, assuming that all zoning setback requirements are adhered to. A proposed development envelope for the septic system is shown in **Figure 3**.

4. Impact Assessment

As noted in the Introduction, the intent of this Scoped EIS is to identify those areas that represent development constraints associated with the flow path of septic system effluent in relation to Little Otter Lake, as it pertains to Policy B.3.1.1. of the Township's OP. The potential negative effects the proposed development of the subject property could have on the water quality of Little Otter Lake are outlined below, and the following section provides mitigation measures for those potential effects.

4.1 Septic System Effects

The proposed development is to include the construction of a septic system, which filters partially treated wastewater through the native soil. Septic systems have the potential to release excess nutrients, including phosphorus, into the environment through the septic effluent.

Phosphorus accumulation in upland soils may affect freshwater ecosystems. Production in most lakes depends on phosphorus input (Schindler 1977). Excess phosphorus in aquatic ecosystems leads to decreased water clarity, low dissolved oxygen, dispersal of toxic compounds, and a shift from macrophyte-dominated ecology characterized by diverse biota to an alga dominated system with low biodiversity (Vollenweider 1968; Horne and Goldman 1994). Potential phosphorus accumulation in aquatic ecosystems is thus strongly influenced by watershed land use and the concentration of phosphorus in watershed soils.

4.2 Soil Mobilization

During the construction of a dwelling and sewage treatment system a portion of the vegetation and overstory will be removed, exposing the ground and providing areas of open soils. Stormwater can pick up debris, chemicals, soil, and other pollutants and eventually direct them to the nearby watercourse. Without mitigation, there is potential for release of soil and sediment indirectly to Little Otter Lake.

4.3 Stormwater Effects

The proposed development will introduce impermeable areas to the subject property. These impermeable areas can alter the conveyance of overland stormwater drainage on the subject property by increasing runoff.

5. Mitigation Measures

The following sections identify mitigation measures to be utilized to minimize anticipated impacts of the development of the subject property.

5.1 Septic System Effluent

Policy B.3 b) of the Township's OP sates the following:

> *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.*

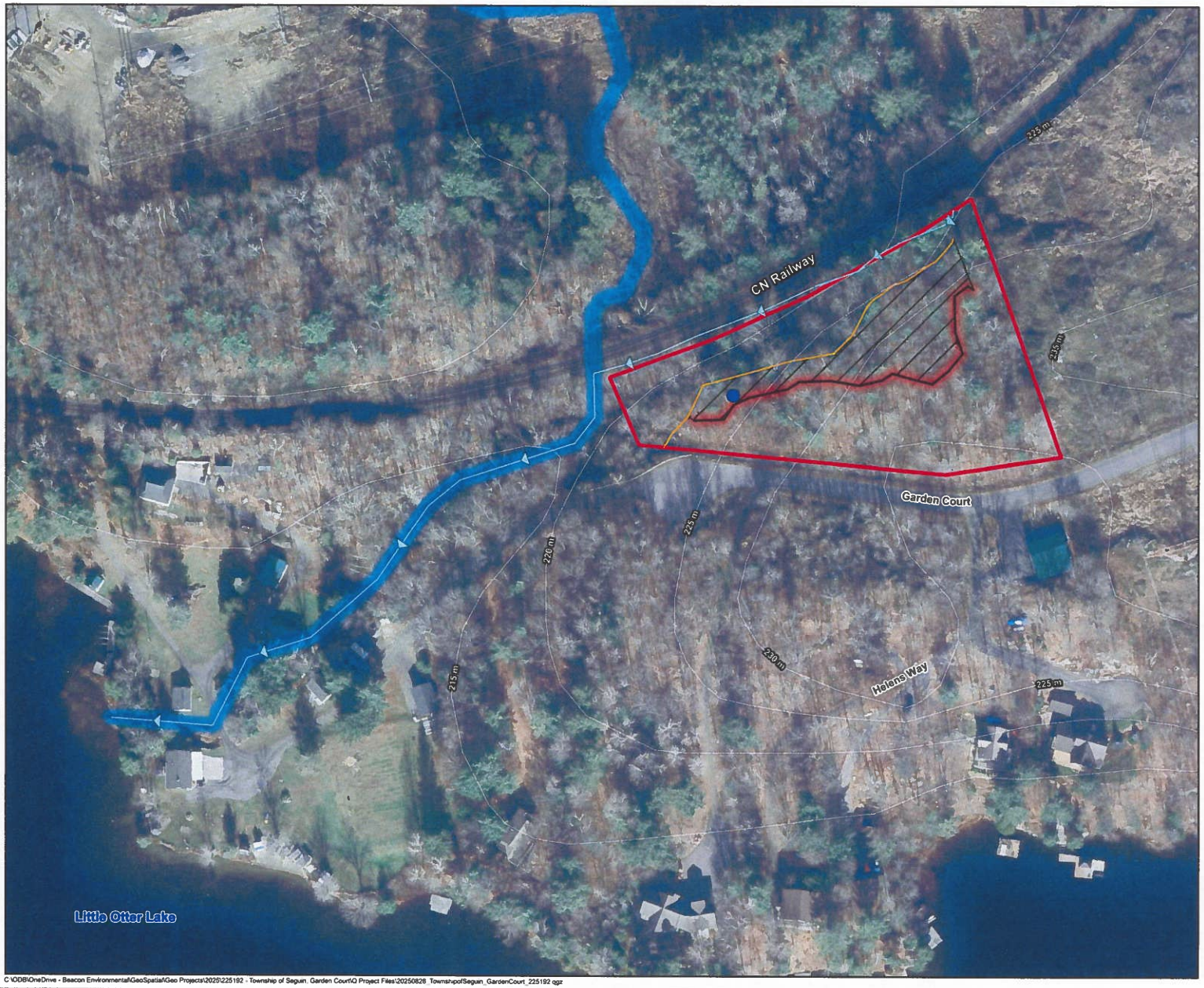
Following Beacons site investigation, **Beacon recommends** that:

- The septic system should be located on the northern side of the top of the bedrock ridge that generally runs east-west through the middle of the subject property, and within the identified development envelope (**Figure 3**). The septic system should be located on the northern side of the top of the bedrock ridge such that the overland flow of septic system effluent will be directed to the north, to the unevaluated tributary adjacent to the CN railway tracks, then to the watercourse at the northwest corner of the subject property and eventually to Little Otter Lake.

The overland flow path from the proposed development envelope is more than 300 m from Little Otter Lake.

Installing a septic system within the proposed development envelope, on a gradual slope, will ensure the system is a sufficient distance from Little Otter Lake to allow for proper soil attenuation and associated filtration of wastewater from the proposed dwelling, thus mitigating the potential phosphorus impact.

The design, installation, and regular maintenance (i.e. septic tank pumping) of the septic system are essential in ensuring it functions as intended to prevent the discharge of excess nutrients.



Proposed Development | **Figure 3**

Garden Court, Township of Seguin

Legend

- Subject Property
- Contours
- Top of Ridge
- Top of Steep Slope
- Coolwater Watercourse (MNR)
- Unevaluated Watercourse Flow
- Seep
- Proposed Development Envelope

BEACON ENVIRONMENTAL

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5.2 Sediment and Erosion Control

Overland flow from the proposed development envelope may be eventually directed to Little Otter Lake via its tributary, although as noted above, this overland flow path is more than 300 m.

Construction works such as grading, grubbing and excavation have the potential to result in the movement of sediment. A Sediment Control plan should be developed and implemented to the satisfaction of the Township prior to the start of construction works. The Sediment Control plan should follow the standards presented in Schedule "B" of the Township's Site Alteration By-law (By-law 2024-007).

Any grading or site alteration activities related to the construction of a septic system should be confined to the established limit of development. Grading or site alteration activities related to the new dwelling can occur within or south of the limit of development. Sediment fencing should be regularly inspected and maintained in good working order throughout the construction period. Fencing should be removed upon completion of construction after exposed soils have been stabilized. Standard Best Management Practices, including the provision of sediment control measures, should also be employed during the construction process.

5.3 Stormwater Management

As mentioned in Section 4.3 of this report, the proposed development will result in increased stormwater runoff due to the construction of impermeable areas.

Stormwater runoff from hard surfaces, particularly rooftops, has the potential to impact downgradient water quality in the long term. Beacon has some concern regarding the potential for erosion because of concentrated flow from the roof being directed through downspouts and eroding the soil downgradient of the building; this can be mitigated using different methods. One option is to allow water from the rooftop to fall naturally from the roof and to be collected in infiltration chambers directly below. Shallow excavations can incorporate such things as perforated pipe cut in half, convex side up, covered with filter fabric and topped with stone to create underground reservoirs. The runoff gradually percolates through the chamber and into the surrounding soil. The chambers reduce the volume of overland runoff, can provide ground water recharge, and are able to remove suspended solids and phosphorus. A second option is to collect the rooftop water in eaves troughs and direct the water through downspouts to infiltration chambers adjacent to the building in appropriate locations. **Beacon recommends** that:

- Final development plans allow water from the rooftop to be collected in eaves troughs and directed through downspouts to infiltration chambers adjacent to the building **or**, allow water from the rooftop to fall naturally into infiltration chambers as an additional method to decrease any potential impact to the surrounding natural features.

6. Policy Conformity

6.1 Township of Seguin Official Plan

The recommendations provided in this report will ensure that development of the subject property is in conformity with Policy B.14.1 (b) of the Township's OP which states that planning applications and zoning bylaw amendments shall be accompanied by an EIS, to determine that the proposed development would have no negative impact on Little Otter Lake's water quality.

Little Otter Lake is classified as Over Threshold and High Sensitivity as per the Township's OP Policy B.3.1.1., which restricts development within 300 m from the lake. The proposed development is in conformity with Policy B.3.1.1., as the flow path of the proposed septic system effluent would drain toward the unevaluated tributary adjacent to the CN railway tracks, providing an overland flow path which is over 300 m from Little Otter Lake.

7. Summary

The proposed development involves the rezoning of the subject property from OS1 to RR, and construction of a dwelling and septic system. Based on the site condition analysis, appropriate site conditions exist to permit the proposed rezoning and development. As mentioned in Section 6.1 of this report, the proposed development is permissible under the Township's OP because the flow path of the proposed septic system effluent is greater than 300 m from Little Otter Lake.

Mitigation measures have been recommended in Section 5 of this report to limit the potential impacts on the water quality of Little Otter Lake. With the implementation of the recommended mitigation measures, no net effects are anticipated on Little Otter Lake's water quality that would be associated with the proposed development.

Should you have any questions or require any additional information please contact the undersigned Jamie Nairn at (705)-394-6977 or jnairn@beaconenviro.com.

Prepared by:
Beacon Environmental Ltd.

Sarah Grenier, HBASc, EPt
Ecologist

Reviewed by:
Beacon Environmental Ltd.

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

8. References

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Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 1 and have no objections to this proposal.

Thank you very much.

Oct. 9/25

Land Owner Date

Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 2 and have no objections to this proposal.

Thank you very much.

DR. DAMIAN MIEZNIKIEWICZ

CANDICE DELANEY

Land Owner

Date 10/12/2025

Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 3 and have no objections to this proposal.

Thank you very much.

Land Owner

Date Oct 16, 2025

Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 4 and have no objections to this proposal.

Thank you very much.

Madonna Kamps
Madonna Kamps

Land Owner

Date Oct 16/25

Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 5 & 6 and have no objections to this proposal.

Thank you very much.

Land Owner

Date Oct 11/2021

Taylor Elgie, Director of Planning
Seguin Township
5 Humphrey Drive
Seguin ON P2A 2W8

Re: Rezoning to Allow for the Construction of a Single Family Dwelling on Vacant Lot
Mr. Ken Janse, Garden Court

Please be advised that Mr. Janse has reviewed with me his proposal to rezone the property from Open Space to Residential to allow for the construction of a single family dwelling and septic system on an existing lot of record. I am the owner of Lot 7 and have no objections to this proposal.

Thank you very much.

B Fotheringill

Land Owner

Date Oct. 18/25

From: Alexandre Thibault on behalf of Proximity
To: Ed Fothergill
Subject: 2024-07-16_CN RES_Seguin Township_Garden Court - Ken Janse
Date: July 16, 2024 4:28:14 PM
Attachments: image001.png
image002.png
Taylor Elgie letter.pdf
Scanned from Fothergill.pdf
pre-consult form.pdf
aerial photo.pdf

Hello Ed,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The Guidelines for New Development in Proximity to Railway Operations reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages to pursue the implementation of the following criteria:

- Safety setback of principal buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- Where the standard berm and setback are not technically or practically feasible, due for example, to site conditions or constraints, then a Development Viability Assessment should be undertaken by the proponent to evaluate the conditions specific to the site, determine its suitability for development, and suggest alternative safety measures such as crash walls or crash berms.
- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ±3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the entire mutual property line, to be constructed by the owner entirely on private property.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

  "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Instead of a noise and vibration study , CN could be agreeable to the following conditions since the development is for a single dwelling:

- The implementation of the following mitigation measures in the dwelling design and construction:
  - Forced air ventilation systems with central air conditioning,
  - The exterior provision wall siding of buildings closest to the railway line to be brick or a masonry equivalent for the exposed facades,
  - Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum 35 dBA indoor limit for bedrooms and 40 dBA for living rooms,
  - Locating noise sensitive rooms away from the railway side,
  - Future dwellings projected within 75m of CN right of way shall be constructed to include 12-inch (approximately 300 mm) thick poured concrete foundation walls, with 50 mm thick polyethylene foam or 100 mm thick polystyrene foam as the resilient material used for the entire foundation perimeter.

Under the applicable federal legislation, CN is responsible for ensuring the safety of its railway operations. Additionally, as safety is a core value at CN, CN is committed to the health and safety of their employees, the customers we serve and the communities and environment in which we operate, at all times.

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe.
CN anticipates the opportunity to review a detailed site plan, a noise and vibration study taking into consideration the Guidelines for New Development in Proximity to Railway Operations developed by the Federation of Canadians Municipalities and the Railway Association of Canada.
Thank you and do not hesitate to contact me with any questions.

Best regards,

Outlook

2026-02-03_CN Comments_Seguin_Garden Court_0_Zoning By-law Amendment Application Janse_BLK 9 PL 42M616

From Alexandre Thibault <Alexandre.Thibault@cn.ca>
on behalf of
Proximity <proximity@cn.ca>
Date Tue 2/3/2026 11:07 AM
To Lauren Rettie <lrettie@seguin.ca>

4 attachments (2 MB)
9. Correspondence from Alexandre Thibault-July16-2024.pdf; Amending Agrm 11 11 25.pdf; Notice of Complete ZBA.pdf; Development Project Review Form.PDF;

Hello Lauren ,

CN would need to assess the trench in relation with the building to agree to a lesser setback. A plan illustrating the topography of the site , setback of the building and railway right of way and track elevations would be needed . Please refer to Guidelines for New Development in Proximity to Railway Operations for recommended setback to a main line (standard is 30 metres in conjunction with a safety berm from the railway right of way).

CN encourages to pursue the implementation of the following criteria for the development :

- The implementation of the following mitigation measures in the dwelling design and construction:
  - Forced air ventilation systems with central air conditioning,
  - The exterior provision wall siding of buildings closest to the railway line to be brick or a masonry equivalent for the exposed facades,
  - Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum 35 dBA indoor limit for bedrooms and 40 dBA for living rooms,
  - Locating noise sensitive rooms away from the railway side,
  - Future dwellings projected within 75m of CN right of way shall be constructed to include 12-inch (approximately 300 mm) thick poured concrete
  - foundation walls, with 50 mm thick polyethylene foam or 100 mm thick polystyrene foam as the resilient material used for the entire foundation perimeter.

- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

  "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the entire mutual property line, to be constructed by the owner entirely on private property."

CN still recommends that the fencing be applied to the development even if there is a rock cut terrain .

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe. A work permit can be requested with CN public work at permits.gld@cn.ca

I would also ask for the attached **Development Project Review Form** to be completed by the proponent for CN counsel to proceed with drafting a CN the environmental easement for the development.

Thank you and do not hesitate to contact us with any questions.

Best regards,

CN Proximity
E: proximity@cn.ca

Delegations

TOWNSHIP OF SEGUIN

Year-End Audit Report

Presentation to Township Council

—

April 20th, 2026

01 Audit Highlights

- Our audit procedures were executed in accordance with Canadian Auditing Standards and are based on a materiality of $721,000
  - Calculated as 3.0% of prior year's revenues
  - Results in a posting threshold of $36,000

- We are prepared to issue an unqualified audit opinion on the Township's financial statements pending:
  - Council approval of the financial statements
  - Receipt of the management representation letter
  - Finalization of amounts relating to the West Parry Sound Recreation Centre

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01 Audit Highlights

- No significant changes to areas of audit risk

- No changes to our planned audit approach or procedures
  - Substantive testing
  - Substantive analysis
  - Reliance on management experts
  - Control testing

- No uncorrected audit differences above our posting threshold

- No significant internal control deficiencies or deviations from policy

- No new accounting standards

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Document Classification: KPMG Public

Consolidated Financial Statements of

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Year ended December 31, 2025

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

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Year ended December 31, 2025

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Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of The Corporation of the Township of Seguin (the "Township") are the responsibility of the Township's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles for local governments established by the Public Section Accounting Board of The Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Township's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by Management.

The Council meets with Management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the Township. The accompanying Auditor’s Report outlines their responsibilities, the scope of their examination and their opinion on the Township's consolidated financial statements.

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_____	_____
Jason Inwood	Michele C. Fraser
Chief Administrative Officer	Chief Financial Officer and Treasurer

KPMG LLP
Times Square
1760 Regent Street, Unit 4
Sudbury, ON P3E 3Z8
Canada
Telephone 705 675 8500
Fax 705 675 7586

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of
The Corporation of the Township of Seguin

We have audited the accompanying consolidated financial statements of The Corporation of the Township of Seguin (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and the notes to the consolidated financial statements, including a summary of significant accounting policies.

(Hereinafter referred to as the "consolidated financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025 and its consolidated results of operation and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibility under those standards are further described in the **"*Auditor's Responsibilities for the Audit of the Financial Statements*"** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibility of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, internal omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the Entity's internal control.

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to the events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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Chartered Professional Accountants, Licensed Public Accountants

Sudbury, Canada

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Consolidated Statement of Financial Position

December 31, 2025, with comparative information for 2024

		2025		2024
Financial assets:				
Cash	$	1,058,303	$	4,216,814
Taxes receivable		901,542		726,794
Accounts receivable		2,029,326		3,000,516
Harmonized Sales Tax rebate		432,413		226,262
Loans receivable (note 3)		5,519,602		4,172,294
		9,941,186		12,342,680
Financial liabilities:				
Accounts payable and accrued liabilities		2,368,881		2,166,410
Deferred revenue - obligatory reserve funds (note 4)		617,419		1,028,746
Deferred revenue		772,816		1,169,614
Long-term liabilities (note 5)		1,733,545		-
Asset retirement obligation (note 6)		678,213		651,841
Other liabilities		1,612,875		983,443
		7,783,749		6,000,054
Net financial assets		2,157,437		6,342,626
Non-financial assets:				
Tangible capital assets (note 10)		50,373,207		44,192,462
Inventories of supplies and assets held for sale		65,786		33,434
Prepaid expenses		649,515		452,835
		51,088,508		44,678,731
Accumulated surplus (note 9)	$	53,245,947	$	51,021,357

The accompanying notes are an integral part of this consolidated financial statement.

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Consolidated Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget	2025	2024
Revenues:			
Property taxation	$ 16,428,812	$ 16,474,633	$ 15,535,387
Taxation from other governments	38,439	38,439	36,529
User charges	1,324,563	1,857,062	1,569,153
Provincial grants	3,100,484	4,615,743	4,532,913
Park and lot levies earned	270,000	167,486	284,824
Development charges earned	690,000	23,362	-
Canada Community-Building Fund earned	723,379	744,105	568,497
Prior year's excess building permit fees earned	154,456	147,107	111,404
Investment income	383,000	277,724	459,112
Donations and other	51,000	323,791	731,885
Penalties and interest	215,000	259,483	227,115
Gain (loss) on sale of tangible capital assets	-	73,458	(16,761)
Fines (Provincial Offenses Act)	10,000	-	6,770
Sale of land	340,000	41,327	-
Total revenue	23,729,133	25,043,720	24,046,828
Expenses:			
General government	3,267,589	3,144,533	2,757,833
Protection to persons and property	3,860,886	3,714,110	3,580,911
Transportation services	6,844,088	6,405,823	6,555,382
Environmental services	1,685,811	1,858,893	1,777,940
Health services	1,545,417	1,528,509	1,483,561
Social and family services	2,074,083	2,074,083	2,263,526
Recreational and cultural services	3,153,496	3,309,354	3,138,244
Planning and development	957,970	783,825	740,169
Total expenses	23,389,340	22,819,130	22,297,566
Annual surplus (deficit)	339,793	2,224,590	1,749,262
Accumulated surplus, beginning of the year	51,021,357	51,021,357	49,272,095
Accumulated surplus, end of year	$ 51,361,150	$ 53,245,947	$ 51,021,357

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The accompanying notes are an integral part of this consolidated financial statement.

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget	2025	2024
Annual surplus (deficit)	$ 339,793	$ 2,224,590	$ 1,749,262
Acquisition of tangible capital assets	(6,327,949)	(8,642,153)	(3,272,580)
Amortization of tangible capital assets	2,188,840	2,330,520	2,298,606
Loss (gain) of sale of tangible capital assets	-	(73,458)	16,761
Proceeds on sale of tangible capital assets	340,000	204,344	110,620
	(3,459,316)	(3,956,157)	902,669
Acquisition of prepaid expenses	(650,000)	(649,515)	(452,835)
Use of prepaid expenses	332,891	452,835	332,891
Acquisition of inventories and assets held for sale	(24,000)	(65,786)	(33,434)
Consumption of inventories and assets held for sale	30,248	33,434	30,248
Change in net financial assets	(3,770,177)	(4,185,189)	779,539
Net financial assets, beginning of the year	6,342,626	6,342,626	5,563,087
Net financial assets, end of the year	2,572,449	$ 2,157,437	$ 6,342,626

The accompanying notes are an integral part of these consolidated financial statements.

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 2,224,590	$ 1,749,262
Items not involving cash:		
Amortization	2,330,520	2,298,606
Loss (gain) on sale of tangible capital assets	(73,458)	16,761
Change in asset retirement obligation	26,372	52,092
	4,508,024	4,116,721
Change in non-cash assets and liabilities:		
Taxes receivable	(174,748)	(161,802)
Accounts receivable	971,190	(1,779,496)
Harmonized Sales Tax rebate	(206,151)	1,084,874
Accounts payable and accrued liabilities	202,471	168,660
Other current liabilities	629,432	176,382
Deferred revenue - obligatory reserve funds	(411,327)	(342,266)
Deferred revenue	(396,798)	461,609
Inventories of supplies and assets held for sale	(32,352)	(3,186)
Prepaid expenses	(196,680)	(119,944)
Net change in cash from operating activities	4,893,061	3,601,552
Capital activities:		
Proceeds on sale of tangible capital assets	204,342	110,620
Cash used to acquire tangible capital assets	(8,111,644)	(3,272,580)
Net change in cash from capital activities	(7,907,302)	(3,161,960)
Financing activities:		
Proceeds on issuance of long-term debt	1,220,039	-
Principal repayment on long-term debt	(17,001)	-
Net change in cash from financing activities	1,203,038	-
Investing activities:		
Net change in loans receivable	(1,347,308)	(195,217)
Net change in cash from financing activities	(1,347,308)	(195,217)
Net change in cash	(3,158,511)	244,375
Cash, beginning of year	4,216,814	3,972,439
Cash, end of year	$ 1,058,303	4,216,814

The accompanying notes are an integral part of this consolidated financial statement.

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1. Significant accounting policies:

The consolidated financial statements of the Corporation of the Township of Seguin (the "Township") are prepared by management in accordance with Canadian generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the Township are as follows:

(a) Reporting entity:

(i) General:

These consolidated financial statements reflect the assets, liabilities, revenues and expenditures and fund balances of the reporting entity and include the activities of all committees of Council and the following boards and municipal enterprises which are under the control of Council:

Seguin Public Library Board

All interfund assets, liabilities, revenues and expenditures have been eliminated.

(ii) Non-consolidated entities:

The following joint local boards are not consolidated:

District of Parry Sound Social Services Administration Board
Muskoka Parry Sound Health Unit
Belvedere Heights Home for the Aged
Parry Sound Area Municipal Airport Commission
911 Emergency Services

(iii) Proportionately consolidated entities:

These consolidated statements reflect proportionally the Township's share of the assets, of the following:

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board ("WPSRCC")

(iv) Accounting for school board transactions:

The taxation, other revenues, expenditures, assets and liabilities with respect to the operations of the school boards are not reflected in the municipal fund balances of these consolidated financial statements.

(v) Trust funds:

Trust funds and their related operations administered by the Municipality are not consolidated, but are reported separately. These funds amounted to $218,566 (2024 - $214,876).

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1. Significant accounting policies (continued):

(b) Basis of accounting:

(i) Accrual basis of accounting:

The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(ii) Tangible capital assets:

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, design, construction, development, improvement or betterment of the tangible capital asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Buildings	40
Furniture, fixtures and equipment	5 - 20
Vehicles and machinery	10 - 25
Land improvements	25 - 40
Bridges and culverts	30 - 45
Linear assets, excluding bridges and culverts	40 - 50

Landfill sites are amortized using the units of production method based upon capacity used during the year.

Amortization in the year of acquisition and in the year of disposal is charged at 50% of the annual amortization. Assets under construction are not amortized until the asset is available for productive use.

(iii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iv) Natural resources:

Natural resources that have not been purchased are not recognized as assets in the financial statements.

(v) Works of art and cultural and historic assets:

Works of arts and cultural and historic assets are not recorded as assets in the financial statements.

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1. Significant accounting policies (continued):

(b) Basis of accounting (continued):

(vi) Pensions and employee benefits:

The Township accounts for its participation in the Ontario Municipal Employee Retirement System ("OMERS") a multi-employer public sector pension fund, as a defined contribution plan. Vacation entitlements are accrued for as entitlements are earned.

(vii) Asset retirement obligation:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to insure retirement costs in relation to a tangible capital asset:
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up: and
- A reasonable estimate of the amount can be made.

The liability for closure of operational sites and post-closure care related to landfill sites has been recognized based on estimated future expenses. Additional liabilities for the removal of asbestos in several of the buildings owned by the Township and the remediation of aggregate sites have also been recognized based on estimated future expenses on closure of the sites.

The liability is discounted using a present value calculation and adjusted yearly for accretion expense. The recognition of a liability resulted in an accompanying increase to the respective tangible capital assets. The increase to the tangible capital assets is being amortized in accordance with the depreciation accounting policies outline in note 1(b)(ii).

(viii) Use of estimates:

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Significant items subject to such estimates and assumptions include valuation allowances for accounts receivable, loans receivable and solid waste landfill closure and post-closure liabilities. Actual results could differ from those estimates. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in earnings in the year in which they become known.

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1. Significant accounting policies (continued):

(b) Basis of accounting (continued):

(ix) Financial instruments:

All financial instruments are initially recorded on the statement of financial position at fair value.

All investments held in equity instruments that trade in an active market are recorded at fair value. Management has elected to record investments at fair value as they are managed and evaluated on a fair value basis. Freestanding derivative instruments that are not equity instruments that are quoted in an active market are subsequently measured at fair value.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred.

Where a decline in fair value is determined to be other than temporary, the amount of the loss is removed from accumulated remeasurement gains and losses and recognized in the statement of operation. On sale, the amount held in accumulated remeasurement gains and losses associated with that instrument is removed from accumulated remeasurement gains and recognized in the statement of operations. Financial instruments are classified into fair value hierarchy Levels 1, 2 or 3 for the purposes of describing the basis of the inputs used to determine the fair market value of those amounts recorded a fair value, as described below:

Level 1 Fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 Fair value measurements are those derived from market-based inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly

Level 3 Fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data

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2. Operations of school boards:

During the year, requisitions were made by the school boards requiring the Township to collect property taxes and payments in lieu of property taxes on their behalf. The amounts collected and remitted are summarized below:

	2025	2024
Property taxes	$ 6,127,860	$ 6,043,387
Supplementary taxes	80,251	95,936
Payments in lieu of taxation	25,162	25,122
Amounts levied by Township	$ 6,233,273	$ 6,164,445
Amounts requisitioned plus supplementary taxes	$ 6,233,273	$ 6,164,445

3. Loans receivable:

	2025	2024
Parry Sound Area Municipal Airport Commission (a)	$ 4,299,563	$ 4,172,294
Belvedere Heights Home for the Aged (b)	1,220,039	–
	$ 5,519,602	$ 4,172,294

(a) The advance to the Parry Sound Area Municipal Airport Commission is unsecured, bears interest at the Toronto Dominion Bank Composite Prime Rate and has no specific terms of repayment.

(b) The Township has entered into an agreement with Belvedere Heights Home for the Aged ("Belvedere") in connection with a capital development project involving the construction of 22 new long-term care beds. Under the terms of the Agreement, the Township has agreed to provide a loan to Belvedere in the maximum amount of $2,568,124, of which $1,220,039 has been advanced as at December 31, 2025. The Township has financed the loan to Belvedere through borrowings from Infrastructure Ontario (see note 5).

During the construction period, the construction advance is interest only, payable monthly and calculated at Infrastructure Ontario's Advance Interest Rate. At the completion of the Belvedere capital development project, Belvedere will repay the advance through the issuance of loan proceeds, with the Township providing a guarantee to Belvedere for its proportionate share of the borrowings.

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4. Deferred revenue – obligatory reserve funds:

The continuity of transactions within the obligatory reserve funds are as described below:

	December 31, 2024 Opening balance	Contributions received	Interest earned	Amounts take to revenue	December 31, 2025 ending balance
Parks and recreation reserves	$ 172,711	32,318	4,390	(34,288)	$ 175,131
Building permits	357,017	–	865	(147,107)	210,775
Safe Restart funding	107,480	–	–	(3,052)	104,428
Development charges	–	149,170	1,277	(23,362)	127,085
Canada Community-Building Fund reserves	391,538	345,841	6,726	(744,105)	–
	$ 1,028,746	527,329	13,258	(951,914)	$ 617,419

5. Long-term debt:

	2025	2024
Capital lease obligations, repayable in monthly installments of $8,160, blended principal and interest (a)	$ 513,506	$ –
Infrastructure Ontario construction advance, interest only at Infrastructure Ontario's Advance Interest Rate (b)	1,220,038	–
	$ 1,733,544	$ –

(a) Principal repayments on the capital lease obligations are due as follows:

2026	$ 72,924
2027	75,692
2028	78,626
2029	81,736
2030	93,858
Thereafter	110,670
	$ 513,506

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5. Long-term debt (continued):

(b) The Township has entered into a finance agreement with Infrastructure Ontario in connection with Belvedere capital development project (see note 3) for a maximum borrowing amount of $2,568,124. During the year, $1,220,038 was drawn on the financing agreement.

During the construction period, the construction advance is interest only, payable monthly and calculated at Infrastructure Ontario's Advance Interest Rate.

At the completion of the Belvedere capital development project, the construction advance will be repaid by Belvedere.

6. Pension agreements:

The Township makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employee plan, on behalf of all permanent, full-time members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. As of December 31, 2025 the OMERS plan, with approximately 613,000 members, has a funding deficit of $1.3 billion (2024 – deficit $2.9 billion).

The contribution required on account of current service for 2025 of $557,518 (2024 - $485,397) is included in the current fund expenditures.

7. Contributions to unconsolidated joint boards:

The following contributions were made by the Township to these joint boards:

	2025	2024
District of Party Sound Social Services Administration Board	$ 1,713,318	$ 1,652,142
North Bay Parry Sound Home for the Aged	139,593	132,946
Belvedere Heights Home for the Aged	360,765	611,384
Parry Sound Area Municipal Airport Commission	43,284	42,460
911 Emergency Services	4,289	3,880
	$ 2,261,249	$ 2,442,812

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8. Asset retirement obligation:

The Township's asset retirement obligations consist of several obligations as follows:

(a) Landfill obligation:

The Township owns and operates the Christie landfill site. The liability for the closure of operational sites and post-closure care has been recognized under PS 3280 *Asset Retirement Obligations*. The costs were based upon the presently known obligations that will exist at the estimated year of closure of the sites and for 15 years post this date. Post-closure care is estimated to be required for 15 years from the date of site closure. These costs were discounted to December 31, 2025 using a discount rate of 5.98% per annum.

(b) Asbestos obligation:

The Township owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. The Township recognized an obligation relating to the removal and post-removal care of the asbestos in these building as estimated at December 31. 2025.

(c) Aggregate pits obligation:
The Township owns or leases aggregate pits and under the Aggregates Resources Act, the Township is required to remediate the pits at the end of their useful lives. The Township recognized an obligation relating to the remediation of these aggregate pits as estimated at December 31, 2025.

Changes to the asset retirement obligation in the year are as follows:

	Landfill	Facilities	Aggregate Pits	2025
Balance, beginning of year	$ 444,491	$ 127,350	$ 80,000	$ 651,841
Change in estimate	21,036	5,336	–	26,372
Balance, end of year	$ 465,527	$ 132,686	$ 80,000	$ 678,213

	Landfill	Facilities	Aggregate Pits	2024
Balance, beginning of year	$ 395,638	$ 124,111	$ 80,000	$ 599,749
Change in estimate	48,853	3,239	–	52,092
Balance, end of year	$ 444,491	$ 127,350	$ 80,000	$ 651,841

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9. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2025	2024
Surplus:		
Invested in tangible capital assets	$ 50,373,204	$ 44,192,462
Amounts to be recovered in future periods	(1,191,719)	(651,841)
Other	(2,380,134)	(281,286)
Total surplus	46,801,351	43,259,335
Reserves set aside by Council:		
Working capital	1,524,907	1,524,907
Election	55,001	50,372
Severe weather	146,616	146,616
Official plan review	60,619	97,771
Firefighter compensation	142,152	142,152
Pool and wellness centre	207,055	302,612
Legal	268,593	287,287
Information technology	196,414	166,687
Acquisition of capital assets:		
Seguin Museum	3,171	3,171
Cemetery	59,723	59,723
Other	135,377	138,272
Library	69,002	69,002
Total reserves	2,868,630	2,988,572
Reserve funds set aside for specific purposes by Council:		
Capital projects	1,184,720	1,819,046
Fire department	117,188	440,985
Equipment	404,988	906,706
Recreation	1,869,068	1,927,689
Total reserve funds	3,575,964	5,094,426
	$ 53,245,945	$ 51,021,357

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10. Tangible capital assets:

Cost	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025
Land	$ 772,336	$ 231,614	$ -	$ 1,003,950
Buildings	11,516,321	162,794	-	11,679,115
Furniture, fixtures and equipment	5,404,243	308,413	(482,902)	5,229,754
Land improvements	5,139,199	-	-	5,139,199
Vehicles and machinery	10,079,863	2,275,344	(759,483)	11,595,724
Linear assets	57,403,123	2,365,840	-	59,768,963
Assets under construction	3,070,973	3,298,148	-	6,369,121
Total	$ 93,386,058	$ 8,642,153	$ (1,242,385)	$ 100,785,826

Accumulated Amortization	Balance at December 31, 2024	Amortization	Disposals	Balance at December 31, 2025
Land	$ -	$ -	$ -	$ -
Buildings	5,416,129	256,136	-	5,672,265
Furniture, fixtures and equipment	4,262,312	268,931	(482,902)	4,048,341
Land improvements	2,267,785	134,306	-	2,402,091
Vehicles and machinery	4,482,813	586,786	(628,595)	4,441,004
Linear assets	32,764,557	1,084,361	-	33,848,918
Assets under construction	-	-	-	-
Total	$ 49,193,596	$ 2,330,520	$ (1,111,497)	$ 50,412,619

	Net book value, December 31, 2024	Net book value, December 31, 2025
Land	$ 772,336	$ 1,003,950
Buildings	6,100,192	6,006,850
Furniture, fixtures and equipment	1,141,931	1,181,413
Land improvements	2,871,414	2,737,108
Vehicles and machinery	5,597,050	7,154,720
Linear assets	24,638,566	25,920,045
Assets under construction	3,070,973	6,369,121
Total	$ 44,192,462	$ 50,373,207

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10. Tangible capital assets (continued):

Cost	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024
Land	$ 772,336	$ -	$ -	$ 772,336
Buildings	11,335,921	180,400	-	11,516,321
Furniture, fixtures and equipment	5,213,258	190,985		5,404,243
Land improvements	5,114,736	24,463	-	5,139,199
Vehicles and machinery	9,826,621	921,906	(668,664)	10,079,863
Linear assets	55,892,706	1,510,417	-	57,403,123
Assets under construction	2,626,564	1,037,577	(593,168)	3,070,973
Total	$ 90,782,142	$ 3,865,748	$ (1,261,832)	$ 93,386,058

Accumulated Amortization	Balance at December 31, 2023	Disposals	Amortization	Balance at December 31, 2024
Land	$ -	$ -	$ -	$ -
Buildings	5,164,043	252,086	-	5,416,129
Furniture, fixtures and equipment	3,930,208	332,104	-	4,262,312
Land improvements	2,133,319	134,466	-	2,267,785
Vehicles and machinery	4,502,193	521,903	(541,283)	4,482,813
Linear assets	31,706,510	1,058,047	-	32,764,557
Assets under construction	-	-	-	-
Total	$ 47,436,273	$ 2,298,606	$ (541,283)	$ 49,193,596

	Net book value, December 31, 2023	Net book value, December 31, 2024
Land	$ 772,336	$ 772,336
Buildings	6,171,878	6,100,192
Furniture, fixtures and equipment	1,283,050	1,141,931
Land improvements	2,981,417	2,871,414
Vehicles and machinery	5,324,428	5,597,050
Linear assets	24,186,196	24,638,566
Assets under construction	2,626,564	3,070,973
Total	$ 43,345,869	$ 44,192,462

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10. Tangible capital assets (continued):

a) Assets under construction:

Assets under construction having a value of $6,369,121 (2024 - $3,070,973) have not been amortized. Amortization of these assets will commence when the asset is put into service.

b) Contributed tangible capital assets:

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is $Nil (2024 - $Nil).

c) Write-down of tangible capital assets:

The write-down of tangible capital assets during the year was $Nil (2024 - $Nil).

11. Commitments:

Through its normal course of operations, the Township enters into long-term contracts for the purchase of goods and services and for the construction of capital projects for which completion is expected to occur beyond the current fiscal year. The future value of certain long-term contracts is unknown. Annually, the Township includes estimated payments required for the upcoming year as part of its budget to ensure that sufficient funding is available for these contracts.

12. Comparative information:

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year. These changes have no effect on the annual surplus previously reported in the prior year.

13. West Parry Sound Recreation and Cultural Centre:

The Township has a 25.0% interest in the WPSRCC, which is a joint municipal services board established by the following municipalities:

- Corporation of the Township of the Archipelago
- Corporation of the Township of Carling
- Corporation of the Municipality of McDougall
- Corporation of the Township of McKellar
- Corporation of the Town of Parry Sound
- Corporation of the Township of Seguin

WPSRCC is currently in its construction phase. WPSRCC's primary role will be to provide pool and recreational services to the general public.

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13. West Parry Sound Recreation and Cultural Centre (continued):

The Township accounts for its interest in the Centre using the proportionate consolidation method.

The following tables present the condensed financial information for the Centre as at December 31, 2025 and for the year then ended:

	2025	2024
Financial assets:		
Cash	$ 135,351	$ 3,005,313
Accounts receivable	4,133,601	6,985,495
Total financial assets	4,268,952	9,990,808
Liabilities:		
Accounts payable	1,422,600	1,927,777
Other liabilities	2,666,885	2,587,500
Total liabilities	4,089,485	4,515,277
Net financial assets	179,467	5,475,531
Non-financial assets	26,824,837	12,283,890
Accumulated surplus	$ 27,004,304	$ 17,759,421

	2025	2024
Revenues	$ 9,695,126	$ 7,887,223
Expenses	450,243	145,078
Annual surplus	$ 9,244,883	$ 7,742,145

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14. Segmented information:

The Township is a municipal government institution that provides a range of services to its citizens, including police, fire, transportation, recreational and environmental. For management reporting purposes the Township's operations and activities are organized and reported by department. Funds were created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations.

Township services are provided by departments and their activities are reported in these funds. Certain departments that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

(a) General Government: includes corporate services and governance of the Township. General Government is responsible for human resource management. Support to Council for policy development, by-law development in compliance with the Municipal Act, tax billing and collection responsibilities, financial management reporting, monitoring and overall budget status is provided as well as frontline reception and customer service.

(b) Protection to persons and property: includes policing, fire protection, protective inspection and control and emergency measures. The mandate of the police services contract is to ensure the safety of the lives and property of citizens; preserve peace and good order; prevent crimes from occurring; detect offenders; and enforce the law. Fire protection includes detection, extinguishing and suppression services; emergency medical first response; and prevention education and training programs. Inspection and control include building inspection, by-law enforcement and dog control services.

(c) Transportation Services: This department provides the winter and summer maintenance, the repair and the construction of the municipal roads system including bridges and culverts.

(d) Environmental Services: Includes the management and maintenance of the landfill site, transfer stations and waste collection system that serves the municipality.

(e) Health Services: The Township provides ambulance services through the Town of Parry Sound and the West Parry Sound Health Centre.

(f) Social and Family Services: The services are provided indirectly by the Township through the District Social Services Board and include family and children's services, as well as senior citizen services provided through Belvedere Heights Home for the Aged.

(g) Recreation and cultural services: Provide recreation and leisure programs and facilities, including community halls, libraries, parks, recreation fields and arena. It also provides building maintenance services to all municipal facilities. This category also includes the Township's proportionate share of the West Parry Sound Recreation and Cultural Centre.

(h) Planning and Development: Manages rural development for business interests, environmental concerns, heritage matters, local neighbourhoods and community development. It facilitates economic development by providing services for the approval of all land development plans, the application and enforcement of the zoning by-law and official plan, and the provision of geographic information services.

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14. Segmented information (continued):

For each segment separately reported in the schedule below, the segment revenue and expenditures represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Therefore, certain allocation methodologies are employed in the preparation of segmented financial information. These municipal services are funded primarily by taxation such as property tax revenue. Taxation and payments-in-lieu of taxes are apportioned to these services based on the net surplus. Certain government transfers, transfer from other funds, and other revenue have been apportioned based on a percentage of budgeted expenses.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Schedule to Note 14 - Segmented Information

Year ended December 31, 2025

	General Government Services	Protection Services	Transportation Services	Environmental Services	Health Services	Social & Family Services	Recreation & Cultural Services	Planning and Development	Total 2025
Revenues:									
Taxation from other governments	38,439	-	-	-	-	-	-	-	38,439
User charges	201,466	596,123	10,247	491,505	22,858	-	358,456	176,407	1,857,062
Provincial grants	2,229,800	121,780	980,071	12,197	-	-	1,271,895	-	4,615,743
Park and lot levies earned	-	-	-	-	-	-	167,486	-	167,486
Development charges earned	-	-	-	-	-	-	23,362	-	23,362
Canada Community-Building Fund earned	20,301	-	-	-	-	-	723,804	-	744,105
Prior year's excess building permit fees earned	-	147,107	-	-	-	-	-	-	147,107
Investment income	277,724	-	-	-	-	-	-	-	277,724
Donations and other	-	-	-	-	-	-	323,791	-	323,791
Penalties and interest	259,483	-	-	-	-	-	-	-	259,483
Gain (loss) on sale of tangible capital assets	-	6,869	(33,741)	97,000	-	-	3,330	-	73,458
Fines (Provincial Offenses Act)	-	-	-	-	-	-	-	-	-
Sale of land	41,327	-	-	-	-	-	-	-	41,327
	3,068,540	871,879	956,577	600,702	22,858	-	2,872,124	176,407	8,569,087
Expenses:									
Salaries, wages and benefits	2,007,531	1,523,869	1,705,385	369,102	33,494	-	1,593,199	553,438	7,786,018
Materials, services, rents and financial items	1,048,420	1,930,239	3,233,412	1,354,487	1,336,964	-	1,207,048	205,954	10,316,524
Transfer to other governments and the public	-	4,289	42,024	-	139,593	2,074,083	75,274	24,433	2,359,696
Increase in asset retirement obligation	5,336	-	-	21,036	-	-	-	-	26,372
Amortization of tangible capital assets	83,246	255,713	1,425,002	114,268	18,458	-	433,833	-	2,330,520
	3,144,533	3,714,110	6,405,823	1,858,893	1,528,509	2,074,083	3,309,354	783,825	22,819,130
Annual surplus (deficit) before property taxation	(75,993)	(2,842,231)	(5,449,246)	(1,258,191)	(1,505,651)	(2,074,083)	(437,230)	(607,418)	(14,250,043)
Property taxation									16,474,633
Annual surplus									$ 2,224,590

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Schedule to Note 14 - Segmented Information (continued)

Year ended December 31, 2025

	General Government Services	Protection Services	Transportation Services	Environmental Services	Health Services	Social & Family Services	Recreation & Cultural Services	Planning and Development	Total 2024
Revenues:									
Taxation from other governments	36,529								36,529
User charges	47,554	850,039	7,199	125,616	47,600	-	336,030	155,115	1,569,153
Province of Ontario grants	2,001,945	231,771	200,915	268,535	-	-	1,829,747	-	4,532,913
Park and lot levies earned	-	-	-	-	-	-	284,824	-	284,824
Canada Community-Building Fund earned	-	-	568,497	-	-	-	-	-	568,497
Investment income	459,112	-	-	-	-	-	-	-	459,112
Donations and other	-	-	-	-	-	-	731,885	-	731,885
Penalties and interest	227,115	-	-	-	-	-	-	-	227,115
Prior year's excess building permit fees earned	-	111,404	-	-	-	-	-	-	111,404
Gain (loss) on sale of equipment	-	26,461	(21,272)	(30,569)	-	-	8,619	-	(16,761)
Fines (POA)	-	6,770	-	-	-	-	-	-	6,770
	2,772,255	1,226,445	755,339	363,582	47,600	-	3,191,105	155,115	8,511,441
Expenses:									
Salaries, wages and benefits	1,735,635	1,495,096	1,424,679	408,438	33,155	-	1,395,535	563,939	7,056,477
Materials, services, rents and financial items	889,983	1,837,094	3,732,111	1,186,409	1,298,762	-	1,239,053	151,808	10,335,220
Transfer to other governments and the public	-	4,074	41,200	-	132,946	2,263,526	89,004	24,422	2,555,172
Increase in asset retirement obligation	-	-	-	52,092	-	-	-	-	52,092
Amortization of tangible capital assets	132,215	244,647	1,357,392	131,001	18,698	-	414,652	-	2,298,605
	2,757,833	3,580,911	6,555,382	1,777,940	1,483,561	2,263,526	3,138,244	740,169	22,297,566
Annual surplus (deficit) before property taxation	14,422	(2,354,466)	(5,800,043)	(1,414,358)	(1,435,961)	(2,263,526)	52,861	(585,054)	(13,786,125)
Property taxation									15,535,387
Annual surplus									$ 1,749,262

DRAFT

Staff Reports

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Review of Proposed Dark Sky By-law

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 20, 2026 **Report No:** BL-2026-02

Executive Summary:

The purpose of this report is to provide council the opportunity to review and make comments on the proposed Dark Sky by law drafted before being released for public review. The Dark Sky by-law was created as per multiple requests from Seguin residence to better manage light pollution issues within Seguin Township.

Prepared for: Mayor and Members of Council

Subject: Review of Proposed Dark Sky By-law

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 20, 2026 **Report No:** BL-2026-002

Recommendation:

That council reviews the proposed Dark Sky by-law and provides comment before the by-law is released for public review and comment.

Background & Analysis:

The draft Dark Sky by-law, Schedule "A" was created due to ongoing concerns from residence of Seguin regarding the effects light pollution has on the environment, private property and the safety of cottagers and wildlife. The draft by-law's purpose is to create standards on the types of light fixtures approved for use to minimize the effects of light pollution. The by-law gives the Seguin By-law Enforcement team the tools required to address the concerns identified above. The by-law was developed through reviewing other local municipal Dark Sky by-laws and using them as guidance for best practice.

Financial Impacts:

There are no anticipated immediate financial impacts to the township as by-law officers will ensure the public is educated on the requirements of the proposed by-law and will conduct enforcement as required to properties not willing to comply with the Dark Sky by-law.

Strategic Plan Alignment:

We are a bold prosperous and collaborative community with an unwavering commitment to prioritizing the environment while providing an exceptional quality of life for all who live here.

Conclusion:

Staff are providing council with the opportunity to provide comments on the draft Dark Sky by-law by Friday April 24, 2026. The revised draft by-law will be put forward for public review and comment on Tuesday April 28, 2026, for two weeks. A final version of the Dark Sky by-law will be brought before council for approval during the May 19, 2026 council meeting.

Prepared by:

Sean Carroll,
Director of Emergency Services/Fire Chief

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

- *Schedule "A" Draft Dark Sky By-law*

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NUMBER 2026-XXX

BEING A BY-LAW TO REGULATE OUTDOOR ILLUMINATION TO ENSURE RESPONSIBLE LIGHTING, LIGHT POLLUTION MITIGATION AND CONSERVATION OF THE DARK SKY ENVIRONMENT WITHIN THE TOWNSHIP OF SEGUIN

WHEREAS Sections 8, 9 and 10 of the *Municipal Act, 2001 S.O. 2001* authorize the Township of Seguin to pass by-laws necessary or desirable for municipal purposes, and authorize by-laws respecting the economic, social, and environmental well-being of the municipality; the health, safety and well-being of persons; the protection of persons and property; and animals;

AND WHEREAS Section 128 of the *Municipal Act, 2001 S.O. 2001 C.25,* provides that a municipality may,

a) prohibit and regulate with respect to noise, vibration, odour, dust and outdoor illumination, including indoor lighting that can be seen outdoors; and,
b) prohibit the matters described in clause (a) unless a permit is obtained from the municipality for those matters and may impose conditions for obtaining, continuing to hold and renewing the permit, including requiring submission of plans. 2006, c. 32, Sched. A, s 69.

AND WHEREAS Section 425 of the Municipal Act, 2001, *S.O. 2001* authorizes the Township of Seguin to pass by-laws providing that a person who contravenes a by-law of Township of Seguin passed under that Act is guilty of an offence;

AND WHEREAS Section 436 of the *Municipal Act, 2001 S.O. 2001* provides that the municipality has the power to pass By-laws authorizing the power of entry for the purpose of inspecting land to determine compliance with a By-law, direction, order, or condition of licence;

AND WHEREAS Section 444 of the *Municipal Act, 2001, S.O. 2001* provides that the municipality may make an order requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity, and any person who contravenes such an order is guilty of an offence;

AND WHEREAS the *Municipal Act, 2001 S.O. 2001* further authorizes the Township of Seguin, amongst other things, to delegate its authority, to impose fees or charges on persons for services or activities provided or done by or on behalf of it, to provide for inspections and inspection orders, and to make orders to discontinue activity or to do work;

AND WHEREAS Section 23.1 of the *Municipal Act, 2001 S.O. 2001* authorizes a municipality to delegate its powers and duties to a person;

AND WHEREAS the Council of the Corporation of the Township of Seguin deems it appropriate and expedient to delegate authority to the Director of Emergency Services/Fire Chief to exempt upon application and paying a fee, any person, including special event, from the By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin deems it desirable to enact a by-law with respect to preserving and improving the night environment by regulating lighting fixtures;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEGUIN HEREBY ENACTS AS FOLLOWS:

1. SHORT TITLE AND APPLICATION

1.1 This By-law may be cited as the "Dark Sky By-law"

2. DEFINITIONS

For the purposes of this By-law, terms used shall be defined as follows:

"Architectural Lighting" means an Outdoor Luminaire, Fixture or light that is attached to the exterior of any building, structure, boathouse, dock, post or any other thing which is used to illuminate any part of a building, structure, boathouse, dock, post or any part of a property;

"Direct Light" means light emitted directly from the lamp, or off of the reflector or luminaire;

"Director" means the Director of Emergency Services or another department as deemed appropriate based on the circumstance;

"Fixture" means the assembly that houses the lamp or lamps and can include all or some of the following parts: housing, mounting bracket or pole socket;

"Flood Light or Spotlight" means any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction;

"Full-Cut-Off Fixture" means a luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a horizontal plane from the base of the fixture where light is emitted and must be installed in a horizontal position as designed. These fixtures produce no Glare or

stray light due to the exposure of the bulb light source because the source is recessed or shielded;

“Glare” means light emitting from a luminaire with intensity great enough to reduce a viewer’s ability to see and in extreme cases, causing momentary blindness;

“IESNA” means the Illumination Engineers Society of North America, which is the standard committee for responsible outdoor lighting. This is an organization that recommends lighting levels and lighting fixtures;

“Indirect Light” means direct light that has been reflected or has scattered off other surfaces;

“Lamp” means the component of a luminaire that produces the actual light;

“Light Pollution” means the shining of light upwards into the sky above the horizontal plane of the light fixture;

“Lumens” means a unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source;

“Luminaire” means a complete lighting system, including a lamp or lamps and a fixture;

“Municipality” means the Corporation of the Township of Seguin;

“Officer” means Municipal Law Enforcement Officer or other agencies designated by Council who are responsible for administration of this By-law for the Township of Seguin;

“Outdoor Light Fixtures” means outdoor artificial illuminating devices, installed or portable, used for flood lighting, general illumination or advertisement;

“Person” includes an individual, an Owner, corporation, partnership, company, firm, association, or party and includes the successors, assigns, heirs, executors, administrators, or other legal representatives of a person to whom the context can apply according to law, and the singular shall include the plural;

“Pre-existing Nonconforming Luminaires” means luminaires not conforming to this By-law that have been confirmed to have existed prior to the passage of this By-law; for the purposes of this definition and section 3.12, the onus is upon the Owner or person to provided documentation sufficient to confirm that the Luminaire existed prior to the passage of this By-law;

"Uniformity Ratio of Lighting" means the average level of illumination in relation to the lowest level of illumination for a given area;

"Wall Pack Light Fixture" means flood light fixtures on exterior walls of buildings.

3. REGULATIONS

3.1 General Regulations

Any person who installs Outdoor Light Fixtures shall do so in conformity with the requirements of this By-law.

3.2 Luminaire Design Factors for Outdoor Areas

Any person installing an Outdoor Light Fixture shall be required to use Full-Cut-Off fixtures, as identified in Schedule "A": attached hereto and forming part of this By-law.

3.5 Structural Illumination

3.5.1 All Wall Pack Light Fixtures shall consist of Full-Cut-Off fixtures.

3.5.2 All architectural lighting and building lighting shall be mounted such that the light is aimed down. There shall be no light pollution emanating from the fixture in accordance with fully shielded design.

3.5.3 The use of low wattage lights for decoration purposes such as string lights rated at 4 to 8 watts per 100 light strings and property ornamentation lighting rated at 2 to 6 watts per bulb shall be exempt from Section 3.5.2.

3.6 Property Illumination

All architectural lighting for yards and parking areas shall be arranged so as to minimize light pollution.

3.8 Lighting of Outdoor Advertising Signs

Outdoor advertising signs, and light fixtures used to illuminate signs or billboards shall minimize light pollution by being mounted on top of the sign facing down, must utilize full cut-off fixtures and must be in compliance with other sections of this By-law and the Municipality's Sign By-law.

3.9 Recreational Facilities

Any light source permitted by this By-law may be used for lighting outdoor public or private recreation facilities, such as, but not limited to, football

fields, soccer fields, baseball fields, softball fields, tennis courts, or show areas, provided all the following conditions are met:

a) All Outdoor Light Fixtures shall be Full-Cut-Off Fixtures or be designed or provided with full cut-off capability by shielding retrofit, to minimize light pollution and glare;

b) All Outdoor Light Fixtures shall be turned off when the facility is not in use.

3.10 Prohibitions

3.10.1 **Laser Light Source**

No person shall use or permit the use of laser source light or any similar high intensity light.

3.10.2 **Cut off fixtures**

No person shall use or permit the use of an Outdoor Light Fixture that is not a full-cut-off fixture, and a temporary exemption has not been permitted as per Section 3.11.

3.10.3 **Light Pollution**

No person shall use or permit the use of an Outdoor Light Fixture that creates light pollution.

3.11 Request for Exemption of Temporary Events/Advertising

A temporary exemption to the requirements imposed by this By-law is permitted for temporary events and/or advertising provided such lighting does not continue for greater than 96 continuous hours (4 days). Every person shall comply with the conditions of a permit issued by the Director for temporary events or advertising.

3.11.1 For exemptions requiring greater that 96 continuous hours (4 days), any person may submit a written request to the Director, or designate, for a temporary exemption to the requirements imposed by this By-law. No person shall hold a temporary event or install temporary advertising without first obtaining approval from the appropriate Directors or designates.

The request for all lighting exemption for temporary events shall require approval by the Director, or designate, and contain the following information:

a) Specific exemption requested (e.g. searchlights);

b) Type and use of exterior light involved;
c) Date of the event;
d) Duration of time for requested exemption;
e) Proposed location of the exterior light; and
f) Physical size of the exterior light.

3.12 Pre-existing Nonconforming Luminaires

A Pre-existing Non-conforming Luminaire shall be exempt from this By-law and shall comply with the following:

1) Every person that needs to replace, modify, or move a pre-existing nonconforming luminaire shall replace the pre-existing nonconforming luminaire with a full-cut-off fixture; and
2) Every person shall bring every pre-existing nonconforming luminaire that has been determined to direct light toward streets, parking lots or navigable waterways and cause glare to motorists, cyclists or boaters, and therefore deemed to be a public safety concern, into compliance upon the By-law being enacted or by a compliance set out in an order issued under section 5.9.

4. NEW DEVELOPMENTS INVOLVING OUTDOOR LIGHTING

4.1 Submission Contents

In support of new Commercial, Industrial, Institutional, or Multiple Residential development, involving the installation of Outdoor Light Fixtures, that applicant shall submit evidence that proposed work will comply with this By-law. The submission shall contain, but shall not necessarily be limited to the following:

a) Plans indicating the location of lighting on the premises, and the types of illuminating devise, fixtures, lamps, supports, reflectors and other devices;

b) Description of the illuminating devise, fixtures, lamps, supports reflectors and other devices and the description may include, but is not limited to, catalogue cuts by manufacturers and drawings (including sections when required);

c) Photometric data, such as that furnished by manufacturers or similar documentation showing the angle of cut off or light emissions.

The above required plans, descriptions and date shall be sufficiently complete to enable Council and Staff to readily determine compliance with the

provisions of this By-law and shall be included in an implementing Site Plan Agreement where required.

5. OFFENCES AND PENALTIES

5.1 Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by Provincial Offences Act, R.S.O 1990, Chapter P.33, as amended.

5.2 Each day on which a person contravenes any provision of this By-law shall be deemed to constitute a separate offence under this By-law as provided for in section 429(2) of the Municipal Act, 2001 S.O 2001 C.25 or of this By-law.

5.3 An Officer may enter a land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the provisions of this By-law are complied with and enforce and carry out into effect the provisions of this By-law or any direction or order issued pursuant to Municipal Act, 2001 S.O 2001 C.25 or of this By-law.

5.4 For the purposes of an inspection under subsection (1) the Officer may,

a) Require the production for inspection of documents or thing relevant to the inspection;

b) Inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

c) Require information from any Person concerning a matter relating to the inspection; and

d) Alone of in conjunction with a Person possessing special expert knowledge, make an examination or take tests or photographs necessary for the purposes of the inspection.

5.5 A receipt shall be provided for any document or thing removed under clause 5.4 b), and the document or thing shall promptly return after the copies or extracts are made.

5.6 No personal shall hinder or obstruct, or attempt to hinder or obstruct, an Officer who is exercising a power or performing a duty under this By-law.

5.7 If an Officer is satisfied that a contravention of this By-law has occurred, the Officer may make an order requiring the Person who contravened the By-law or who caused or permitted contravention or the Owner or occupier of the land on which the contravention occurred to;

a) Discontinue the contravening activity, or

b) Do work to correct the contravention.

5.8 Any Person who contravenes an order under subsection 5.9 is guilty of an offence.

5.9 An order under sub section 5.9 shall be set out,

a) Reasonable particulars of the contravention adequate to indemnify the contravention and location of the land on which the contravention occurred; and

b) The date by which there must be compliance with the order.

5.10 An order under subsection 5.7 shall be served to the owner or any person the Officer determines to be an interested party. Service shall be deemed served by sending the order registered or first-class mail, by posting or by personal service,

5.11 An order under subsection 5.7 may require work to be done even though the facts constitute contravention of this By-law were present before the by-law making them a contravention came into force.

5.12 In default any work directed or required by the Municipality under this section being done by the Person directed or required to do it, the matter or thing shall be done at the Person's expense.

5.13 Where the Municipality or any authorized agent of behalf of the Municipality has performed the work required to bring about compliance with the By-law, the Municipality may recover the costs or doing anything or matter under subsection 5.12 by action or by adding the costs to the tax roll and collected in the same manner as property taxes.

5.14 The costs in subsection 5.13 shall include interest and penalty calculated as per the current Tax and Levy By-law, calculated for the period commencing the date the Municipality incurs the costs and ending on the day the costs, including interest are paid in full.

5.15 For the purposes of subsection 5.12, the Municipality or any authorized agent on the behalf of the Municipality may enter upon a land at any responsible time and complete the wok set out in the order.

5.16 Every Person who contravenes any section of provision of this By-law shall be guilty of an offence set out in schedule "C".

6. INTERPRETATION

6.1 Wherever a word is used in this By-law with its first letter capitalized, the term is being used as it is defined in Section 2 of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.

6.2 Wherever a word defined in Section 2 of this By-law is used in the form of a noun, verb, adverb, or adjective, it shall be interpreted as having a corresponding defined meaning even if it is in ordinary case.

6.3 All words importing the singular shall include the plural, and words importing the masculine gender shall include the feminine, and the converse of the foregoing also applies, unless the context of the By-law requires otherwise.

7. SEVERABILITY

7.1 Should any section, clause or provision of this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the part which was declared to be invalid.

8. ENACTMENT

8.1 This By-law shall come into full force and effect on the date it is passed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED AND ENACTED this XX day of XXXX, 2026.

_____

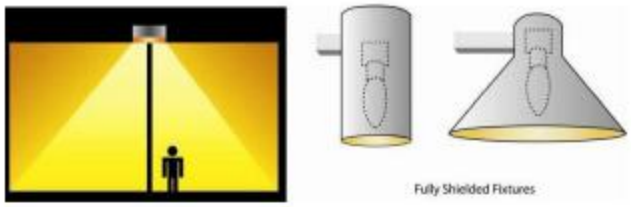
MAYOR Ann MacDiarmid

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CLERK Craig Jeffery

Schedule "A"

Full-Cut-Off Fixtures



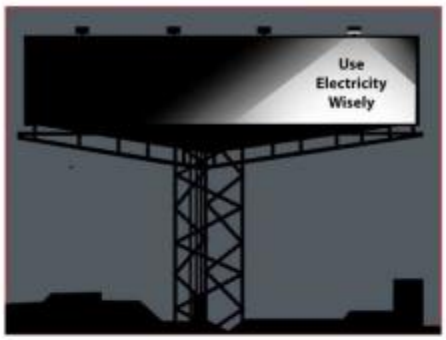




Flat lens cobra head fixture (permitted) vs. Drop lens cobra head fixture (prohibited)

Schedule "B"

Signage Lighting / Light Standard / Light Trespass



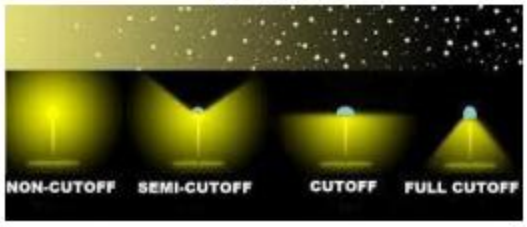


Billboard illuminated from the top (permitted) vs. Billboard illuminated from the bottom (prohibited)





Full Cut Off Fixture (permitted) vs. Outdoor Luminaire that creates Light Trespass (prohibited)



Schedule "C"

Set Fines

THE CORPERATION OF THE TOWNSHIP OF SEGUIN

PART 1 Provincial Offences Act

By-law 2026-### : Dark Sky By-law Page 1 of 1

ITEM	COLUMN 1 Short form wording	COLUMN 2 Provision creating or defining Offence	COLUMN 3 Set fine
1.	Use of permit a laser light source or any similar high intensity light outside	3.10.1	TBD
2.	Have or permit the use of an outside luminaire that is not a full-cut-off fixture	3.10.2	TBD
3.	Use or permit electrical illumination for outdoor advertising off-site sign along roadway	3.10.3	TBD
4.	Have or permit the use of an outside luminaire that creates light pollution	3.10.3	TBD
5.	Fail to comply with conditions for temporary events or advertising	3.11	TBD
6.	Fail to receive required approval from director or designate	3.11.1	TBD
7.	Fail to comply with conditions for pre-existing nonconforming luminaires	3.12	TBD
8.	Hinder or obstruct a staff	5.6	TBD
9.	Fail to comply with an order	5.7	TBD

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment R-2025-0015-C and Consent B-2025-0017-C (Boyle, Buzanis, Manchee)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 20, 2026 Report No: PL-2026-050

Executive Summary:

The applicants have applied for a Zoning By-law Amendment to rezone an Environmental Protection Zone to an Environmental Protection exception zone to permit a private road to be constructed. An Environmental Impact Study will also be implemented.

The proposed Consent is to sever a 680-metre-long right-of-way (ROW) over the newly constructed private road in favour of seven existing waterfront access-only lots, and will partially cross over a wetland. The proposed ROW will connect to Crown Land (and will require a Land Use Permit), then to Marshall Road (a private road), and finally to North Sandy Plains Road (a municipal road).

Staff do not recommend that the right-of-way and zoning applications be approved.

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment R-2025-0015-C and Consent B-2025-0017-C (Boyle, Buzanis, Manchee)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 20, 2026 Report No: PL-2026-050

Recommendation:

That Consent Application B-2025-0017-C be refused; and,

That Zoning By-law Amendment By-law 2026-010 be refused.

Background & Analysis:

Consent Application:	B-2025-0017-C
Rezoning Application:	R-2025-0015-C
Owners:	Candace Manchee
Agent:	Plan Muskoka and Michael Boyle
Civic Addresses:	225 Marshall Road
Roll No(s).:	4903-040-004-02901

Proposal

The request would allow for the filling of a wetland/EP zone to permit a 330 metre driveway. The properties that would benefit from this driveway are presently water access only, and it is staff's understanding that the request is to facilitate easier/more convenient access to the parcels. The benefiting parcels are shown below:

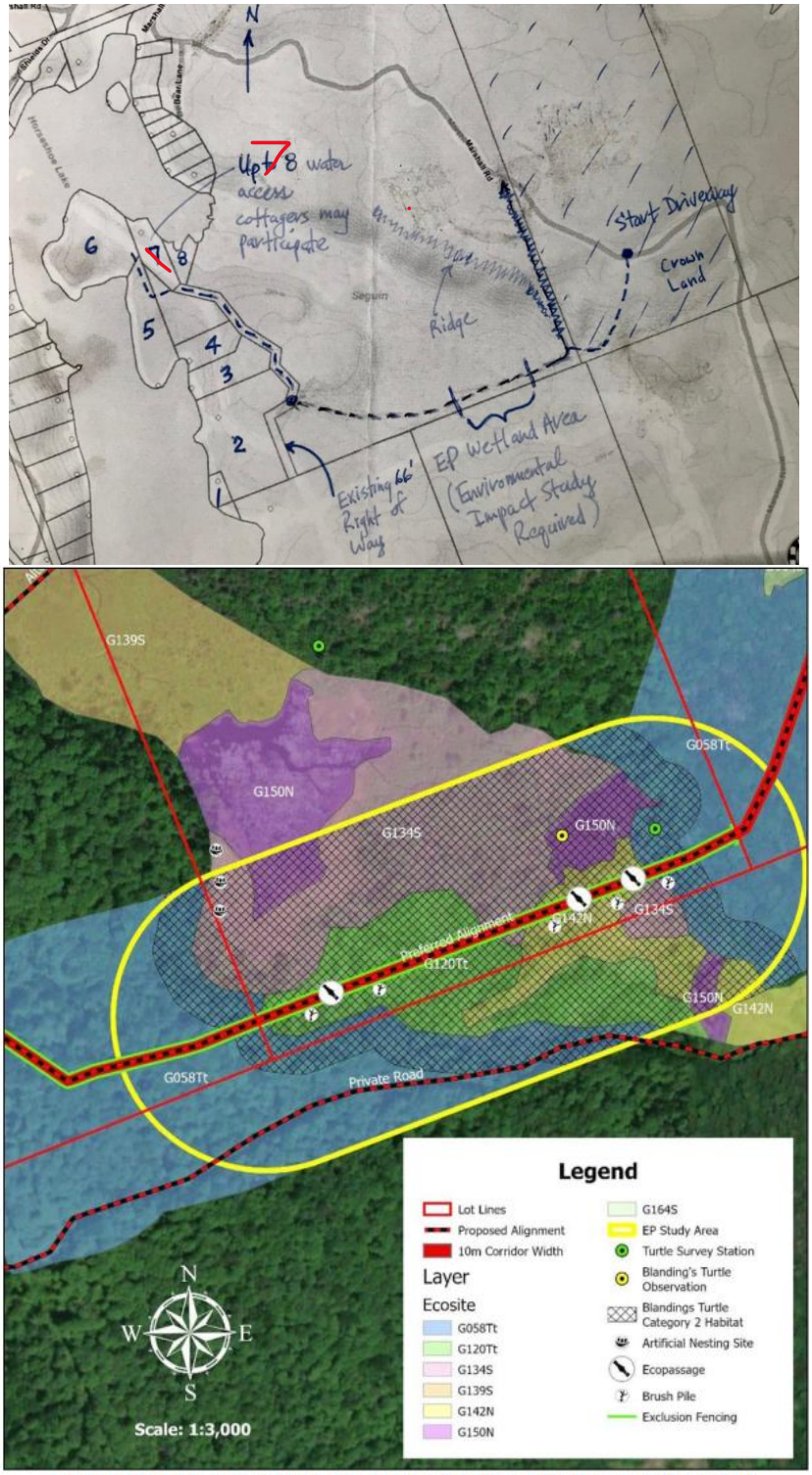


Figure 4: Mitigation and Overall Benefit Map of Study Area (FRi Ecological Services)

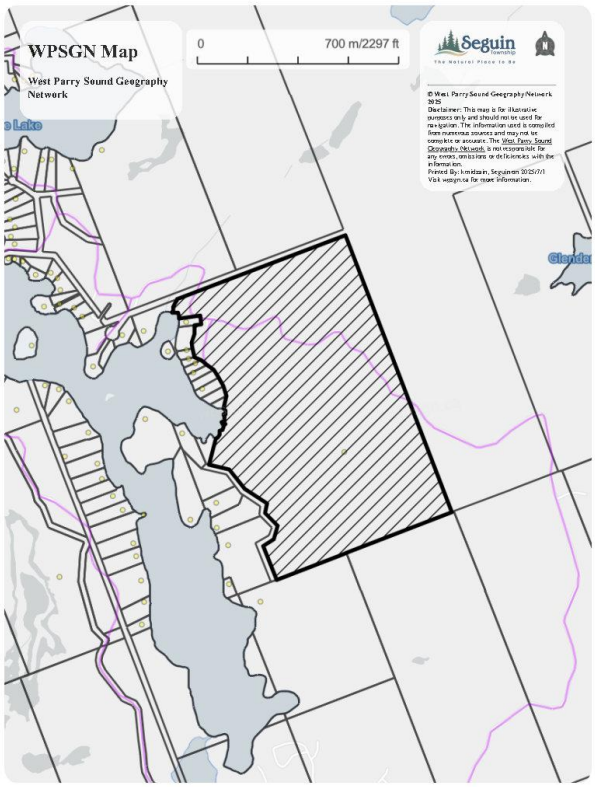
The private road/driveway would connect to the seven parcels, before crossing Crown Land (requiring a provincial permit), connecting to Marshall Road (private), before ultimately connecting to North Sandy Plains Road (public). Since the previous meeting and the circulation, property No. 8 has withdrawn.

In short, the application would permit mainland access to existing water-access-only lots by filling in a wetland.

The Zoning By-law amendment would amend the EP zone to permit a private road in the EP zone. Private roads or driveways are not permitted in EP zones.

The access route has been reduced from 10 metres wide to 4 metres wide. This has been reduced per Schedule G. This attachment has been submitted in response to the staff report for Council's review.

Figure 1: Key Map



Official Plan Designation: Shoreline Area, Rural and Resource Area and Environmental Protection
Zoning By-law 2006-125: Rural and Environmental Protection
Access: Marshall Road (Private) to Crown Lane
Lot Size and Frontage: 64 hectares, 125m of frontage on Horseshoe Lake

Comments:

Clerk: No objection
Building: No objection
Fire/By-law: Consider emergency vehicle access when developing the roadway.
Public Works: No comments
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.

Public comments have been received per Schedule F in opposition to the proposal, which includes the applicant's response.

At the public meeting, the applicant and their biologist, Rod Bilz, spoke in favour of the proposal. John Stirk, a neighbouring property owner, spoke in opposition. Some of Mr. Stirk's concerns related to access and his lawyer's comments will be further addressed in 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 subject lands are classified as Rural Lands in the PPS. Section 2.6.1 envisions residential development, including lot creation and lot additions, within the Rural Lands if site conditions are suitable for appropriate sewage and water services. No changes in this regard are proposed.

Section 4.1 of the PPS notes that the long-term ecological function and biodiversity of natural heritage features should be maintained, restored, and if possible, improved. It also notes

that development and site alteration are not permitted in habitat for threatened and endangered species unless it is in accordance with federal/provincial requirements.

As will be further explored in this report, the applicant has submitted environmental reports and has obtained a permit from the Ministry of Environment, Conservation and Parks to harm, harass, capture, possess or transport Blandings Turtle and Eastern Hog-nosed Snake, and destroy habitat. Of question, does this satisfy Section 4.1.7 of the PPS? Or does this represent a minimum standard that the Township can go beyond, as the protection of wetlands is a matter of importance to the community? This report will further explore whether the filling and destruction of a wetland is consistent with 4.1.2

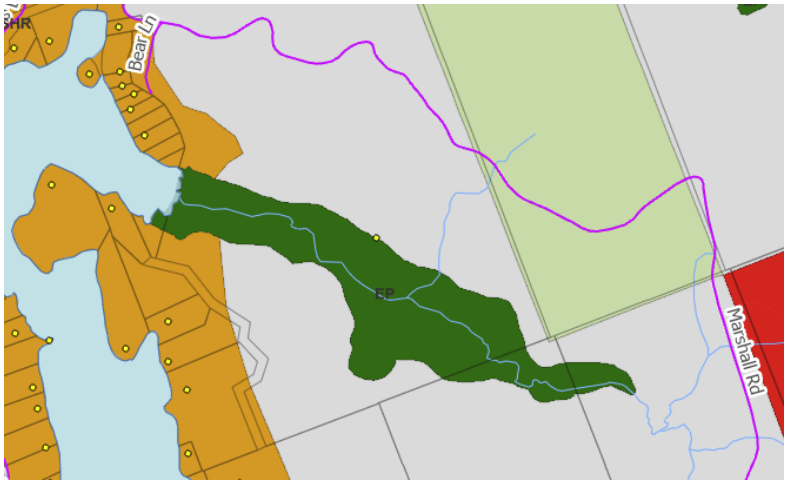
The applications pose consistency challenges with the PPS.

Township of Seguin Official Plan

The subject lands are designated Shoreline Area, Rural and Resource Area and Environmental Protection in the Official Plan. Both designations permit low-density residential uses.

The Township's plan notes that Environmental Protection Areas are part of the Natural System. The purpose of which is to maintain as a permanent landform an interconnected system of natural heritage areas

The application proposes to build a driveway/private road in a wetland zoned and designated accordingly. Although passive recreational trails and pedestrian trails are envisioned, new private roads are not. The main purpose of this designation is to preserve wetlands.





Section C.1.1.3 notes that any proposed alteration to an Environmental Protection (EP) designation must be supported by an Environmental Impact Study (EIS), and the exact boundary of the EP shall be determined by the EIS. Schedules C and D include the EIS and associated peer reviews.

In reading the initial EIS submitted by FRI on behalf of the applicant, it does not appear that the EIS found the EP boundaries to be incorrect. In this regard, the boundary of the wetland in the Township planning documents is correct. Rather, FRI found that although there were values associated with the wetland feature, the driveway could be built with correct mitigation measures, and the Province has issued a permit for habitat alteration.

This document was peer reviewed by RiverStone Environmental Solutions Inc. A comment table with outstanding requirements was circulated back and forth. Most of the concerns were addressed, but there were a couple of areas of the environmental review which were partially addressed, largely related to the Fisheries Act and the Township's policies. Staff suggested that the peer review provide one last round of comments, as it became evident

that there was a policy gap that may not be closed, despite how many times the applicant's biologist and the peer reviewer exchanged comments.

The policy gap is Section C.1.1.3, which notes:

> "It is essential that *Environmental Protection Areas* be protected from future development to preserve the Township's natural environment. As such, an application for the redesignation of an area of private lands designated *Environmental Protection Area* may be given due consideration only if it is established to the satisfaction of Council through an Environmental Impact Study that the lands are not part of the environmental feature and that any development proposed will have no negative impact on the environmental feature or function of the area. Nothing in this Official Plan shall be construed to imply that *Environmental Protection Area* lands are free and open to the general public or that such areas will be purchased by the Township or any other public agency."

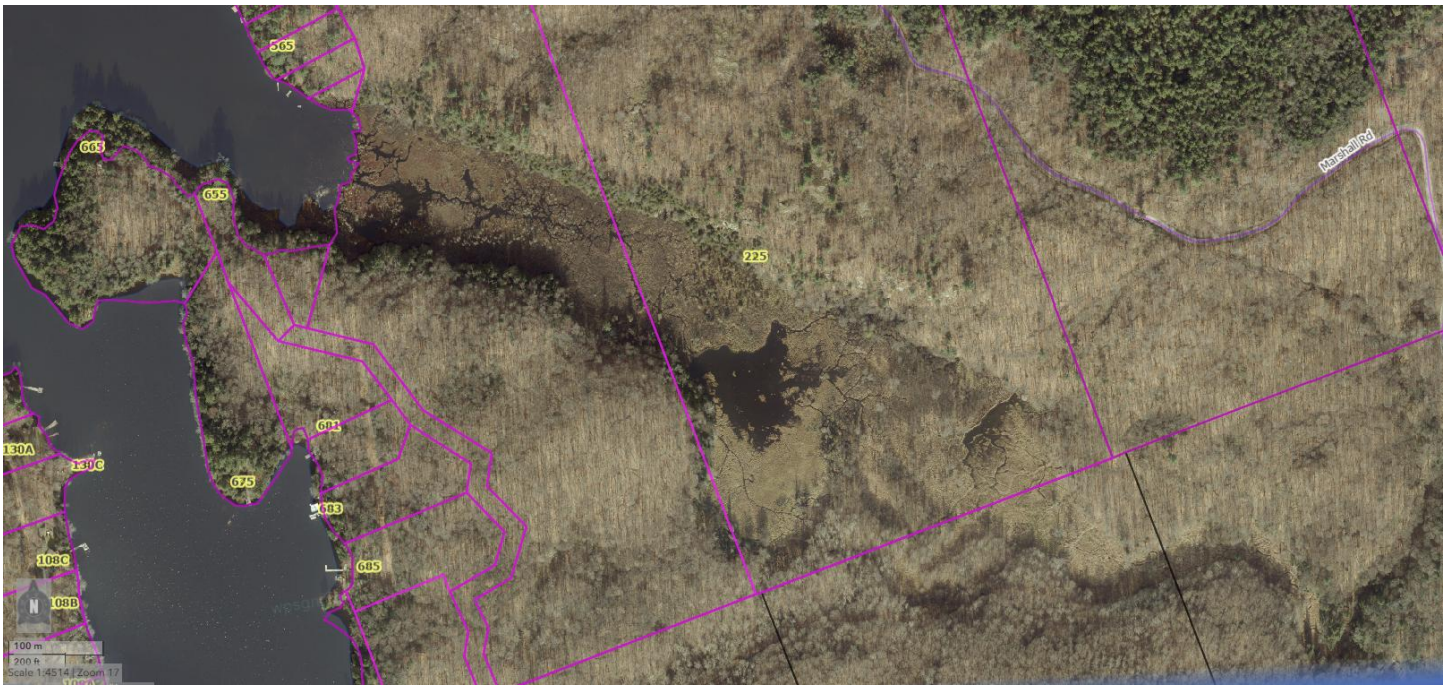
Reading the bolded portions of the policy, these lands are part of an environmental feature, and there will be negative impacts upon the environmental feature and functions of the area (hence the permit, which allows for the destruction of habitat despite the overall benefit. The Township's Official Plan sets a high standard for wetland protection, which sets an impasse for a successful peer review and therefore conformance to the Policy. Staff did not recommend or require an Official Plan Amendment, as this policy is appropriate and meets the environment-first theme. Staff are of the opinion that since the PPS represents the minimum standards, this policy goes beyond those standards as it is of importance to the community, and in this regard does not conflict with the PPS. The proposal does not conform.

Access to the property requires right-of-way over three other properties on Marshall Road. At the Public Meeting, one of these affected property owners and their lawyer advised that the proposal does not have the right to cross their lands, and a ROW is required. This opinion countered the opinion the applicant provided with their application. As a result, the Township solicitor was asked their opinion, and they agreed a ROW was required.

As a result, the applicants have an agreement that, should the applications be approved, they'll obtain a ROW over the other three property owners' lands. Although this issue is not resolved at this juncture, it is a condition of approval should Council decide to approve the applications.

In summary, staff are not of the opinion that the application meets the intent of the Official Plan, as it'll allow for a fairly large wetland feature to be filled to create a driveway to water access only lots. Staff have asked the question, would we ever recommend approval of new waterfront lots that could only be accessed by filling a wetland? The answer is likely no. Therefore, why should a wetland be filled to change water-access-only lots to mainland access? Staff do not recommend that this occur, as it is not "environment-first", and does not meet the intent of the Official Plan.

Filling wetlands to construct a driveway not only undermines the integrity of the Township's planning principles but also contravenes ecological stewardship. The proposed alteration of these environments disrupts their ecological balance and disregards their inherent value. Furthermore, such development distorts the historical intent behind water access-only lots, which emphasize minimal environmental disturbance and the preservation of natural landscapes. This proposal represents an unsustainable approach that prioritizes short-term convenience over the long-term health and resilience of our community's natural heritage. Establishing a standard for such development risks eroding the Township's commitment to responsible planning and environmental protection.



Zoning By-law 2006-125

The lands are requested to be subject to an EP-27 zone to permit a private road. This private road would function as a driveway for multiple properties, and would be subject to the right-of-way in favour of the seven water-access-only properties.

A driveway or private road is not permitted in an EP zone. EP zones do not permit private roads as they intend to protect environmental features and their functions.

The proposed applications do not 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, 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 3.

Strategic Plan Alignment:

Foundations - Prioritize the Environment

Protect, preserve, and invest in our natural environment.

Conclusion:

It is Staff's position that the applications do not conform to the Township's Official Plan, do not meet the intent of the Zoning By-law and do not represent good planning. It is recommended that Council deny the applications. The applications are not environment-first.

Prepared by:

T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Conditions of Approval
Schedule B – Draft By-law 2026-010
Schedule C – FRi report
Schedule D – Peer Review
Schedule E – Planning Justification Report
Schedule F – Public Comments and response
Schedule G – Applicant's presentation
Schedule H – ROW Easement Agreement

Schedule A to Staff Report PL-2026-050

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-2025-0017-C
Owner:	Candace Manchee
Location:	*PCL 11763 SEC SS; BROKEN LT 29 CON 2 CHRISTIE EXCEPT LT39382, PSR218, PSR381 & 42R8866; S/T LT133706; T/W PT 2 42R15159 AS IN LT251224; S/T PT 2 & 4 42R15984 AS IN LT251225; T/W PT 3-6 42R15985 AS IN LT251226; T/W PT 1 42R15984 AS IN LT251227 (S/T LT201994); T/W PT 3 42R15984 AS IN LT251228; T/W PT 2 42R15163 AS IN LT262487; T/W PT 1 42R15159 AS IN LT262487;T/W PT 1 42R15163 AS IN LT262489; SEGUIN*
Civic Address:	225 Marshall Road
Assessment #:	4903-040-004-02901

THE PURPOSE and EFFECT of the consent is to sever a right-of-way over a portion of the subject lands (Property Roll 4903-040-004-01400) to benefit seven other parcels and one Pin.

Right-of-Way

LOCATION: CON 2 LOT 28 & PT LOT 29 PCLS 11765 & REM PCL 11763 SS

DECISION: PROVISIONAL APPROVAL
DATE: April 20, 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.

The application has been reviewed per Section 2 of the Planning Act and is in accordance with the applicable provincial interests.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consent B-2025-0017-C 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 Application B-2025-0017-C 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:

File B-2025-0017-C	Granting Parcel	Benefitting Parcels
Right-of-Way Width: +/- 10 metres	Roll Number: 490304000402901 - CON 2 LOT 28 & PT LOT 29 PCLS 11765 & REM PCL 11763 SS	1. 490304000403104, 695 Wa Horseshoe Lake, Township of Seguin 2. 490304000403001, 685 Wa Horseshoe Lake, Township of Seguin 3. 490304000403002, 683 Wa Horseshoe Lake, Township of Seguin 4. 490304000403003, 681 Wa Horseshoe Lake, Township of Seguin 5. 490304000403102, 675 Wa Horseshoe Lake, Township of Seguin 6. 490304000403101, 665 Wa Horseshoe Lake, Township of Seguin 7. 490304000403004, 655 Wa Horseshoe

		Lake, Township of Seguin 8. PIN # 521770286

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 $166.00 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 granting and benefitting parcels receive rights-of-way from the lands which Marshall Road (private) crosses, including Teranet Pins 521770271, 521770457, and 521920763.

7. That the granting and benefitting parcels receive permission from the Crown to cross and improve lands to the immediate east, being Lot 27, Concession 2.

8. That the lands are rezoned to permit a Private Road.

9. That the applicant enter into an agreement, pursuant to Section 51(26) of the Planning Act, to implement the following:

   a. Scoped-site Environmental Impact Study, November 2024, prepared by FRI Corp, as amended.
   b. Riverstone Peer Review.

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

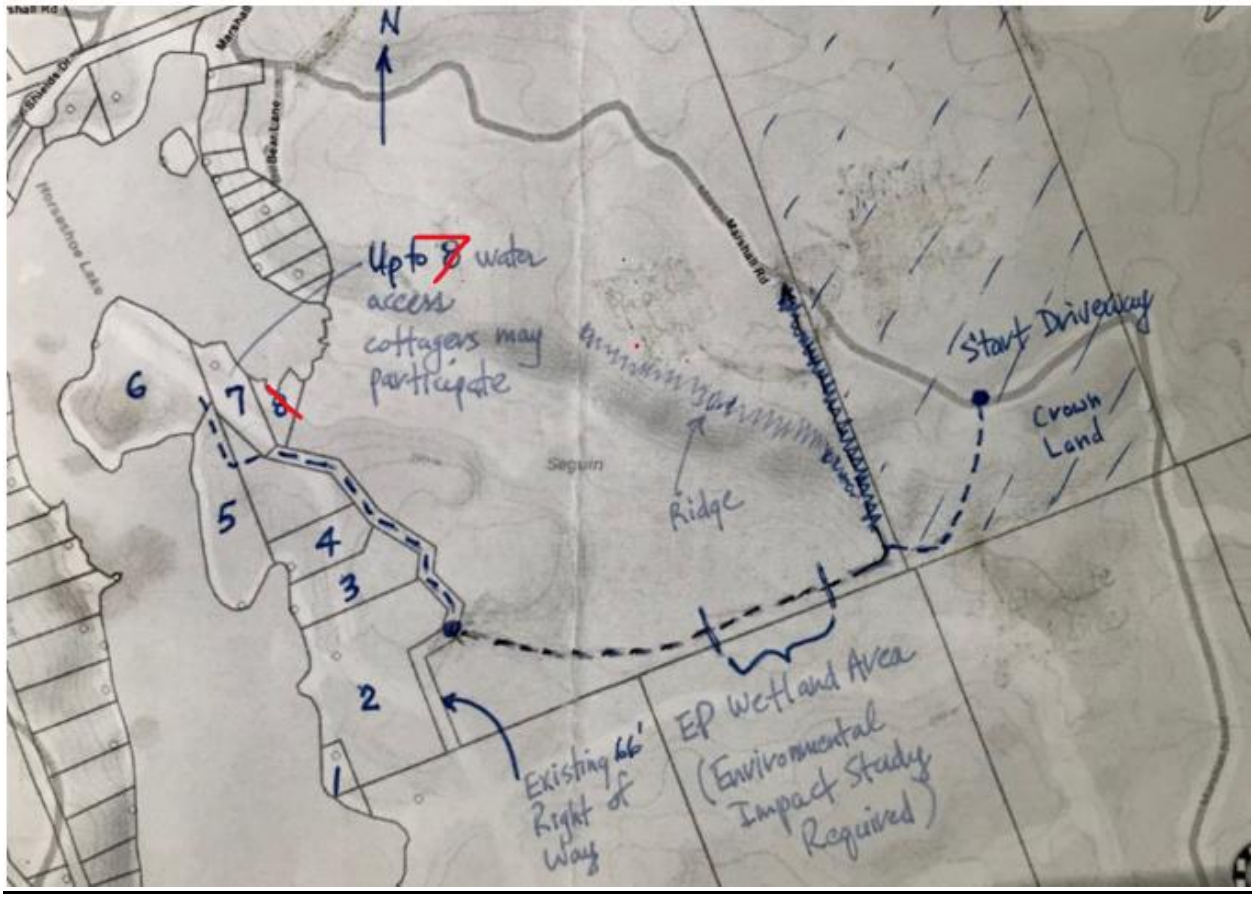
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

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

Appendix I


N
Up to 8 water access cottagers may participate
Start Driveway
Crown Land
Ridge
6
7
8
5
4
3
2
1
Existing 66' Right of Way
EP Wetland Area (Environmental Impact Study Required)

Schedule B to Staff Report PL-2026-050

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-010

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-040-004-02901, 225 Marshall Road, R-2025-0015-C"

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 "28 & PT LOT 29 PCLS 11765 & REM PCL 11763 SS"; 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 19 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning the lands described as "28 & PT LOT 29 PCLS 11765 & REM PCL 11763 SS" from EP Zone to the EP-27 Zone, in accordance with Schedule "A", forming part of this By-law.

2. Table 11.3 of Section 11.4, Environmental Protection Zones – Exceptions, is hereby amended by adding an EP-27 Zone, as set out on Schedule "B", 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 20th day of April 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

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-010 Schedule “A”
28 & PT LOT 29 PCLS 11765 & REM PCL 11763 SS
Zoning By-law 2006-125 - Schedule A – Map 19



Lands rezoned from EP to EP-27

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE “B”
TO BY-LAW NO. 2026-010

Table 11.3 of Section 11.4, Environmental Protection Zone - 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
EP-27	4 metre wide Private Road				

Scoped-site Environmental Impact Study

Proposed Horseshoe Lake Access Road, EP Zoning Wetlands

Part of Lot 28, Concession 2, Geographic Township of Christie

Municipality of Seguin, District of Parry Sound

November 2024

Revised March 10, 2025

Contents

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Study Area Description 5
Proposed Development 5
Approach & Methodologies 6
Policy and Legislation 6
Background Information 7
List of Survey Protocols 10
Ecological Setting 11
Ecological Land Classification 11
Ecosites 11
G058Tt Very Shallow, Dry to Fresh, Coarse Maple Hardwood 14
G120Tt Moist Fine Elm-Ash Hardwood 14
G134S Mineral Thicket Swamp 15
G142N Mineral Meadow Marsh 16
G150N Open Water Marsh: Floating-Leaved 17
EP Zoned Wetlands 20
Wetlands 20
Provincially Significant and Coastal Wetlands 21
Wetland Features Impact Assessment Summary & Recommendations 22
Legislation and Policy Compliance 26
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Provincial Planning Statement 2024 26
Natural Heritage Reference Manual 26
Public Lands Act 27
Endangered Species Act 27

Migratory Birds Convention Act 27
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Conclusions 27

Introduction

FRi Ecological Services was retained to complete a scoped-site environmental impact study for a proposed access road in the Municipality of Seguin. The purpose of the application is to create road access to seven waterfront properties fronting on Horseshoe Lake to the west. Road access would improve the safety and security of these currently water-access only properties. The proposed road would cross through lands currently zoned as Environmental Protection (EP) related to wetland values (Appendix 1). Initial discussions with Steve Stone (Director of Planning – Township of Seguin) in August of 2020 indicated that development within the EP zone was possible. Mr. Stone indicated that the approval under the Endangered Species Act (2007) would be a pre-requisite and given that these approvals often take considerable time to secure, he suggested to the proponent that we pursue this first.

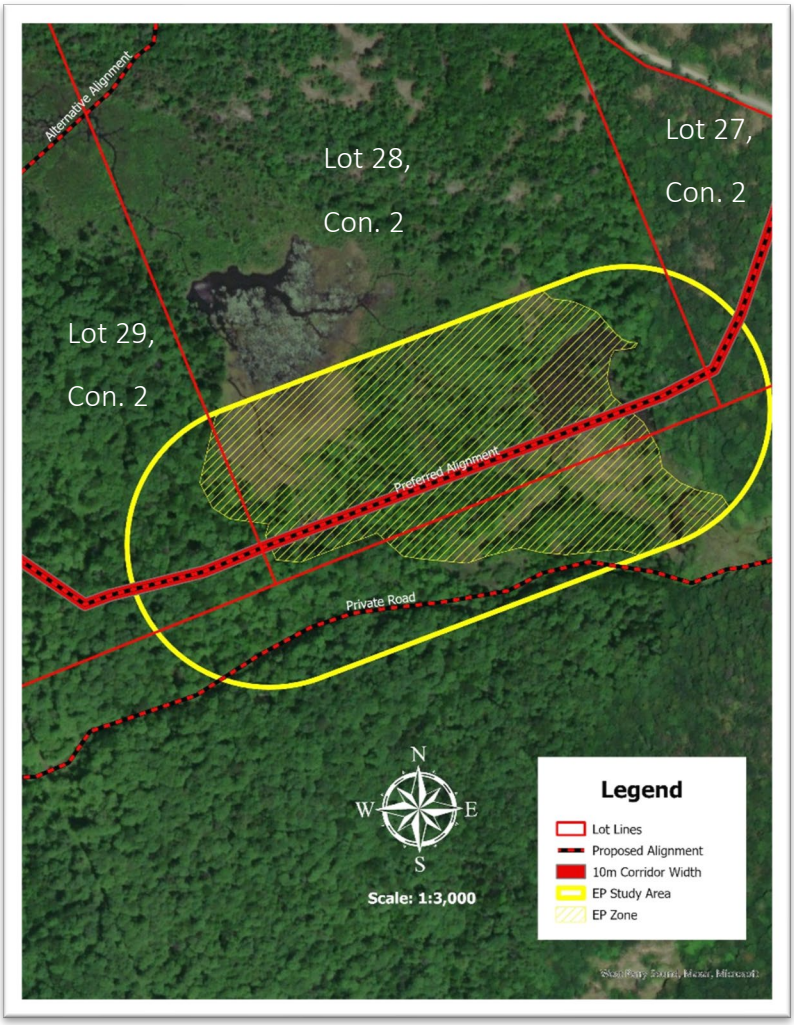


Figure 1: Location of the proposed access road and approximate EP zoned wetlands. The yellow outline represents the 120-metre adjacent lands area; together, the entire area is considered the 'study area'.

The selected preferred road corridor starts in the east leaving from Marshall Road on Lot 27, Concession 2 of the Geographic Township of Christie. The proposed road continues westward through patent lands on Lot 28, Concession 2 of the Geographic Township of Christie and finally joins to the seven properties in Lot 29, Concession 2 of the Geographic Township of Christie.

Table 1 Lot Ownership and Proportion of Road Corridor

Lot Identifier	Ownership	EP Corridor Distance	Total Road Corridor Distance
Lot 27, Concession 2, Christie Township	Crown	0m	220m
Lot 28, Concession 2, Christie Township	Patent	322m	400m
Lot 29, Concession 2, Christie Township	Patent	0m	268m

An authorized trail currently exists on the Crown land portion that is proposed to become the road corridor. An alternate proposed corridor was investigated to the north that had a shorter passage through the EP zoning. However, the wetland ecosite was a G139S (Poor Fen) which is a much more sensitive and significant ecosite and the approaches to the wetland would have required significant bedrock blasting. This alternate proposed corridor was rejected in favour of the preferred corridor.

Study Area Description

The road corridor area through the EP zone is 322m long and 6m wide for a total area of 1,932m^2. Since this is a very small and linear impact area, the adjacent lands that form the entire study area is quite large in comparison at 122,636m^2 or 12.2ha. The study area includes the road corridor and the surrounding 120 metres (Figure 1).

Proposed Development

The total proposed road corridor is about 888m in length stretching from Marshall Road in the east to the seven waterfront properties on Horseshoe Lake to the west. 322m of the entire road corridor is proposed to pass through the EP zoned area. The proposed road access will increase safety and convenience to the waterfront landowners. Two alternatives to the selected proposed corridor were also considered. One was the 'do nothing' alternative that would continue water-access only to the properties. This did not satisfy the safety, security and convenience required and was rejected. Multiple locations were considered to cross the wetland and a second alignment was considered at the narrowest part of the wetland to the north of the proposed corridor (Figure 2). It was rejected because the approach slopes were extremely steep and rocky and would require considerable rock blasting. Also the wetland ecosite is G139S, Poor Fen, which is much more

sensitive and much more difficult to construct a road over. For these reasons, this alignment was rejected.

Approach & Methodologies

The Municipality of Seguin provides direction on the requirements of an EIS in Section B.15 of it's Official Plan (OP[1]). The OP, Section B.15 *Environmental Impact Studies states that, "*An Environmental Impact Study (EIS) be prepared by a qualified professional, such an EIS shall be prepared in accordance with the requirements of this section." The structure of this report is intended to meet or exceed the requirements of the OP.

Policy and Legislation

The following policies and legislation have some application to this proposed land use application and will be addressed in the section titled Natural Heritage Features Impact Assessment Summary & Recommendations.

Table 2 Applicable Policy and Legislation

Policy or Legislation	Application to the Proposal
Township of Seguin Official Plan	• Section B.15 Environmental Impact Studies • Section C.1.1 Environmental Protection Areas
Provincial Planning Statement 2024[2]	• Section 4.1 Natural Heritage
Natural Heritage Reference Manual[3]	• Section 6.0 Significant Wetlands and Significant Coastal Wetlands
Public Lands Act	• Will require a Work Permit issued under the Public Lands Act for the portion that crosses crown lands
Endangered Species Act	• Will require an Overall Benefit Permit issued under the Endangered Species Act
Migratory Birds Convention Act	• Will require timing restrictions to avoid damage or destruction to nests
Fisheries Act	• Will require following Standard Codes of Practice

[1] Township of Seguin Official Plan. Consolidated Version, December 7, 2022, MMAH. 197pp.
[2] Provincial Planning Statement, 2024, King's Printer for Ontario, 2024. 60pp.
[3] Ontario Ministry of Natural Resources. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp

Background Information

FRi completed a search of all publicly available databases, and information was consolidated for the wetland natural heritage category in the Provincial Planning Statement (PPS, 2024).

Databases accessed include:

- NHIC Make a Natural Heritage Map
- I-Naturalist
- eBird
- Ontario Breeding Bird Atlas
- Parry Sound District Species at Risk List
- Fish On-line
- Ontario Reptile and Amphibian Atlas
- Township of Seguin Official Plan & Schedules
- Township of Seguin Zoning Map #19
- Land Information Ontario GIS database – all relevant layers including NHIC data, wetlands, ANSI's, Nesting, ARA and contours

Results included confirmed species and/or habitats in each of the following natural heritage categories:

Table 3: Summary of confirmed natural heritage features and areas based on desktop search of available background information.

Natural Heritage Category	Confirmed Species/Habitat; Source
Wetlands	• No Provincially Significant or Coastal Wetlands • Zoned EP based on local wetland values
Endangered and threated species & habitat	• Blanding's turtles and Eastern hog-nosed snakes confirmed as potentially present through the Preliminary Screening Form submitted to MECP

A Preliminary Screening Form was submitted to the Ministry of Environment, Conservation and Parks (MECP) on July 25, 2021. The table below documents the ESA process for this project and is the reason that this project has been significantly delayed.

Table 4 Chronology of ESA Permitting

Date	MECP Staff	Details
July 25, 2021	Aurora McAllister	Submitted Preliminary Screening Form (PSF)
November 9, 2021	Aurora McAllister	MECP confirmed that Blanding's turtle and Eastern hognose snake were of concern for the permit area
February 9, 2022	Aurora McAllister	Submitted Information Gathering Form (IGF) for review
April 1, 2022	Aurora McAllister	Aurora requested an Avoidance Alternatives Form (AAF)
April 10, 2022	Aurora McAllister	Submitted AAF
July 4, 2022	Dan Williams	New MECP staff assigned to the file
February 3, 2023	Dan Williams	Completed review of IGF and AAF and requested one minor mapping revision
March 3, 2023	Dan Williams	Applicant completed mapping revision and submitted C Permit Application Form (CPAF)
May 4, 2023	Dan Williams	Completed CPAF review
June 20, 2023	Dan Williams	Requested new revisions to the CPAF
September 19, 2023	Clairissa Myschowoda	Clairissa was assigned for permitting
October 11, 2023	Clairissa Myschowoda	Clairissa asked if proponent had done indigenous consultation
January 17, 2024	Clairissa Myschowoda	MECP preparing letters for indigenous consultation to fulfill the province's duty to consult
February 22, 2024	Clairissa Myschowoda	MECP requested responses from indigenous communities by March 22
March 27, 2024	Clairissa Myschowoda	MECP answering follow-up questions
June 14, 2024	Katy Hynes	Katy was assigned and announced indigenous consultation was complete and provided a draft copy of the permit for review
July 3, 2024	Katy Hynes	Applicant provided comments and revisions for the draft permit

Date	MECP Staff	Details
August 27, 2024	Katy Hynes	Permit is still within internal approvals
September 17, 2024	Katy Hynes	Permit issuance on hold until Work Permit secured and Municipal approval
January 20, 2025	Katy Hynes	Requested removal of exclusion fencing on Crown lands in the permit package
February 14, 2025	Katy Hynes	Katy provided a new draft of the permit for review
February 19, 2025	Katy Hynes	Estimates permit issuance by the end of April 2025

Engagement with the MECP has caused significant delays on the project. From the date of our submission of the first required form on July 25, 2021 until the expected issuance of the permit by April 30, 2025, a total of 1405 days have elapsed.

Field Investigations

The following summary of the existing conditions on the subject property is based on comprehensive field investigations occurred on May 12, 19, 26, June 3, 9, 12 and July 1, 2021. FRi field biologists assessed the ecosites on and adjacent the proposed corridor to inform a habitat-based approach.

This approach was coupled with in-person surveys including avian and species at risk surveys as well as the deployment of passive acoustic and ultrasonic recorders. The recorders were deployed to maximize detection of amphibians, birds, and bats in all the represented ecosites.

Table 5 Summary of Field Investigations

Date	Temperature (°C)	Precipitation	Details	Person Hours
May 12, 2021	13-16	Nil	• Turtle basking/snake survey • Field Check Alternate crossing location	11.5
May 19, 2021	14-26	Nil	• Turtle basking survey	4.5

Date	Temperature (°C)	Precipitation	Details	Person Hours
May 26, 2021	18-22	Nil	• Turtle basking/snake survey • Forest bird monitoring survey • Amphibian breeding survey	8.5
June 3, 2021	16-20	Nil	• Turtle basking/snake survey • Ecosite mapping	6.0
June 9, 2021	18-28	Nil	• Turtle basking/snake survey • Ecosite mapping • Fish habitat surveys	7.5
June 12, 2021	12-24	Nil	• Install bat/bird recorder* • Ecosite mapping • Fish habitat surveys • Amphibian breeding surveys	6.5
July 1, 2021	16-22	Moderate	• Remove bat/bird recorder. • Forest bird monitoring survey	4.5

*The recorder provided information on breeding birds, bats and amphibian breeding

List of Survey Protocols

1. Ontario Ministry of Natural Resources and Forestry (OMNRF). 2015. Survey Protocol for Blanding's Turtle (*Emydoidea blandingii*) in Ontario. Species Conservation Policy Branch. Peterborough, Ontario. ii + 16 pp.
2. Forest Bird Monitoring Program (FBMP) protocol (Konze and McLaren 1997).
3. Marsh Monitoring Program Participant's Handbook for Surveying Amphibians. 2009 Edition. 13 pages. Published by Bird Studies Canada in cooperation with Environment Canada and the U.S. Environmental Protection Agency. February 2009.
4. Bats And Bat Habitats, Guidelines for Wind Power Projects, Ontario Ministry of Natural Resources, Second Edition, July 2011.

Ecological Setting

The subject property is within the Ontario Shield Zone, Georgian Bay Ecoregion (5E). This ecozone occupies more than half of Ontario and contains both boreal forest and non-boreal Great Lakes – St. Lawrence Forest regions. It experiences long cold winters and short warm summers. There are a wide range of temperatures, precipitation and diverse surficial geology and substrates, as well as complex drainage patterns.[4]

Ecological Land Classification

The ecosites on and within 120 metres of the proposed corridor were determined and are described in detail below. The represented ecosites include wetland units within the EP zoned lands and upland units within the 120m adjacent lands. Additional ecosites were also identified and delineated early in the study to accommodate the alternative alignment that was eventually rejected. The five ecosites described in this report fall within the EP-zoned Study Area (Figure 2). Casual observations also occurred beyond these boundaries in an attempt to detect potential snake habitat in the vicinity of the road corridor (e.g. G164S ecosite).

Ecosites

Ecological land classification or 'ecosites' are determined by assessing the soil and vegetation characteristics of a site utilizing the Ecosites of Ontario (2009) manual. An ecosite is a contiguous area that shares soil, moisture and vegetation characteristics, and is at least 0.5 hectares in size. Areas smaller than 0.5 ha are typically not considered standalone ecosites and are included as part of the larger landscape ecosite. However, where small, unique areas are present on the landscape, they are assessed and delineated as eco-elements. A full list of encountered vegetation species is contained in Appendix 3.

There are five representative natural ecosites represented in tall-treed (Tt), shrub (S) and open (N) composition. The vegetation species composition is largely dependent on the depth to groundwater or coverage by surfacewater.

The ecosites are:

- G058Tt Dry to Fresh, Coarse Maple Hardwood
- G120Tt Moist Fine Elm-Ash Hardwood
- G134S Mineral Thicket Swamp
- G142N Mineral Meadow Marsh
- G150N Open Water Marsh: Floating-Leaved

The EP-zoned wetlands and their boundaries were assessed and mapped by Ontario Wetland Evaluation System (OWES) evaluator for Northern Ontario. The EP-zoned wetlands are unevaluated

4 Crins, William J., Paul A. Gray, Peter W. C. Uhlig, and Monique C. Wester. 2009. The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions. Ontario Ministry of Natural Resources, Peterborough Ontario. Inventory, Monitoring and Assessment, SIV TER IMA TR-01, 71pp.

wetlands. It was not the intention of this Scoped-site Environmental Impact Study to conduct a full wetland evaluation utilizing the OWES methodology. Evaluation cannot be conducted on distinct portions of a wetland but rather the entire wetland or wetland complex must be evaluated in order to follow the OWES methodology. In Northern Ontario, it is not uncommon for wetlands to be extremely large spanning both patent and Crown lands and extending along the shorelines of lakes and rivers. This is the case for this EP-zoned wetland. It spans multiple properties and property owners and includes large portions of the shoreline of Horseshoe Lake. It was neither practical nor required to conduct a wetland evaluation to complete this Scoped-site Environmental Impact Study. The very nature of the title indicates that the study area is scoped to target the EP-zoned wetlands that are expected to be impacted.

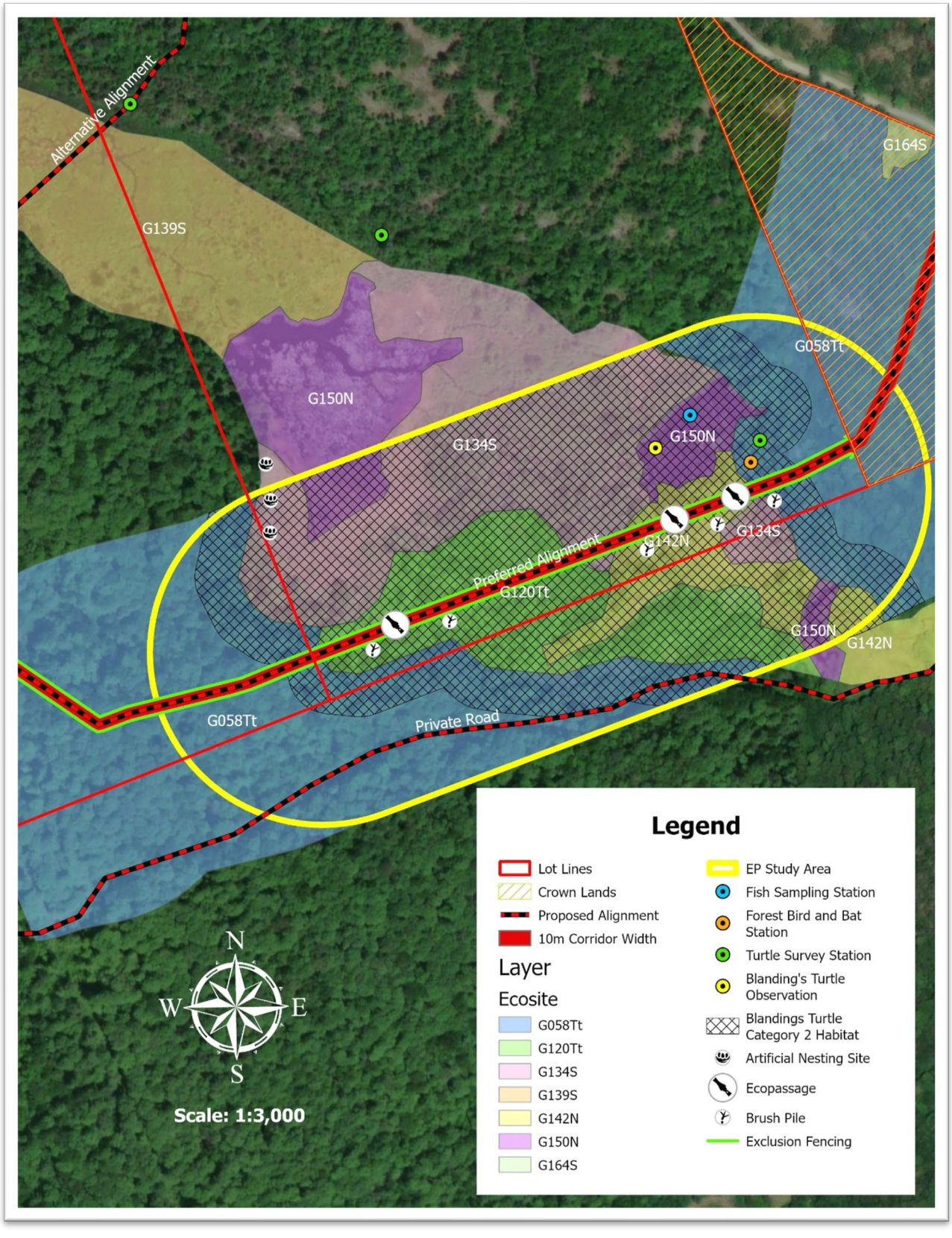


Figure 2: Ecosites and Survey Station Locations

G058Tt Very Shallow, Dry to Fresh, Coarse Maple Hardwood

This ecosite is represented in the upland areas east and west of the central wetland area. It is a maple dominated ecosite, the canopy also contains red maple, yellow birch, Eastern hemlock, Eastern white pine and white birch.

The soils are mineral and quite shallow, in some areas exposed bedrock is at the surface or just below the leaf litter layer.



Figure 3 Representative photo of G058Tt ecosite and existing trail corridor.

G120Tt Moist Fine Elm-Ash Hardwood

The G120 ecosite is represented in the western edge of the EP zone wetland. It is dominated by black ash throughout. The substrate is nutrient rich with good moisture holding capacity. It is shrub and herb poor under a closed canopy.



Figure 4 Representative photo of G120Tt ecosite and existing trail corridor

G134S Mineral Thicket Swamp

The G134S mineral thicket swamp ecosite is represented in 2 distinct locations: one occupying the majority of the northern part of the study area and a smaller eco-element adjacent to the eastern side of the EP zone wetland.

The thicket swamp ecosites have mineral soils that are moderately deep to deep and very moist. They are dominated by a tall shrub community and have poor tree coverage. The shrub layer is rich and contains speckled alder, various willow species, mountain holly, red osier dogwood, narrow-leaved meadowsweet, and sweet gale. Although sparse, trees include black ash and red maple,



Figure 5 Representative photo of the G134S ecosite mainly dominated by speckled alder.

G142N Mineral Meadow Marsh

The G142N ecosite occupies about 30 percent of the eastern end proposed road corridor. The meadow marsh is a transition ecosite; one that is often associated with beaver activity. For example, when an open water marsh is maintained by a beaver dam, floating, emergent and submergent aquatic vegetation may be present. If the beaver dam breaks or the water is otherwise mostly drained, the site reverts to a meadow-like community, usually a mineral meadow marsh.

They are always associated with other wetland types, often the G134 which is drier, and supports the growth of shrubs and some components of upland sites. The G142 ecosite has deep, moist or saturated mineral substrates. They are dominated by sedges and grasses, with few shrubs and no tree species.



Figure 6 Representative photo of G142n ecosite which is a remnant of an older beaver pond.

G150N Open Water Marsh: Floating-Leaved

There are three G150 wetland ecosites within the study area. All are associated with beaver dam activity that pools water from the small creek tributary. This ecosite is characterised by water which is normally above the substrate surface e.g. a pond, with depths less than 2 metres. The vegetation community is composed of floating-leaved aquatic vegetation including white water lily, water shield.



Figure 7 Representative photo of the G150N ecosite showing open water and beaver dam



Figure 8 Summer aerial photograph showing the approximate location of the road corridor in red.



Figure 9 Winter aerial photograph showing the approximate location of the road corridor in red.

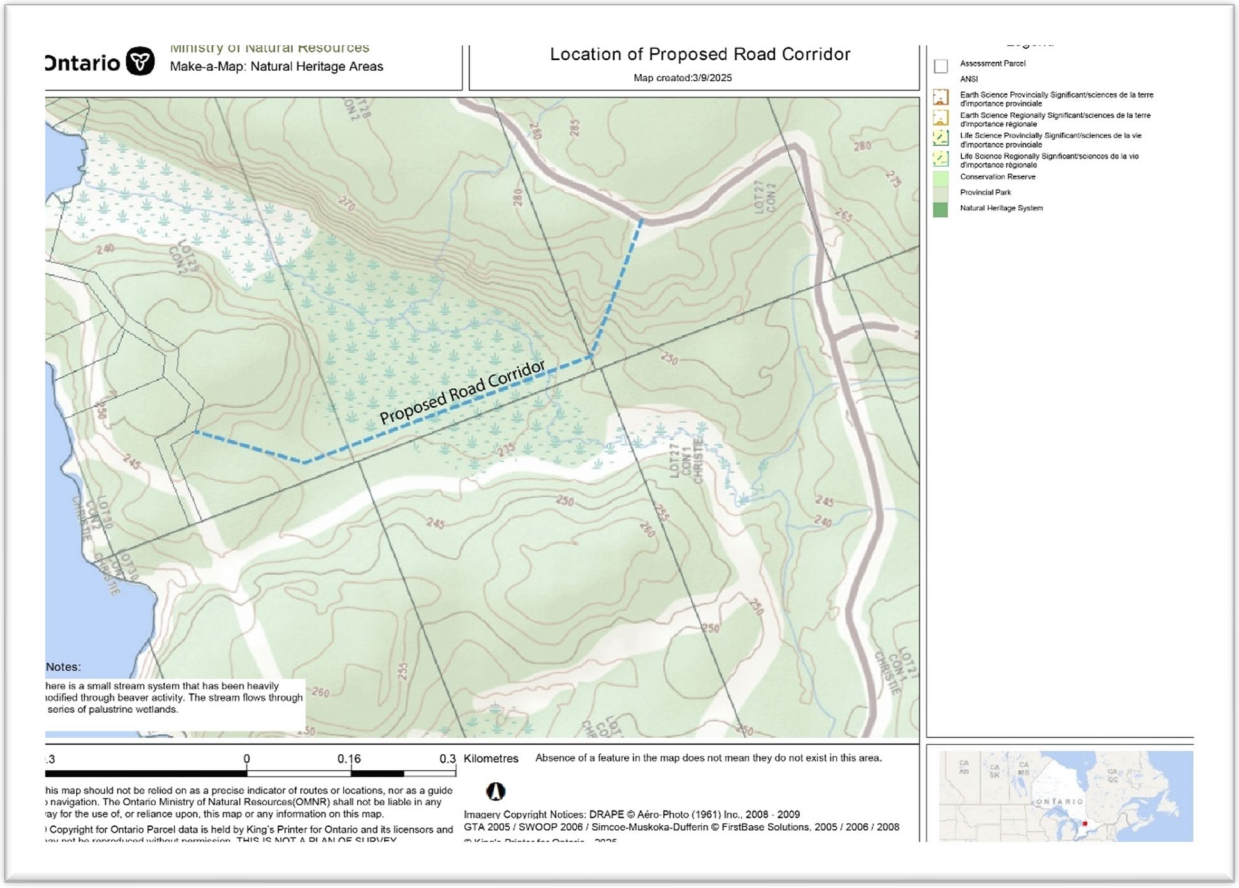


Figure 10 Location of Road Corridor in Relation to Stream

EP Zoned Wetlands

The Township of Seguin Official Plan requires that an Environmental Impact Study (EIS) be prepared and submitted in support of planning applications. This report and the associated field work and impact assessment are focused on supporting the proposed road corridor to provide safe and convenient access of up to seven waterfront residences on Horseshoe Lake. This EIS is scoped to focus directly on the impacts to the EP zoned wetlands.

Wetlands

For planning purposes in Ontario, wetlands are either classified as 'evaluated – significant,' 'evaluated – not significant,' or 'unevaluated.' The Ministry of Natural Resources (MNR) is responsible for assigning provincial designations to wetlands. The MNR does not typically undertake wetland evaluations, rather they review assessments completed by others for official designation as described below.

There is a provincial evaluation system, Ontario Wetland Evaluation System (OWES)[5], which provides a framework for assessing the biological, hydrological, social, and special features

[5] Ontario Wetland Evaluation System (OWES). Northern Manual. 2nd edition. 2022.

components of wetlands against a set of established criteria to generate the overall 'wetland score.' An overall score of 600 points or more or a score of 250 points in any one of the four categories results in the designation of a wetland as 'significant' or what is commonly referred to as a provincially significant wetland (PSW).

Provincially Significant and Coastal Wetlands

There are no provincially significant wetlands or coastal wetlands within the study according to MNR's online mapping application, Make-a-Natural Heritage Map as well as the Municipality's Official Plan. There are wetland ecosites within the EP zoning designation in our study area which are considered 'other wetlands'.

Regardless of the classification of these wetland units within the EP zoning, it is prudent to assess impacts through the main categories assessed in the OWES to determine if this road corridor could proceed without significant negative impact to the wetland's inherent values. Table 6 documents that assessment and evaluation of potential impacts.

Wetland Features Impact Assessment Summary & Recommendations

The following table summarizes the wetland features assessment and evaluation of potential impacts. The wetland features evaluated are as per the OWES. If impacts were possible, recommendations to avoid or mitigate (minimize) the impacts are provided. Additional considerations include relevant legislation, policy, and legislative requirements. The Township of Seguin Official Plan requires that an Environmental Impact Study (EIS) be prepared and submitted in support of planning applications. This project began in 2021 with a discussion with Steve Stone (Former Director of Planning and Development – Township of Seguin). Mr. Stone indicated that EP zoning was applied through a desktop exercise and if an EIS could demonstrate that some forms of development could occur while still protecting the inherent values of the feature, there was an opportunity for this proposed road to proceed. Mr. Stone indicated that approval to proceed through the Ministry of Environment, Conservation and Parks under the Endangered Species Act may be a significant hurdle and that should likely be approached first.

Table 6: Wetland features impact assessment summary and recommendations

Wetland Category/Policy or Legislation	Species or Feature Considered	Feature Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
Endangered Species Act (2007)	Blanding's Turtles	Yes, confirmed in G150N ecosite	Yes	Category 2 & 3 habitat present within study area.	None anticipated	Minor loss of Category 2 habitat as per General Habitat Description	Engaged with MECP since 2021 and secured a draft Overall Benefit Permit (Appendix 2). The permit includes mitigation and overall benefit that is anticipated to leave the species in a better state than prior to proposed work. MECP received a Preliminary Screening Form, Information Gathering Form, Avoidance Alternatives Form as well as a C Permit Application Form along with supporting documentation (Figure 11).	• Timing restrictions • Permanent Exclusion fencing • Ecopassages • Created nesting areas • Long-term monitoring
	Eastern Hog-nosed Snake	Not observed but MECP indicated the study area is within range of a known observation	Yes	General habitat assumed present based on species occurrence.	None anticipated	None anticipated	Engaged with MECP since 2021 and secured a draft Overall Benefit Permit (Appendix 2). The permit includes mitigation and overall benefit that is anticipated to leave the species in a better state than prior to proposed work. MECP received a Preliminary Screening Form, Information Gathering Form, Avoidance Alternatives Form as well as a C Permit Application Form along with supporting documentation (Figure 11).	• Timing restrictions • Permanent Exclusion fencing • Ecopassages • Created brush pile cover areas • Long-term monitoring
Public Lands Act (1990)	Work on crown lands	Lot 27, Con. 2 Non-wetland area in G058Tt ecosite	Not part of EP Zoning	Assessed by MNR under their own Class Environmental Assessment for MNRF Resource Stewardship and Facility Development Projects	NA	NA	MNR issued Work Permit under the Public Lands Act (Appendix 4). Mitigation and Overall Benefit will be coordinated with the Endangered Species Act approval.	• Timing restrictions • Temporary exclusion fencing • Long-term monitoring
Natural Heritage Reference Manual (Roads-water crossings)	realignment of stream channels; changes in water velocity	Yes	Small stream runs through the EP zoned wetland (Figure 10)	Not direct fish habitat	NA	Potential barriers to fish movement; downstream erosion or sediment deposition; separation of stream from floodplain	This portion of the stream is not direct fish habitat, and connectivity will be maintained through over-sized culverts. Culverts will be installed in the dry to reduce or eliminate erosion or sediment transport. The stream system was sampled using three baited minnow traps in the G150 open water ecosite just downstream of the proposed road corridor. The traps were set on late on June 9 and retrieved early on June 12, 2021. No fish were caught or observed.The three culverts will be situated at the location of the small stream and centred on the two moats at the edges of the wetland.	• Timing restrictions • Adequate culvert sizing • Standard erosion controls

Wetland Category/Policy or Legislation	Species or Feature Considered	Feature Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
Natural Heritage Reference Manual (Roads-water crossings)	increased erosion, sedimentation and turbidity	Yes	Road crosses through EP zoned wetland	Not direct fish habitat	NA	decreased photosynthesis, changes in productivity, loss of fish habitat, loss of food organisms, and avoidance of areas by fish; changes in fish species composition and abundance; changes in wetland vegetation	This portion of the stream is not direct fish habitat, and connectivity will be maintained through over-sized culverts. Culverts will be installed in the dry to reduce or eliminate erosion or sediment transport. There is an existing culvert of this stream system on Marshall Road. The three culverts that will be installed to maintain hydrologic flow will be a minimum of 1.2m in diameter. This far exceeds the required opening for hydrologic considerations. They are oversized to function as ecopassages.	• Timing restrictions • Adequate culvert sizing • Standard erosion controls
	loss of riparian vegetation	Yes	Road disturbs riparian vegetation at either end of the wetland crossing	The length of the riparian vegetation zone along the EP zoned wetlands is approximately 2400 linear meters. The road corridor at either end will impact less than 20m. This is not significant.	NA	loss of habitat for certain wildlife species (e.g., loons, ducks, reptiles and amphibians); increased water temperatures exceeding the tolerance of coldwater and coolwater fish species	This portion of the stream is not direct fish habitat. There is no open water immediately adjacent to the road corridor intersect with riparian vegetation so no warming will occur. The road corridor mainly traverses the G142N meadow marsh and the G120Tt black ash lowlands.	• Removal of riparian vegetation will be minimized where possible • The addition of brush piles along the corridor in the meadow marsh and black ash lowland will provide additional wildlife cover that does not presently exist
	obstruction of lateral flows in wetlands	Yes	Road bisects EP zoned wetland	Hydrological function would be negatively impacted if lateral flows were not accommodated	None expected	significant alterations in wetland vegetation communities; potential change of wetland type; changes in wildlife populations	Natural water level fluctuations within this wetland are already the norm based on the amount of beaver damming activity. However, 3 over-sized culverts will be installed with the key function of permitting lateral flow and a secondary function to pass wildlife species safely under the road.	• Maintenance of the installed culverts will ensure lateral water flow and hydrologic conditions will remain the same
	interruption of linkage along a watercourse	Yes	Road bisects EP zoned wetland	increased roadkill as animals cross roads to follow a watercourse	Potential roadkill	identify wildlife use of linkage and size passage under road accordingly (information on cryptic species that use linkage will probably not be obtainable, so knowledge of wildlife most likely to be present must be used)	Firstly, this road is to serve a maximum of seven residences, most of which are seasonal. Traffic will be comparable to a driveway. Secondly, three ecopassages have been designed to pass small wildlife under the roadway. Lastly, road speeds will be in the range of 20kmh, and the travelled portion of the road is about 3.5m wide. There is a very low probability of wildlife roadkill.	• 3 ecopassages under the road • Installation of permanent exclusion fencing • Long-term monitoring of effectiveness
	attraction of nesting turtles and other wildlife to roadsides and roads	Yes	There are at least three species of turtles within the study area	Mortality can occur for species that seek out roadsides for nesting.	Potential mortality	build roadside wings to keep turtles off roads; build underpasses with funnel fencing to direct turtles and other wildlife; develop alternative egg-laying sites	As described previously, ecopassages and exclusion fencing will prevent wildlife from nesting on the road	• In addition to the mitigation measures, 3 suitable nesting structures will be constructed away from this road and may serve to deter species from using existing roads like Marshall for nesting in this area.

Wetland Category/Policy or Legislation	Species or Feature Considered	Feature Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	• Additional Considerations
Natural Heritage Reference Manual (Roads-water crossings)	pollutants from roads	Yes	Road bisects EP zoned wetland	Pollutants from road may enter	Potential pollutant	It should be noted that the seven waterfront lots are currently water access. The automobile creates far less pollution than an outboard motor. The outboard motor introduces fuels, gases, oils and pollutants directly into the water column. Automobiles are also much quieter than outboard motors and create no wake that often impacts waterfowl nests.	• Road access significantly increases the safety and convenience for the users • Road access has significantly less pollution potential than water access	• Roadside ditching will improve water quality before directly entering any waterway
Provincial Planning Statement, 2024	Provincially Significant and Coastal Wetlands	No	The EP zoned wetlands are neither Provincially significant nor coastal	NA	NA	NA	NA	NA
OWES	Biological Component	Yes	Road bisects a small palustrine wetland with relatively low open water percentage at the site of the impact	The road corridor represents about 0.3ha of the total approximate area of18.3ha or less than 2%	This would not have any impact on the scoring of the biological component	Minor loss of wetland area	Several different alignments and options were considered as well as avoidance alternatives to reduce any potential impacts. Then two final alignments alternatives were considered with the selected alignment being most preferred from an environmental perspective.	• Actual travelled portion of the road will be reduced in width through the wetland to further reduce impacts
	Social Component	Yes	This wetland would have a very low social value given that it does not receive any significant use presently	Indigenous consultation conducted by MECP also confirmed that there were no significant indigenous social values associated with the site	The road may actually increase the social value by providing better access to the site and promote wildlife conservation	There are no expected negative social component impacts to the wetland. The EP-zoned wetland occurs on privately owned lands and would have limited public social value as a result.	NA	NA

Wetland Category/Policy or Legislation	Species or Feature Considered	Feature Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
OWES	Hydrological Component	Yes	Palustrine wetlands provide good groundwater recharge and good water quality improvement capabilities and potential for groundwater discharge as well.	This palustrine wetland is relatively short but has groundwater recharge characteristics and water quality improvement characteristics	Groundwater discharges often provide drinking water sources for wildlife. None were found along the proposed road corridor.	There is no anticipated change in hydrologic function given that the installed culverts will maintain the current state. The gravel road is porous and would have minimal impact on groundwater recharge	Ensure lateral drainage continues to function as it does currently. Ensure that the road remains a porous gravel surface to maintain groundwater recharge functions.	• There would be a minor loss in floodwater storage but there are no structures that would be threatened by a 1.6% loss of storage volume given that this is a fairly steep sided valley on either side of the wetland.
	Special Features Component	Yes	The EP zoned wetland includes 3 different wetland types and provincially significant wildlife including the Blanding's turtle and potentially Eastern hog-nosed snake	Confirmed Blanding's turtle habitat	None anticipated	Minor loss of Category 2 habitat as per General Habitat Description	Engaged with MECP since 2021 and secured a draft Overall Benefit Permit. The permit includes mitigation and overall benefit that is anticipated to leave the species in a better state than prior to proposed work. MECP received a Preliminary Screening Form, Information Gathering Form, Avoidance Alternatives Form as well as a C Permit Application Form along with supporting documentation.	• Timing restrictions • Exclusion fencing • Ecopassages • Created nesting areas • Long-term monitoring

Legislation and Policy Compliance

Township of Seguin Official Plan and Zoning By-Law

Section A.2.1.2 requires that changes are minimized to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands resulting from human activity. Table 6 documents the steps taken to minimize changes. It also prohibits new development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands. Again Table 6 documents that there is no expected negative impacts to critical functions.

Section B.15 outlines the components of an Environmental Impact Study. Our EIS meets the requirements of this section and upon the advice of the previous planner, Steve Stone, we proceeded with a Scoped-site EIS to specifically address wetland issues.

Section C.1.1 indicates that *Environmental Protection Area* designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or Township.

It is important to note that there are no parameters or definitions that identify what is considered locally significant unlike very clear definitions for provincially significant. Therefore, it is impossible to demonstrate that this particular EP-zoned wetland is not locally significant since there are no parameters set out in the Official Plan. In our initial discussions with Steve Stone, this is where he indicated that there was some latitude for interpretation.

Section 11.1 of the Zoning By-law (ZBL) provides the general prohibitions that, “No person shall, within any Environmental Protection Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions. The definitions of building or structure do not expressly apply to a road or driveway. There are separate definitions for these terms in the ZBL.

Provincial Planning Statement 2024

Section 4.1 addresses natural heritage. The EP-zoned wetland is not a provincially significant wetland and therefore Section 4.1 (5)(a) does not apply. Section 4.1(7) applies but an Overall Benefit Permit under the Endangered Species Act is being issued for the work, so it is in compliance with this provision.

Natural Heritage Reference Manual

Section 6.0 of this manual does not apply because the wetlands are not provincially significant wetlands nor significant coastal wetlands. However, the wetland functions were analysed in Table 6 as per the main categories considered in a wetland evaluation.

Public Lands Act

A work permit has been issued under the Public Lands Act coordinated with the Overall Benefit Permit from MECP and any municipal approval that may be issued as well (Appendix 4).

Endangered Species Act

As discussed previously, an Overall Benefit Permit (Appendix 2) will be issued in conjunction with the Work Permit and any necessary municipal approvals. No species at risk were detected during the Forest Bird Monitoring Surveys or recorded on the Wildlife Acoustics SM2 recorder. No species at risk were detected in the fish habitat surveys, snake surveys, vegetation surveys or casual mammal surveys. Only three species of bats were detected using the Wildlife Acoustics SM2 recorder and none of them were species at risk.

Migratory Birds Convention Act

The vegetation clearing timing restrictions will ensure compliance with this legislation and eliminate the negative impacts of damage or disturbance with any migratory bird nests within the construction area.

Fisheries Act

Consultation with the Fish Habitat Protection Program staff at Fisheries and Oceans Canada indicated that because the proposed corridor does not impact direct fish habitat, employing the Interim Standard for In-water Site Isolation is sufficient to protect direct fish habitat downstream at Horseshoe Lake.

Conclusions

There are values associated with the EP-zoned wetlands impacted by the proposed road corridor. FRi has identified these, applied appropriate mitigation measures and avoidance measures to significantly reduce any anticipated impacts or eliminate them.

The Work Permit issued by the MNR and the Overall Benefit Permit issued by the MECP have very specific timing restrictions and other mitigation measures that are designed to reduce or eliminate impacts. The very principle of an Overall Benefit Permit is to leave a species in a better position than prior to the planned activity.

Based on the assessment and evaluation of impacts, the proposed access road can be constructed and meet the legislative requirements of the Public Lands Act and the Endangered Species Act, the policy requirements of the Provincial Planning Statement, 2024, the guidelines of the Natural Heritage Reference Manual and the Ontario Wetland Evaluation System criteria as well as the Township of Seguin Official Plan and the stated requirements by the former Director of Planning and Development, Steve Stone.

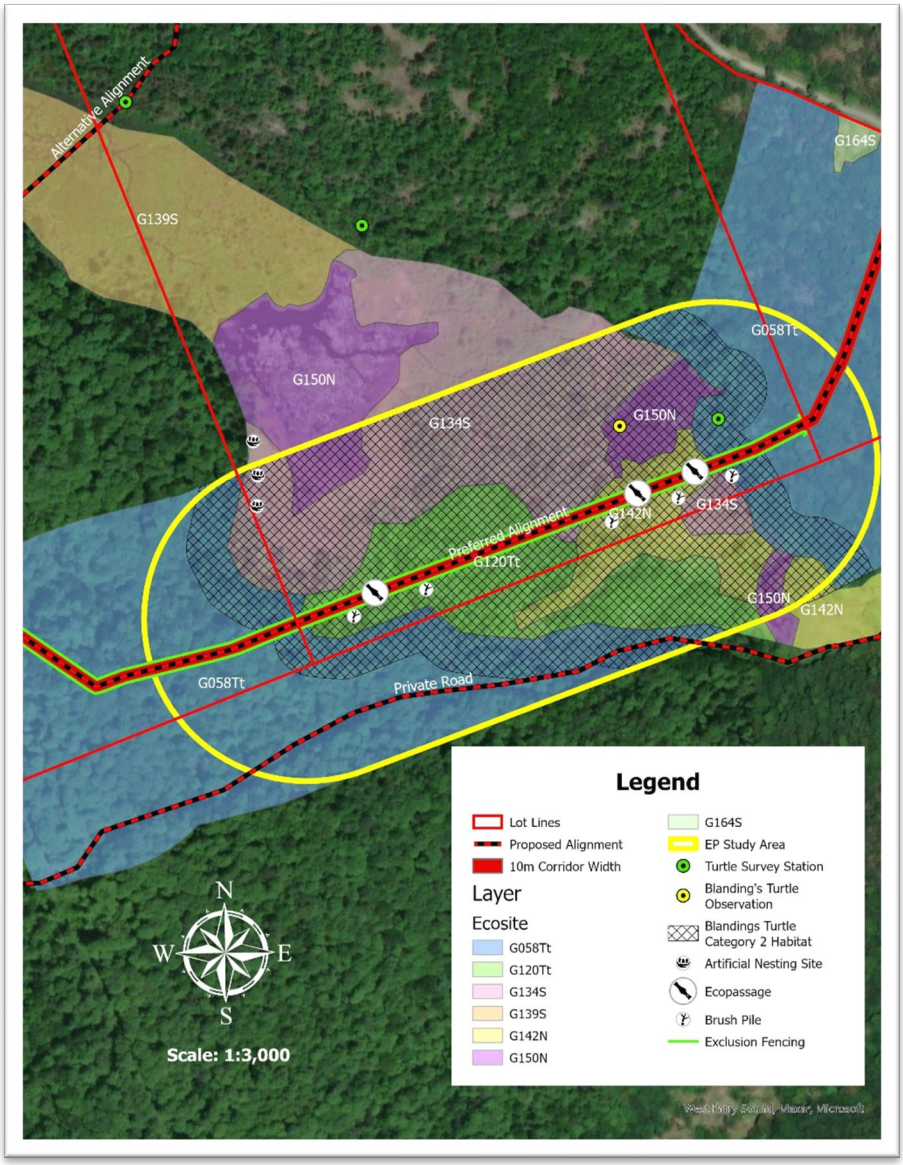


Figure 11 Mitigation and overall benefit map of study area

The key mitigation measures and overall benefit actions that warrant this are:

- No vegetation clearing and construction can occur within the wetland areas except when protected by temporary exclusion fencing between April 15 and October 15;
- Vegetation clearing and construction can occur in the upland areas outside of the active season October 16 to April 14;;
- Reduced road corridor width from 10m to 6m through the EP-zoned wetland;
- Awareness and training for all individuals that are working at the site;
- Mandatory reporting of observations and encounters with species at risk;

- Temporary exclusion fencing isolating the work area during the active season of Aoril 15 to October 15;
- Permanent exclusion fencing along the road corridor over the patent land parcels;
- Installation of a reptile crossing sign at either end of the road corridor
- Installation of 3 oversized culverts to serve a hydrologic function as well as a wildlife ecopassage function;
- Construction of 3 turtle nesting sites;
- Construction of 5 cover brush piles for reptiles and small mammals; and
- Long-term monitoring of effectiveness of these measures.

Respectfully submitted,



Rod Bilz

Environmental Specialist

FRi Ecological Services

Appendix 1

Township of Sequin Zoning Map #19

Rest of Report Pages 31-186 available upon request

Ministry of Natural Resources **Ministère des ressources naturelles**

Ontario

Thursday, December 12, 2024

MPSB-2024-PLA-04445-WP-001

Michael Buzanis
77 Wanless Crescent
Toronto, ON M4N3C2
CA

Dear Permittee,

RE: Work Permit MPSB-2024-PLA-04445-WP-001

Enclosed is the subject work permit which authorizes you to **construct a road over Crown, with 4 culverts,** at the location specified on the permit. Please familiarize yourself with the conditions of the work permit prior to undertaking the work. The contractor and the equipment operator must be provided with a copy of this work permit and be familiar with the conditions prior to proceeding with any work. A copy of the work permit must be available on site while the work is being conducted.

No in-water work is permitted between April 1st and September 30th. All work is to be completed between October 1st and March 31st, during the non-active season for reptiles and amphibians. Work should temporarily cease if SAR or other reptiles are encountered during the work. This authorization does not release you of the responsibility for obtaining any other permits that may be required under federal, provincial or municipal legislation. This includes any requirements under the *Endangered Species Act* which is now administered by the Ministry of Environment, Conservation, and Parks.

The *Ontario Heritage Act* regulates archaeological resources in Ontario. During the course of your project work, should you accidently discover archaeological artefacts, please stop all work, secure the site and contact the Ministry of Tourism, Culture and Sport, Archaeology Programs Unit, by email at Archaeology@ontario.ca, or by phone at 416-212-8886. Also, please notify the MNRF.

In accordance with the *Cemeteries Act*, R.S.O. 1990 c. C.4, should you accidently discover human remains during the course of your project work, you are required to stop all work, secure the site and notify the Ontario Provincial Police along with the MNRF.

You may contact **Steffi Krause**, by phone at **705-346-0173** or by email to Steffi.krause@ontario.ca, if you have any further questions regarding this matter.

Sincerely,

Steffi Krause

Steffi Krause
IRM Technical Specialist

Ministry of Natural Resources- /encl

Ontario

Ministry of Natural Resources
Ministère des ressources naturelles

Work Permit / Permis de travail

Permit No./Permis No.
MPSB-2024-PLA-04445-WP-001

This permit is issued under the authority and provisions of the following indicated Provincial Acts and their regulations, and is subject to the limitations and provisions thereof and is also subject to the terms and conditions herein.
Ce permis est émis conformément aux dispositions des lois provinciales ci-après et des règlements y afférents et est sujet aux restrictions et dispositions de ce lois et règlements ainsi qu'aux conditions ci-énoncées.

[X] Section 2(1), Regulation 975, as amended, Public Lands Act/Loi sur les terres publiques, Règlement 975 tel que modifié, article 2(1)

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required nor does it relieve the permittee from the requirements of any other legislation.
Remarque : La délivrance d'un permis n'exonère pas le demandeur de l'obligation d'obtenir l'autorisation de tout autre organisme, commission, gouvernement, etc. qui pourrait être exigée, non plus qu'elle exempte le détenteur des dispositions des lois.

The Permit is issued to: Ce Permis est délivré à:

Name of Permittee/Nom du detenteur: Michael Buzanis

Post Office Address/Adresse postale: 77 Wanless Crescent, Toronto ON, M4N3C2, CA

To conduct an operation from December 13, 2024 to and including the December 12, 2025

Pour effectuer des travaux du December 13, 2024 jusqu'au December 12, 2025

at location/à l'emplacement: Con. 2 Lots 28 & 29 Township of Humphrey

17T 593579, 5018107

As per your application dated/conformément à la / Demande de permis en date du:

2024-07-30

For the purpose of / Aux fins de: Road and Water Crossings Over Crown

Subject to the following conditions:/Et sous les conditions suivantes:

1. The Permittee shall keep this permit or a true copy thereof on the work permit area./ Le détenteur conservera ce permis ou une copie conforme sur les lieux des travaux.

2. The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work permit area to any officer whenever requested by the officer. /
Le responsable des travaux couverts par ce permis doit produire le permis ou sa copie conforme si un agent lui demande.

3. Other conditions as listed on the reverse side of this permit as well as those contained in Schedule(s) D attached.
Autres conditions énoncées au verso de ce permis ainsi que celles apparaissant aux annexes suivantes .

Place of Issue/Emis à: Parry Sound	
Date/Date de déliverance: **December 12, 2024**	Signature of Issuing Officer/Signature du délivreur: Steffi Krause

Personal Information on this form is collected under the authority of Section 13 of the Public Lands Act, R.S.O. 1990, the Lakes and Rivers Improvement Act, R.S.O. 1990, and Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local NDMNRF office.
Les renseignements personnels exigés dans les présentes sont recueilles en vertu de la Loi sur l'aménagement des lacs et des rivières et du règlement 975 de l'Ontario tel que modifié. Ils seront utilisés selon les termes de la Loi et des règlements. Veuillez adresser toute question à ce sujet au bureau du DNMRNF. Une liste des bureaux du DNMRNF avec adresses et numéros de téléphone en français est disponible.

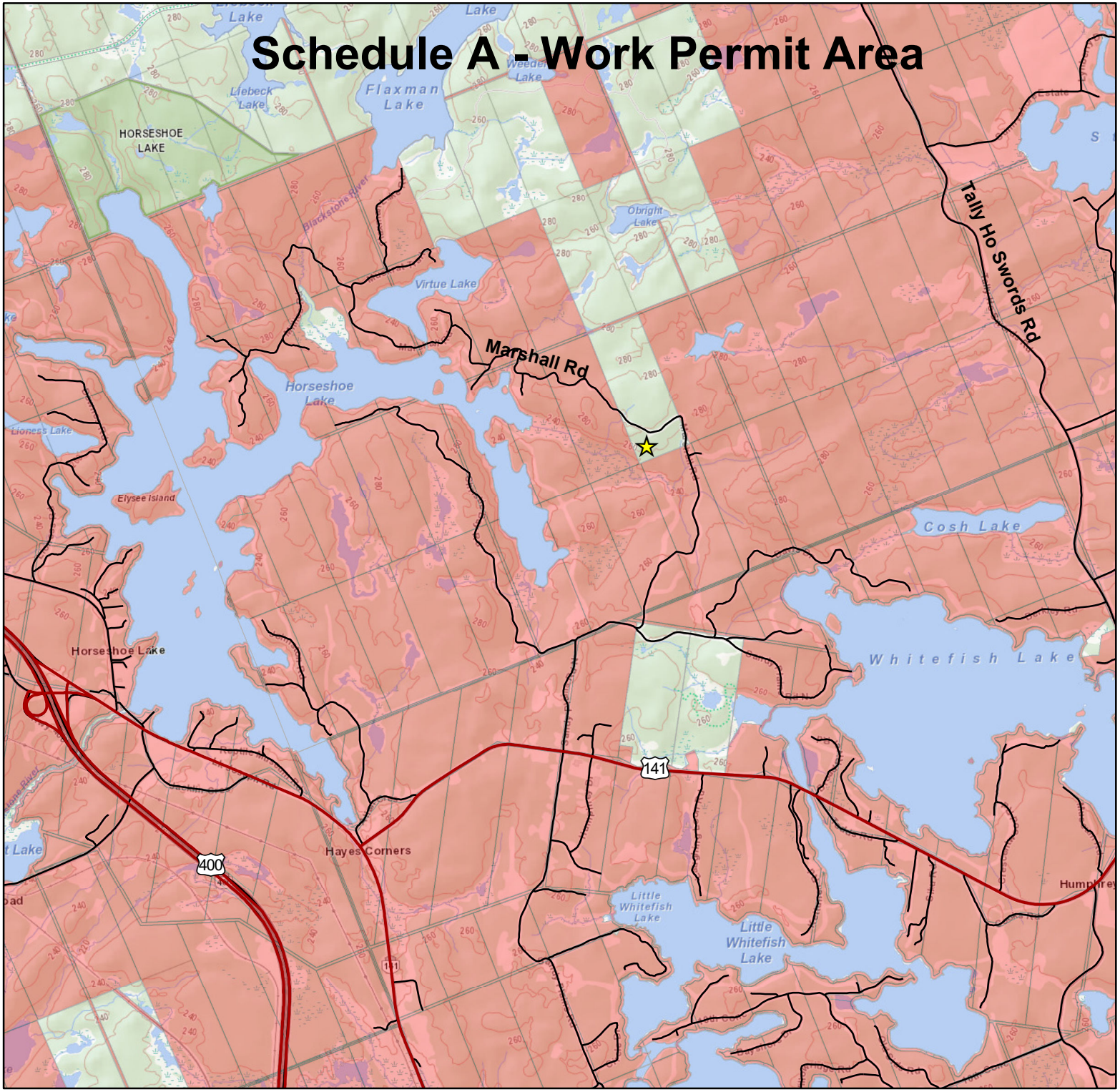
Conditions

It is agreed by the parties hereto that:
1) This Work Permit gives the permittee only the right to carry out work on the described site for the purpose specified in this permit and does not convey any right, title or interest in the land.
2) The permittee covenants to indemnify and forever save and keep harmless the Crown, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this Work Permit.
3) a) A permittee is an occupier under the Trespass to Property Act and the Occupier's Liability Act and shall take such care as in all circumstances of the case is reasonable to see that persons entering on the premises, and the property brought on the premises by these persons, are reasonably safe while on the premises. b) Any posting of signs or notices pursuant to the Trespass to Property Act and the Occupier's Liability Act, on the work permit area, shall be subject to prior approval of the issuing officer. The location and format of all signs and notices must be approved by an officer. c) The permittee agrees to remove all signs or notices on termination of the permit, or at the direction of the issuing officer. d) The permittee agrees to post any signs or notices as required or directed by an officer.
4) This Work Permit shall not be assigned or transferred.
5) The permittee may, with the approval of the District Manager, or will, at the District Manager's request, remove the improvements , property or other assets from the public lands and leave the site in a clean and safe condition, restored as much as possible to its original state except where the requirement to restore is waived in writing by the District Manager.
6) a) Upon termination of this permit, the permittee has no right to, or reasonable expectation of, the issuance of a new permit based on prior work on the land. b) The successive issuance of any permit or permits for work on the land described herein will not create any future rights or interests whatsoever in the land.
7) Violations of any of the conditions constitutes an offence.

Conditions

Les parties conviennent que:
1) Ce permis de travail autorise le détenteur à effectuer les travaux sur le terrain décrit aux fins énoncées dans ce permis. Il ne confère aucun droit, titre ou intérêt sur le terrain.
2) Le détenteur indemnisera et protègera la Couronne, ses agents, fonctionnaires et représentants de toute poursuite, demande, procès, dommages, perte ou coûts découlant de blessures, décès ou dommages matériels â autrui qui pourrait être causés ou infligés, ou présumer être causés ou infligés de quelque façon que ce soit, par l'exercice des droits ou privilèges accordés par ce permis à son détenteur.
3) a) Le détenteur est considéré comme un occupant aux termes de la Loi sur l'entrée sans autorisation et de la Loi sur la responsabilité des occupants et il doit prendre toute mesure qui, dans la situation, est considérée raisonnable afin que les personnes entrant sur les lieux, et les biens apportés par ces personnes, soient raisonnablement sécuritaires lorsqu'ils sont sur les lieux. b) Les avis ou panneaux exigés par la Loi sur l'entrée sans autorisation et la Loi sur la responsabilité des occupants et installés sur les lieux de travail couverts par le permis doivent être préalablement approuvés par le délivreur. L'emplacement et le format des affiches ou des avis doivent être approuvés par le délivreur. c) Le détenteur convient d'enlever ces avis ou panneaux conformément à la Loi sur l'entrée sans autorisation à l'expiration du permis ou sur l'ordre du délivreur. d) Le détenteur accepte de poser des affiches ou des avis à la demande du délivreur.
4) Ce permis ne peut être ni cédé ni transféré.
5) Le détenteur peut, sous réserve de l'approbation du chef de district, ou doit à sa demande, enlever les aménagements, les biens ou autres avoirs des terres publiques et laisser le site propre et sûr, restauré dans toute la mesure du possible à sa condition originale sauf s'il en est dispensé par écrite par le chef de district.
6) a) À l'expiration de ce permis, il sera décidé de délivrer un nouveau permis conformément aux règlements afférents à la Loi sur les terres publiques et le détenteur n'a aucun droit, ni ne peut raisonnablement s'attendre, à ce qu'un nouveau permis lui soit accordé uniquement parce que des travaux ont été effectués sur le site. b) La délivrance successive de permis d'effectuer des travaux sur le terrain décrit ici ne confère aucun droit ou intérêt futur sur ce terrain.
7) Les infractions à ces conditions sont punies par la Loi.

Schedule A - Work Permit Area



MPSB-2024-PLA-04445
(Buzanis)

Lot 27 Con 2
Geographic Township of Christie

General Location Map

N

Legend

- Proposed Work Permit Location
- Road
- Highway
- Crown Land
- Private Land

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Data Source: GDDS LIO Data
Projection: UTM Zone 17N
Datum: North American Datum 83

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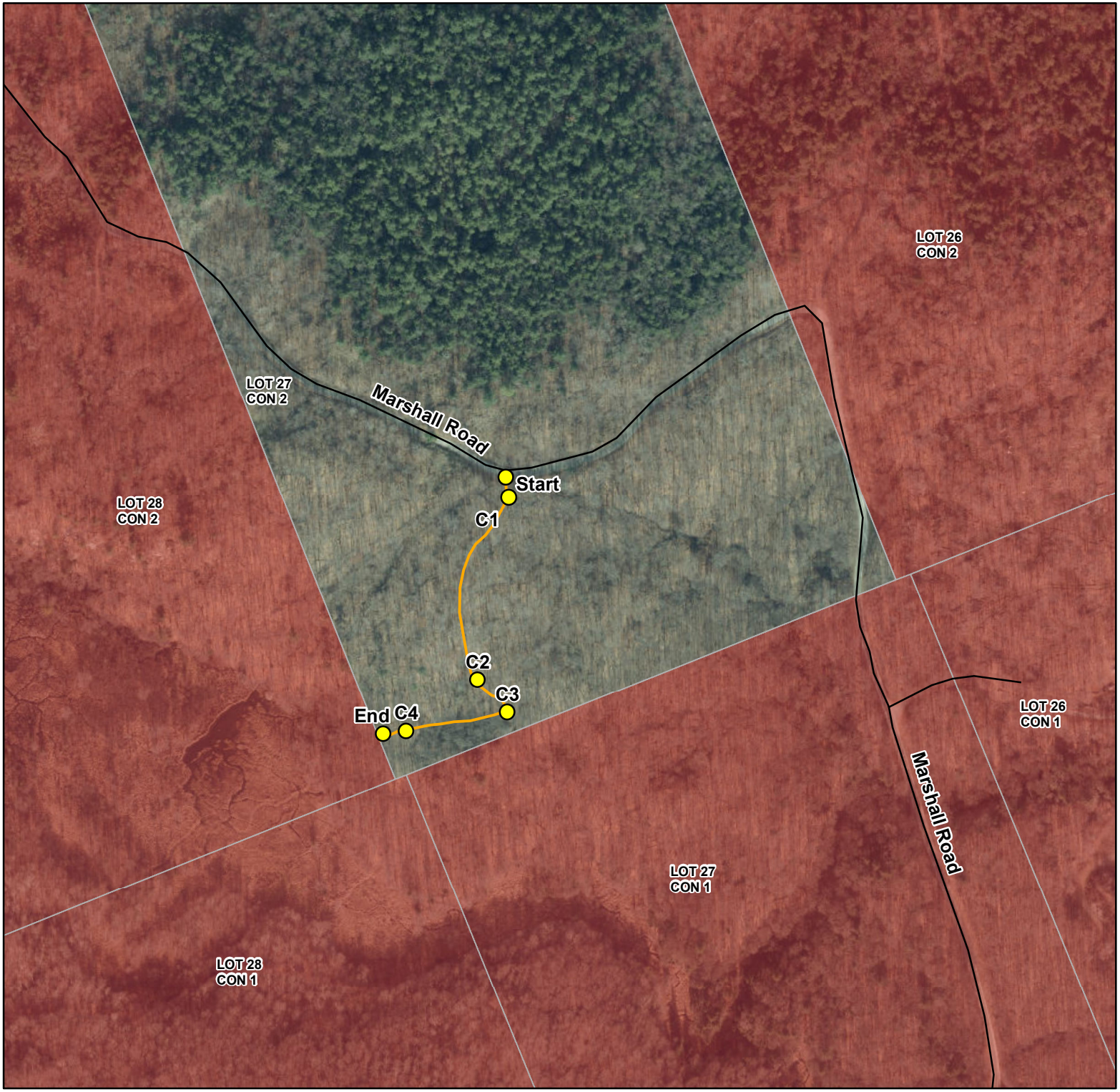
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610 305 0 610 Meters

Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 26, 2024



MPSB-2024-PLA-04445 (Buzanis)

Lot 27 Con 2 Geographic Township of Christie

Proposed Culvert/ Road Map

N

Legend

- Proposed Road
- Proposed Culvert/ Road Waypoints
- Road
- Crown Land
- Private Land

UTM Co-ordinates: Proposed Road

START	17	593579 E	5018107 N
C1	17	593581 E	5018092 N
C2	17	593558 E	5017957 N
C3	17	593580 E	5017933 N
C4	17	593505 E	5017919 N
END	17	593488 E	5017917 N

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Data Source: GDDS LIO Data
Projection: UTM Zone 17N
Datum: North American Datum 83

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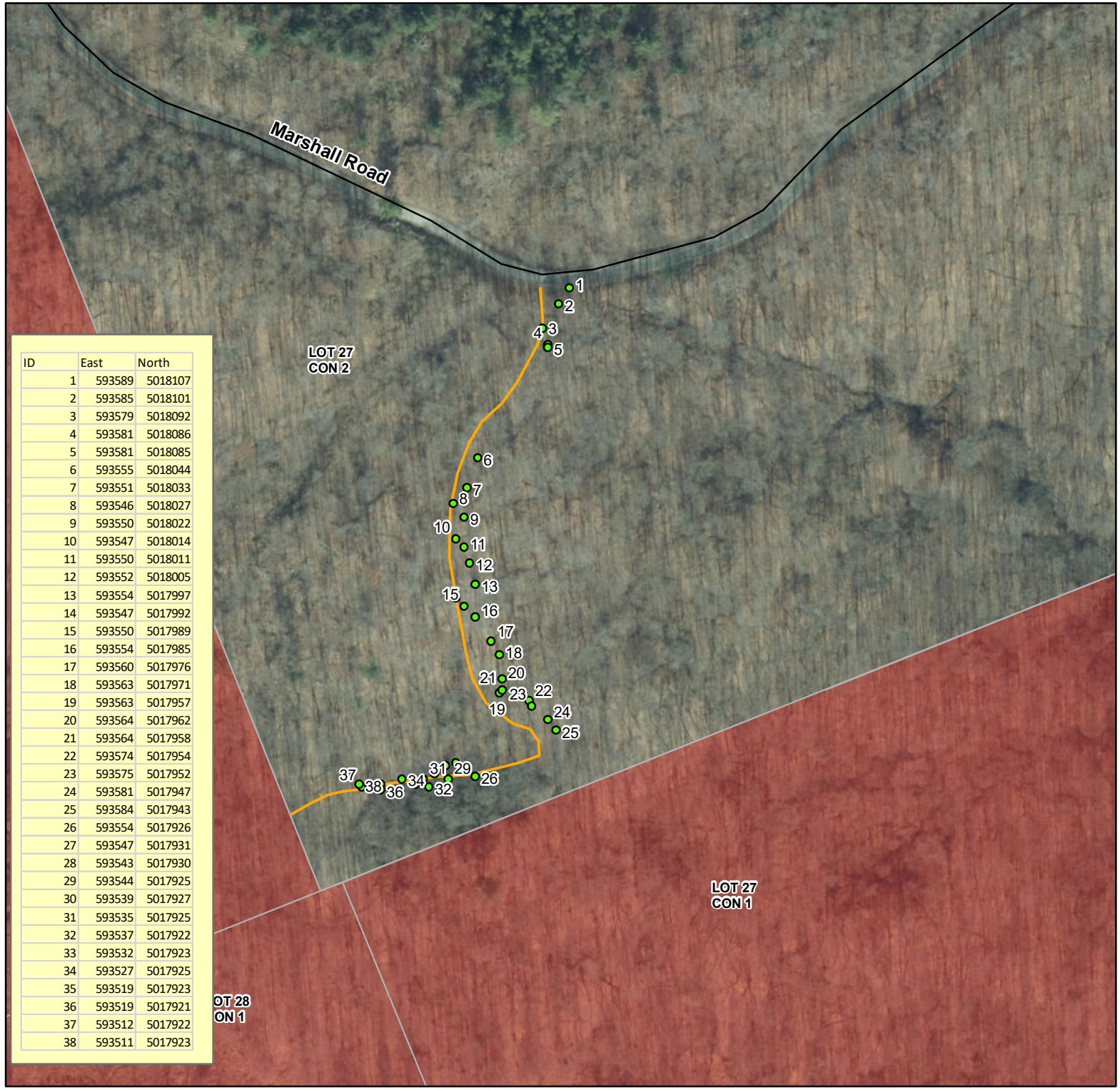
Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 25, 2024

MPSB-2024-PLA-04445 (Buzanis)

Lot 27 Con 2 Geographic Township of Christie

Tree Location Map



ID	East	North
1	593589	5018107
2	593585	5018101
3	593579	5018092
4	593581	5018086
5	593581	5018085
6	593555	5018044
7	593551	5018033
8	593546	5018027
9	593550	5018022
10	593547	5018014
11	593550	5018011
12	593552	5018005
13	593554	5017997
14	593547	5017992
15	593550	5017989
16	593554	5017985
17	593560	5017976
18	593563	5017971
19	593563	5017957
20	593564	5017962
21	593564	5017958
22	593574	5017954
23	593575	5017952
24	593581	5017947
25	593584	5017943
26	593554	5017926
27	593547	5017931
28	593543	5017930
29	593544	5017925
30	593539	5017927
31	593535	5017925
32	593537	5017922
33	593532	5017923
34	593527	5017925
35	593519	5017923
36	593519	5017921
37	593512	5017922
38	593511	5017923

N

Legend

- Proposed Road
- Tree Waypoints
- Road
- Crown Land
- Private Land

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Data Source: GDDS LIO Data
Projection: UTM Zone 17N
Datum: North American Datum 83

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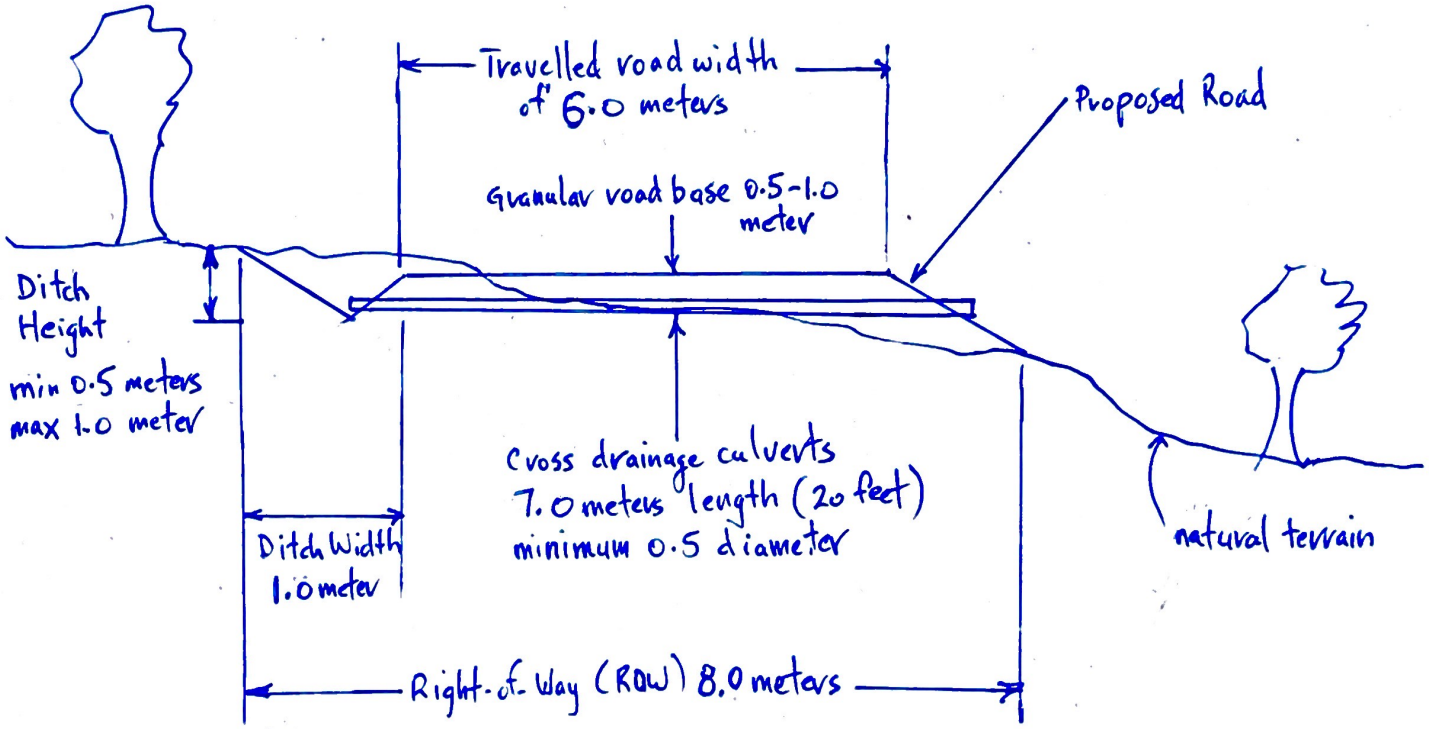
30 15 0 30 Meters

Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 25, 2024

REVISED

Appendix B: CROSS SECTION DRAWING



Notes:

REVISED

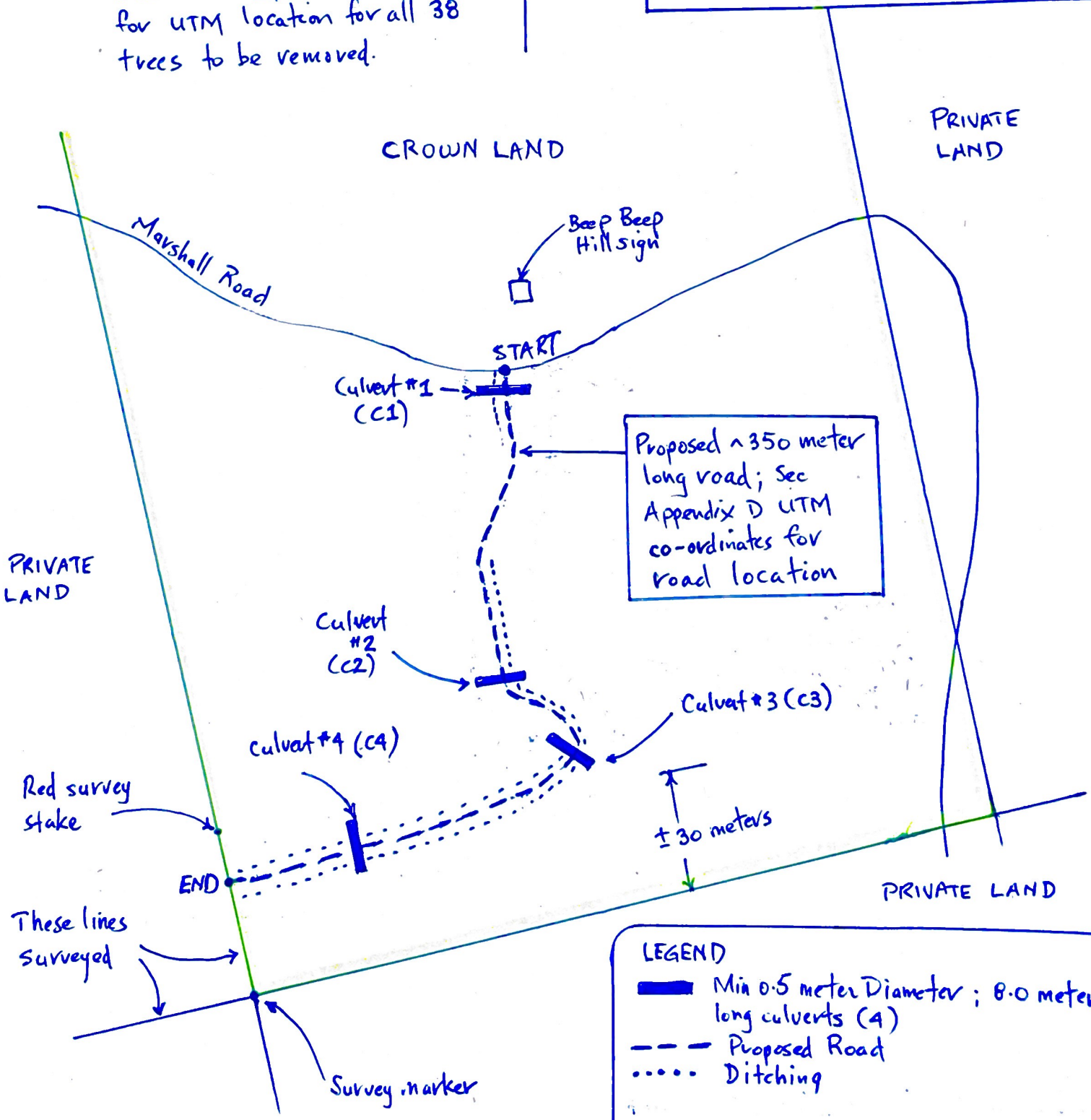
Appendix C: PLAN VIEW DRAWING

Note 1: No blasting required

Note 2: Trees larger than 10 cm diameter to be removed too numerous to show here. See Appendix E for UTM location for all 38 trees to be removed.

UTM Co-ordinates: Proposed Road

START	17	593579 E	5018107 N
C1	17	593581 E	5018092 N
C2	17	593558 E	5017957 N
C3	17	593580 E	5017933 N
C4	17	593505 E	5017919 N
END	17	593488 E	5017917 N



LEGEND

- Min 0.5 meter Diameter; 8.0 meter long culverts (4)
- – – – Proposed Road
- ····· Ditching

Note: No blasting required

REVISED APPENDIX E:

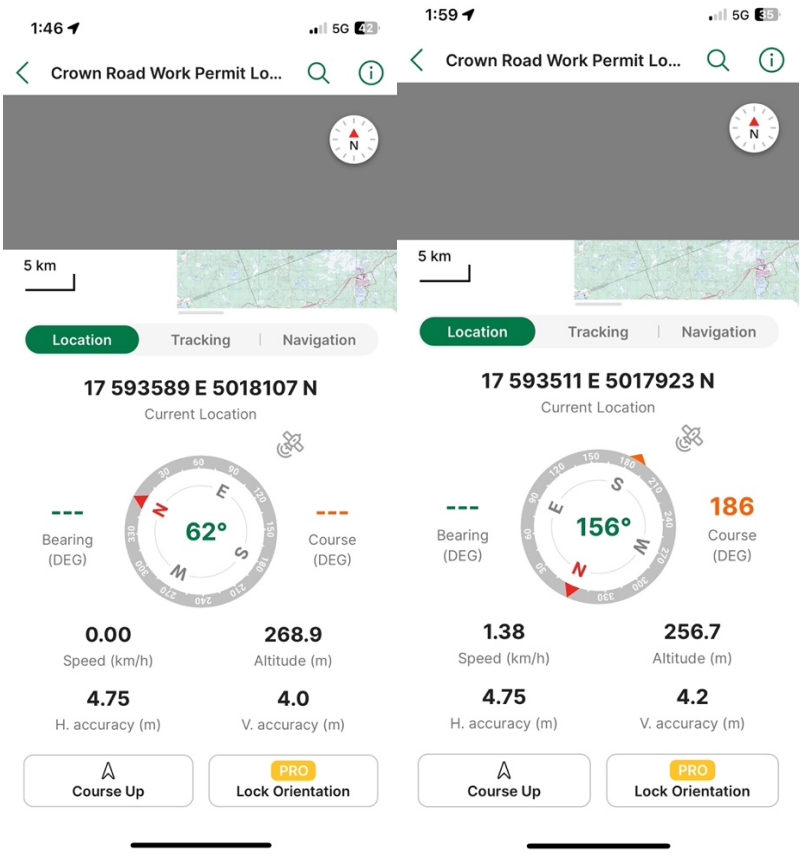
Proposed Road Location: UTM co-ordinates of 38 trees over 10 cm in diameter proposed to be removed.

UTM application Avenza Maps snapshots for the first and last tree location also provided at the end of UTM list.

Trees are mostly Maple, Ash and Beech.

1. 17 593589 E 5018107 N
2. 17 593585 E 5018101 N
3. 17 593579 E 5018092 N
4. 17 593581 E 5018086 N
5. 17 593581 E 5018085 N
6. 17 593555 E 5018044 N
7. 17 593551 E 5018033 N
8. 17 593546 E 5018027 N
9. 17 593550 E 5018022 N
10. 17 593547 E 5018014 N
11. 17 593550 E 5018011 N
12. 17 593552 E 5018005 N
13. 17 593554 E 5017997 N
14. 17 593547 E 5017992 N
15. 17 593550 E 5017989 N
16. 17 593554 E 5017985 N
17. 17 593560 E 5017976 N
18. 17 593563 E 5017971 N
19. 17 593563 E 5017957 N
20. 17 593564 E 5017962 N
21. 17 593564 E 5017958 N
22. 17 593574 E 5017954 N
23. 17 593575 E 5017952 N
24. 17 593581 E 5017947 N
25. 17 593584 E 5017943 N
26. 17 593554 E 5017926 N
27. 17 593547 E 5017931 N
28. 17 593543 E 5017930 N
29. 17 593544 E 5017925 N

30. 17 593539 E 5017927 N
31. 17 593535 E 5017925 N
32. 17 593537 E 5017922 N
33. 17 593532 E 5017923 N
34. 17 593527 E 5017925 N
35. 17 593519 E 5017923 N
36. 17 593519 E 5017921 N
37. 17 593512 E 5017922 N
38. 19 593511 E 5017923 N



Photos Submitted by Mike Buzanis. 08/20/20 Road Over Crown.

















Ministry of Natural Resources
Ministère des ressources naturelles

Ontario

Schedule "D" Work Permit Conditions Report

Submission ID: MPSB-2024-PLA-04445

Approval Number: MPSB-2024-PLA-04445-WP-001

Proponent: Michael Buzanis

- The extent of the project must front lands owned by the permit holder and in no way encroach upon neighbouring properties
- All work shall be carried out within the approved Work Permit Area (WPA) only. Any work outside the approved WPA will require separate approval or an amendment to this Work Permit.
- Wheeled or tracked machinery or equipment used in connection with the activity must be operated from dry land, on ice surface or operated from a barge or vessel, and must be stored on dry land or stored on a barge or vessel.
- The Permit Holder shall not undertake any work in the water between the following dates April 1 - September 30
- All water discharges from pumps, etc., are to be directed through appropriate sedimentation control to prevent material from entering any water.
- Sediment controls containing the work area must be installed before the work begins, must be maintained for the duration of the work, and must not be removed until after the area has stabilized.
- The Permit Holder shall ensure all debris removed during construction (e.g. brush, slash, topsoil etc.) is not deposited in the ditches, on the shoulders of the road or below the high water mark of water courses.
- The Permit Holder shall ensure no ground vegetation is to be disturbed within 10 metres of any water course.
- The Permit Holder shall ensure that the trail/road constructed on public land will be open to use by the public. Any restrictions on the use of the trail/road must be authorized by the Ministry of Natural Resources & Forestry.
- The Permit Holder shall utilize the Ministry of Natural Resources and Forestry “Environmental Guidelines for Access Roads and Water Crossings” for mandatory and suggested methods of construction and mitigation techniques.
- The Permit Holder shall ensure no materials such as rocks, aquatic vegetation and logs are disturbed or removed below the high water mark of any watercourse, except with the prior authorization of the Ministry of Natural Resources and Forestry.
- The Permit Holder shall ensure no fording or temporary crossing of the water course occurs.
- All work shall be carried out from one side of the water course only as per the permit and the Permit Holder shall not disturb any natural vegetation on the opposite side.

- The Permit Holder shall ensure all water is pumped out of the enclosed area (ex. Coffer dam), prior to the start of any excavation. Any fish trapped in the enclosure shall be relocated to the water course immediately.
- The Permit Holder shall ensure all machinery fording the watercourse to bring equipment required for construction to the opposite side is limited to a one-time event (over and back) and should occur only if an existing crossing at another location is not available or practical to use.
- The Permit Holder shall ensure machinery arrives on the work permit area site in a clean condition and is to be maintained throughout all work activities free of fluid leaks.
- The Permit Holder shall wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent entry into the water.
- The Permit Holder shall keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- The Permit Holder shall restore banks to original condition if any disturbance occurs.
- Work is to occur between October 1st and March 31st, during the non-active season for reptiles and amphibians. Work should temporarily cease if Species at Risk or other reptiles are encountered during the work
- The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required. Applicants are responsible for ensuring compliance with any other applicable legislation, including requirements under the Fisheries Act (Canada).
- The attached application is provided for your convenience; works are to be completed as set out in this application, unless contrary to any terms or conditions of this permit. In the event of conflict between the application and any terms or conditions of this permit, the terms and conditions set out in this permit shall prevail.
- If archaeological remains or human burials or other Cultural Heritage Resources are discovered on site at any time stop work immediately, secure the site from further alternation and public access and contact the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSPI). In the event that human remains are encountered during project implementation contact your local enforcement services and MHSPI staff.

Ministry of the Environment, Conservation and Parks | **Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Ontario

PERMIT UNDER subsection 17(1) in accordance with criteria in clause 17(2)(c) of the *ENDANGERED SPECIES ACT, 2007*

Permit #: NR-C-002-23

Issued to:	Michael Buzanis 77 Wanless Crescent Toronto, Ontario M4N 3C2
Term:	This permit comes into force on the date it is issued and expires after the submission of a final report that meets the requirements of condition 35.
Project Location:	The corridor identified as "Preferred Alignment" and inclusive of the area identified as "10m Corridor Width" in Schedule B, generally located near Lot 28, Concession 2, in the Township of Seguin, within the District of Parry Sound, Ontario (the "**Site**").
Project Description:	The construction of a roadway that is approximately 888 metres long, to provide land access to seven private cottage properties on Horseshoe Lake (the "**Project**").

1. **Authority**. This permit is issued to Michael Buzanis (the "**Permit Holder**") under subsection 17(1) of the *Endangered Species Act, 2007* ("**ESA"**) in accordance with the criteria in clause 17(2)(c) of the ESA.

2. **Application to Species.** This permit applies to the following species listed as endangered in Ontario Regulation 230/08 and their respective habitats, which are protected under the ESA:

   - Blanding's Turtle *(Emydoidea blandingii)*
   - Eastern Hog-nosed Snake *(Heterodon platirhinos)*

3. **Authorization.** This permit authorizes the Permit Holder to engage in the following activities at the Site that would otherwise be prohibited by subsections 9(1) and 10(1) of the ESA for the purpose of carrying out the Project or fulfilling the conditions of this permit:

   (a) harm, harass, capture, possess, or transport Blanding's Turtle individuals;

(b) harm, harass, capture, possess, or transport Eastern Hog-nosed Snake individuals; and

(c) damage or destroy up to 0.90 ha of collective habitat for Blanding's Turtle and Eastern Hog-nosed Snake, including 0.39 ha of Category 2 Blanding's Turtle habitat and 0.51 ha of Category 3 Blanding's Turtle habitat.

4. **Conditions.** Pursuant to subsection 17(6) of the ESA, the authorizations in section 3 of this permit do not apply unless the Permit Holder complies with the requirements imposed by this permit.

5. **Compliance.** Section 36 of the ESA provides that non-compliance with the prohibitions in subsections 9(1) and 10(1) of that Act and any provision of this permit constitutes an offence.

6. **Schedules:** The following schedules form part of this permit:

- Schedule A: Conditions
- Schedule B: Project Location (The Site)

Pursuant to subsection 17(1) of the ESA and in accordance with clause 17(2)(c) of the ESA, I hereby issue this permit authorizing the activities described above, subject to the conditions set out herein.



April 17, 2025

_____ Date of Issuance: _____

Hon. Todd McCarthy (dd/mm/yy)

Minister of the Environment, Conservation and Parks

SCHEDULE A: CONDITIONS

Definitions

1. For the purposes of this permit, the following definitions apply:

“Active Season” means either or both of the following, as the context indicates:

a) the period when Blanding’s Turtles are most likely to be outside of their overwintering site (normally between April 15 and October 15); or

b) the period when Eastern Hog-nosed Snakes are most likely to be outside of their winter hibernaculum (normally between April 15 and October 15);

"Artificial Nest” means a nest constructed for use by Blanding’s Turtles as required under condition 28;

“Brush Pile” means a heaped mound of woody debris, consisting of branches, stumps, and rocks, which provides suitable habitat for thermoregulation or foraging for Eastern Hog-nosed Snake;

"Category 2” and **“Category 3”** have the same meanings as set out in the document published by the MECP entitled “General Habitat Description for the Blanding’s Turtle (*Emydoidea blandingii*)”;

“Development Area” means the areas of the Site, identified as “Proposed Alignment” and “10m Corridor Width” in Schedule B, where construction will occur;

“Ecopassage” means a large culvert that functions as a passage for Protected Species individuals to utilize for crossing safely beneath a roadway, designed and installed under condition 24, in consultation with a Qualified Professional and in accordance with the document titled “*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*”, dated April 2016, published by the Ontario Ministry of Natural Resources and Forestry;

“Incidental Encounter” means any encounter at the Site with a species that is listed on the SARO List;

“MECP” means the Ministry of the Environment, Conservation and Parks;

“Mitigation Measures” means the activities required under conditions 21 through 27, which are intended to minimize adverse effects on the Protected Species;

“NHIC” means the Ministry of Natural Resources and Forestry’s Natural Heritage

Information Centre;

“Overall Benefit Activities” means the activities identified in condition 28 and condition 29;

“Overall Benefit Locations” means the locations at which Overall Benefit Activities are carried out;

“Permanent Exclusion Fencing” means fencing located on private land intended to exclude the Protected Species from accessing the Development Area after the completion of Project Activities, designed and installed under condition 25, in consultation with a Qualified Professional and in accordance with the document titled “*Reptile and Amphibian Exclusion Fencing: Best Practices, Version 1.0. Species at Risk Branch Technical Note*”, dated July 2013, published by the Ontario Ministry of Natural Resources and Forestry;

“Project Activities” means activities associated with undertaking the Project which may negatively impact the Protected Species or their habitat at the Site or associated with fulfilling the conditions of this permit other than the Overall Benefit Activities, including but not limited to site preparation, vegetation removal, and construction of a roadway;

“Protected Species” means Blanding’s Turtle and Eastern Hog-nosed Snake;

“Qualified Professional” means a person who has the education, training, experience, and expertise in conservation and protection of the relevant Protected Species, including the capture and handling of the Protected Species, to undertake the requirements of this permit that are to be undertaken or overseen by that person;

“SARO List” means the species lists in Ontario Regulation 230/80 – Species at Risk in Ontario List;

“Temporary Exclusion Fencing” means fencing located on private land intended to exclude the Protected Species from the Development Area during construction, designed and installed under condition 21, in consultation with a Qualified Professional and in accordance with the document titled “*Reptile and Amphibian Exclusion Fencing: Best Practices, Version 1.0. Species at Risk Branch Technical Note*”, dated July 2013, published by the Ontario Ministry of Natural Resources and Forestry;

“Turtle Nesting Season” means the period when Blanding’s Turtle are most likely to be searching for the appropriate locations for nesting, establishing nest sites, and nesting, generally between May 15 and July 15; and

“Wildlife Custodian” means a person who holds a valid authorization issued

under clause 44(2)(a) of the *Fish and Wildlife Conservation Act, 1997.*

General

2. The Permit Holder shall retain one or more Qualified Professional(s) to:

(a) undertake the activities that this permit requires to be performed by a Qualified Professional; and

(b) supervise and assist with other activities required by this permit that are within the purview of a Qualified Professional.

3. The Permit Holder shall keep a copy of this permit on the Site at all times during the Project and at the Overall Benefit Locations when Overall Benefit Activities are taking place and make it available for review by any person(s) working on the Project or Overall Benefit Activities.

4. The Permit Holder shall:

(a) give a copy of this permit to every Qualified Professional working on the Project or Overall Benefit Activities; and

(b) ensure that a copy of this permit is carried by any person who possesses or transports a Protected Species individual under the authority of this permit.

5. The Permit Holder shall act with due diligence to avoid killing, harming, and/or harassing any Protected Species individuals while carrying out the Project and while fulfilling the conditions of this permit.

6. The first time any Project Activities are commenced, the Permit Holder shall notify the MECP within 24 hours by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23).

7. At the request of MECP staff and on reasonable notice, the Permit Holder shall provide MECP staff and others accompanying them with access to the Site and any other areas for the purposes of observing the Site, Overall Benefit Locations, and any activities undertaken in relation to this permit. If access is requested to an area not on the Site and not owned or controlled by the Permit Holder, the Permit Holder shall make reasonable efforts to obtain the requested access. For greater certainty, this condition does not affect the powers of an enforcement officer under the ESA.

8. The Permit Holder shall notify the MECP immediately by email to SAROntario@ontario.ca, referencing the number of this permit, if the Permit Holder's name or address changes or if the Permit Holder:

(a) becomes bankrupt, becomes insolvent, or makes an assignment for the benefit of creditors;

(b) has a receiver appointed over them;

(c) takes or is subject to any other thing which adversely affects the Permit Holder's ability to satisfy this permit; or

(d) is unable to satisfy any of the conditions of this permit.

Ministry Review/Approval Role for Minor Changes:

9. If it is not possible to complete the Project Activities in accordance with permit conditions, the Manager of Permissions Section in the MECP Species at Risk Branch may approve changes to the permit details, including maps provided in the Schedules, without an amendment to this permit if the following conditions are met:

(a) the proposed changes to Project Activities would not result in additional impacts to Protected Species individuals or impact another species listed as extirpated, endangered, or threatened on the SARO List;

(b) the proposed changes to Project Activities would not result in an increase to the amount of habitat that is authorized to be damaged or destroyed in section 3 of this permit;

(c) the proposed changes will not result in a reduction of overall benefit to be achieved for any of the Protected Species, or otherwise affect the intended outcomes of the Overall Benefit Activities;

(d) all Mitigation Measures are being completed in accordance with conditions 21 through 27 and will not be affected in their intended outcomes;

(e) any extension to an amount of time required to complete an action under this permit is not greater than 1 year; and

(f) a management biologist in the Species at Risk Branch has reviewed the changes and determined that conditions 9(a) through 9(e) will be met.

10. If the Permit Holder wishes to request a change under condition 9, the Permit Holder shall make a written request with reasons to support the request and documentation to clearly demonstrate that conditions 9(a) through 9(e) will be met to the Species at Risk Branch by email to SAROntario@ontario.ca, with the subject line referencing the number of this permit (NR-C-002-23), at least 30 days before the change is requested to be implemented.

11. If any changes have been made to the permit and approved under condition 9, these changes shall be clearly documented and a copy of the approval and supporting documentation shall be kept by the Permit Holder with the permit at all times.

Awareness and Training

12. Before any person engages in an activity authorized or required by this permit, the Permit Holder shall ensure that a Qualified Professional provides education and awareness training to that person that addresses:

(a) the existence and identification of the Protected Species and their habitats at the Site and Overall Benefit Locations;

(b) appropriate action(s) to take if an Incidental Encounter occurs;

(c) how to report sightings of the Protected Species or Incidental Encounters to the NHIC and the MECP; and

(d) all requirements of this permit, including an explanation of Mitigation Measures that are required to be taken to avoid impacts to the Protected Species and their respective habitats.

13. The Permit Holder shall keep a record of any training conducted under condition 12 for five (5) years following the completion of the Overall Benefit Activities and provide a copy immediately upon request by the MECP. This record shall include:

(a) the name of each Qualified Professional who conducted the training;

(b) the names of all persons trained, and a declaration signed by each trainee certifying that they have been trained in accordance with the requirements under condition 12;

(c) the date(s) of the training;

(d) a description of the manner in which training was provided; and

(e) a copy of all the training materials.

Species at Risk Reporting

14. If a member of a species on the SARO List that is not identified in section 2 of this permit is encountered while carrying out any activity related to this project at the Site or Overall Benefit Locations, the Permit Holder shall report the encounter within 48 hours to the MECP by email to SAROntario@ontario.ca, with a carbon copy to the Natural Heritage Information Centre (NHIC) at NHICrequests@ontario.ca, in accordance with Ontario's guidance on how to report rare species, which is currently found at: https://www.ontario.ca/page/report-rare-species-animals-and-plants. The Permit Holder shall take photographs of the individuals when possible and include them in the report.

Protected Species Encounters

15. If a live Protected Species individual is encountered at the Site, the Permit Holder shall:

(a) cease all activity within 30 metres of the individual that may result in adverse impacts to the individual until the individual leaves or is removed from the Site;

(b) contact a Qualified Professional immediately to report the encounter and ensure the Qualified Professional arrives within two (2) hours of the encounter;

(c) monitor the location of the individual at all times until the arrival of the Qualified Professional;

(d) if the individual has not left the Site on its own, ensure that the Qualified Professional has safely relocated the individual before resuming any activity within 30 metres of the location of the encounter; and

(e) record the following information, which is to be included in the annual reports required to be submitted under condition 34:

(i) name of the observer;

(ii) date and time of the encounter;

(iii) location of the encounter (UTM coordinate or detailed description);

(iv) description of the circumstances of the encounter;

(v) digital photograph(s) of the individual, if possible; and

(vi) summary of actions taken in relation to the individual.

16. If a Protected Species individual that is nesting is encountered, or if a Protected Species nest is discovered, the Permit Holder shall:

(a) immediately cease all activity and create a minimum 30 metre setback around the nest and/or nesting individuals within which no activity shall occur until the end of the Turtle Nesting Season and dispersal of any Protected Species individuals from the nest;

(b) ensure that the nest and nesting individual are protected from all disturbances for the duration of the Turtle Nesting Season, including by maintaining a 30 metre setback from the nest;

(c) ensure weekly monitoring of the nest site is completed by a Qualified Professional;

(d) allow the Protected Species individuals sufficient time to disperse from the nest site under their own ability before any activities continue within the 30 metre setback; and

(e) if a situation arises where it is not possible to protect a nest where it has been laid:

(i) contact an authorized Wildlife Custodian to request their assistance; and

(ii) if the Wildlife Custodian determines that artificial incubation is feasible, coordinate with the Wildlife Custodian to facilitate the transport of the eggs, their artificial incubation, and the release of the hatchlings back into the wild.

17. If an injured Protected Species individual is encountered at the Site, the Permit Holder shall:

(a) cease all Project Activities within 30 metres of the injured individual;

(b) ensure that the individual is protected from further harm until such a time as it can be collected by a Qualified Professional;

(c) follow the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online

at: https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf;

(d) document the location where the injury occurred, if known (UTM coordinate or detailed description);

(e) document the circumstances of the injury;

(f) obtain any necessary veterinary advice and care from a member of the College of Veterinarians of Ontario with appropriate experience relevant to the Protected Species and pay for said care;

(g) ensure a Qualified Professional transfers the individual to a Wildlife Custodian experienced in handling the relevant Protected Species, after any necessary veterinary advice or care has been administered; and

(h) report the incident to the MECP at SAROntario@ontario.ca, referencing the permit number (NR-C-002-23) and including the information required to be documented under conditions 17(d) and 17(e), before the end of the next business day.

18. If a Protected Species individual is killed or found dead at the Site, the Permit Holder shall:

(a) collect the individual and store it in a safe and refrigerated place;

(b) document the location and circumstances under which the individual was killed or found dead;

(c) report the incident to the MECP by email to SAROntario@ontario.ca, referencing the permit number (NR-C-002-23) and including the information required to be documented under condition 18(b), before the end of the next business day;

(d) comply with any instructions provided by the MECP regarding the handling and/or transfer of the dead individual;

(e) if handling or transfer of the dead individual is not required by the MECP, dispose of the dead individual in an appropriate manner; and

(f) report the encounter to the NHIC within three months of the encounter in accordance with Ontario's guidance on how to report rare species, which is currently found at: https://www.ontario.ca/page/report-rare-species-animals-and-plants.

Species Handling and Relocation

19. The Permit Holder shall ensure that any Protected Species individual required to be handled under this permit is handled by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional in accordance with the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online at:

https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf.

20. The Permit Holder shall ensure that any Protected Species individual captured or otherwise required to be relocated under this permit is released by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional, into an area suitable for relocation as identified in accordance with the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online at: https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf.

Mitigation Measures

21. **Temporary Exclusion Fencing:** Prior to the commencement of any Project Activities that occur within the Active Season, the Permit Holder shall install Temporary Exclusion Fencing at the locations identified as "Exclusion Fencing" in Schedule B, to prevent the movement of any Protected Species into the Development Area, in accordance with the following:

(a) the fencing shall be installed in accordance with the direction provided in the Ontario publication "*Reptile and Amphibian Exclusion Fencing*", available at: www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing;

(b) the fencing shall be a minimum of 0.6 metres in height above grade at all installed locations, buried a minimum of 0.2 metres below grade at all installed locations, and secure so Protected Species individuals will not be able to pass under or over the barrier or between any openings;

(c) the final design and location of the Temporary Exclusion Fencing, including entry and access areas, shall be approved by a Qualified Professional;

(d) the Temporary Exclusion Fencing shall be installed prior to start of the Active Season in each year in which Project Activities occur;

(e) the Temporary Exclusion Fencing shall be inspected daily during the Active Season while construction is ongoing;

(f) any damage to the Temporary Exclusion Fencing shall be repaired by the end of the business day when the damage is observed; and

(g) the Temporary Exclusion Fencing shall be maintained and remain in place throughout each Active Season until all Project Activities within the Development Area have been completed or Permanent Exclusion Fencing is in place.

22. **Species Inspections:** The Permit Holder shall ensure that the Development Area is inspected by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional, each morning prior to the commencement of any Project Activities, for the presence of the Protected Species. If any Protected Species individuals are found during the inspection, the requirements under conditions 15 through 18 shall be followed, as applicable.

23. **Vegetation Removal:** The Permit Holder shall ensure that any tree clearing, vegetation removal, or site preparation occurring within the Development Area is completed in accordance with the following:

    (a) vegetation removal shall only occur after Temporary Exclusion Fencing has been installed;

    (b) vegetation clearing shall occur outside of the Active Season in any upland forested areas;

    (c) clearing of low-lying vegetation shall only occur during the Active Season for Blanding's Turtle to allow the ability for turtles to disperse from the area;

    (d) prior to the commencement of any vegetation clearing, the Development Area and any associated Temporary Exclusion Fencing shall be inspected by a Qualified Professional to confirm the absence of individuals of the Protected Species within the area to be cleared; and

    (e) prior to any vegetation removal activities each day, a Qualified Professional or a designated staff member who has been trained by a Qualified Professional shall complete a thorough inspection of the vegetation removal area to ensure that there are no Protected Species individuals present. If any Protected Species individual is found, the Permit Holder shall follow conditions 15 through 18, as applicable.

24. **Ecopassages:** The Permit Holder shall install a minimum of three (3) culverts large enough to function as Ecopassages beneath the roadway corridor, in the locations identified as "Ecopassage" in Schedule B, to maintain habitat continuity and provide safe crossing locations under the road corridor, in accordance with the following:

    (a) the culverts shall be installed in accordance with the direction provided in "*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*", available at: https://files.ontario.ca/bmp_herp_2016_final_final_resized.pdf;

    (b) the culverts shall be installed during the first year in which Project Activities commence, after the Temporary Exclusion Fencing required under condition 21 has been installed;

    (c) the final design and location of the culverts shall be approved by a Qualified Professional; and

    (d) the culverts shall be maintained for the lifetime of this permit.

25. **Permanent Exclusion Fencing:** The Permit Holder shall install and maintain Permanent Exclusion Fencing at the locations identified as "Exclusion Fencing" in Schedule B, to prevent the Protected Species from entering the constructed roadway to avoid road mortality, in accordance with the following:

    (a) the Permanent Exclusion Fencing shall be installed in accordance with the direction provided in the Ontario publication "*Reptile and Amphibian*

Exclusion Fencing", available at: www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing;

(b) the Permanent Exclusion Fencing shall be installed immediately after all Project Activities have been completed within the Development Area;

(c) the final design and location of the Permanent Exclusion Fencing shall be approved by a Qualified Professional;

(d) the Permanent Exclusion Fencing shall include the same specifications described in condition 21(b); and

(e) the Permanent Exclusion Fencing shall be maintained for the lifetime of this permit.

26. Protection from Invasive Species: The Permit Holder shall ensure that all machinery is cleaned in accordance with the "Clean Equipment for Industry Protocol", available at: http://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf, prior to entering the Site.

27. Reptile Crossing Signage: The Permit Holder shall install a minimum of one (1) reptile crossing sign along the road corridor on each side of the roadway upon completion of the construction of the roadway and maintain the signage in good repair for the lifetime of the permit.

Overall Benefit Activities

28. Artificial Nesting Sites: The Permit Holder shall install a minimum of three (3) Artificial Nests for Blanding's Turtles, at the approximate locations identified as "Artificial Nesting Site" in Schedule B, in accordance with the following:

(a) the Artificial Nests shall be installed during the first year in which Project Activities are to commence, prior to beginning Project Activities, to provide a high-quality alternative to roadside nesting;

(b) the Artificial Nests shall be installed outside of Turtle Nesting Season;

(c) the Artificial Nests shall be approximately four (4) metres in diameter and structured to be exposed to the south for maximum solar exposure;

(d) the final designs and locations of the Artificial Nests shall be approved by a Qualified Professional; and

(e) each of the Artificial Nests shall be connected to each other by continuous Blanding's Turtle habitat.

29. Brush Piles: The Permit Holder shall construct a minimum of five (5) Brush Piles for Eastern Hog-nosed Snakes to use adjacent to the roadway, at the approximate locations identified as "Brush Pile" in Schedule B, in accordance with the following:

(a) the Brush Piles shall be installed in the first year in which Project Activities are to commence, prior to beginning road construction;

(b) the Brush Piles shall be constructed in accordance with the guidelines provided in the document titled *"Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes",* available at: https://canadianherpetology.ca/conservation/doc/MNRF%20Snake%20Habitat%20BMP_final-1.pdf;

(c) the Brush Piles shall be constructed using a combination of stumps, branches, and rocks to create suitable cover features;

(d) the Brush Piles shall be a minimum of three (3) metres in diameter and one (1) metre in depth;

(e) the Brush Piles shall be constructed under the supervision of a Qualified Professional; and

(f) the final locations of the Brush Piles shall be approved by a Qualified Professional.

Monitoring

30. Effectiveness Monitoring of Permanent Exclusion Fencing and Ecopassages: The Permit Holder shall ensure that the Permanent Exclusion Fencing installed under condition 25 and the Ecopassages installed under condition 24 are monitored for effectiveness by a Qualified Professional in accordance with the following:

(a) the Permanent Exclusion Fencing and Ecopassages shall be monitored for five (5) years after the installations have all been completed;

(b) the monitoring shall begin at the start of the Active Season that immediately follows the installation of both the Permanent Exclusion Fencing and Ecopassages being completed;

(c) the monitoring shall consist of road mortality surveys that shall be completed on foot and include:

(i) the entire road surface that lies adjacent to the Permanent Exclusion Fencing installed under condition 25; and

(ii) visible adjacent areas within 50 metres of each side of the road right-of-way;

(d) the monitoring in year 1 shall include one (1) road mortality survey per week from May 15 to July 15 and from August 25 to October 15;

(e) the monitoring in years 2 through 5 shall each include:

(i) five (5) road mortality surveys between April 15 and June 15; and

(ii) one (1) road mortality survey per month in July, August, September, and October;

(f) during each road mortality survey, any signs of wildlife road mortality shall be recorded; and

(g) during each road mortality survey, the Permanent Exclusion Fencing installed under condition 25 shall be inspected to ensure no defects exist in the fencing and any deficiencies shall be recorded and immediately repaired.

31. Effectiveness Monitoring of the Artificial Nests: The Permit Holder shall ensure that a Qualified Professional monitors the Artificial Nests installed under condition 28 in accordance with the following:

(a) basking surveys to determine the presence of Blanding's Turtles and use of the Artificial Nests shall be conducted each year for the first five (5) years following completion of condition 28, in accordance with the following:

(i) survey methodology shall adhere to the Ontario publication "*Survey Protocol for Blanding's Turtle (Emydoidea blandingii) in Ontario"*, available at: https://www.ontario.ca/page/survey-protocol-blandings-turtle-ontario; and

(ii) five (5) surveys shall be conducted between the start of Turtle Nesting Season and July 15 during each year in which surveys are required;

(b) photographs of the Artificial Nests installed under condition 28 shall be taken during each monitoring event required under condition 31(a); and

(c) if monitoring finds that any Artificial Nest(s) require maintenance or improvements, the Permit Holder shall immediately take all necessary or recommended actions to correct or improve the Artificial Nest(s) requiring maintenance or improvement.

32. Effectiveness Monitoring of the Brush Piles: The Permit Holder shall ensure that a Qualified Professional monitors the Brush Piles installed under condition 29 in accordance with the following:

(a) monitoring of the Brush Piles shall be conducted for five (5) years following the completion of condition 29;

(b) during each monitoring year, five (5) surveys of each Brush Pile shall be conducted during the Active Season to monitor for evidence of use by Eastern Hog-nosed Snake;

(c) photographs of each Brush Pile installed under condition 29 shall be taken during each monitoring event required under condition 32(b); and

(d) if monitoring finds that any Brush Pile(s) require maintenance or improvements, the Permit Holder shall immediately take all necessary or recommended actions to correct or improve the Brush Pile(s).

Corrective Actions

33. In the event that it is determined by a Qualified Professional that additional or corrective measures are necessary to ensure the intended outcome of the Overall Benefit Activities are achieved, the Permit Holder shall immediately implement those measures and notify the MECP within 24 hours of the measures that have been, or will be, taken by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23).

Reporting

34. Annual Reporting: Following each year in which monitoring is required under conditions 30 through 32, or corrective action is taken under condition 33, the Permit Holder shall submit an annual report by January 31st to the MECP by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23), that includes the following information from that year:

(a) a detailed summary of all education and awareness training completed in accordance with condition 12;

(b) digital photographs of the Temporary Exclusion Fencing and Permanent Exclusion Fencing, dates of installation, and records of repairs in accordance with conditions 21, 25, and 30(g);

(c) an assessment of the installation and effectiveness monitoring of the Permanent Exclusion Fencing in accordance with conditions 25 and 30, including:

  (i) dates of installation;

  (ii) photographic records that depict an accurate representation of the perimeter of the fencing; and

  (iii) a detailed summary of monitoring conducted in accordance with condition 30;

(d) an assessment of the installation and effectiveness monitoring of the Ecopassages in accordance with conditions 24 and 30, including:

  (i) dates of installation;

  (ii) location (UTM coordinates) and representative photographs of each Ecopassage; and

  (iii) a detailed summary of monitoring conducted in accordance with condition 30;

(e) a description of vegetation removal conducted in accordance with condition 23, including dates and locations of vegetation removal;

(f) a detailed summary of the installation of the reptile crossing signage, including;

  (i) locations (UTM coordinates) of the installations on each side of the roadway;

  (ii) digital photographs of the signage; and

  (iii) a record of any maintenance or repairs conducted in accordance with condition 27;

(g) an assessment of the installation and monitoring of Artificial Nests in accordance with conditions 28 and 31, including:

  (i) dates of installation;

(ii) location (UTM coordinates) and representative photographs of each Artificial Nest; and

(iii) a summary of the effectiveness monitoring conducted in accordance with condition 31, including:

A. description of survey dates, times, weather conditions, search effort and methodology;

B. a summary of each sighting of a Protected Species individual or other species on the SARO List, including:

i. date and time of observation;

ii. location of observation; and

iii. digital photograph, if possible; and

C. a record of any maintenance conducted under condition 31(c);

(h) an assessment of the installation and monitoring of Brush Piles in accordance with conditions 29 and 32, including:

(i) dates of installation;

(ii) location (UTM coordinates) and representative photographs of each Artificial Nest; and

(iii) a summary of the effectiveness monitoring conducted in accordance with condition 32, including:

A. description of survey dates, times, weather conditions, search effort and methodology;

B. a summary of each sighting of a Protected Species individual or other species on the SARO List, including:

i. date and time of observation;

ii. location of observation; and

iii. digital photograph, if possible;

(i) a detailed description, map, and photographs of all observations of the Protected Species and any Incidental Encounters within the Site; and

(j) a summary of all inspections conducted under condition 22, including;

(i) dates when such inspections began and ended;

(ii) summaries of search efforts and methodology including weather conditions; and

(iii) details on any Protected Species individuals observed during the inspections, including;

A. date and time of observation;

B. location of observation; and

C. digital photographs, if possible.

35. Final Reporting: No later than one (1) year following the completion of all Project Activities, Overall Benefit Activities, and monitoring required under conditions 30 through 32, the Permit Holder shall submit a final report to the MECP by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23), that includes the following:

(a) a final report on the Overall Benefit Activities, including:

(i) a final summary of the activities carried out under condition 28 and condition 29;

(ii) a summary of the results of the monitoring conducted under conditions 30 through 32;

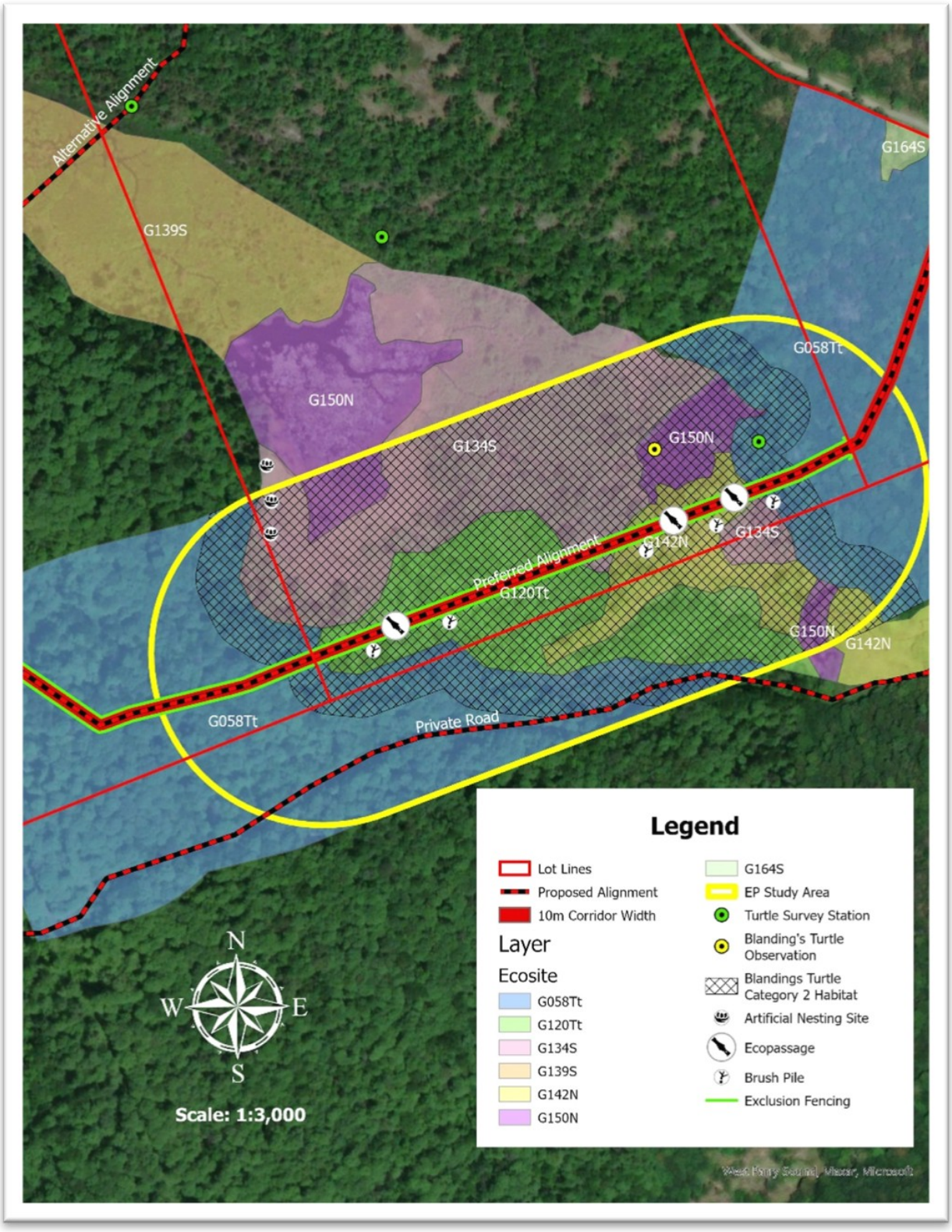
(iii) a detailed analysis of the use of the Artificial Nests and Brush Piles installed under conditions 28 and 29 by the Protected Species; and

(iv) recommendations for methodologies and techniques designed to increase the suitability of future created habitat for the Protected Species;

(b) an analysis of the overall effectiveness of the Permanent Exclusion Fencing and Ecopassages and any recommendations for future improvements; and

(c) a summary of any corrective actions undertaken in accordance with condition 33.

SCHEDULE B: Project Location (The Site)



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

January 20, 2025
RS# 224-337

Taylor Elgie
Planning Department
Township of Seguin

By email: telgie@seguin.ca

SUBJECT: Peer Review of 'Scoped–site Environmental Impact Study, Proposed Horseshoe Lake Access Road, EP Zoning Wetlands, Part of Lot 28, Concession 2, Geographic Township of Christie, Municipality of Seguin, District of Parry Sound" dated November 2024, prepared by FRICorp Ecological Services

Taylor:

As requested by the Township of Seguin, RiverStone Environmental Solutions Inc. (RiverStone) has reviewed the following document:

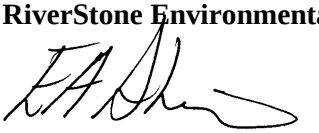
- Scoped – site Environmental Impact Study, Proposed Horseshoe Lake Access Road, EP Zoning Wetlands, Part of Lot 28, Concession 2, Geographic Township of Christie, Municipality of Seguin, District of Parry Sound, prepared by FRICorp, dated November 2024

It is our understanding that the applicant is proposing to construct an access road through privately owned, municipally zoned EP wetlands, to provide private road access to approximately seven (7) waterfront lots that are currently water-access only. The study area contains wetland habitat, a watercourse, and habitat for endangered and threatened species. It is also possible the study area contains fish habitat and significant wildlife habitat. The EIS is the standard tool required by the Township per various policies of the Official Plan.

Please see attached a table of technical comments for the Township's consideration in review of the zoning application. The comments outline concerns related to technical content within the report, and recommendations for improvement to further assess the application. It is our opinion that the application cannot occur in conformity with applicable local and provincial planning policies or be in compliance with applicable environmental regulations. The report does not include sufficient content/information to provide a recommendation in this regard.

Should you require clarification or additional information please do not hesitate to contact us directly.

RiverStone Environmental Solutions Inc.



Al Shaw, M. Sc.
Senior Ecologist / Principal

REVIEW OF FIRST SUBMISSION: Part of Lot 28, Concession 2, Geographic Township of Christie, Township of Seguin **APPLICATIONS: 2nd Draft Submission**
PROJECT: 224-337
APPROVAL AUTHORITIES: Township of Seguin
DATE: June 16, 2025

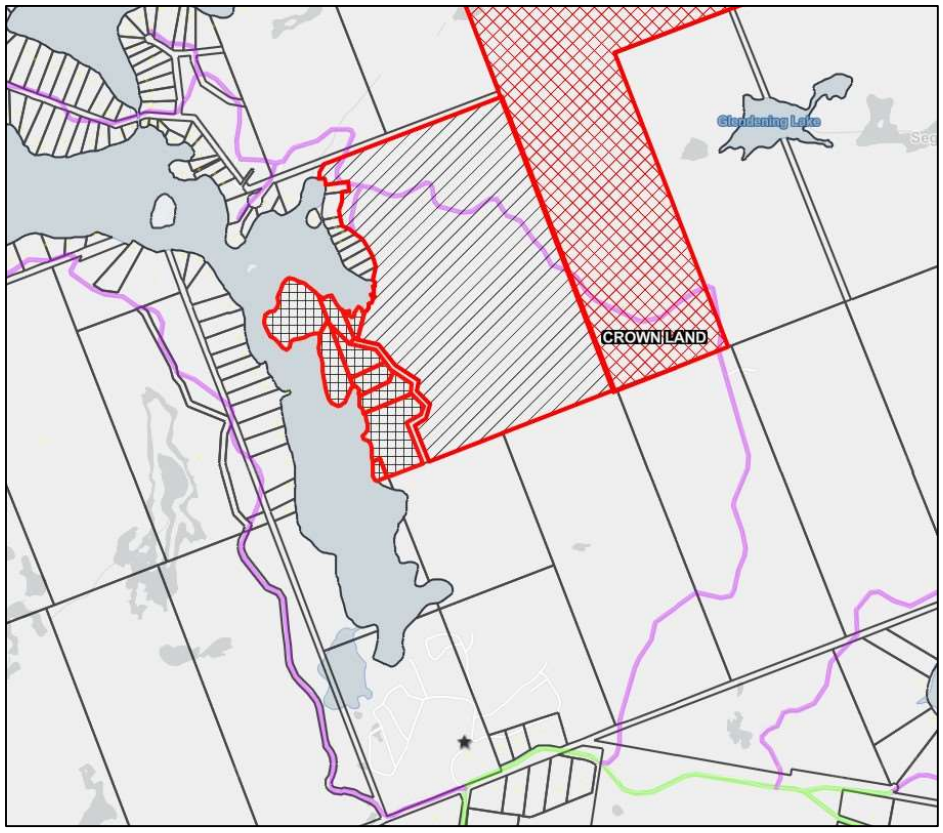
COMMENTS		COMMENT	APPLICANT RESPONSE	RIVERSTONE 2nd REPLY	APPLICANT RESPONSE
Agency: Township of Seguin **Representative:** RiverStone	**1**	*Introduction* The report is missing a thorough introduction that discusses the scope of the study and the proposed development. It is stated there is a preferred access route for the road, and alternatives are mentioned, but no further details are provided that discusses how this route was chosen. It is unclear what triggered the study and if the study was scoped or if any agency consultation was complete.	Expanded introduction to address comments on Pages 4-6.	Addressed sufficiently, no additional material required.	
Reports/Document: FRICorp, November 2024	**2**	*Approach and Methods* This section does not provide details about what surveys were undertaken and what survey protocols were followed, times of site investigations, environmental conditions, field effort etc. to confirm that the assessment was completed appropriately using industry standard protocols. Please provide a full description of field efforts, methodologies and work undertaken. Were breeding bird and anuran surveys completed? Please provide details on anurans, vegetation inventories, when wetland limits were mapped, incidental wildlife, turtle surveys/nesting surveys, snake emergence, etc. Survey stations and assessment locations should be identified on a figure. Studies conducted should follow industry accepted protocols; however, none are included, please provide clarification.	This section was expanded from Pages 6-10 including Tables 2-5	Partially Addressed: Additional policies or legislation that were deemed to be applicable to the proposal were included in the updated EIS. This included the Fisheries Act. It was noted that the application would need to follow standard codes of practice to be compliant. In our review of the codes of practice, there are none that address construction of new private roads. Where there are no standard codes of practice to protect against causing the death of fish or harmful alteration, disruption or destruction of fish habitat, a request for project review should be submitted to DFO. We would suggest that a request for project review should be submitted.	
	3	*Ecological Land Classification* Detailed vegetation inventory lists are absent from this section and from the appendices. Please include in revised report. It is unclear which ELC manual was referenced for this report. The subject property is located in Ecoregion 5E and reference to the Central Provincial ELC guide should be made.	Vegetation Inventories are not a required component of an EIS. If indded there was potential for a species at risk plant, targeted studies would have occurred. That being said, to satisfy this comment, a vegetation list has been added to Appendix 3. Expanded section on Ecosites f	Addressed sufficiently, no additional material required	

		There are 5 ecosites listed in the report; however, more than 5 are outlined on Figure 2. Please provide clarification and if field studies were conducted to determine these boundaries or if they were delineated using aerial photography – the scope of the project is not defined, and it appears ELC mapping was completed outside of the study area.	rom pages 11-19 and including Figure 2. Yes of course the ecosite boundaries were obtained in the field as per the photos that were provided in the report		
	4	EP Zoned Wetlands Were wetland boundaries assessed by an OWES certified ecologist? Do the wetlands on the subject property meet the outlined criteria to be considered “provincially significant”? Please provide field data and detailed descriptions of the habitat present.	yes the wetland boundaries were determined by a certified Ontario wetland evaluator. Details regarding Provincial Significance has been added to the text on pages 11-12 and 20-21 as well as Table 6.	Addressed sufficiently, no additional material required	
	5	*Habitat of Endangered and Threatened Species* SAR review for endangered and threatened species is incomplete. Based on our review, there are several species that should have been considered. Please provide a full screening for endangered and threatened species based on background review and habitat present. The report does not include appropriate recommendations to ensure compliance with the ESA. It is noted that obtaining a permit from MECP does not necessarily result in the project meeting local planning policies.	A Draft Permit has been issued by MECP and is contained in Appendix 2. Details to address comments can be found on Pages 7-9, Table 4 and Table 6.	Addressed sufficiently, no additional material required	
	6	*Wetland Features Impact Assessment Summary and Recommendations* Clarity should be provided on the ownership of the subject property. It is not clear in the report if it is privately owned or a Crown Land parcel. A watercourse is mentioned; however, no details or mapping is provided for this feature. Please provide complete assessment. Without a complete assessment of the features (wetlands/watercourses), it is not possible to	Figure 1,2, 10 along with Tables 1, 2 and 6 and text on page 27 addresses this comments.	Addressed sufficiently, no additional material required. The municipality may consider asking for the results of the monitoring and reporting work that is being carried out as part of the conditions of the MECP permit.	

		determine the potential to function as fish habitat. Please review and update. Culverts are mentioned as a recommended mitigation; however, details on the location and sizing of these features and how they will function as ecopassages, are absent from the report. What were the other road alignments that were considered? What other avoidance alternatives were considered?	Please reference Figure 10, Pages 5-6, 11, Table 6 and Appendix 4		
	7	*Conclusions* The report lists “multiple timing restrictions”; however, these are not outlined. Please provide details and what they relate to. What is a “reduced road corridor footprint”? Can that be quantified? Please provide more information. How was the number of culverts determined? Please provide more information. How were the number, size, and location of habitat creation areas such as turtle nesting sites and brush piles determined? Please provide more information or references for the creation of these features. “Long-term monitoring of effectiveness of these measures” is listed; however, no detailed monitoring plan is provided. Please provide.	Refer to pages 26 to 29	Addressed sufficiently, no additional material required	
	8	*Additional Comments* A section for the report detailing compliance with applicable planning policies from the Township is absent from the report, particularly the Official Plan and Zoning By-law. It is unclear whether or not the proposed development is in compliance with the Fisheries Act, the MBCA, the ESA, the PPS, the and the Township of Seguin OP and ZBL.	Refer to pages 26 to 29	Partially Addressed: It was noted in the revised EIS (pg8,9) that through the MECP consultation for ESA permitting, that the permit is on hold until additional permissions/permits are secured, including municipal and MNRF for a work permit. The municipality may wish to see the work permit from the MNRF before offering their approval or make it a condition. Given the	

		For example, the Township of Seguin OP Section A.2.1.2 discusses prohibiting new development that will result in negative impacts to wetlands and prohibits the loss and fragmentation of wetlands. Section D.4.3 discusses protection of wetlands. The Township of Seguin ZBL does not permit road development within an EP zone. How does this proposal comply with these policies? If permitting has been secured from MECP, this information should be included as an appendix to the report.		MECP permit has been issued, was the MNRF permit issued? It is noted in the updated EIS section on Legislation and Policy Compliance, Township of Seguin Official Plan, Policy C.1.1, that it is not possible to identify locally significant natural features as there is no definition in the OP as to the features of a locally significant feature/wetland. I believe the Township interpretation of the policy is that where features have been included in the EP designation, they are of either Provincial or Local significance and they have been identified by the Township because of their ability to meet one of the five functions (a through e). C.1.1.1 a) notes the intent to protect these features for values as wetlands and to preserve and protect associated habitat. We would agree that these definitions are general in nature but given the size of the wetland on the landscape, diversity of habitats, connectivity to Horseshoe Lake, presence of SAR (Blanding's), and inclusion in the EP zone, the wetland would seem to meet this definition to be considered locally significant. Policy C.1.1.2 does not include roads as a permitted use, only going as far as a recreational trail. It is correct that the zoning bylaw does prohibit structures and buildings in EP zones, except in accordance with the policies that follow in the bylaw, which do not specifically mention roads not being allowed. We suggest that it would be a legal interpretation regarding roads in EP zones that is not suited to a biological argument.	

HORSESHOE LAKE ACCESS ROAD



7/2/2025

PLANNING JUSTIFICATION REPORT

PREPARED BY:

Plan Muskoka
www.planmuskoka.com

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APPENDICES

Appendix 'A' – Work Permit from the Ministry of Natural Resources

Appendix 'B' - Overall Benefit Permit from the Ministry of Environment, Conservation and Parks

VERSION	DESCRIPTION	DD/MM/YYYY
1	Issued for Client Review	02/07/2025
2	Issued for Submission	03/07/2025

1.0 INTRODUCTION

Plan Muskoka has been retained by Michael Buzanis and Michael Boyle to review proposed Consent and Zoning By-law Amendment applications to permit the construction of a private road to provide access to existing water access properties located on Horseshoe Lake. The purpose of this report is to provide planning justification for staff and Council's consideration regarding the applications, which will be filed with the Township Planning Department under separate cover.

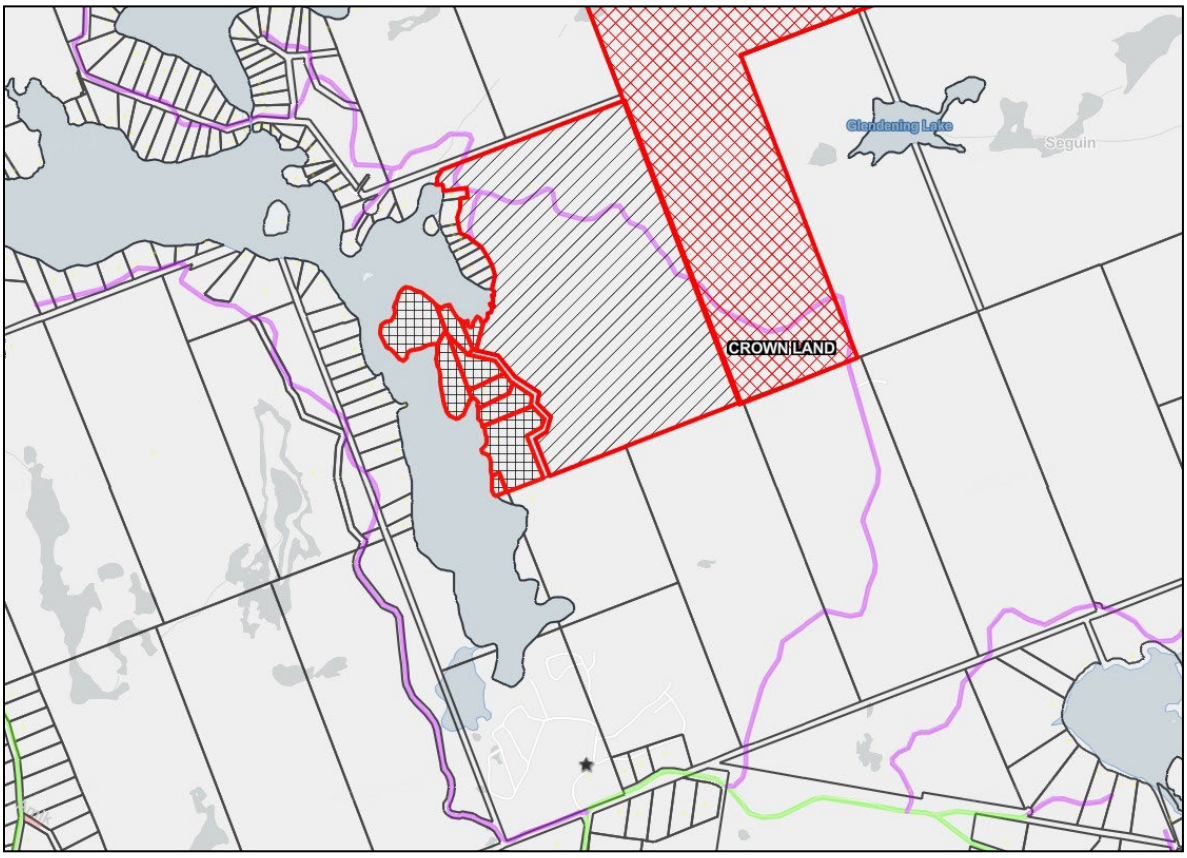


Figure 1: Key Map Showing Location of Subject Lands (West Parry Sound Geography Network)

2.0 SITE CHARACTERISTICS

The lands over which the access road is proposed are comprised of two parcels. The easternmost lot (shown in red crosshatch in Figure 1 above) has no municipal address assigned but is generally described as Part of Lot 27, Concession 2, Geographic Township of Christie, now in the Township of Seguin. As this property is Crown Land, construction of this section of the roadway is not subject to a Consent application, but the required approvals will be referenced throughout this report.

The remainder of the subject lands over which the access road is proposed are in private ownership and have no municipal address assigned but are generally described as Part of Lots 28 and 29, Concession 2, Geographic Township of Christie, now in the Township of Seguin. These lands are approximately 64 hectares in lot area with 125 metres of shoreline frontage on Horseshoe Lake and are presently vacant. Both parcels are traversed by Marshall Road, which is a private road not maintained by the Township of Seguin.

The subject lands are within the Crown Lands, Environmental Protection, Rural and Resource Area and Shoreline Area land use designations according to Schedule 'A' of the Township of Seguin Official Plan. The area in which the road is proposed to be constructed is presently zoned Rural (RU) and Environmental Protection (EP) by the Township of Seguin Zoning By-law 2006-25.

3.0 PROPOSAL

The applicants propose to construct a new road that would connect from Marshall Road to up to eight (8) existing water access properties with frontage on Horseshoe Lake, as illustrated in Figure 2 below.

The road corridor is proposed to be approximately 888 metres in length, starting at Marshall Road to the east and crossing over Crown Land for approximately 275 metres, as illustrated in Figure 3 below. In support of the proposed development, the applicants have received a Work Permit from the Ministry of Natural Resources (attached as Appendix 'A') to construct the portion of road over Crown Land. The road would then continue over private lands and connect to the unopened road allowance to the rear of the benefitting properties. Approximately 322 metres of the road corridor is proposed to pass through EP-zoned lands and the applicants have obtained an Overall Benefit Permit from the Ministry of Environment, Conservation and Parks (attached as Appendix 'B') to permit work within this area.

To permit the proposed development of the road over private lands, Consent applications will be filed with the Township to grant a right-of-way in favour of the benefitting cottage properties on Horseshoe Lake. A Zoning By-law Amendment application will also be filed to permit the construction of a road within EP zoned lands.

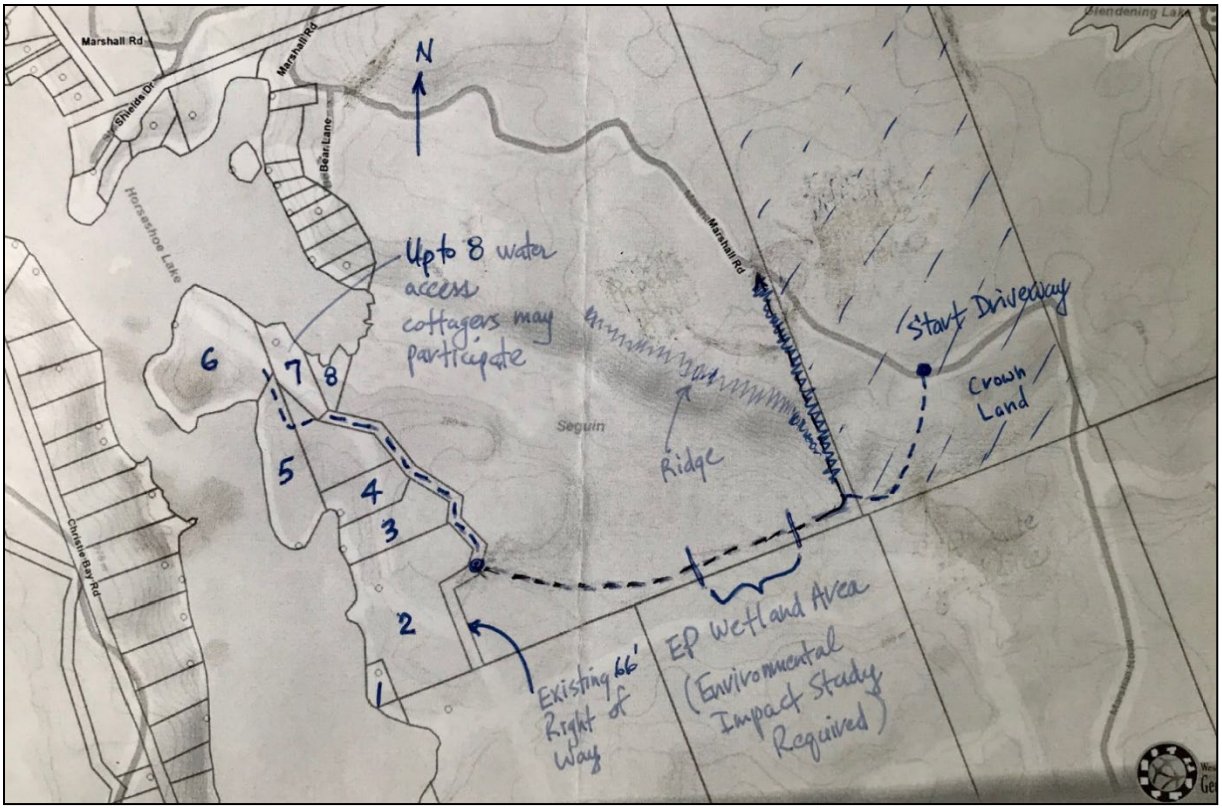


Figure 2: Sketch Illustrating Proposed Road Corridor (Applicants)

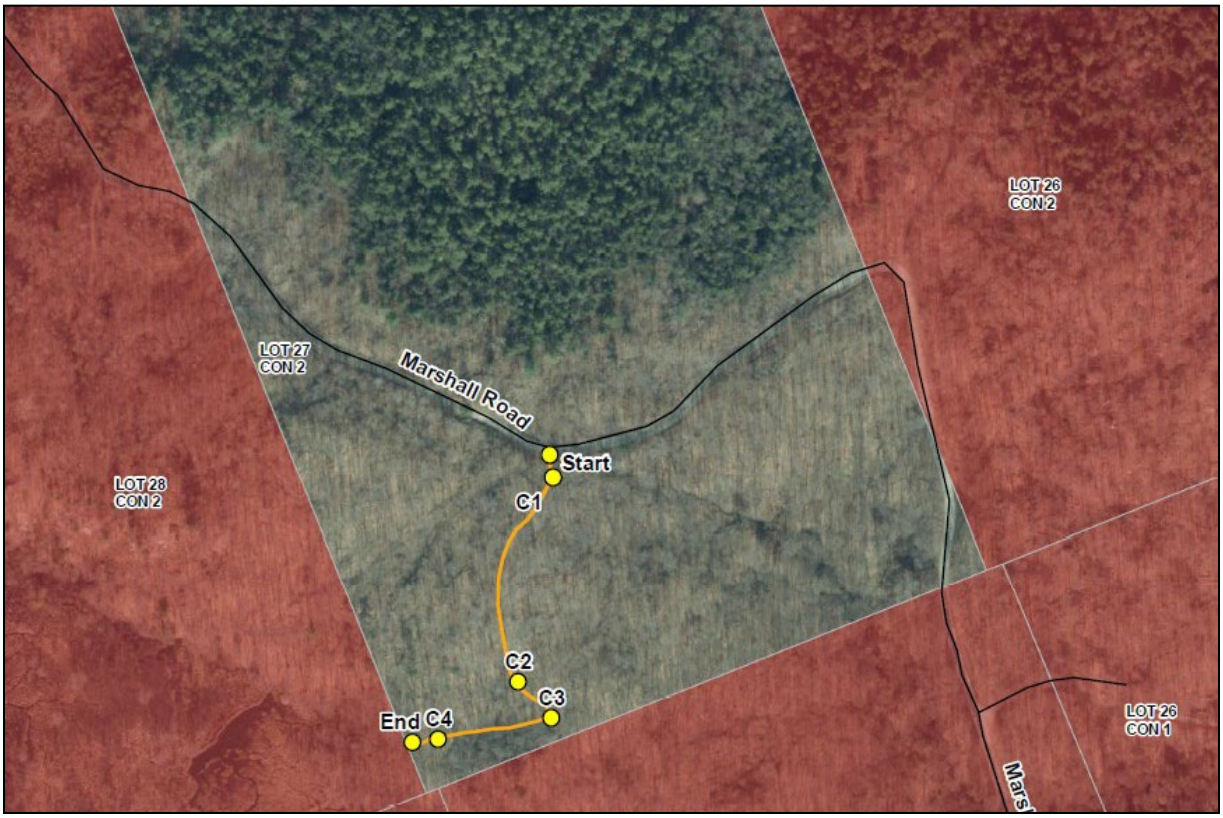


Figure 3: Approved Road Location over Crown Lands (MNR Work Permit)

4.0 PLANNING FRAMEWORK

To come to a professional opinion regarding the consistency and conformity of the proposed development and if the proposal represents good planning, a review of all relevant planning documents is required. These documents consist of the Provincial Planning Statement (2024), the Township of Seguin Official Plan, and the Township of Seguin Comprehensive Zoning By-law 2006-125.

Therefore, the purpose of this report is to examine the proposal and determine if the proposal is consistent with, conforms to, and/or complies with all the above-mentioned documents.

4.1 PROVINCIAL PLANS

Section 3 (5) of the *Planning Act* states:

"A decision of a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."

As such, the determination must be made that the proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the Growth Plan of Northern Ontario (2011) in order for the Township of Seguin Committee of Adjustment and Council to make the decision to approve the proposed applications. Below is a review of the relevant sections of both plans against the proposed development.

4.1.1 PROVINCIAL PLANNING STATEMENT (2024)

The subject property, being outside any Settlement Area of the Township of Seguin, is considered to be within the *Rural Area* of Ontario, as defined in the Provincial Planning Statement (2024) (the 'PPS'). Furthermore, being located outside any Prime Agricultural Area of Ontario, the subject lands are deemed to be *'Rural Lands'* within the policy framework of the PPS.

Section 2.5.1 of the PPS states that *"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; …
f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
g) conserving biodiversity and considering the ecological benefits provided by nature; and …"

Although the scope of the proposed development is relatively minor in nature, it is consistent with the above policies. The proposed road will provide improved access to existing developed waterfront recreational properties, making better use of existing infrastructure and structures that support the tourist economy, while the lands have been assessed, through the issuance of the Work Permit from the Ministry of Natural Resources ('MNR') and the Overall Benefit Permit from the Ministry of Environment, Conservation and Parks ('MECP'), to ensure the protection of the natural environment.

Section 2.6.1 b) of the PPS permits *"resource-based recreational uses (including recreational dwellings not intended as permanent residences)"* on Rural lands, which matches the description of the existing use of the benefitting cottage properties. Section 2.6.2 of the PPS states that *"development that can be sustained by rural service levels should be promoted."* Section 2.6.3 states that *"development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure."* Private roads are a common method of access for recreational waterfront properties with limited services, and no expansion of municipal infrastructure is required to implement the proposal as road maintenance will be the responsibility of the benefitting landowners.

Section 4.1 of the PPS contains policies to protect natural heritage features and areas as well as water quality. Section 4.1.1 states that *"natural features and areas shall be protected for the long term"* with Section 4.1.2 stating that *"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."*

As noted, the proposed access road crosses through Environmental Protection (EP) zoned lands that are protected due to the presence of wetland values. In support of the

application, a Scoped Environmental Impact Study (the 'EIS'), dated November 2024 and revised March 10, 2025, was prepared by FRi Ecological Services to review the wetland areas and adjacent lands, determine any potential impacts to these areas as a result of the proposed private road construction, and provide appropriate mitigation and avoidance measures. The original EIS and revisions were also peer reviewed by RiverStone Environmental Solutions.

Section 4.1.4 of the PPS states that *"development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E …"* The EIS explains that the EP-zoned wetlands and their boundaries were assessed and mapped by an Ontario Wetland Evaluation System (OWES) evaluator for Northern Ontario, identifying three wetland ecosites within the study area. As Seguin falls within Ecoregion 5E, no development is permitted within significant wetlands. However, the EIS confirms that the wetlands are not provincially significant.

Section 4.1.6 of the PPS states that *"development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements."* Fish habitat surveys were completed as part of the EIS on the EP-zoned wetlands, including a small stream that runs through the wetland. The EIS states that no fish were caught or observed in bait traps and the study area is not considered direct fish habitat. To maintain connectivity for fish passage, the EIS recommends that three over-sized culverts be installed under the road to maintain hydrologic flow and function as ecopassages, as illustrated in Figure 4 below.

The RiverStone peer review of the EIS recommends that a request for project review be submitted to Department of Fisheries and Oceans ("DFO") to address the impacts on fish habitat. The EIS does note that *"consultation with the Fish Habitat Protection Program staff at Fisheries and Oceans Canada indicated that because the proposed corridor does not impact direct fish habitat, employing the Interim Standard for In-water Site Isolation is sufficient to protect direct fish habitat downstream at Horseshoe Lake."*

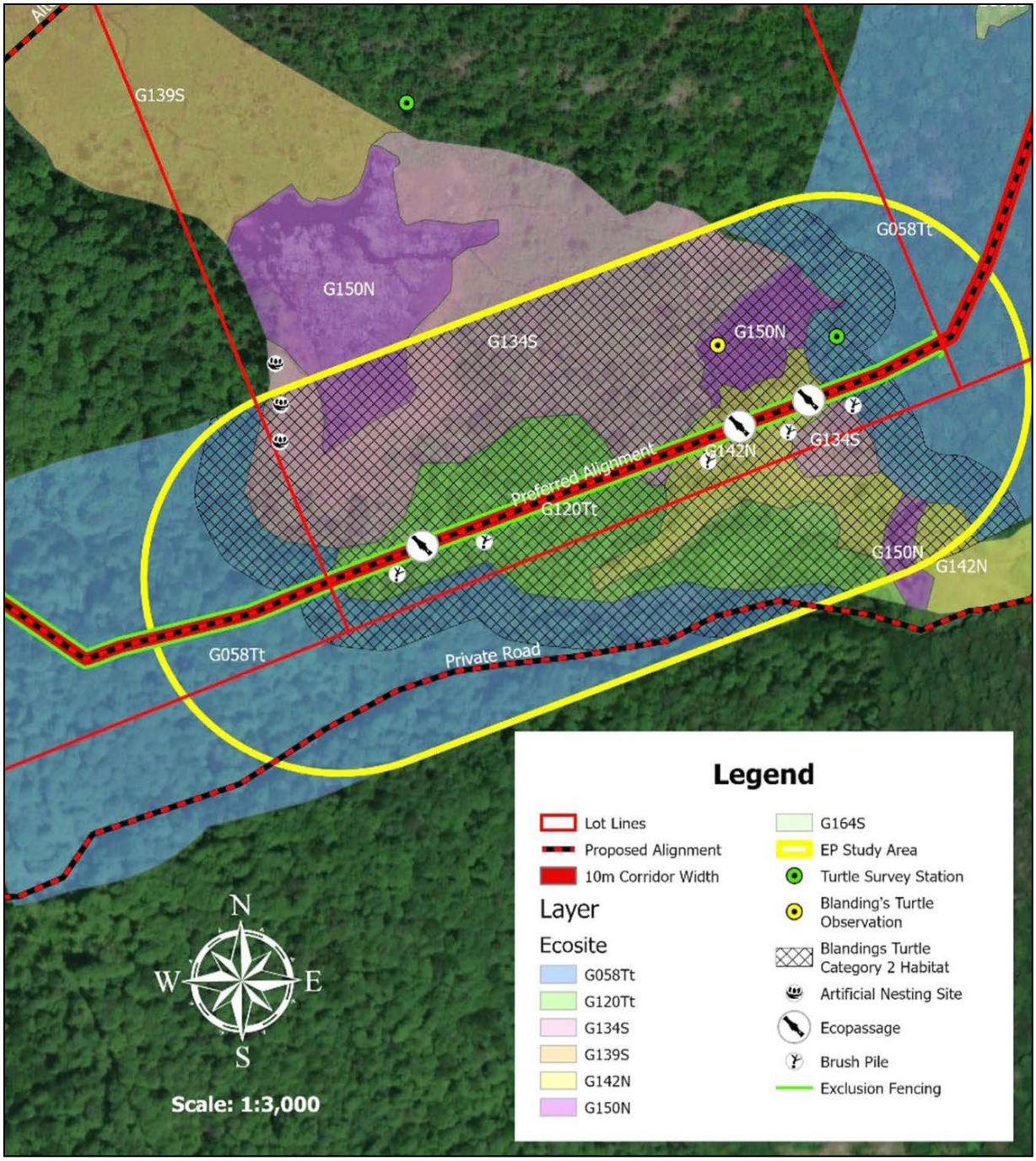


Figure 4: Mitigation and Overall Benefit Map of Study Area (FRi Ecological Services)

Section 4.1.7 of the PPS states that *"development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."* The EIS used a preliminary screening of background information to identify potential endangered and threatened species and habitat with potential to be present on the subject property, confirming through preliminary

screening with MECP the potential presence of Blanding's turtles and Eastern Hog-nosed snakes. Several field investigations were also completed to assess ecosites, coupled with avian and species at risk surveys as well as the use of recorders to detect amphibians, birds and bats in all the represented ecosites. The EIS explains that *"no species at risk were detected during the Forest Bird Monitoring Surveys or recorded on the Wildlife Acoustics SM2 recorder. No species at risk were detected in the fish habitat surveys, snake surveys, vegetation surveys or casual mammal surveys. Only three species of bats were detected using the Wildlife Acoustics SM2 recorder and none of them were species at risk."*

To address any potential impacts of the road construction on Eastern Hog-nosed snakes and Blanding's turtles and their respective habitat, an Overall Benefit Permit was issued by MECP, which includes mitigation and overall benefits that are anticipated to leave the species in a better state than prior to proposed work. These measures include timing windows for vegetation clearing and construction; a reduced road corridor width through the EP-zoned wetland; the use of permanent exclusion fencing; installation of culverts as a wildlife ecopassage; construction of turtle nesting sites and cover brush piles; and annual monitoring for five years.

The EIS concludes that *"based on the assessment and evaluation of impacts, the proposed access road can be constructed and meet the legislative requirements of the Public Lands Act and the Endangered Species Act, the policy requirements of the Provincial Planning Statement, 2024, the guidelines of the Natural Heritage Reference Manual and the Ontario Wetland Evaluation System criteria."*

In light of the analysis above, it is my professional opinion that the proposed development is consistent with the policies of the Provincial Planning Statement (2024).

4.1.2 GROWTH PLAN FOR NORTHERN ONTARIO (2011)

The Growth Plan for Northern Ontario (2011) (the **'Growth Plan'**) is described as, in part, an economic development plan, an infrastructure investment plan, a labour market plan and a land-use plan.

Section 1.4 of the Growth Plan states several guiding principles for growth in northern Ontario, the most relevant being *"1. Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities for all residents"* and *"5. Demonstrating leadership in sustainable growth and environmental management."* This

application, which seeks to continue to grow Seguin's tourism economy sustainably while ensuring environmental protection, is consistent with the above-noted guiding principles.

Tourism in Ontario is further promoted by Section 2.2.2 of the Growth Plan, which states that *"the Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantages that Northern Ontario can offer within these sectors: … i) tourism …"* with Section 2.3.10.1 stating that *"efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the tourism sector should include: … c) encouraging regional co-operation to expand and diversify Northern Ontario's tourism offerings and increase tourism visitation and receipts …"* As can be seen, the promotion of tourism in northern Ontario is vital to the future of the area and plays an important role in its success. It is stated in the Growth Plan that all municipalities should prepare long-term strategies that are designed to achieve economic, social and environmental sustainability, a high quality of place, and a vibrant, welcoming and inclusive community that builds on unique local features (Section 4.2.1). Furthermore, Section 4.2.2 states that *"municipalities and planning boards are encouraged to: … b) employ the use of available tools to support and facilitate land-use planning that implements their long-term community strategies."* Applications such as these are investments into the sustainable tourism sector and should be promoted wherever appropriate and possible.

Considering the above analysis, it is my professional opinion that the proposed development conforms with the policies of the Growth Plan for Northern Ontario (2011).

4.2 TOWNSHIP OF SEGUIN OFFICIAL PLAN

The lands over which the private road is proposed to be constructed are primarily within the Rural and Resource Area and Environmental Protection land use designations according to Schedule 'A' of the Township of Seguin Official Plan (the **'Official Plan'**). The portion of the road to be constructed over public lands is within the Crown Lands designation, and a small portion of the westernmost portion of the property as well as the benefiting cottage properties are within the Shoreline Area land use designation.

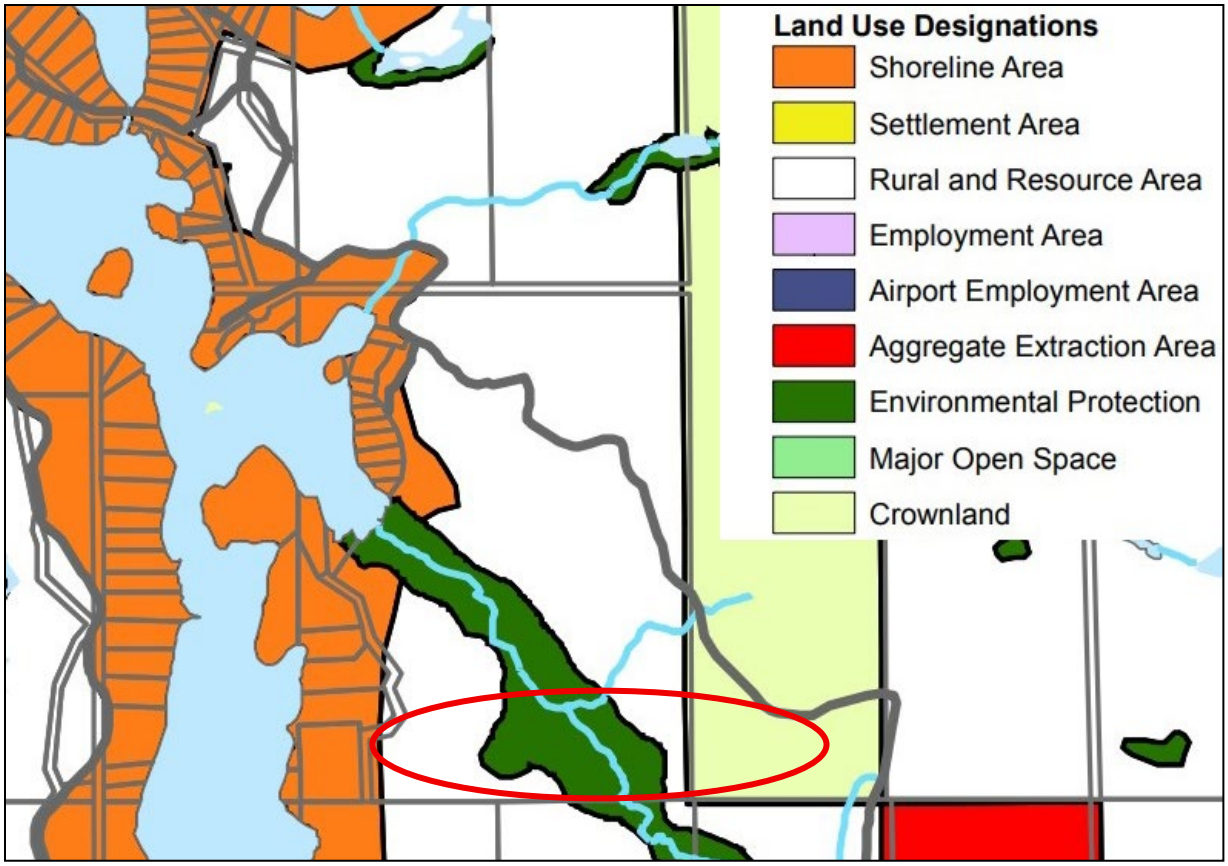


Figure 5: Excerpt of Schedule 'A' Illustrating Land Use Designations and Approximate Location of Access Road (Township of Seguin Official Plan)

Section A.2 outlines the general goals and objectives of the Official Plan, establishing an 'Environment-First' philosophy in the Township. Section A.2.1.1 states that *"it is the goal of this Plan to protect and enhance natural heritage features and ecological functions in the Township through the adoption of an "Environment-First" principle."*

Section A2.5.2 of the Official Plan directs that objectives for the Rural/Resource Areas include:

a) *To restrict development that has a negative impact on the open and natural character of the rural area.*

b) *To restrict development that requires the introduction of urban services into the rural area.*

c) *To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.*

d) To encourage the maintenance and development of passive low-intensity recreational uses such as four season trails in the Rural/Resource Areas of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited. …

With particular relevance to the proposed development, Section A2.8.2 directs that objectives include *"to ensure that all necessary services required to serve and support development are available to meet the demands of present and future inhabitants and that reflects the financial ability of the Municipality to provide services"* and *"to establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, cycling and walking, snowmobiles, recreational vehicles, and boats."* These objectives are implemented through detailed policies, as reviewed below.

As noted, the access road is proposed to cross over Crown Lands, connecting to Marshall Road to the east. Section C.1.2.2 of the Official Plan states that *"permitted uses within the Crown Lands designation shall include all those uses approved by the Province of Ontario and should generally include uses that are compatible with nature resource management including: a) mineral aggregate operations; b) mineral exploration and development; c) forestry management; d) linear recreational trails, e) water and resource management activities, f) wildlife management including trapper cabins and hunt camps; and g) existing waste management facilities."* As noted, a Work Permit has been issued by the MNR to permit the construction of the road, and it is therefore a permitted use as it has been authorized by the Province of Ontario.

Where the access road crosses into private lands, it falls within the Rural and Resource Area land use designation. Section C.1.3.1 explains that *"the Rural and Resource Area designation includes all of those private lands within the corporate limits of the Township outside the Settlement Areas and not within any of the other major land use designations. The Rural and Resource Area designation accommodates a range of uses including agriculture, forestry, linear open space, rural residential, small-scale commercial and industrial operations, aggregate extraction, and mining. Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. It is the objective of the Rural and Resource Area designation to:*

a) encourage the preservation of lands for agricultural uses;
b) To minimize the impacts of development on existing agricultural operations.

c) To integrate agriculture, forestry, open space, and aggregate and mining uses in a satisfactory manner and to protect areas of mineral and aggregate resource potential from incompatible development.

d) To encourage the preservation of present and future linear trail systems for the benefit of the residents and visitors to the Town.

e) To recognize existing aggregate extraction uses and permit new or expansions to existing sand and gravel aggregate operations subject to a rezoning application and new or expansions to existing quarry operations through an Amendment to this Plan and the Zoning By-law, and to protect existing operations from incompatible uses.

f) To recognize existing waste management facilities and require new facilities to amend the Official Plan and Zoning By-law.

g) To recognize existing rural residential uses and permit limited new rural residential development in accordance with the policies of this Plan.

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."

Section C.1.3.2 of the Official Plan states that *"permitted uses in the Rural and Resource Area include:*

a) agriculture uses;

b) forestry;

c) linear open space trails;

d) single detached residential dwellings;

e) bed and breakfast operations;

f) small-scale commercial and industrial operations including recreational camps;

g) minor institutional uses;

h) sand and gravel extraction operations;

i) mineral exploration and development;

j) water or resource management activities; and

k) home occupations and home Industries are also permitted subject to the policies of this Plan."

Although not included explicitly as a permitted use (which is common and comparable to how utility lines are not listed as well), private roadways are commonly used to provide access in support of the above uses in remote locations and therefore are permitted as a logical extension of the permitted residential land use, in this case.

The wetland areas and streams on the subject lands are included within the Environmental Protection Area designation. Section C.1.1.1 explains that *"the Environmental Protection Area designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or Township. Environmental Protection Area lands have been identified by the Township to:*

a) *preserve and protect identified wetlands both for the values as wetlands and to preserve and protect associated habitat;*
b) *preserve the locally significant watercourses and other locally significant environmental features;*
c) *preserve areas that contain hazardous lands such as steep slopes and lands prone to flooding;*
d) *preserve and enhance the quality and quantity of ground and surface water; and,*
e) *preserve and enhance areas of significant fish habitat."*

Section C.1.1.2 states that within the Environmental Protection designation, *"the following uses may be permitted, in accordance with the other policies of this Plan:*

a) *passive recreational uses, such as nature viewing and pedestrian trail activities;*
b) *forestry and resource management uses where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area;*
c) *watershed management and flood and erosion control projects carried out or supervised by a public agency;*
d) *archaeological conservation."*

While private roadways are not listed above specifically, they are often considered to be by-products of providing access to uses of land. For example, the forestry and resource management use listed above refers to land uses or activities specifically aimed at managing, cultivating, harvesting, or conserving natural resources, primarily forests and associated resources, for economic, environmental, or recreational purposes. Timber harvesting operations, such as selective or clear-cut logging and

timber production can be considered part of such land use. Specifically, a roadway is needed for operational access, resource transportation, and safety and emergency response. Therefore, indirectly, roadways can be considered permitted in the Environmental Protection land use designation as long as they are "undertaken in a manner that minimizes any potential impact on the natural features and functions of the area." Given the recommendations of the EIS, its peer review, the MNR Work Permit, and the Overall Benefit Permit, I would conclude that the construction of the proposed roadway is being undertaken in a manner that minimizes any potential impact on the natural features and functions of the wetland it crosses.

Section C.1.1.3 a) states that *"it is the policy of this Plan to restrict the alteration of the physical and/or biological features of lands designated Environmental Protection Area. Any proposed alteration to an Environmental Protection Area shall be supported by appropriate justification in the form of an Environmental Impact Study as described in Section C.1.1.3 (c) (Environmental Impact Studies) of this Plan. The precise boundary of any Environmental Protection Area shall be determined as a component of the required Environmental Impact Study."* Section C1.1.3 c) states that *"it is essential that Environmental Protection Areas be protected from future development to preserve the Township's natural environment. As such, an application for the redesignation of an area of private lands designated Environmental Protection Area, may be given due consideration only if it is established to the satisfaction of Council through an Environmental Impact Study that the lands are not part of the environmental feature and that any development proposed will have no negative impact on the environmental feature or function of the area."* While the applications do not propose to redesignate the lands, a scoped EIS was prepared by FRi Ecological Services to review the proposed road construction within the boundaries of the Environmental Protection designation.

Further to the above, Section D.4 of the Official Plan contains policies to address natural heritage features. Section D4.3 explains that *"in general, the wetlands are located within the Environmental Protection designation on Schedule "A" to the Official Plan. Wetlands are also identified on Schedule "C" to the Official Plan. It is the policy of this Plan to protect wetlands and limit development in proximity to these natural heritage features."*

The EIS explains that the EP-zoned wetlands and their boundaries were assessed and mapped by an Ontario Wetland Evaluation System (OWES) evaluator for Northern Ontario, identifying three wetland ecosites within the study area. These wetlands were confirmed to not be provincially significant or coastal wetlands and therefore protected based on local significance. However, the EIS explains that *"it is important to note that*

there are no parameters or definitions that identify what is considered locally significant unlike very clear definitions for provincially significant. Therefore, it is impossible to demonstrate that this particular EP-zoned wetland is not locally significant since there are no parameters set out in the Official Plan. In our initial discussions with Steve Stone, this is where he indicated that there was some latitude for interpretation."

Table 6 of the EIS summarizes the wetland features assessment and evaluation of potential impacts (attached as Appendix 'C'). Generally, the EIS provides a number of recommendations for construction of the road to protect the values associated with the wetland, including a reduced road corridor width from 10 metres to 6 metres through the EP-zoned wetland and the installation of oversized culverts to serve a hydrologic function as well as a wildlife ecopassage function.

Section D.4.6 explains that *"the Township recognizes the importance and value of protecting the significant habitat of endangered species or threatened species. Some areas of significant habitat of endangered or threatened species is identified as a Natural Heritage Feature on Schedule "C" to this Plan. The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed."*

Through preliminary MECP screening, Blanding's turtles and Eastern Hog-nosed snakes habitat was identified as potentially present within the study area. Several field investigations were also completed to assess ecosites, coupled with avian and species at risk surveys as well as the use of recorders to detect amphibians, birds and bats in all the represented ecosites. The EIS explains that *"no species at risk were detected during the Forest Bird Monitoring Surveys or recorded on the Wildlife Acoustics SM2 recorder. No species at risk were detected in the fish habitat surveys, snake surveys, vegetation surveys or casual mammal surveys. Only three species of bats were detected using the Wildlife Acoustics SM2 recorder and none of them were species at risk."*

Section D4.6 further states that *"all development must ensure that the habitat of threatened, endangered, species, is protected. No development or site alteration shall be permitted in the significant habitat of endangered or threatened species. … Where development is proposed in areas that have the potential to contain significant habitat of endangered or threatened species, an EIS shall be required. Where an EIS has been prepared, prior to approving any development the Township shall ensure, through land use planning controls, that the*

appropriate measures are in place to mitigate potential negative impacts to the significant habitat of endangered and threatened species."

To address any potential impacts of the road construction on Eastern Hog-nosed snakes and Blanding's turtles and their respective habitat, an Overall Benefit Permit was issued by MECP, which includes mitigation and overall benefits that are anticipated to leave the species in a better state than prior to proposed work. These measures include timing windows for vegetation clearing and construction; the use of permanent exclusion fencing; installation of culverts as a wildlife ecopassage; construction of turtle nesting sites and cover brush piles; and annual monitoring for five years. These recommendations can also be implemented as conditions of approval by the Township prior to the commencement of road construction.

Section D.4.8 of the Official Plan states that *"fish habitat should be protected from incompatible development."* The EIS explains that the study area includes only indirect fish habitat, but provides several recommendations to avoid negative impacts, including timing restrictions on in-water works; the use of erosion control measures; and the provision of three culverts to maintain hydrologic flow and connectivity for fish passage.

Lastly, Section D.4.9 of the Official Plan states that *"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: • 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha … "* FRi explains that the study area assessed in the EIS includes the road corridor and the surrounding 120 metres in accordance with this policy.

The EIS concludes that *"there are values associated with the EP-zoned wetlands impacted by the proposed road corridor. FRi has identified these, applied appropriate mitigation measures and avoidance measures to significantly reduce any anticipated impacts or eliminate them. The Work Permit issued by the MNR and the Overall Benefit Permit issued by the MECP have very specific timing restrictions and other mitigation measures that are designed to reduce or eliminate impacts. The very principle of an Overall Benefit Permit is to leave a species in a better position than prior to the planned activity. Based on the assessment and evaluation of impacts, the proposed access road can be constructed and meet the legislative requirements of the Public Lands Act and the Endangered Species Act, the policy requirements of the Provincial Planning Statement, 2024, the guidelines of the Natural Heritage Reference Manual and the*

Ontario Wetland Evaluation System criteria as well as the Township of Seguin Official Plan and the stated requirements by the former Director of Planning and Development, Steve Stone."

Section E of the Official Plan contains policies regarding transportation and servicing. Section E1.1 outlines criteria for the development of new roads, including to:

d) ensure that new roads are constructed safely and designed to help distribute car and truck traffic evenly and provide access for the future operation of an efficient roads system;

e) ensure that new roads protect significant natural heritage features and their ecological function;

f) ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act;

g) encourage the use of alternative development standards for roads, where appropriate;

h) restrict development on private roads;

i) ensure that the financial implications of decisions relating to road construction and maintenance are thoroughly considered.

Table E.1.2 states that private roads function as lands that are not owned by the Township or public agency and no maintenance or services are provided; that private roads may be subject of a legal right-of-way; and that private roads provide direct access to land uses. Table E1.2 also provides guidelines for private roads, stating:

- *Township shall not set standards with respect to private roads.*
- *New development on private roads shall be limited to infill development in accordance with the policies of this Plan.*
- *Condominium development on private roads may be permitted provided the private roads are a common element in the plan of condominium.*
- *Minimum requirements for emergency access will be encouraged*

Section E.1.3 of the Official Plan states that *"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."* In this case, the only option would be the approval of a Common Elements Condominium Corporation, which is a more burdensome approval than a

consent approval. The intent behind requiring new private roads to be developed through a Plan of Condominium appears to be to ensure property owners collectively share ownership or usage rights of the road, with mutual obligations for maintenance, insurance, repairs, snow removal, and improvements. Despite the requirement for a condominium approval, this can be achieved through the creation of a Road Association for the proposed private road, which can similarly be used to achieve the above. Road associations are common in rural/waterfront areas in Ontario and both systems offer structured, collective management ensuring that roads remain safe, maintained, financially stable, and that individual property owners equally share responsibilities. Therefore, the usage of a road association meets the intent of this section by providing legal access to the waterfront lots and operational structure without the need for specifically requiring condominium approval.

Section E1.3 further states that *"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."

While this situation is somewhat reversed, as the existing cottage properties are already developed, the requirement to enter into an agreement to absolve the municipality of liability can be implemented through a consent agreement required through the conditions of approval prior to construction of the roadway.

Based on the above analysis, it is my professional opinion that the proposed development conforms with the Township of Seguin Official Plan.

4.3 TOWNSHIP OF SEGUIN ZONING BY-LAW 2006-125

The Township of Seguin Zoning By-law 2006-125 (the 'Zoning By-law') implements the Official Plan with provisions and regulations that control development form and function. The lands over which the access road is proposed are presently zoned Rural (RU) and Environmental Protection (EP), while the benefitting cottage lots are primarily zoned Limited Service Residential (LSR) with areas of EP zoning along portions of the shoreline.

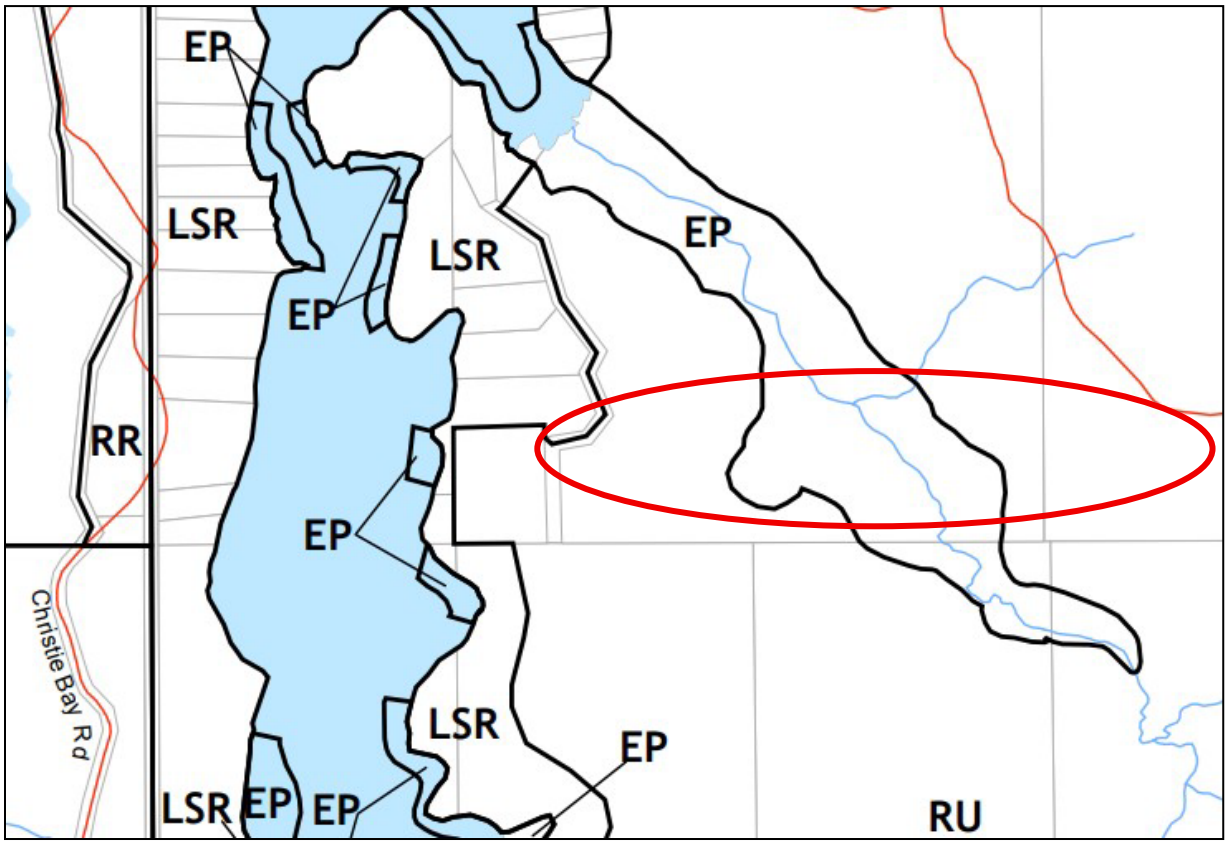


Figure 6: Excerpt of Map 19 Illustrating Zones and Approximate Location of Access Road (Township of Seguin Zoning By-law)

Table 10.1 of the Zoning By-law outlines the permitted uses of the RU zone. As a "private road" is not expressly permitted, a Zoning By-law Amendment application is required to permit the construction of the road over private lands.

It is noted that a "Recreational Trail" is a permitted use in the RU zone. Likewise, Table 11.1 of the Zoning By-law states that "Recreational Trail" is a permitted use within the EP zone. Section 13 of the Zoning By-law states that *"Recreational Trail means a strip of land used for passive recreational uses, seasonal recreational uses, or snowmobiling which connects to different areas in the Township."*

As noted, the benefiting lots are primarily zoned Limited Service Residential (LSR). While lots within the LSR zone that are only accessible by a navigable waterway may be developed without requiring road frontage, the provision of a roadway will nevertheless improve the provision of safe access to these existing cottage properties and provide improved emergency access to the existing properties as well.

5.0 SUMMARY AND CONCLUSIONS

The applicants propose to construct a new road that would connect Marshall Road to up to eight (8) existing water access properties with frontage on Horseshoe Lake.

The lands over which the access road is proposed are comprised of two parcels. The easternmost lot has no municipal address assigned but is generally described as Part of Lot 27, Concession 2, Geographic Township of Christie, now in the Township of Seguin. The remainder of the subject lands over which the access road is proposed are in private ownership and have no municipal address assigned but are generally described as Part of Lots 28 and 29, Concession 2, Geographic Township of Christie, now in the Township of Seguin. These lands are approximately 64 hectares in lot area with 125 metres of shoreline frontage on Horseshoe Lake and are presently vacant. Both parcels are traversed by Marshall Road, which is a private road not maintained by the Township of Seguin.

The road corridor is proposed to be approximately 888 metres in length, starting at Marshall Road to the east and crossing over Crown Land for approximately 275 metres. In support of the proposed development, the applicants have received a Work Permit from the Ministry of Natural Resources (attached as Appendix 'A') to construct the portion of road over Crown Land. The road would then continue over private lands and connect to the unopened road allowance to the rear of the benefitting properties. Approximately 322 metres of the road corridor is proposed to pass through EP-zoned lands, and the applicants have obtained an Overall Benefit Permit from the Ministry of

Environment, Conservation and Parks (attached as **Appendix 'B'**) to permit work within this area.

To permit the proposed development of the road over private lands, Consent applications will be filed with the Township to grant a right-of-way in favour of the benefitting cottage properties on Horseshoe Lake. A Zoning By-law Amendment application will also be filed to permit the construction of a road within EP zoned lands.

While private roads are generally restricted within EP zones, exceptions can be reasonably considered where it can be demonstrated, through appropriate environmental assessment and mitigation measures, that the ecological integrity and natural functions of these sensitive areas can be effectively maintained. Such exceptions would align with the broader intent of EP zoning, which prioritizes environmental preservation and protection. Therefore, where careful design, stringent environmental controls, and ongoing management (such as through a Road Association and a consent agreement) can adequately protect the ecological values underpinning the EP designation, permitting a private road may be consistent with the principles and policy objectives established in the Township's Official Plan.

Based on the analysis provided in this report, it is my professional planning opinion that the proposed development:

i. is consistent with the Provincial Planning Statement (2024),

ii. is consistent with the Growth Plan for Northern Ontario (2011), and,

iii. conforms to the Township of Seguin Official Plan.

Further to the above, it is my professional opinion that with the implementation of all recommendations for the protection of the environment, the proposal represents good planning.

PLAN MUSKOKA



Savas Varadas, MCIP, RPP
Principal

CURRICULUM VITAE OF

SAVAS VARADAS

ACADEMIC BACKGROUND

SEPTEMBER 1999 – MAY 2003	**UNIVERSITY OF WATERLOO** Bachelor of Environmental Studies Honours Planning – Geography Minor

PROFESSIONAL EXPERIENCE

SEPTEMBER 2015 – PRESENT *(~9 YEARS)*	**PLAN MUSKOKA** **Planning and Development Consulting** Huntsville, Ontario *Principal* Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Site Plan Approvals, Consents, and Development Permits. Also, consulting services have been provided for Project Management, FIT Application Zoning Certificates, Professional Evidence at the Ontario Land Tribunal (previously LPAT/OMB), and Zoning Analysis Reporting
APRIL 2004 – AUGUST 2015 *(11 YEARS, 5 MONTHS)*	**WAYNE SIMPSON AND ASSOCIATES** **Planning and Development Consultants** Huntsville, Ontario *Planner – Senior Planner* Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Consents, Development Permits, Project Management, FIT Application Zoning Certificates, Professional Evidence at the Ontario Municipal Board, and Zoning Analysis Reporting

PROFESSIONAL MEMBERSHIP

CANADIAN INSTITUTE OF PLANNERS	Full Member Since October 13, 2006
ONTARIO PROFESSIONAL PLANNERS INSTITUTE	Full Member Since October 20, 2006

Appendix 'A'

Ministry of Natural Resources | **Ministère des ressources naturelles**

Ontario

Thursday, December 12, 2024

MPSB-2024-PLA-04445-WP-001

Michael Buzanis
77 Wanless Crescent
Toronto, ON M4N3C2
CA

Dear Permittee,

RE: Work Permit MPSB-2024-PLA-04445-WP-001

Enclosed is the subject work permit which authorizes you to **construct a road over Crown, with 4 culverts,** at the location specified on the permit. Please familiarize yourself with the conditions of the work permit prior to undertaking the work. The contractor and the equipment operator must be provided with a copy of this work permit and be familiar with the conditions prior to proceeding with any work. A copy of the work permit must be available on site while the work is being conducted.

No in-water work is permitted between April 1st and September 30th. All work is to be completed between October 1st and March 31st, during the non-active season for reptiles and amphibians. Work should temporarily cease if SAR or other reptiles are encountered during the work. This authorization does not release you of the responsibility for obtaining any other permits that may be required under federal, provincial or municipal legislation. This includes any requirements under the *Endangered Species Act* which is now administered by the Ministry of Environment, Conservation, and Parks.

The *Ontario Heritage Act* regulates archaeological resources in Ontario. During the course of your project work, should you accidently discover archaeological artefacts, please stop all work, secure the site and contact the Ministry of Tourism, Culture and Sport, Archaeology Programs Unit, by email at Archaeology@ontario.ca, or by phone at 416-212-8886. Also, please notify the MNRF.

In accordance with the *Cemeteries Act*, R.S.O. 1990 c. C.4, should you accidently discover human remains during the course of your project work, you are required to stop all work, secure the site and notify the Ontario Provincial Police along with the MNRF.

You may contact **Steffi Krause**, by phone at **705-346-0173** or by email to Steffi.krause@ontario.ca, if you have any further questions regarding this matter.

Sincerely,

Steffi Krause

Steffi Krause
IRM Technical Specialist

Ministry of Natural Resources- /encl

Ontario

Ministry of Natural Resources
Ministère des ressources naturelles

Work Permit / Permis de travail

Permit No./Permis No. MPSB-2024-PLA-04445-WP-001

This permit is issued under the authority and provisions of the following indicated Provincial Acts and their regulations, and is subject to the limitations and provisions thereof and is also subject to the terms and conditions herein.
Ce permis est émis conformément aux dispositions des lois provinciales ci-après et des règlements y afférents et est sujet aux restrictions et dispositions de ce lois et règlements ainsi qu'aux conditions ci-énoncées.

[X] Section 2(1), Regulation 975, as amended, Public Lands Act/Loi sur les terres publiques, Règlement 975 tel que modifié, article 2(1)

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required nor does it relieve the permittee from the requirements of any other legislation.
Remarque : La délivrance d'un permis n'exonère pas le demandeur de l'obligation d'obtenir l'autorisation de tout autre organisme, commission, gouvernement, etc. qui pourrait être exigée, non plus qu'elle exempte le détenteur des dispositions des lois.

The Permit is issued to: Ce Permis est délivré à:

Name of Permittee/Nom du detenteur: Michael Buzanis

Post Office Address/Adresse postale: 77 Wanless Crescent, Toronto ON, M4N3C2, CA

To conduct an operation from December 13, 2024 to and including the December 12, 2025

Pour effectuer des travaux du December 13, 2024 jusqu'au December 12, 2025

at location/à l'emplacement: Con. 2 Lots 28 & 29 Township of Humphrey

17T 593579, 5018107

As per your application dated/conformément à la / Demande de permis en date du:

2024-07-30

For the purpose of / Aux fins de: Road and Water Crossings Over Crown

Subject to the following conditions:/Et sous les conditions suivantes:

1. The Permittee shall keep this permit or a true copy thereof on the work permit area./ Le détenteur conservera ce permis ou une copie conforme sur les lieux des travaux.

2. The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work permit area to any officer whenever requested by the officer. /
Le responsable des travaux couverts par ce permis doit produire le permis ou sa copie conforme si un agent lui demande.

3. Other conditions as listed on the reverse side of this permit as well as those contained in Schedule(s) D attached.
Autres conditions énoncées au verso de ce permis ainsi que celles apparaissant aux annexes suivantes .

Place of Issue/Emis à: Parry Sound	
Date/Date de déliverance: **December 12, 2024**	Signature of Issuing Officer/Signature du délivreur: Steffi Krause

Personal Information on this form is collected under the authority of Section 13 of the Public Lands Act, R.S.O. 1990, the Lakes and Rivers Improvement Act, R.S.O. 1990, and Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local NDMNRF office.
Les renseignements personnels exigés dans les présentes sont recueilles en vertu de la Loi sur l'aménagement des lacs et des rivières et du règlement 975 de l'Ontario tel que modifié. Ils seront utilisés selon les termes de la Loi et des règlements. Veuillez adresser toute question à ce sujet au bureau du DNMRNF. Une liste des bureaux du DNMRNF avec adresses et numéros de téléphone en français est disponible.

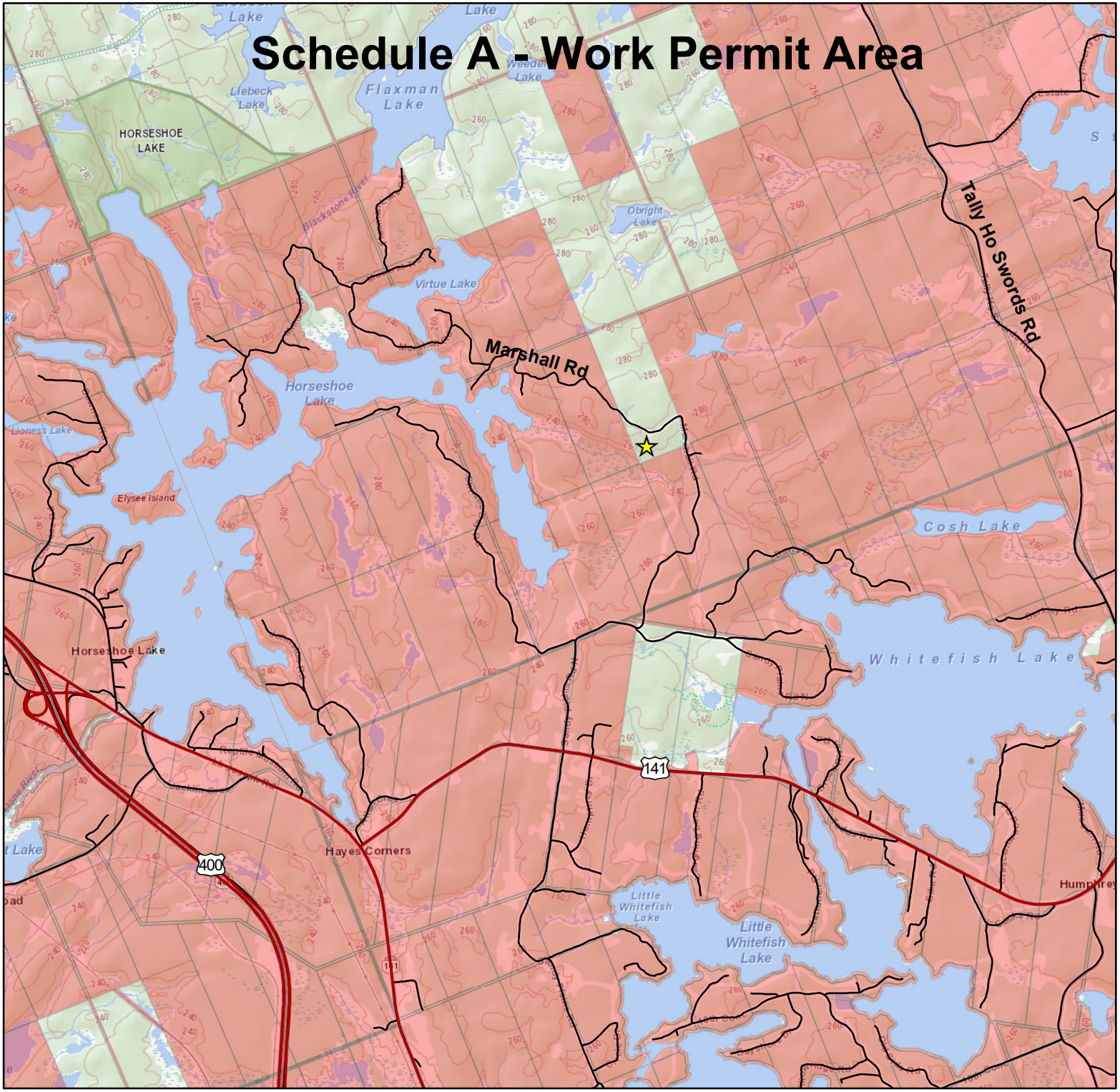
Conditions

It is agreed by the parties hereto that:
1) This Work Permit gives the permittee only the right to carry out work on the described site for the purpose specified in this permit and does not convey any right, title or interest in the land.
2) The permittee covenants to indemnify and forever save and keep harmless the Crown, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this Work Permit.
3) a) A permittee is an occupier under the Trespass to Property Act and the Occupier's Liability Act and shall take such care as in all circumstances of the case is reasonable to see that persons entering on the premises, and the property brought on the premises by these persons, are reasonably safe while on the premises. b) Any posting of signs or notices pursuant to the Trespass to Property Act and the Occupier's Liability Act, on the work permit area, shall be subject to prior approval of the issuing officer. The location and format of all signs and notices must be approved by an officer. c) The permittee agrees to remove all signs or notices on termination of the permit, or at the direction of the issuing officer. d) The permittee agrees to post any signs or notices as required or directed by an officer.
4) This Work Permit shall not be assigned or transferred.
5) The permittee may, with the approval of the District Manager, or will, at the District Manager's request, remove the improvements , property or other assets from the public lands and leave the site in a clean and safe condition, restored as much as possible to its original state except where the requirement to restore is waived in writing by the District Manager.
6) a) Upon termination of this permit, the permittee has no right to, or reasonable expectation of, the issuance of a new permit based on prior work on the land. b) The successive issuance of any permit or permits for work on the land described herein will not create any future rights or interests whatsoever in the land.
7) Violations of any of the conditions constitutes an offence.

Conditions

Les parties conviennent que:
1) Ce permis de travail autorise le détenteur à effectuer les travaux sur le terrain décrit aux fins énoncées dans ce permis. Il ne confère aucun droit, titre ou intérêt sur le terrain.
2) Le détenteur indemnisera et protègera la Couronne, ses agents, fonctionnaires et représentants de toute poursuite, demande, procès, dommages, perte ou coûts découlant de blessures, décès ou dommages matériels â autrui qui pourrait être causés ou infligés, ou présumer être causés ou infligés de quelque façon que ce soit, par l'exercice des droits ou privilèges accordés par ce permis à son détenteur.
3) a) Le détenteur est considéré comme un occupant aux termes de la Loi sur l'entrée sans autorisation et de la Loi sur la responsabilité des occupants et il doit prendre toute mesure qui, dans la situation, est considérée raisonnable afin que les personnes entrant sur les lieux, et les biens apportés par ces personnes, soient raisonnablement sécuritaires lorsqu'ils sont sur les lieux. b) Les avis ou panneaux exigés par la Loi sur l'entrée sans autorisation et la Loi sur la responsabilité des occupants et installés sur les lieux de travail couverts par le permis doivent être préalablement approuvés par le délivreur. L'emplacement et le format des affiches ou des avis doivent être approuvés par le délivreur. c) Le détenteur convient d'enlever ces avis ou panneaux conformément à la Loi sur l'entrée sans autorisation à l'expiration du permis ou sur l'ordre du délivreur. d) Le détenteur accepte de poser des affiches ou des avis à la demande du délivreur.
4) Ce permis ne peut être ni cédé ni transféré.
5) Le détenteur peut, sous réserve de l'approbation du chef de district, ou doit à sa demande, enlever les aménagements, les biens ou autres avoirs des terres publiques et laisser le site propre et sûr, restauré dans toute la mesure du possible à sa condition originale sauf s'il en est dispensé par écrite par le chef de district.
6) a) À l'expiration de ce permis, il sera décidé de délivrer un nouveau permis conformément aux règlements afférents à la Loi sur les terres publiques et le détenteur n'a aucun droit, ni ne peut raisonnablement s'attendre, à ce qu'un nouveau permis lui soit accordé uniquement parce que des travaux ont été effectués sur le site. b) La délivrance successive de permis d'effectuer des travaux sur le terrain décrit ici ne confère aucun droit ou intérêt futur sur ce terrain.
7) Les infractions à ces conditions sont punies par la Loi.

Schedule A - Work Permit Area



MPSB-2024-PLA-04445
(Buzanis)

Lot 27 Con 2
Geographic Township of Christie

General Location Map

N

Legend

- Proposed Work Permit Location
- Road
- Highway
- Crown Land
- Private Land

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Projection: UTM Zone 17N
Datum: North American Datum 83

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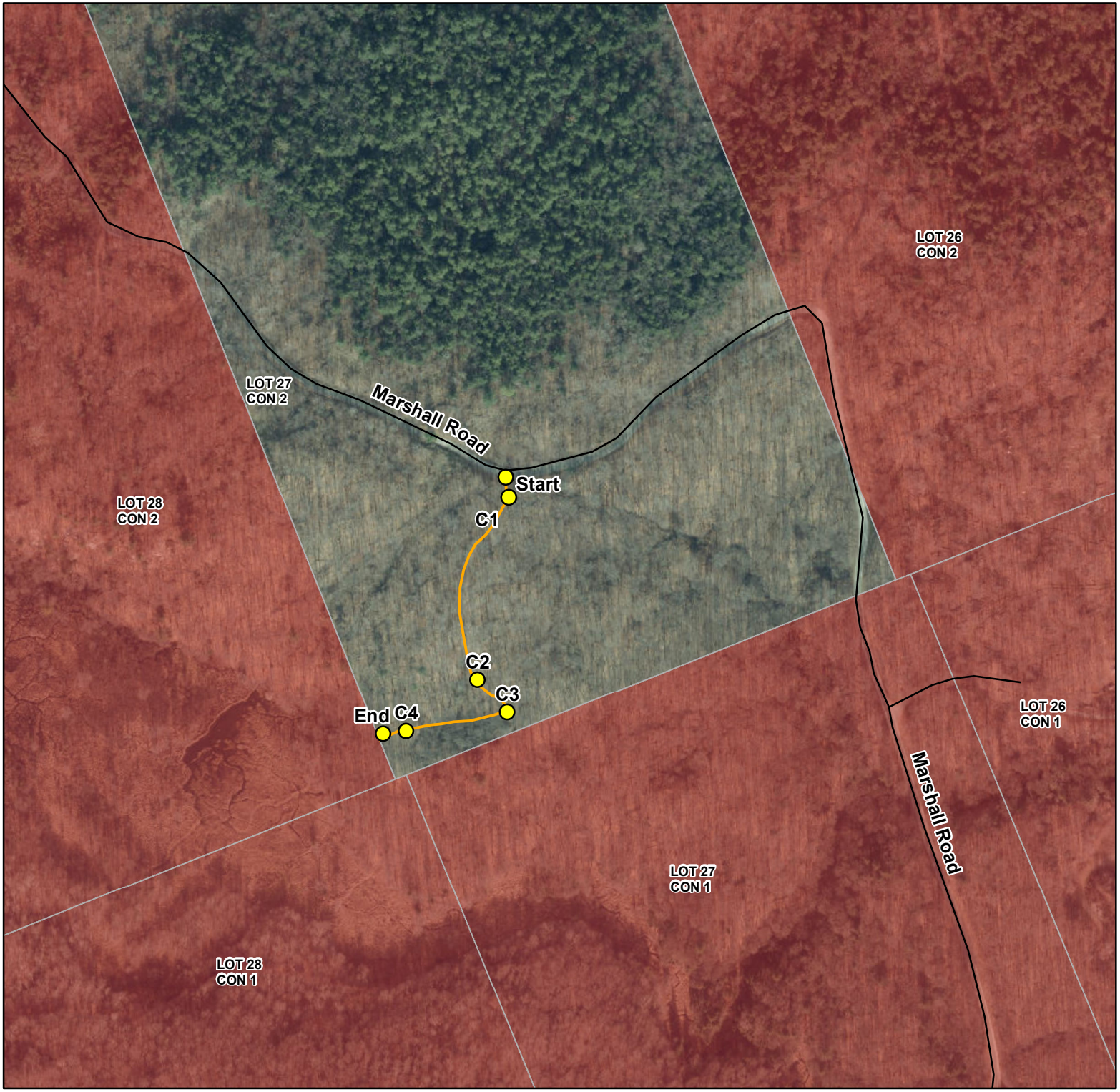
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Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 26, 2024



MPSB-2024-PLA-04445 (Buzanis)

Lot 27 Con 2 Geographic Township of Christie

Proposed Culvert/ Road Map

N

Legend

- Proposed Road
- Proposed Culvert/ Road Waypoints
- Road
- Crown Land
- Private Land

UTM Co-ordinates: Proposed Road

START	17	593579 E	5018107 N
C1	17	593581 E	5018092 N
C2	17	593558 E	5017957 N
C3	17	593580 E	5017933 N
C4	17	593505 E	5017919 N
END	17	593488 E	5017917 N

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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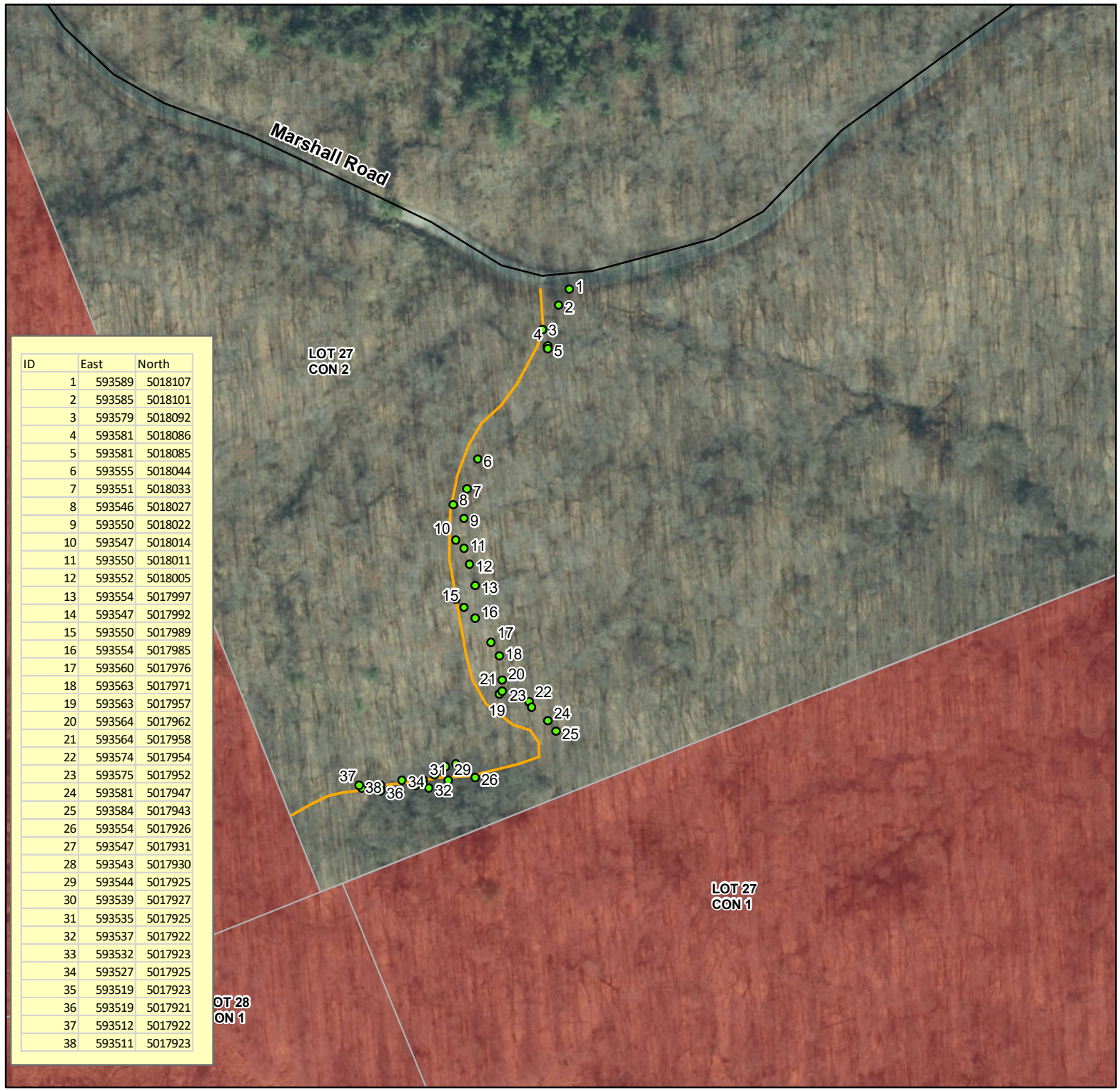
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60 30 0 60 Meters

Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 25, 2024



ID	East	North
1	593589	5018107
2	593585	5018101
3	593579	5018092
4	593581	5018086
5	593581	5018085
6	593555	5018044
7	593551	5018033
8	593546	5018027
9	593550	5018022
10	593547	5018014
11	593550	5018011
12	593552	5018005
13	593554	5017997
14	593547	5017992
15	593550	5017989
16	593554	5017985
17	593560	5017976
18	593563	5017971
19	593563	5017957
20	593564	5017962
21	593564	5017958
22	593574	5017954
23	593575	5017952
24	593581	5017947
25	593584	5017943
26	593554	5017926
27	593547	5017931
28	593543	5017930
29	593544	5017925
30	593539	5017927
31	593535	5017925
32	593537	5017922
33	593532	5017923
34	593527	5017925
35	593519	5017923
36	593519	5017921
37	593512	5017922
38	593511	5017923

MPSB-2024-PLA-04445 (Buzanis)

Lot 27 Con 2 Geographic Township of Christie

Tree Location Map

N

Legend

- Proposed Road
- Tree Waypoints
- Road
- Crown Land
- Private Land

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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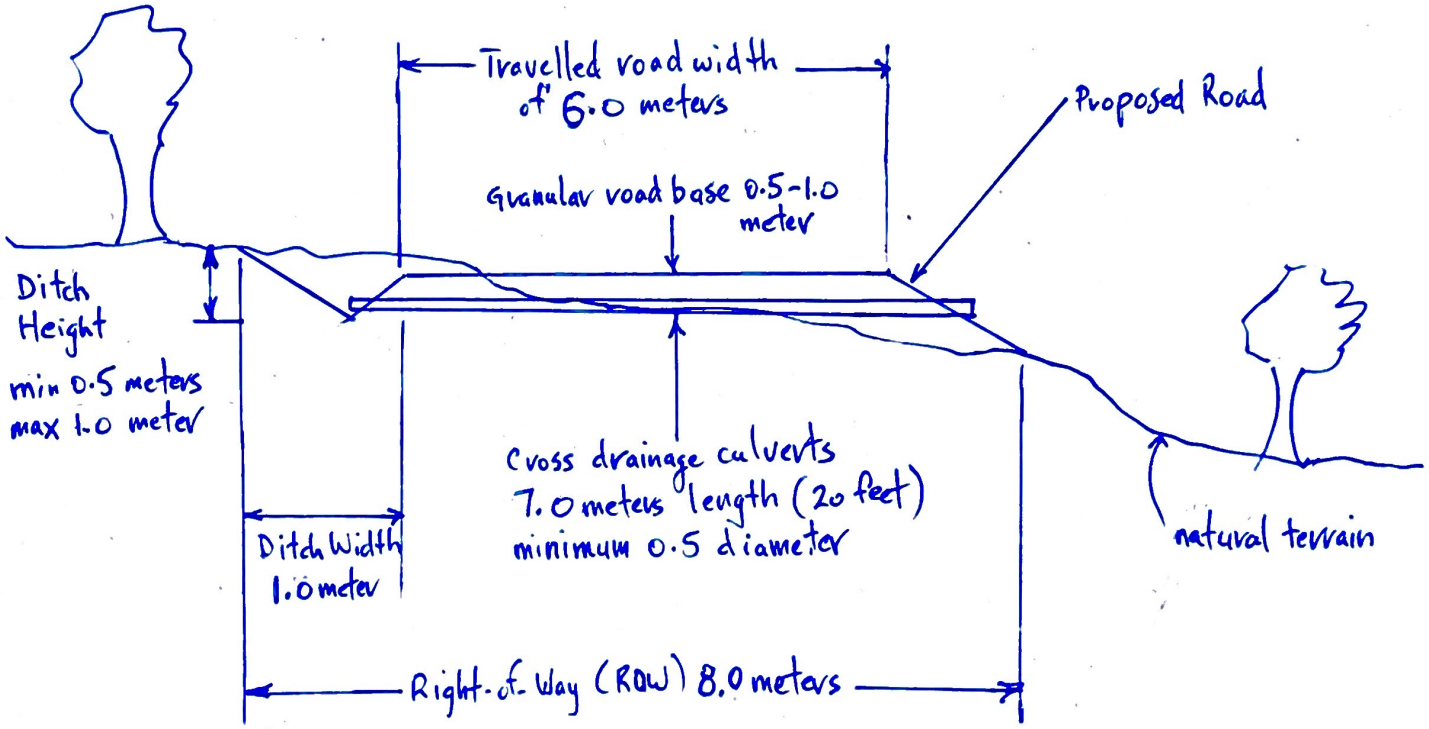
30 15 0 30 Meters

Ontario

Map created for: BMPS MNRF District
Map created by: Southern Region RIAU, MNR
Map Created on: Nov 25, 2024

REVISED

Appendix B: CROSS SECTION DRAWING



Notes:

REVISED

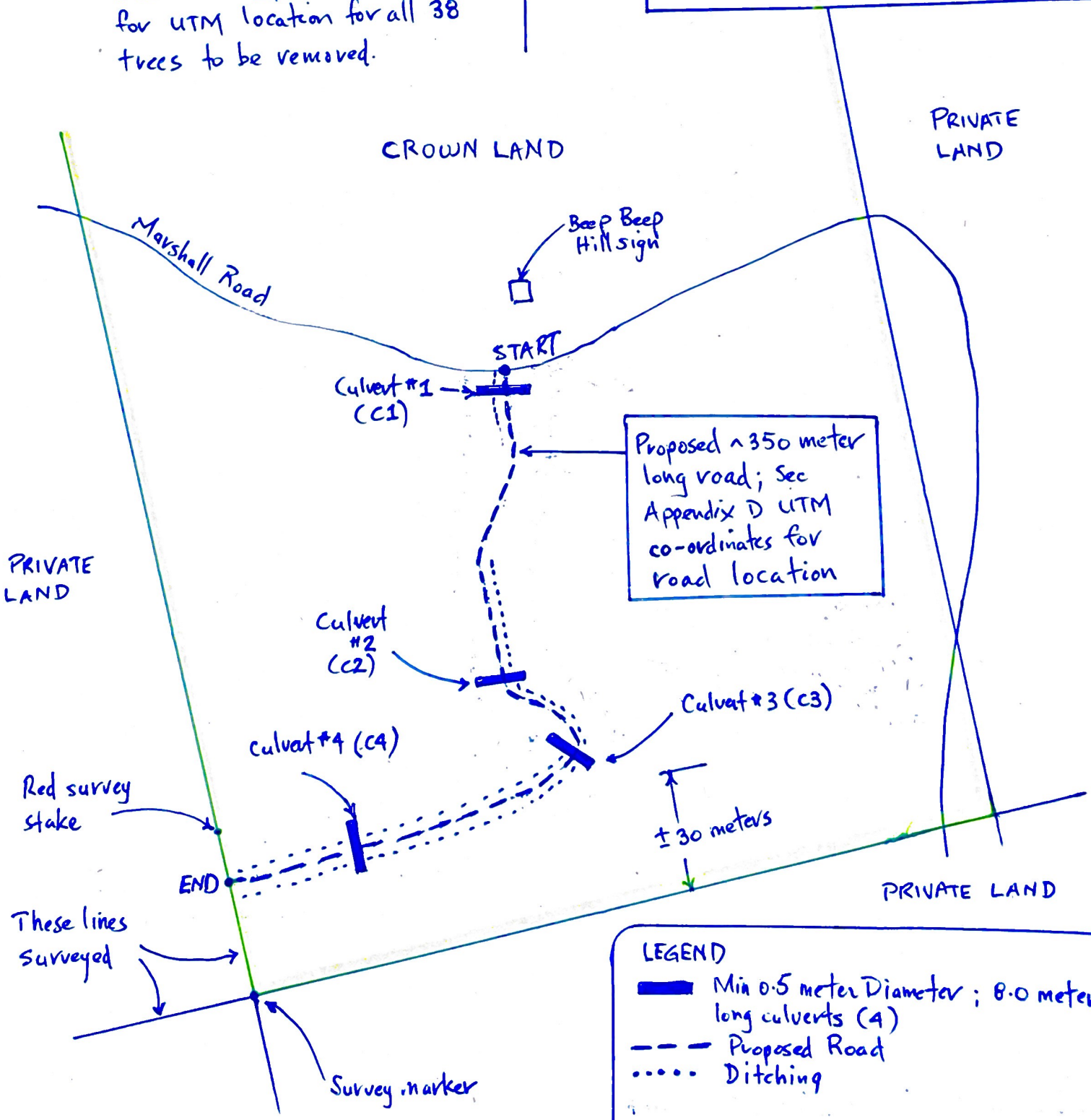
Appendix C: PLAN VIEW DRAWING

Note 1: No blasting required

Note 2: Trees larger than 10 cm diameter to be removed too numerous to show here. See Appendix E for UTM location for all 38 trees to be removed.

UTM Co-ordinates: Proposed Road

START	17	593579 E	5018107 N
C1	17	593581 E	5018092 N
C2	17	593558 E	5017957 N
C3	17	593580 E	5017933 N
C4	17	593505 E	5017919 N
END	17	593488 E	5017917 N



LEGEND

- Min 0.5 meter Diameter; 8.0 meter long culverts (4)
- – – – Proposed Road
- ····· Ditching

Note: No blasting required

REVISED APPENDIX E:

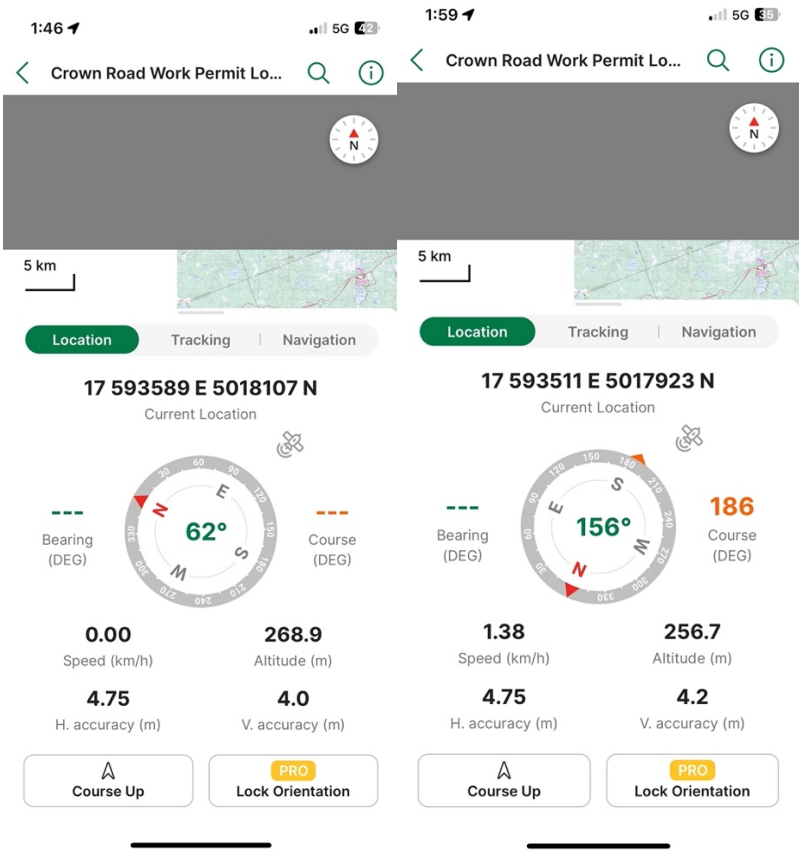
Proposed Road Location: UTM co-ordinates of 38 trees over 10 cm in diameter proposed to be removed.

UTM application Avenza Maps snapshots for the first and last tree location also provided at the end of UTM list.

Trees are mostly Maple, Ash and Beech.

1. 17 593589 E 5018107 N
2. 17 593585 E 5018101 N
3. 17 593579 E 5018092 N
4. 17 593581 E 5018086 N
5. 17 593581 E 5018085 N
6. 17 593555 E 5018044 N
7. 17 593551 E 5018033 N
8. 17 593546 E 5018027 N
9. 17 593550 E 5018022 N
10. 17 593547 E 5018014 N
11. 17 593550 E 5018011 N
12. 17 593552 E 5018005 N
13. 17 593554 E 5017997 N
14. 17 593547 E 5017992 N
15. 17 593550 E 5017989 N
16. 17 593554 E 5017985 N
17. 17 593560 E 5017976 N
18. 17 593563 E 5017971 N
19. 17 593563 E 5017957 N
20. 17 593564 E 5017962 N
21. 17 593564 E 5017958 N
22. 17 593574 E 5017954 N
23. 17 593575 E 5017952 N
24. 17 593581 E 5017947 N
25. 17 593584 E 5017943 N
26. 17 593554 E 5017926 N
27. 17 593547 E 5017931 N
28. 17 593543 E 5017930 N
29. 17 593544 E 5017925 N

30. 17 593539 E 5017927 N
31. 17 593535 E 5017925 N
32. 17 593537 E 5017922 N
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Photos Submitted by Mike Buzanis. 08/20/20 Road Over Crown.

















Ministry of Natural Resources
Ministère des ressources naturelles

Ontario

Schedule "D" Work Permit Conditions Report

Submission ID: MPSB-2024-PLA-04445

Approval Number: MPSB-2024-PLA-04445-WP-001

Proponent: Michael Buzanis

- The extent of the project must front lands owned by the permit holder and in no way encroach upon neighbouring properties
- All work shall be carried out within the approved Work Permit Area (WPA) only. Any work outside the approved WPA will require separate approval or an amendment to this Work Permit.
- Wheeled or tracked machinery or equipment used in connection with the activity must be operated from dry land, on ice surface or operated from a barge or vessel, and must be stored on dry land or stored on a barge or vessel.
- The Permit Holder shall not undertake any work in the water between the following dates April 1 - September 30
- All water discharges from pumps, etc., are to be directed through appropriate sedimentation control to prevent material from entering any water.
- Sediment controls containing the work area must be installed before the work begins, must be maintained for the duration of the work, and must not be removed until after the area has stabilized.
- The Permit Holder shall ensure all debris removed during construction (e.g. brush, slash, topsoil etc.) is not deposited in the ditches, on the shoulders of the road or below the high water mark of water courses.
- The Permit Holder shall ensure no ground vegetation is to be disturbed within 10 metres of any water course.
- The Permit Holder shall ensure that the trail/road constructed on public land will be open to use by the public. Any restrictions on the use of the trail/road must be authorized by the Ministry of Natural Resources & Forestry.
- The Permit Holder shall utilize the Ministry of Natural Resources and Forestry “Environmental Guidelines for Access Roads and Water Crossings” for mandatory and suggested methods of construction and mitigation techniques.
- The Permit Holder shall ensure no materials such as rocks, aquatic vegetation and logs are disturbed or removed below the high water mark of any watercourse, except with the prior authorization of the Ministry of Natural Resources and Forestry.
- The Permit Holder shall ensure no fording or temporary crossing of the water course occurs.
- All work shall be carried out from one side of the water course only as per the permit and the Permit Holder shall not disturb any natural vegetation on the opposite side.

- The Permit Holder shall ensure all water is pumped out of the enclosed area (ex. Coffer dam), prior to the start of any excavation. Any fish trapped in the enclosure shall be relocated to the water course immediately.
- The Permit Holder shall ensure all machinery fording the watercourse to bring equipment required for construction to the opposite side is limited to a one-time event (over and back) and should occur only if an existing crossing at another location is not available or practical to use.
- The Permit Holder shall ensure machinery arrives on the work permit area site in a clean condition and is to be maintained throughout all work activities free of fluid leaks.
- The Permit Holder shall wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent entry into the water.
- The Permit Holder shall keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- The Permit Holder shall restore banks to original condition if any disturbance occurs.
- Work is to occur between October 1st and March 31st, during the non-active season for reptiles and amphibians. Work should temporarily cease if Species at Risk or other reptiles are encountered during the work
- The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required. Applicants are responsible for ensuring compliance with any other applicable legislation, including requirements under the Fisheries Act (Canada).
- The attached application is provided for your convenience; works are to be completed as set out in this application, unless contrary to any terms or conditions of this permit. In the event of conflict between the application and any terms or conditions of this permit, the terms and conditions set out in this permit shall prevail.
- If archaeological remains or human burials or other Cultural Heritage Resources are discovered on site at any time stop work immediately, secure the site from further alternation and public access and contact the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSPI). In the event that human remains are encountered during project implementation contact your local enforcement services and MHSPI staff.

Appendix 'B'

Ministry of the Environment, Conservation and Parks

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Ontario

PERMIT UNDER subsection 17(1) in accordance with criteria in clause 17(2)(c) of the *ENDANGERED SPECIES ACT, 2007*

Permit #: NR-C-002-23

Issued to:	Michael Buzanis 77 Wanless Crescent Toronto, Ontario M4N 3C2
Term:	This permit comes into force on the date it is issued and expires after the submission of a final report that meets the requirements of condition 35.
Project Location:	The corridor identified as "Preferred Alignment" and inclusive of the area identified as "10m Corridor Width" in Schedule B, generally located near Lot 28, Concession 2, in the Township of Seguin, within the District of Parry Sound, Ontario (the "**Site**").
Project Description:	The construction of a roadway that is approximately 888 metres long, to provide land access to seven private cottage properties on Horseshoe Lake (the "**Project**").

1. **Authority**. This permit is issued to Michael Buzanis (the "**Permit Holder**") under subsection 17(1) of the *Endangered Species Act, 2007* ("**ESA"**) in accordance with the criteria in clause 17(2)(c) of the ESA.

2. **Application to Species.** This permit applies to the following species listed as endangered in Ontario Regulation 230/08 and their respective habitats, which are protected under the ESA:

   - Blanding's Turtle *(Emydoidea blandingii)*
   - Eastern Hog-nosed Snake *(Heterodon platirhinos)*

3. **Authorization.** This permit authorizes the Permit Holder to engage in the following activities at the Site that would otherwise be prohibited by subsections 9(1) and 10(1) of the ESA for the purpose of carrying out the Project or fulfilling the conditions of this permit:

   (a) harm, harass, capture, possess, or transport Blanding's Turtle individuals;

(b) harm, harass, capture, possess, or transport Eastern Hog-nosed Snake individuals; and

(c) damage or destroy up to 0.90 ha of collective habitat for Blanding's Turtle and Eastern Hog-nosed Snake, including 0.39 ha of Category 2 Blanding's Turtle habitat and 0.51 ha of Category 3 Blanding's Turtle habitat.

4. **Conditions.** Pursuant to subsection 17(6) of the ESA, the authorizations in section 3 of this permit do not apply unless the Permit Holder complies with the requirements imposed by this permit.

5. **Compliance.** Section 36 of the ESA provides that non-compliance with the prohibitions in subsections 9(1) and 10(1) of that Act and any provision of this permit constitutes an offence.

6. **Schedules:** The following schedules form part of this permit:

- Schedule A: Conditions
- Schedule B: Project Location (The Site)

Pursuant to subsection 17(1) of the ESA and in accordance with clause 17(2)(c) of the ESA, I hereby issue this permit authorizing the activities described above, subject to the conditions set out herein.



April 17, 2025

_____ Date of Issuance: _____

Hon. Todd McCarthy (dd/mm/yy)

Minister of the Environment, Conservation and Parks

SCHEDULE A: CONDITIONS

Definitions

1. For the purposes of this permit, the following definitions apply:

"Active Season" means either or both of the following, as the context indicates:

a) the period when Blanding's Turtles are most likely to be outside of their overwintering site (normally between April 15 and October 15); or

b) the period when Eastern Hog-nosed Snakes are most likely to be outside of their winter hibernaculum (normally between April 15 and October 15);

"Artificial Nest" means a nest constructed for use by Blanding's Turtles as required under condition 28;

"Brush Pile" means a heaped mound of woody debris, consisting of branches, stumps, and rocks, which provides suitable habitat for thermoregulation or foraging for Eastern Hog-nosed Snake;

"Category 2" and **"Category 3"** have the same meanings as set out in the document published by the MECP entitled "General Habitat Description for the Blanding's Turtle (*Emydoidea blandingii*)";

"Development Area" means the areas of the Site, identified as "Proposed Alignment" and "10m Corridor Width" in Schedule B, where construction will occur;

"Ecopassage" means a large culvert that functions as a passage for Protected Species individuals to utilize for crossing safely beneath a roadway, designed and installed under condition 24, in consultation with a Qualified Professional and in accordance with the document titled "*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*", dated April 2016, published by the Ontario Ministry of Natural Resources and Forestry;

"Incidental Encounter" means any encounter at the Site with a species that is listed on the SARO List;

"MECP" means the Ministry of the Environment, Conservation and Parks;

"Mitigation Measures" means the activities required under conditions 21 through 27, which are intended to minimize adverse effects on the Protected Species;

"NHIC" means the Ministry of Natural Resources and Forestry's Natural Heritage

Information Centre;

“Overall Benefit Activities” means the activities identified in condition 28 and condition 29;

“Overall Benefit Locations” means the locations at which Overall Benefit Activities are carried out;

“Permanent Exclusion Fencing” means fencing located on private land intended to exclude the Protected Species from accessing the Development Area after the completion of Project Activities, designed and installed under condition 25, in consultation with a Qualified Professional and in accordance with the document titled “*Reptile and Amphibian Exclusion Fencing: Best Practices, Version 1.0. Species at Risk Branch Technical Note*”, dated July 2013, published by the Ontario Ministry of Natural Resources and Forestry;

“Project Activities” means activities associated with undertaking the Project which may negatively impact the Protected Species or their habitat at the Site or associated with fulfilling the conditions of this permit other than the Overall Benefit Activities, including but not limited to site preparation, vegetation removal, and construction of a roadway;

“Protected Species” means Blanding’s Turtle and Eastern Hog-nosed Snake;

“Qualified Professional” means a person who has the education, training, experience, and expertise in conservation and protection of the relevant Protected Species, including the capture and handling of the Protected Species, to undertake the requirements of this permit that are to be undertaken or overseen by that person;

“SARO List” means the species lists in Ontario Regulation 230/80 – Species at Risk in Ontario List;

“Temporary Exclusion Fencing” means fencing located on private land intended to exclude the Protected Species from the Development Area during construction, designed and installed under condition 21, in consultation with a Qualified Professional and in accordance with the document titled “*Reptile and Amphibian Exclusion Fencing: Best Practices, Version 1.0. Species at Risk Branch Technical Note*”, dated July 2013, published by the Ontario Ministry of Natural Resources and Forestry;

“Turtle Nesting Season” means the period when Blanding’s Turtle are most likely to be searching for the appropriate locations for nesting, establishing nest sites, and nesting, generally between May 15 and July 15; and

“Wildlife Custodian” means a person who holds a valid authorization issued

under clause 44(2)(a) of the *Fish and Wildlife Conservation Act, 1997.*

General

2. The Permit Holder shall retain one or more Qualified Professional(s) to:

(a) undertake the activities that this permit requires to be performed by a Qualified Professional; and

(b) supervise and assist with other activities required by this permit that are within the purview of a Qualified Professional.

3. The Permit Holder shall keep a copy of this permit on the Site at all times during the Project and at the Overall Benefit Locations when Overall Benefit Activities are taking place and make it available for review by any person(s) working on the Project or Overall Benefit Activities.

4. The Permit Holder shall:

(a) give a copy of this permit to every Qualified Professional working on the Project or Overall Benefit Activities; and

(b) ensure that a copy of this permit is carried by any person who possesses or transports a Protected Species individual under the authority of this permit.

5. The Permit Holder shall act with due diligence to avoid killing, harming, and/or harassing any Protected Species individuals while carrying out the Project and while fulfilling the conditions of this permit.

6. The first time any Project Activities are commenced, the Permit Holder shall notify the MECP within 24 hours by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23).

7. At the request of MECP staff and on reasonable notice, the Permit Holder shall provide MECP staff and others accompanying them with access to the Site and any other areas for the purposes of observing the Site, Overall Benefit Locations, and any activities undertaken in relation to this permit. If access is requested to an area not on the Site and not owned or controlled by the Permit Holder, the Permit Holder shall make reasonable efforts to obtain the requested access. For greater certainty, this condition does not affect the powers of an enforcement officer under the ESA.

8. The Permit Holder shall notify the MECP immediately by email to SAROntario@ontario.ca, referencing the number of this permit, if the Permit Holder's name or address changes or if the Permit Holder:

(a) becomes bankrupt, becomes insolvent, or makes an assignment for the benefit of creditors;

(b) has a receiver appointed over them;

(c) takes or is subject to any other thing which adversely affects the Permit Holder's ability to satisfy this permit; or

(d) is unable to satisfy any of the conditions of this permit.

Ministry Review/Approval Role for Minor Changes:

9. If it is not possible to complete the Project Activities in accordance with permit conditions, the Manager of Permissions Section in the MECP Species at Risk Branch may approve changes to the permit details, including maps provided in the Schedules, without an amendment to this permit if the following conditions are met:

(a) the proposed changes to Project Activities would not result in additional impacts to Protected Species individuals or impact another species listed as extirpated, endangered, or threatened on the SARO List;

(b) the proposed changes to Project Activities would not result in an increase to the amount of habitat that is authorized to be damaged or destroyed in section 3 of this permit;

(c) the proposed changes will not result in a reduction of overall benefit to be achieved for any of the Protected Species, or otherwise affect the intended outcomes of the Overall Benefit Activities;

(d) all Mitigation Measures are being completed in accordance with conditions 21 through 27 and will not be affected in their intended outcomes;

(e) any extension to an amount of time required to complete an action under this permit is not greater than 1 year; and

(f) a management biologist in the Species at Risk Branch has reviewed the changes and determined that conditions 9(a) through 9(e) will be met.

10. If the Permit Holder wishes to request a change under condition 9, the Permit Holder shall make a written request with reasons to support the request and documentation to clearly demonstrate that conditions 9(a) through 9(e) will be met to the Species at Risk Branch by email to SAROntario@ontario.ca, with the subject line referencing the number of this permit (NR-C-002-23), at least 30 days before the change is requested to be implemented.

11. If any changes have been made to the permit and approved under condition 9, these changes shall be clearly documented and a copy of the approval and supporting documentation shall be kept by the Permit Holder with the permit at all times.

Awareness and Training

12. Before any person engages in an activity authorized or required by this permit, the Permit Holder shall ensure that a Qualified Professional provides education and awareness training to that person that addresses:

(a) the existence and identification of the Protected Species and their habitats at the Site and Overall Benefit Locations;

(b) appropriate action(s) to take if an Incidental Encounter occurs;

(c) how to report sightings of the Protected Species or Incidental Encounters to the NHIC and the MECP; and

(d) all requirements of this permit, including an explanation of Mitigation Measures that are required to be taken to avoid impacts to the Protected Species and their respective habitats.

13. The Permit Holder shall keep a record of any training conducted under condition 12 for five (5) years following the completion of the Overall Benefit Activities and provide a copy immediately upon request by the MECP. This record shall include:

(a) the name of each Qualified Professional who conducted the training;

(b) the names of all persons trained, and a declaration signed by each trainee certifying that they have been trained in accordance with the requirements under condition 12;

(c) the date(s) of the training;

(d) a description of the manner in which training was provided; and

(e) a copy of all the training materials.

Species at Risk Reporting

14. If a member of a species on the SARO List that is not identified in section 2 of this permit is encountered while carrying out any activity related to this project at the Site or Overall Benefit Locations, the Permit Holder shall report the encounter within 48 hours to the MECP by email to SAROntario@ontario.ca, with a carbon copy to the Natural Heritage Information Centre (NHIC) at NHICrequests@ontario.ca, in accordance with Ontario's guidance on how to report rare species, which is currently found at: https://www.ontario.ca/page/report-rare-species-animals-and-plants. The Permit Holder shall take photographs of the individuals when possible and include them in the report.

Protected Species Encounters

15. If a live Protected Species individual is encountered at the Site, the Permit Holder shall:

(a) cease all activity within 30 metres of the individual that may result in adverse impacts to the individual until the individual leaves or is removed from the Site;

(b) contact a Qualified Professional immediately to report the encounter and ensure the Qualified Professional arrives within two (2) hours of the encounter;

(c) monitor the location of the individual at all times until the arrival of the Qualified Professional;

(d) if the individual has not left the Site on its own, ensure that the Qualified Professional has safely relocated the individual before resuming any activity within 30 metres of the location of the encounter; and

(e) record the following information, which is to be included in the annual reports required to be submitted under condition 34:

(i) name of the observer;

(ii) date and time of the encounter;

(iii) location of the encounter (UTM coordinate or detailed description);

(iv) description of the circumstances of the encounter;

(v) digital photograph(s) of the individual, if possible; and

(vi) summary of actions taken in relation to the individual.

16. If a Protected Species individual that is nesting is encountered, or if a Protected Species nest is discovered, the Permit Holder shall:

(a) immediately cease all activity and create a minimum 30 metre setback around the nest and/or nesting individuals within which no activity shall occur until the end of the Turtle Nesting Season and dispersal of any Protected Species individuals from the nest;

(b) ensure that the nest and nesting individual are protected from all disturbances for the duration of the Turtle Nesting Season, including by maintaining a 30 metre setback from the nest;

(c) ensure weekly monitoring of the nest site is completed by a Qualified Professional;

(d) allow the Protected Species individuals sufficient time to disperse from the nest site under their own ability before any activities continue within the 30 metre setback; and

(e) if a situation arises where it is not possible to protect a nest where it has been laid:

(i) contact an authorized Wildlife Custodian to request their assistance; and

(ii) if the Wildlife Custodian determines that artificial incubation is feasible, coordinate with the Wildlife Custodian to facilitate the transport of the eggs, their artificial incubation, and the release of the hatchlings back into the wild.

17. If an injured Protected Species individual is encountered at the Site, the Permit Holder shall:

(a) cease all Project Activities within 30 metres of the injured individual;

(b) ensure that the individual is protected from further harm until such a time as it can be collected by a Qualified Professional;

(c) follow the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online

at: https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf;

(d) document the location where the injury occurred, if known (UTM coordinate or detailed description);

(e) document the circumstances of the injury;

(f) obtain any necessary veterinary advice and care from a member of the College of Veterinarians of Ontario with appropriate experience relevant to the Protected Species and pay for said care;

(g) ensure a Qualified Professional transfers the individual to a Wildlife Custodian experienced in handling the relevant Protected Species, after any necessary veterinary advice or care has been administered; and

(h) report the incident to the MECP at SAROntario@ontario.ca, referencing the permit number (NR-C-002-23) and including the information required to be documented under conditions 17(d) and 17(e), before the end of the next business day.

18. If a Protected Species individual is killed or found dead at the Site, the Permit Holder shall:

(a) collect the individual and store it in a safe and refrigerated place;

(b) document the location and circumstances under which the individual was killed or found dead;

(c) report the incident to the MECP by email to SAROntario@ontario.ca, referencing the permit number (NR-C-002-23) and including the information required to be documented under condition 18(b), before the end of the next business day;

(d) comply with any instructions provided by the MECP regarding the handling and/or transfer of the dead individual;

(e) if handling or transfer of the dead individual is not required by the MECP, dispose of the dead individual in an appropriate manner; and

(f) report the encounter to the NHIC within three months of the encounter in accordance with Ontario's guidance on how to report rare species, which is currently found at: https://www.ontario.ca/page/report-rare-species-animals-and-plants.

Species Handling and Relocation

19. The Permit Holder shall ensure that any Protected Species individual required to be handled under this permit is handled by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional in accordance with the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online at:

https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf.

20. The Permit Holder shall ensure that any Protected Species individual captured or otherwise required to be relocated under this permit is released by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional, into an area suitable for relocation as identified in accordance with the protocols outlined in the document titled "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", published by the Ministry of Natural Resources and Forestry, available online at: https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf.

Mitigation Measures

21. **Temporary Exclusion Fencing:** Prior to the commencement of any Project Activities that occur within the Active Season, the Permit Holder shall install Temporary Exclusion Fencing at the locations identified as "Exclusion Fencing" in Schedule B, to prevent the movement of any Protected Species into the Development Area, in accordance with the following:

(a) the fencing shall be installed in accordance with the direction provided in the Ontario publication "*Reptile and Amphibian Exclusion Fencing*", available at: www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing;

(b) the fencing shall be a minimum of 0.6 metres in height above grade at all installed locations, buried a minimum of 0.2 metres below grade at all installed locations, and secure so Protected Species individuals will not be able to pass under or over the barrier or between any openings;

(c) the final design and location of the Temporary Exclusion Fencing, including entry and access areas, shall be approved by a Qualified Professional;

(d) the Temporary Exclusion Fencing shall be installed prior to start of the Active Season in each year in which Project Activities occur;

(e) the Temporary Exclusion Fencing shall be inspected daily during the Active Season while construction is ongoing;

(f) any damage to the Temporary Exclusion Fencing shall be repaired by the end of the business day when the damage is observed; and

(g) the Temporary Exclusion Fencing shall be maintained and remain in place throughout each Active Season until all Project Activities within the Development Area have been completed or Permanent Exclusion Fencing is in place.

22. **Species Inspections:** The Permit Holder shall ensure that the Development Area is inspected by a Qualified Professional or a designated staff member who has been trained by a Qualified Professional, each morning prior to the commencement of any Project Activities, for the presence of the Protected Species. If any Protected Species individuals are found during the inspection, the requirements under conditions 15 through 18 shall be followed, as applicable.

23. **Vegetation Removal:** The Permit Holder shall ensure that any tree clearing, vegetation removal, or site preparation occurring within the Development Area is completed in accordance with the following:

    (a) vegetation removal shall only occur after Temporary Exclusion Fencing has been installed;

    (b) vegetation clearing shall occur outside of the Active Season in any upland forested areas;

    (c) clearing of low-lying vegetation shall only occur during the Active Season for Blanding's Turtle to allow the ability for turtles to disperse from the area;

    (d) prior to the commencement of any vegetation clearing, the Development Area and any associated Temporary Exclusion Fencing shall be inspected by a Qualified Professional to confirm the absence of individuals of the Protected Species within the area to be cleared; and

    (e) prior to any vegetation removal activities each day, a Qualified Professional or a designated staff member who has been trained by a Qualified Professional shall complete a thorough inspection of the vegetation removal area to ensure that there are no Protected Species individuals present. If any Protected Species individual is found, the Permit Holder shall follow conditions 15 through 18, as applicable.

24. **Ecopassages:** The Permit Holder shall install a minimum of three (3) culverts large enough to function as Ecopassages beneath the roadway corridor, in the locations identified as "Ecopassage" in Schedule B, to maintain habitat continuity and provide safe crossing locations under the road corridor, in accordance with the following:

    (a) the culverts shall be installed in accordance with the direction provided in "*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*", available at: https://files.ontario.ca/bmp_herp_2016_final_final_resized.pdf;

    (b) the culverts shall be installed during the first year in which Project Activities commence, after the Temporary Exclusion Fencing required under condition 21 has been installed;

    (c) the final design and location of the culverts shall be approved by a Qualified Professional; and

    (d) the culverts shall be maintained for the lifetime of this permit.

25. **Permanent Exclusion Fencing:** The Permit Holder shall install and maintain Permanent Exclusion Fencing at the locations identified as "Exclusion Fencing" in Schedule B, to prevent the Protected Species from entering the constructed roadway to avoid road mortality, in accordance with the following:

    (a) the Permanent Exclusion Fencing shall be installed in accordance with the direction provided in the Ontario publication "*Reptile and Amphibian*

Exclusion Fencing", available at: www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing;

(b) the Permanent Exclusion Fencing shall be installed immediately after all Project Activities have been completed within the Development Area;

(c) the final design and location of the Permanent Exclusion Fencing shall be approved by a Qualified Professional;

(d) the Permanent Exclusion Fencing shall include the same specifications described in condition 21(b); and

(e) the Permanent Exclusion Fencing shall be maintained for the lifetime of this permit.

26. **Protection from Invasive Species:** The Permit Holder shall ensure that all machinery is cleaned in accordance with the "Clean Equipment for Industry Protocol", available at: http://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf, prior to entering the Site.

27. **Reptile Crossing Signage:** The Permit Holder shall install a minimum of one (1) reptile crossing sign along the road corridor on each side of the roadway upon completion of the construction of the roadway and maintain the signage in good repair for the lifetime of the permit.

Overall Benefit Activities

28. **Artificial Nesting Sites:** The Permit Holder shall install a minimum of three (3) Artificial Nests for Blanding's Turtles, at the approximate locations identified as "Artificial Nesting Site" in Schedule B, in accordance with the following:

(a) the Artificial Nests shall be installed during the first year in which Project Activities are to commence, prior to beginning Project Activities, to provide a high-quality alternative to roadside nesting;

(b) the Artificial Nests shall be installed outside of Turtle Nesting Season;

(c) the Artificial Nests shall be approximately four (4) metres in diameter and structured to be exposed to the south for maximum solar exposure;

(d) the final designs and locations of the Artificial Nests shall be approved by a Qualified Professional; and

(e) each of the Artificial Nests shall be connected to each other by continuous Blanding's Turtle habitat.

29. **Brush Piles:** The Permit Holder shall construct a minimum of five (5) Brush Piles for Eastern Hog-nosed Snakes to use adjacent to the roadway, at the approximate locations identified as "Brush Pile" in Schedule B, in accordance with the following:

(a) the Brush Piles shall be installed in the first year in which Project Activities are to commence, prior to beginning road construction;

(b) the Brush Piles shall be constructed in accordance with the guidelines provided in the document titled *"Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes",* available at: https://canadianherpetology.ca/conservation/doc/MNRF%20Snake%20Habitat%20BMP_final-1.pdf;

(c) the Brush Piles shall be constructed using a combination of stumps, branches, and rocks to create suitable cover features;

(d) the Brush Piles shall be a minimum of three (3) metres in diameter and one (1) metre in depth;

(e) the Brush Piles shall be constructed under the supervision of a Qualified Professional; and

(f) the final locations of the Brush Piles shall be approved by a Qualified Professional.

Monitoring

30. Effectiveness Monitoring of Permanent Exclusion Fencing and Ecopassages: The Permit Holder shall ensure that the Permanent Exclusion Fencing installed under condition 25 and the Ecopassages installed under condition 24 are monitored for effectiveness by a Qualified Professional in accordance with the following:

(a) the Permanent Exclusion Fencing and Ecopassages shall be monitored for five (5) years after the installations have all been completed;

(b) the monitoring shall begin at the start of the Active Season that immediately follows the installation of both the Permanent Exclusion Fencing and Ecopassages being completed;

(c) the monitoring shall consist of road mortality surveys that shall be completed on foot and include:

(i) the entire road surface that lies adjacent to the Permanent Exclusion Fencing installed under condition 25; and

(ii) visible adjacent areas within 50 metres of each side of the road right-of-way;

(d) the monitoring in year 1 shall include one (1) road mortality survey per week from May 15 to July 15 and from August 25 to October 15;

(e) the monitoring in years 2 through 5 shall each include:

(i) five (5) road mortality surveys between April 15 and June 15; and

(ii) one (1) road mortality survey per month in July, August, September, and October;

(f) during each road mortality survey, any signs of wildlife road mortality shall be recorded; and

(g) during each road mortality survey, the Permanent Exclusion Fencing installed under condition 25 shall be inspected to ensure no defects exist in the fencing and any deficiencies shall be recorded and immediately repaired.

31. Effectiveness Monitoring of the Artificial Nests: The Permit Holder shall ensure that a Qualified Professional monitors the Artificial Nests installed under condition 28 in accordance with the following:

(a) basking surveys to determine the presence of Blanding's Turtles and use of the Artificial Nests shall be conducted each year for the first five (5) years following completion of condition 28, in accordance with the following:

(i) survey methodology shall adhere to the Ontario publication "*Survey Protocol for Blanding's Turtle (Emydoidea blandingii) in Ontario"*, available at: https://www.ontario.ca/page/survey-protocol-blandings-turtle-ontario; and

(ii) five (5) surveys shall be conducted between the start of Turtle Nesting Season and July 15 during each year in which surveys are required;

(b) photographs of the Artificial Nests installed under condition 28 shall be taken during each monitoring event required under condition 31(a); and

(c) if monitoring finds that any Artificial Nest(s) require maintenance or improvements, the Permit Holder shall immediately take all necessary or recommended actions to correct or improve the Artificial Nest(s) requiring maintenance or improvement.

32. Effectiveness Monitoring of the Brush Piles: The Permit Holder shall ensure that a Qualified Professional monitors the Brush Piles installed under condition 29 in accordance with the following:

(a) monitoring of the Brush Piles shall be conducted for five (5) years following the completion of condition 29;

(b) during each monitoring year, five (5) surveys of each Brush Pile shall be conducted during the Active Season to monitor for evidence of use by Eastern Hog-nosed Snake;

(c) photographs of each Brush Pile installed under condition 29 shall be taken during each monitoring event required under condition 32(b); and

(d) if monitoring finds that any Brush Pile(s) require maintenance or improvements, the Permit Holder shall immediately take all necessary or recommended actions to correct or improve the Brush Pile(s).

Corrective Actions

33. In the event that it is determined by a Qualified Professional that additional or corrective measures are necessary to ensure the intended outcome of the Overall Benefit Activities are achieved, the Permit Holder shall immediately implement those measures and notify the MECP within 24 hours of the measures that have been, or will be, taken by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23).

Reporting

34. Annual Reporting: Following each year in which monitoring is required under conditions 30 through 32, or corrective action is taken under condition 33, the Permit Holder shall submit an annual report by January 31st to the MECP by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23), that includes the following information from that year:

(a) a detailed summary of all education and awareness training completed in accordance with condition 12;

(b) digital photographs of the Temporary Exclusion Fencing and Permanent Exclusion Fencing, dates of installation, and records of repairs in accordance with conditions 21, 25, and 30(g);

(c) an assessment of the installation and effectiveness monitoring of the Permanent Exclusion Fencing in accordance with conditions 25 and 30, including:

  (i) dates of installation;

  (ii) photographic records that depict an accurate representation of the perimeter of the fencing; and

  (iii) a detailed summary of monitoring conducted in accordance with condition 30;

(d) an assessment of the installation and effectiveness monitoring of the Ecopassages in accordance with conditions 24 and 30, including:

  (i) dates of installation;

  (ii) location (UTM coordinates) and representative photographs of each Ecopassage; and

  (iii) a detailed summary of monitoring conducted in accordance with condition 30;

(e) a description of vegetation removal conducted in accordance with condition 23, including dates and locations of vegetation removal;

(f) a detailed summary of the installation of the reptile crossing signage, including;

  (i) locations (UTM coordinates) of the installations on each side of the roadway;

  (ii) digital photographs of the signage; and

  (iii) a record of any maintenance or repairs conducted in accordance with condition 27;

(g) an assessment of the installation and monitoring of Artificial Nests in accordance with conditions 28 and 31, including:

  (i) dates of installation;

(ii) location (UTM coordinates) and representative photographs of each Artificial Nest; and

(iii) a summary of the effectiveness monitoring conducted in accordance with condition 31, including:

A. description of survey dates, times, weather conditions, search effort and methodology;

B. a summary of each sighting of a Protected Species individual or other species on the SARO List, including:

i. date and time of observation;

ii. location of observation; and

iii. digital photograph, if possible; and

C. a record of any maintenance conducted under condition 31(c);

(h) an assessment of the installation and monitoring of Brush Piles in accordance with conditions 29 and 32, including:

(i) dates of installation;

(ii) location (UTM coordinates) and representative photographs of each Artificial Nest; and

(iii) a summary of the effectiveness monitoring conducted in accordance with condition 32, including:

A. description of survey dates, times, weather conditions, search effort and methodology;

B. a summary of each sighting of a Protected Species individual or other species on the SARO List, including:

i. date and time of observation;

ii. location of observation; and

iii. digital photograph, if possible;

(i) a detailed description, map, and photographs of all observations of the Protected Species and any Incidental Encounters within the Site; and

(j) a summary of all inspections conducted under condition 22, including;

(i) dates when such inspections began and ended;

(ii) summaries of search efforts and methodology including weather conditions; and

(iii) details on any Protected Species individuals observed during the inspections, including;

A. date and time of observation;

B. location of observation; and

C. digital photographs, if possible.

35. **Final Reporting:** No later than one (1) year following the completion of all Project Activities, Overall Benefit Activities, and monitoring required under conditions 30 through 32, the Permit Holder shall submit a final report to the MECP by email to SAROntario@ontario.ca, referencing the number of this permit (NR-C-002-23), that includes the following:

(a) a final report on the Overall Benefit Activities, including:

(i) a final summary of the activities carried out under condition 28 and condition 29;

(ii) a summary of the results of the monitoring conducted under conditions 30 through 32;

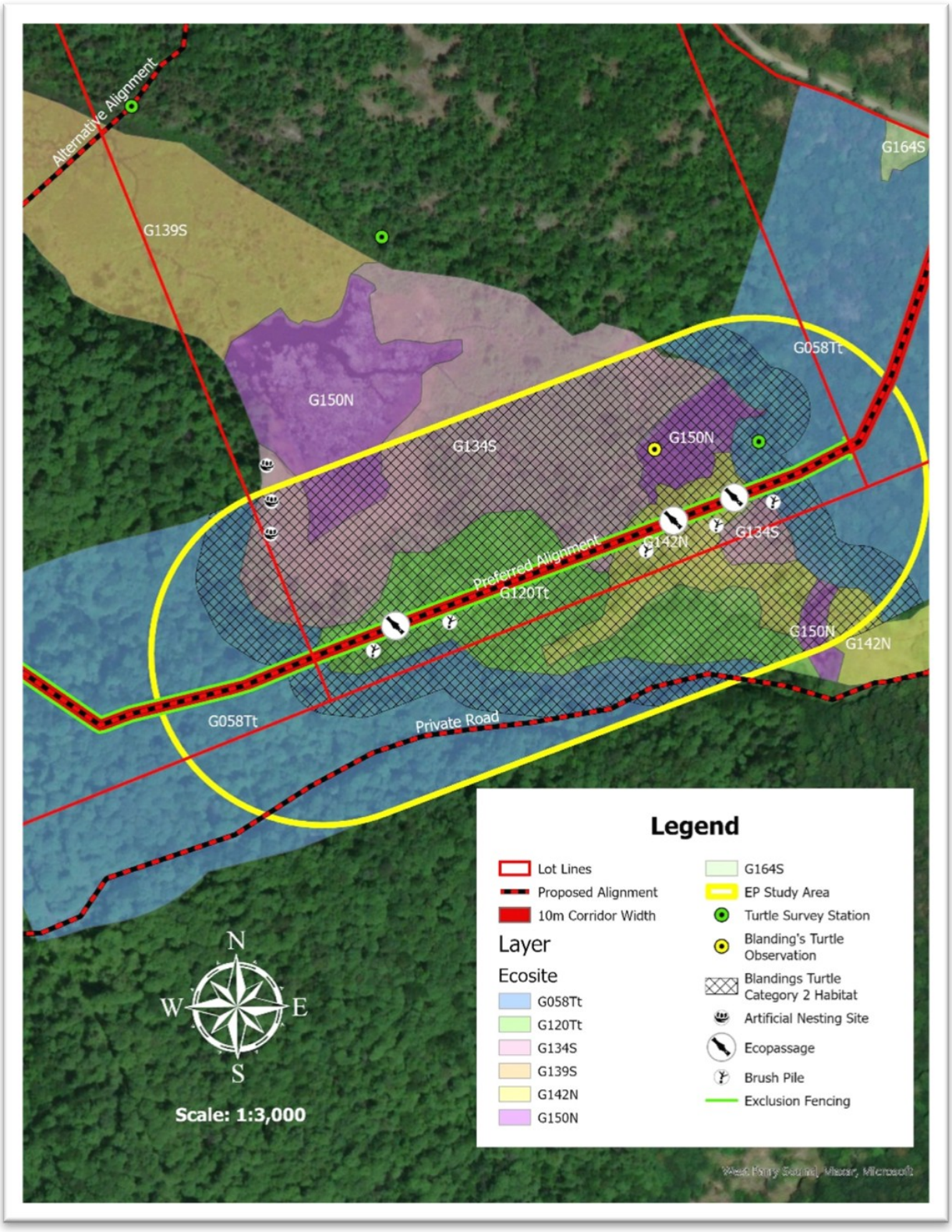
(iii) a detailed analysis of the use of the Artificial Nests and Brush Piles installed under conditions 28 and 29 by the Protected Species; and

(iv) recommendations for methodologies and techniques designed to increase the suitability of future created habitat for the Protected Species;

(b) an analysis of the overall effectiveness of the Permanent Exclusion Fencing and Ecopassages and any recommendations for future improvements; and

(c) a summary of any corrective actions undertaken in accordance with condition 33.

SCHEDULE B: Project Location (The Site)



Outlook

Schedule F to PL-2026-050

Fw: 225 Marshall Rd -zoning Roll No. 4903-040-0040-2901

From info <info@seguin.ca>
Date Tue 9/9/2025 11:54 AM
To Planning <planning@seguin.ca>

Township of Seguin
(705) 732-4300

From: kim macmillan <kimmiemac52@gmail.com>
Sent: September 9, 2025 10:51 AM
To: info <info@seguin.ca>
Subject: 225 Marshall Rd -zoning Roll No. 4903-040-0040-2901

[You don't often get email from kimmiemac52@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I wish to be notified of the decision of Council in respect to the proposed consent and zoning by-law.

With respect to the proposed Consent to sever a 680 meter-long right of way over the private road and over /thru Crown Land .This land is zoned an Environmental Protection Zone and should not be rezoned nor built upon.I need the Town of Seguin to hear my thoughts and NOT rezone it.
This land is Ecologically Sensitive.There are wetlands and or woodlands there and if disturbed habit for species are at risk.salts,oil,pollution, and erosion will all be introduced and impact this natural zone.It also opens up the EP zone and may invite similar applications to further weaken the area.
This rezoning or any change will have long term implications.Please DO NOT allow this to go through

Thank you
Kim MacMillan
13 Bear Lane
Seguin
8043017686

To: Taylor Elgie, Director of Planning, Planning Department, Seguin Township

From: Mike Buzanis and Mike Boyle

Subject: Applicants response to objections raised during September 15, 2025, public meeting of Council RE: Zoning By-law Amendment R-2025-0015-C and Consent B-2025-0017-C (Boyle, Manchee)

Date: September 30, 2025

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1. Kim McMillan Objection

Before the public council meeting on September 15, 2025, Mike Buzanis reached out to Kim MacMillan and discussed our road proposal in detail. Interestingly, we are neighbours, sharing the bay where the wetland meets Horseshoe Lake. Although we have not met in person—her family purchased their property during the pandemic in 2021 and, coming from West Virginia, spend only June and July at the lake—we have had constructive communication.

Throughout the past six years of planning, environmental protection has remained our guiding principle.

In discussions with the MNR and MECP, our primary focus has been creating an overall benefit for species at risk. These Ministries, along with Seguin Township, serve as stewards of the environment, and we have worked collaboratively to address every concern raised. The Overall Benefit permit granted by the MECP, and the Work and Forestry permits from the MNR, fully support the project while embedding numerous safeguards for wildlife. The environmental review is backed by an Environmental Impact Study, independently peer reviewed and reported to Seguin to guarantee objectivity. Furthermore, the Planning Justification Report affirms that this initiative represents sound planning.

It is important to clarify that the EP zone is roughly 320 meters wide at the proposed road site—not 680 meters, as suggested. The remainder consists of forested land. While our MECP permit allows for a 10-meter width, we are proposing a single-lane, 6-meter road through the EP area to minimize impact.

Regarding concerns about salts, oils, and pollution: we will not use salt. This is a seasonal road, and it is not cost-effective to plow such a long stretch for only a few families. Even if plowing were done, our 34 years of experience with winter cottage roads shows that sand, not salt, is always used for traction on gravel roads—salt is reserved for paved surfaces.

No oil will be used in our construction, and we are sourcing local natural stone of varied sizes for the roadway. The road will accommodate up to six families, all of whom drive fuel-efficient vehicles. This change is expected to reduce pollution compared to the higher emissions from small boat engines.

Addressing erosion concerns, we will not disrupt natural water flows. The plan calls for at least three large 4-foot diameter culverts, plus several 15-inch culverts as needed—ensuring that current hydrology remains unchanged, even during heavy water events.

Some have raised the issue of precedent. There is only one other water-access lot that could potentially be served by the Manchee property and our proposed road, so further road requests are not anticipated.

2: John Stirk Objections

A: Flood Risk of Mr. Stirk's Driveway

We have spoken with Mr. Stirk and are aware of his concerns.

The culverts installed for our road will serve as eco-passages for small wildlife, as well as function as storm drains to handle even extreme water flow. For context, Marshall Road's culverts, which feed water into the wetland, number 17—mostly 12- and 15-inch in diameter—collectively providing 17.1 square feet of cross-sectional flow. Our three 48-inch culverts, supplemented by at least five 15-inch culverts, offer a total capacity of 43.8 square feet. If all Marshall Road culverts were fully engaged and flooding, our infrastructure would operate at less than half its full capacity, ensuring a safety margin of 2.6 times and effectively mitigating flood risk, provided culverts are monitored and beaver activity is managed. Please see attached Schedule A for these calculations.

The primary risk for backup and flooding of Mr. Stirk's driveway is likely beavers, regardless of our project. With six families using the new road, we will collectively monitor and clear culverts if beavers intervene.

We recognize that portions of Mr. Stirk's driveway have experienced minor flooding previously and understand his concerns. Factors may include its elevation relative to the wetland or the size of his culverts, both outside our scope to address. Should beavers construct a dam between the roads, it would be beyond our control. Our responsibility is to ensure our construction maintains existing flows and drainage, even under extreme conditions. If flooding occurs along his road in the future, it will not be the result of our project.

We have offered to have our surveyors establish our roads' elevation relative to Mr. Stirk's road at the time we conduct a survey in advance of construction. As his road is approximately 150 meters

upstream of our proposed road, we believe it will demonstrate his road base will be on higher ground, mitigating flood risk from our road.

B: Dispute of Access

When discussing Marshall Road access with Taylor Elgie, we consulted the Virt-Shoe Lake Cottager's Association Inc. ("The Association). The Association confirmed that joining and paying membership fees secures legal access, as is the case for our members. However, no physical documents were available from them. Our lawyer, Ben Prichard, researched and reviewed titles and surveys, confirming The Association's statements and confirming that The Association has enjoyed a deeded right of way since 2002. We have shared these findings with Mr. Stirk to help clarify the situation.

If Mr. Stirk disputes the granting of access to our group, it extends to every individual and property who has received access since the right-of-way was created in 2002—about twenty properties. It also extends to numerous other properties who declined the opportunity of a property-specific right of way in 2002 in favor of access via The Association. Mr. Stirk purchased his property in 2019, knowing or having the opportunity to know about these easements granted by the previous owner of his property.

It seems clear this question is between Mr. Stirk and The Association if he is disputing their long-established (23-year) use of the right of way. Should Mr. Stirk be of the opinion that these many properties who were members of The Association prior to 2002 or were added to The Association after the right of way was created in 2002 are illegally crossing his property, the onus should be on Mr. Stirk to present his case to challenge The Association directly and not involve the Township of Seguin.

Schedule A:

Water Flow into the Wetlands - Horseshoe Lake Proposed Road

A: All Marshall Road Culverts (#1-#17) Up to Where Road Begins

Number	Diameter Inches	Radius Feet	Pi	Cross Sectional Area (ft^2)	Cross Sectional Area all Culverts (ft^2)	Numbered Culverts included
1	8	0.333	3.1416	0.3491	0.35	#5
12	12	0.500	3.1416	0.7854	9.42	#1, #2, #3, #4, #7, #8, #9, #10,#13, #15, #16, #17
2	15	0.625	3.1416	1.2272	2.45	#14, #11
1	18	0.750	3.1416	1.7671	1.77	#12
1	24	1.000	3.1416	3.1416	3.14	#6
17					17.14	

B: Proposed Wetland Culverts

Number	Diameter Inches	Radius Feet	Pi	Cross Sectional Area (ft^2)	Cross Sectional Area all Culverts	Numbered Culverts included
3	48	2.00	3.1416	12.56637062	37.70	The 3 large 4 foot diameter culverts
5	15	0.625	3.1416	1.22718463	6.14	3 of these are on the crown land hill to direct water north and prior to reaching wetland
8					43.84	
RESULTS				B divided by A ----->	2.6	WETLAND CULVERT COVERAGE MULTIPLE OF ALL 17 MARSHALL ROAD CULVERTS

Schedule G to PL-2026-050

Christie Bay East Enders Road Association

A community on Horseshoe Lake - Seguin



Presentation to Seguin Town Council

Zoning By-Law Application: R-2025-0015-C

Consent Application: B-2025-0017-C

September 15, 2025



Introductions

Seven cottage families

- Many long-standing Seguin and Horseshoe Lake residents
- Some age related challenges, some physical challenges
- All desiring easier, safer access

Environmental Specialist: Rod Bilz

Professional Planner: Savas Varadas

History

- 6 years of consultation and careful planning

- Started with previous Seguin Director of Planning Steve Stone
  - He recommended we first seek approval from the Ministry of the Environment given the EP zone

- An Environmental Impact Study (EIS) was done by Rod Bilz of FRI Ecological Services

- Then we spent years in negotiation with the Ministry of the Environment, Conservation and Parks (MECP)
  - Sought the best route with least environmental impact
  - Focused on addressing environmental concerns and protecting the turtle and snake species at risk
  - Resulted in Ministry issuing us a Net Benefit Permit to construct a road through the wetland area subject to numerous conditions to enhance the area and create a net benefit for the species at risk

History (cont'd)

- Similar negotiations with the Ministry of Natural Resources regarding the crown land portion

- Engaged with Director of Planning Taylor Elgie for past couple years
  - Hired lawyer to confirm legal access via Marshall Road
  - Seguin had the EIS peer-reviewed by Al Shaw of Riverstone Environmental Solutions
    - ✓ Provided a comprehensive and independent review of our Environmental report
  - We retained Plan Muskoka to prepare and submit a Planning Justification Report to evaluate our project against local and provincial planning criteria
    - ✓ Report is supportive of our road proposal

- Also engaged early on with Virt-Shoe Lake Association to ensure we could use Marshall Road and that our entrance location was okay with them

Project Overview

- The common road spans ~1,500 meters, consisting of 300 meters crossing Crown land, 700 meters across private property, and 500 meters along an existing road allowance
- We have received a work permit to construct the road across the Crown land from the Ministry of Natural Resources
    - Agreed not to start until Oct 1 when species at risk are not active
- We have received a permit to construct the road across the private land portion from the Ministry of Environment, Conservation and Parks subject to numerous conditions
    - Private land includes 320 meters that are designated EP
- The road location is a considerable distance from the lake (about 1,000 meters) - farther away than most roadways and driveways around Horseshoe Lake
- An existing 66-foot road allowance created around 1962 runs behind the cottages: the proposed road would connect to it

Project Overview (cont'd)

- Most important aspect of project is the Overall Benefit Permit issued to us by the Ministry of Environment, Conservation and Parks - it permits building a road through the wetland subject to many protective requirements

    1. Although 10-meter-wide footprint is permitted we only need a single lane 6-meter width: which would be built with local and natural stone materials

    2. ~1,400 meters of permanent reptile and amphibious exclusion fencing to prevent small animal road crossings

    3. Minimum of (3) large culverts to serve as under road passages for small animals: they will be 4 feet in diameter

    4. Minimum of (3) artificial nesting sites for turtles

    5. Minimum of (5) brush piles to serve as protective habitat for snakes and small animals

    - Specific design aspects must be approved by a qualified biologist

Project Overview (cont'd)

- 5 years of monitoring and detailed reporting:

(i) On the effectiveness and condition of the exclusion fencing and the large culverts, and regular (weekly/monthly) monitoring of wildlife mortality during the active spring to fall season

(ii) Five surveys conducted annually of the artificial nests during the active season to monitor usage

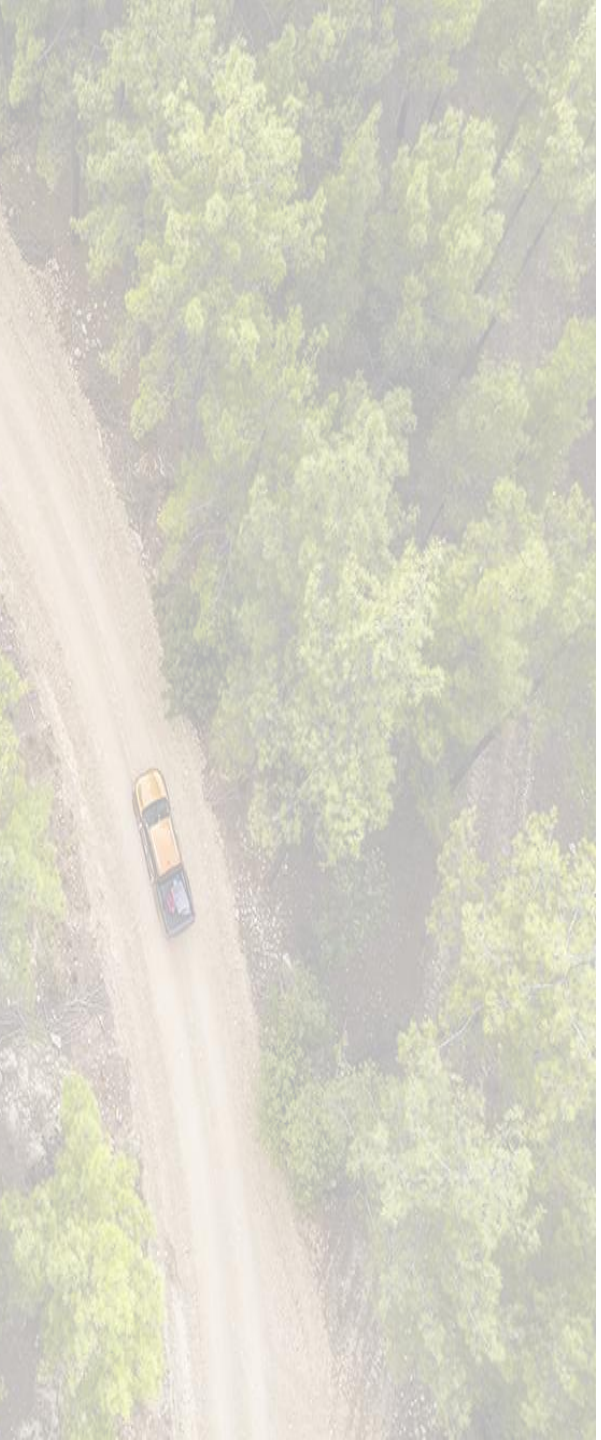
(iii) Five surveys conducted annually of the brush piles during the active season to monitor usage

- Aim is to ensure the wetland species will continue to thrive in their habitat and coexist with the road
- We are not taking the environmental aspects of this project lightly – we are seeing cost estimates for the installation of permanent fencing, large culverts, etc. in the $100,000 range



Rationale for Road Access

- ✓ Enhanced safety through quicker access to emergency services
- ✓ Road access allows a much better quality of life
- ✓ Support for age-related and mobility issues
- ✓ Far easier access for maintenance and repairs
- ✓ Retirement opportunities in Seguin as a road means longer seasonal access and possibly year-round access
- ✓ Makes cottage properties deserving of significant financial commitment and upkeep



Overall Benefits

- ✓ Emergency services (fire/ambulance) can respond more quickly to cottages accessible by the road
- ✓ Economic growth will expand the tax base for Seguin without imposing costs on the Township
- ✓ Future construction and renovations aligns with the area's growth and development plans
- ✓ Several millions of dollars will be spent in the local economy for new cottage builds/expansions/renovations and new septic systems
- ✓ Proper maintenance of septic systems will be enhanced by road access, contributing to the protection of the lake's health
- ✓ Boat traffic is expected to decrease which is a positive for all lake users
- ✓ Overall net benefit to the environment, the cottage residents, and Seguin Township

Christie Bay East Enders Road Association

A community on Horseshoe Lake - Seguin



Thank you

Questions?

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RIGHT OF WAY
EASEMENT AGREEMENT

THIS AGREEMENT made this 26th day of March, 2026.

B E T W E E N:

MICHAEL BUZANIS, as agent for those individuals listed in Schedule "A" hereto
(hereinafter referred to as the "**Transferees**", which term shall include their successors in title to the Dominant Lands, as hereinafter defined)

-and-

JOHN STIRK, **ANDREA STIRK** and **NICOLE STIRK**
(hereinafter referred to as the "**Transferors**", which term shall include their successors in title to the Servient Lands, as hereinafter defined)

WHEREAS the Transferees are the owners in fee simple of the lands set forth in Schedule "A" hereto all of which are located in the Township of Seguin, District of Parry Sound being referred to herein as the "**Dominant Lands**".

AND WHEREAS the Transferors are the owner in fee simple of the lands legally described as **LT 27-28 CON 1 CHRISTIE; PT LT 29 CON 1 CHRISTIE AS IN RO33319; S/T RO187049; S/T RO131087; SEGUIN**, being all of the lands contained in PIN 52177-0457 (LT) (the "**Stirk Lands**"), a portion of which contains part of a private roadway known as "Marshall Road" being legally described as Part 2 on Plan 42R-15163 and Part 1 on Plan 42R-15159 (the "**Servient Lands**") which are subject to rights of ways in favour of various other dominant landowners.

AND WHEREAS the Transferees intend to construct a roadway on a portion of the property to the north of the Stirk Lands, legally described as Lot 27, Concession 2, Christie (the "**Crown Lands**") and portion of the lands to the west of the Crown Lands legally described as **PCL 11765 SEC SS; LT 28 CON 2 CHRISTIE S/T LT133706; T/W PT 2 42R15159 AS IN LT251224; S/T PT 5 42R15984 AS IN LT251225; T/W PT 3-6 42R15985** being the lands contained in PIN 52177-0255 (LT) and **PCL 11763 SEC SS; BROKEN LT 29 CON 2 CHRISTIE EXCEPT LT39382, PSR218, PSR381 & 42R8866; SEGUIN**, being the lands contained in PIN 52177-0256 (LT) (collectively, the "**Manchee Lands**") for the purposing of accessing the Dominant Lands (the "**Extension Roadway**").

AND WHEREAS the Transferees and Transferors are desirous of entering into this Agreement for the purpose of creating and defining the terms of an Easement for the benefit of the Transferees as owners of the Dominant Lands and their successors, assigns and transferees in ownership of the Dominant Lands for ingress and egress for vehicles and pedestrians over and along the Servient Lands.

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NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the Purchase Price and the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto hereby mutually agree and covenant as follows:

1. **GRANT OF RIGHT OF WAY**: Subject to the terms and conditions defined herein, the Transferors hereby agree to grant to the Transferees for the benefit of only the Dominant Lands a registered easement over the Servient Lands for the purposes of ingress and egress for vehicular and pedestrian traffic in favour of the Transferees and their successors in ownership of the Dominant Lands (the "**Easement**") in exchange for the sum of **FIFTEEN THOUSAND DOLLARS ($15,000.00)** (the "**Purchase Price**"). This Easement shall run with the land and shall contain the provisions attached hereto as Schedule "B". The "**Closing Date**" for such Transfer of Easement shall be thirty (30) days following the waiver of the below noted condition, provided that if the 30th day is a weekend or holiday, closing shall be extended to the next regular business day.

2. **DEPOSIT:** The Transferees agree to provide a deposit in the amount of **FIVE THOUSAND DOLLARS ($5,000.00)** to the solicitors for the Transferors, **Barriston LLP, in trust**, upon execution of this Agreement. The Transferee agrees that such deposit shall be applied against any legal fees, disbursement and HST of Barriston LLP in relation to this transaction, and Barriston LLP may apply such deposit to such fees without the further consent of the Transferee. The amount of such deposit remaining on the Closing Date, if any, shall be applied towards the balance due on closing.

3. **TRANSFEREE CONDITION**: This Agreement is conditional for the benefit of the Transferee until January 29th, 2027 to allow the Transferee to confirm it is able to obtain rights for the use of the Extension Roadway, as determined by the Transferee in its sole and absolute discretion. This condition is inserted for the sole and exclusive benefit of the Transferee and may be waived at its sole discretion. In the event that the Transferees fail to waive this condition by such date, then the parties obligations to each other pursuant to this Agreement shall be at an end. Any remaining deposit shall be applied towards Barriston LLP's legal fees in relation hereto, and any excess shall be paid to the Transferor in consideration of them entering into this Agreement and agreeing to this condition.

4. **REGISTRATION AND COSTS**: The balance of the Purchase Price shall be paid to the Transferors' solicitor on closing with funds drawn on a lawyer's trust account by way of certified cheque or wire transfer. In addition to the purchase price all fees, costs, legal fees, disbursements, taxes and other expenses in relation to preparation of this Agreement and the Easement granted pursuant to this Agreement shall be paid by the Transferees. The Transferees agree to reimburse the Transferors for all costs incurred by them in association herewith, including legal fees on a solicitor and client basis, all of which shall be added to the balance due on closing by way of an adjustment in favour of the Transferors on the Statement of Adjustments.

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5. **NO OBLIGATION FOR MAINTENANCE BY TRANSFERORS:** It is clearly understood and agreed that there shall be no obligation on the Transferors pursuant to this Agreement or the Easement granted herein to maintain or repair the road located on the Servient Lands or pay any costs in relation thereto.

6. **INSURANCE:** The Transferees shall provide to the Transferors a certificate of liability insurance in an amount not less than $2,000,000.00 which certificate of liability insurance shall name the Transferors as additional insured with respect to the Easement prior to any construction or use of the Easement.

7. **PLANNING ACT CONSENT:** The Transferors agree to transfer the Easement for Twenty-One (21) Years, Less One (1) Day to each of the Transferees (the "**Temporary Right of Way**") to be appurtenant to each of the Dominant Lands.

   Following the registration of the Temporary Right of Way, the Transferees may make an application, at their sole expense, to the Township of Seguin for Consent pursuant to Section 53 of the *Planning Act*, R.S.O., 1990, C. 13, as amended, to create a permanent Easement to be appurtenant to the Dominant Lands. The Transferors hereby consent to such application and agree to provide any required authorizations that are requested by the Transferees to facilitate completion of the application. The Transferees covenant to keep the Transferors apprised of the progress of such application and to provide the Transferors with a copy of any such application and all municipal and agency reports, surveys, covenants, conditions and discussions in connection with such application.

   Upon the Transferees obtaining *Planning Act* consent from the Township of Seguin referred to above the Transferors shall transfer a permanent right of way to the Transferees at the sole expense of the Transferees. Concurrently with the transfer and registration of the permanent right of way from the Transferors to the Transferees, the Transferees shall register upon the Servient Lands, a Transfer, Release and Abandonment of the Temporary Right of Way.

   In the event that the required *Planning Act* consent is refused by the Township of Seguin, the Easement granted herein shall be limited to the length of twenty-one (21) years less one (1) day.

8. **ENUREMENT:** The Transferors and Transferees hereby acknowledge and agree that this Agreement shall automatically enure to the benefit of and shall be binding on their respective heirs, successors, transferees and assigns with respect to the Dominant Lands and Servient Lands.

9. **TIME OF THE ESSENCE:** The Parties agree that time shall be of the essence.

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10. **GOVERNING LAW:** This Agreement shall be construed in accordance with the laws of the Province of Ontario.

11. **INDEPENDENT LEGAL ADVICE:** Each of the Parties hereto acknowledges having had the right to obtain independent legal advice before signing this Agreement.

12. **AGREEMENT EXECUTED IN COUNTERPART:** This Agreement may be executed in one or more counterparts each of which so executed shall constitute an original and all of which together shall constitute one and the same Agreement.

13. **NOTICES:** Any notices required under the proviso of this Agreement shall be effectively given if given by e-mail, registered mail, or by personal delivery to the other Party, in the case of:

    The Transferors at: 351452 17th Line, East Garafraxa, L9W 7E1
    john@highgrovefarms.ca and andrea@highgrovefarms.ca

    Transferees at: Their addresses listed on Schedule A hereto.

    any such notice given as aforesaid shall be conclusively deemed to have been given and received if delivered by hand on the date of such delivery, or if sent by registered mail as aforesaid, on the ninth day that there is a postal delivery, following such mailing. Any party may, from time to time, by notice to the other party, change the address to which the notice is to be given.

[Signature Page to Follow]

Docusign Envelope ID: B797DD42-10B0-4196-8C5F-89348C1179CF

IN WITNESS WHEREOF the Parties hereto have executed these presents.

TRANSFERORS

Signed by:
ACDDCB714BE7449...
John Stirk

Signed by:
F6C00879D2B0450...
Andrea Stirk

Signed by:
AD3AAAE37A52424...
Nicole Stirk

TRANSFEREES

mike buzanis

Michael Buzanis, as agent for those individuals listed in Schedule “A” hereto

Docusign Envelope ID: B797DD42-10B0-4196-8C5F-89348C1179CF

SCHEDULE "A"
LIST OF TRANSFEREES

DOMINANT LANDS	OWNERS	MAILING ADDRESS	EMAIL
52177-0056 (LT) - PCL 18277 SEC SS; PT LT 30 CON 2 CHRISTIE PT 1 42R6371; SEGUIN -and- 52177-0070 (LT) - PCL 17322 SEC SS; PT BROKEN LT 30 CON 2 CHRISTIE PT 2 42R6371; SEGUIN	James Varga and Jennifer Koper Rosanne Belowus-Varga	320 Kenilworth Avenue Toronto, Ontario M4L 3S8 146-24 Southport Street Toronto, Ontario M6S 4Z1	Jamesv.yyz@gmail.com rbelowus@hotmail.com
52177-0283 (LT) - PCL 9537 SEC SS; PT BROKEN LT 29 CON 2 CHRISTIE PT 1 PSR218; T/W PT 9 PSR218 AS IN LT47640; SEGUIN -and- 52177-0025 (LT) - PCL 22082 SEC SS; PT LT 29 CON 2 CHRISTIE PT 1 42R8866; S/T LT133706; SEGUIN	Michael Anthony Boyle	46 Fox Run Drive Puslinch, Ontario N0B 2J0	mikemabsr@gmail.com
52177-0045 (LT) - PCL 20263 SEC SS; PT BROKEN LT 30 CON 2 CHRISTIE PT 1 42R6322; SEGUIN	Michael Anthony Boyle Matthew Paul Boyle	46 Fox Run Drive Puslinch, Ontario N0B 2J0 11 Hebert Street Guelph, Ontario N1E 0B5	mikemabsr@gmail.com Mattboyle06@gmail.com
52177-0284 (LT) - PCL 9538 SEC SS; PT BROKEN LT 29 CON 2 CHRISTIE PT 2 PSR218; T/W PT 9 PSR218 AS IN LT47641; SEGUIN	Timothy John Reid	99 Stave Crescent Richmond Hill, Ontario L4C 9J2	Trim13a@hotmail.com
PIN 52177-0278 (LT) - PCL 9546 SEC SS; PT BROKEN LT 29 CON 2 CHRISTIE PT 3 PSR218; T/W PT 9	Karen Alves	16 Blackstone Crane Lake Road Seguin, Ontario P2A 2W8	danalves@cogeco.ca

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PSR218 AS IN LT49647; SEGUIN			
PIN 52177-0248 (LT) - PCL 12675 SEC SS; PT LT 29 CON 2 CHRISTIE PT 21 PSR381; SEGUIN	Fraser Robert Burton	12 Saunders Street Cookstown, Ontario L0L 1L0	lyndamburton@gmail.com
PIN 52177-0293 (LT) - PCL 7660 SEC SS; PT LT 30 CON 2 CHRISTIE AS IN LT38367; SEGUIN	Fraser Burton and Linda Burton	12 Saunders Street Cookstown, Ontario L0L 1L0	lyndamburton@gmail.com
PIN 52177-0292 (LT) - PCL 7680 SEC SS; PT LT 30 CON 2 CHRISTIE PT 1 42R14251; SEGUIN	Michael Buzanis and Monika Victoria Buzanis	77 Wanless Cresent Toronto, ON M4N 3C2	mbuzanis@rogers.com
52177-0279 (LT) - PCL 9547 SEC SS; PT BROKEN LT 29 CON 2 CHRISTIE PT 4 PSR218; T/W PT 9 PS218 AS IN LT47648; SEGUIN	Holly Elizabeth Brown and Joel Brown	32 Lawnview Court Rexdale, Ontario L6Z 1S7	bewarethekids@gmail.com
52177-0008 (LT) - PCL 26443 SEC SS; PT LT 29 CON 2 CHRISTIE PT 20 PSR381; SEGUIN	James Thomas Kyle	11 Artesian Ave Holland Landing, ON L9N 1J3	quynall@gmail.com

Docusign Envelope ID: B797DD42-10B0-4196-8C5F-89348C1179CF

SCHEDULE "B"
SCHEDULE TO TRANSFER OF EASEMENT

The Transferors are the registered owners in fee simple of the lands described in the attached Transfer Easement as the Servient Tenements (the "**Servient Lands**").

The Transferees are the owner in fee simple of the lands described in the attached Transfer Easement as the Dominant Tenements (the "**Dominant Lands**").

The Transferors, as owners of the Servient Lands, hereby grant, transfer and convey to the Transferees, a non-exclusive easement and right of way over, upon, along, across and through the roadway located on the Servient Lands (the "**Roadway**") for ingress and egress for persons and licensed and insured motor vehicles and motorized snow vehicles (each as defined in the *Highway Traffic Act, R.S.O. 1990, c. H.8*) for the owners of the Dominant Lands and their tenants, occupants, guests and invitees to access the Dominant Lands for residential purposes only (the "**Easement**"). For the avoidance of doubt, this Easement shall not be used to access any Dominant Lands which are being used for commercial purposes.

Subject to the terms and conditions contained herein, the Transferors and the Transferees, each for themselves and their respective successors in title, covenant and agree as follows (all references herein to the Transferees and/or Transferors shall be deemed to include their respective successors in title):

(a) The Transferees shall, together with all other dominant landowners holding an easement over the Servient Lands, be responsible for any required maintenance and repair of the Roadway, and all costs associated with any required maintenance and repair, including without limitation: (i) the maintenance, repair and replacement of the Roadway; and (ii) grading, ditching, replacement of gravel and aggregate, culverts, and tree removal where necessary to prevent material obstruction of the Roadway (collectively, the "**Maintenance and Repairs**").

(b) The Transferors shall not be responsible for any snow or ice removal in relation to the Roadway or any costs in relation therewith.

(c) The Transferees will not permit any vehicles to be parked upon any portion of the Servient Lands.

(d) The Transferees intend to construct a roadway over a portion of the lands legally described as PCL 11765 SEC SS; LT 28 CON 2 CHRISTIE S/T LT133706; T/W PT 2 42R15159 AS IN LT251224; S/T PT 5 42R15984 AS IN LT251225; T/W PT 3-6 42R15985 being the lands contained in PIN 52177-0255 (LT) and PCL 11763 SEC SS; BROKEN LT 29 CON 2 CHRISTIE EXCEPT LT39382, PSR218, PSR381 & 42R8866; SEGUIN, being the lands contained in PIN 52177-0256 (LT) (collectively, the "**Manchee Lands**") and a portion of the crown lands legally described as Lot 27,

Docusign Envelope ID: B797DD42-10B0-4196-8C5F-89348C1179CF

Concession 2, Christie, located immediately north of the Servient Lands (the "**Crown Lands**") for the purposing of accessing the Dominant Lands (the "**Extension Roadway**"). The Transferees hereby indemnify and save and hold harmless the Transferors from any and all liability, claims, damages, losses, fines, judgments, suits, decrees costs and expenses including but not limited to reasonable legal fees and other costs, fees and expenses loss, damage, liability, or expense suffered by the Transferors as a result of any flooding of the Servient Lands, along with any damage to the Servient Lands as a result thereof, which occurs as a result of the Extension Roadway, including, without limitation, as a result of the design or construction of the Extension Roadway, or the failure to maintain the Extension Roadway and the culverts contained therein.

(e) The Transferees, on behalf of themselves, their invitees, guests and tradesmen, agree that use of the Servient Lands and Roadway shall be at their own risk. The Transferees will indemnify and save and hold harmless the Transferors from any and all liability, claims, damages, losses, fines, judgments, suits, decrees costs and expenses including but not limited to reasonable legal fees and other costs, fees and expenses that the Transferors may incur in any way related to or resulting from use of the Easement over the Roadway and relevant Servient Lands by the Transferees, their heirs, assignees, guests, tradesman, invitees and/or successors in ownership to the Dominant Lands..

(f) Notwithstanding anything to the contrary contained herein, if the Transferees shall cause any damage to the Servient Lands (including the Roadway or any utilities located on or under the Servient Lands) at any time, the party that caused such damage shall, at its sole cost and expense, forthwith cause any such damage to be repaired; and

(g) The Transferees shall maintain liability insurance in such amount as shall be required by the Transferors, acting reasonably, from time to time, and in no event shall such insurance be less than the sum of $2,000,000.00. Such insurance shall name the Transferors as additional insured with respect to this easement. The Transferees shall provide confirmation of then current liability insurance to the Transferors on an annual basis and as may otherwise be reasonably requested by the Transferors from time to time

THIS EASEMENT shall run with the Servient Lands and is appurtenant to and benefits the Dominant Lands.

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment - R-2025-0017-H (Rosicki)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 20, 2026 Report No: PL-2026-021

Executive Summary:

The applicants wish to redevelop and expand their cottage. The old cottage would be torn down and replaced with a new cottage.

The current cottage is legal non-complying, and increases to lot coverage are requested to allow for its rebuild. Since the public meeting, the request has been revised to better meet the intent of the Township's planning documents.

It is recommended that the by-law be passed.

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment - R-2025-0017-H (Rosicki)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 20, 2026 Report No: PL-2026-021

Recommendation:

That By-law 2026-039 be passed.

Background & Analysis:

Rezoning Application:	R-2025-0017-H
Owners:	Tom Rosicki
Agent:	Vanessa Archer, TD Consulting Inc.
Civic Addresses:	13 Hoodwink Road
Roll No.:	4903-010-005-02400

The following exemption is requested to the Shoreline Residential One Zone to permit the redevelopment of the property. The applicant wishes to build a single-storey cottage with a gross floor area of 160 square metres (1,722 square feet). The current cottage is 100 square metres. Since the public meeting, the application has been reduced in size, and improvements have been made.

	Requested	Revised Request	Permitted
Front Yard Setback	- 5.4 metres to deck *(the existing deck's setback is 4.7 metres from the water's edge* - 7.4 metres to the dwelling (*the existing*	- 6.6 metres - *8.6 metres*	- 20 metres required

	dwelling's setback is 7.2 metres)		
Lot Coverage	23.4%*(14.3% existing)*	19.8%	8% *(14.3% existing)*
Max Dwelling Gross Floor Area*	164.45 sq m (99.9 sq m existing)	160 sq m	132.7 sq m (99.9 sq m existing)

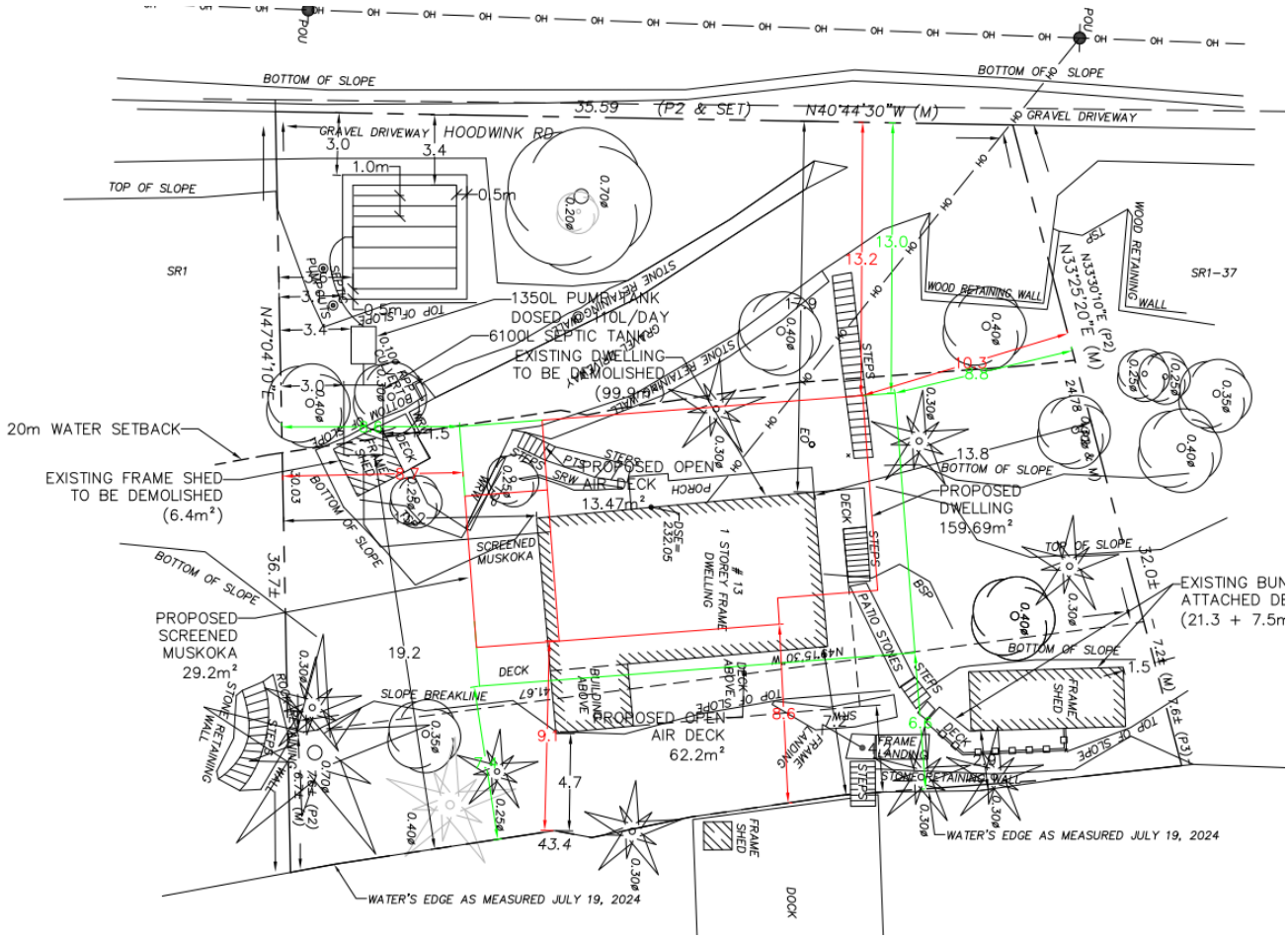
Staff would also recommend that the guest cabin be removed as part of the application, further reducing the lot coverage to 18.2%. This will also improve the closest front yard setback from the closest structure from approximately 2 metres from the water's edge to 6.5 metres. The proposed amendment notes that a guest cabin and boathouse are not permitted, so it is clear the property is at its maximum lot coverage. The height will also be limited to one storey.

Staff acknowledge this request, and relief is rather atypical and is an exception to the norm. However, it is important to consider that the proposed cottage is compatible with the frontage/layout of the lands, but the lot itself is severely undersized. It is a difficult property to redevelop, and is already over lot coverage. A significant portion of the increased lot coverage (4%) is comprised of decks, which do not have the same visual impact as a dwelling/main façade.

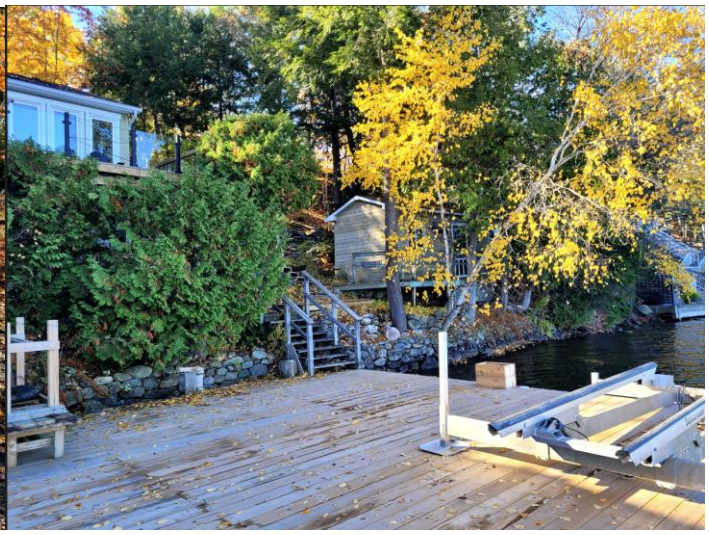
The property is extremely small and confined by slopes. It is steep, has a legal, non-complying cottage, and a private road and driveway to the rear constrain the lot. The shoreline's vegetation could stand to be improved. There is an old bunkie on the shoreline, which staff have not been able to determine if it is legal or not. Neighbouring land uses are waterfront residential.

Due to the small size of the lot, the entire cottage that exists today is within the 20-metre shoreline setback. As part of the application, a shed will be removed.

Figures 1: Proposal and Photos



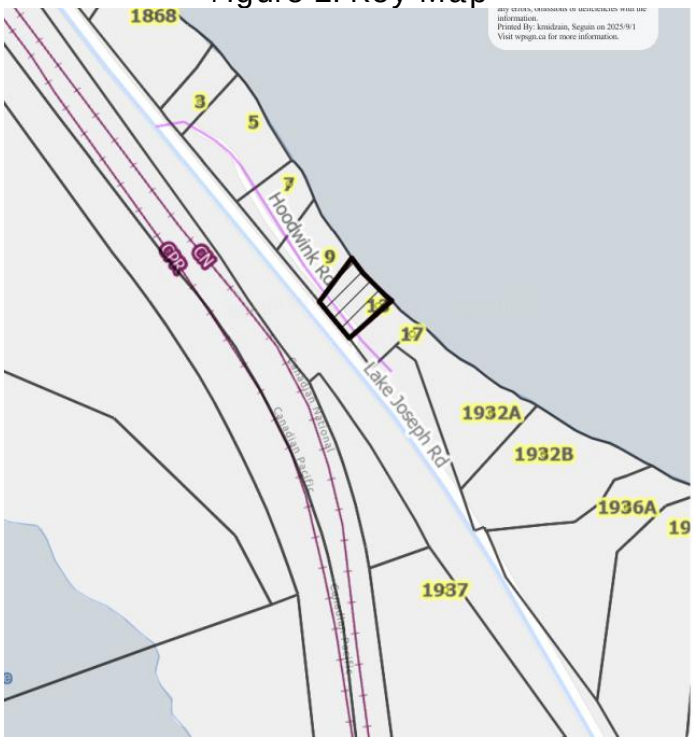





TRUE NORTH
LOG & TIMBER HOMES


TRUE NORTH
LOG & TIMBER HOMES

Figure 2: Key Map



Official Plan Designation: Shoreline Area
Zoning By-law 2006-125: SR1
Access: Lake Joseph Road (public) to Hoodwink (Private)
Lot Area: +/- 0.13 hectares
Frontage: +/- 43 metres (Lake Joseph)
Existing Development: Dwelling, shed, dock and bunkie

Internal Comments:

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments

Public Comments:

Public and agency comments are included as Schedule C.

CN Rail has requested a warning clause and mitigation measures. These measures could be implemented by site plan control.

The Ministry of Transportation (MTO) submission indicates the MTO has no comments or concerns with the ZBA application itself, but flags that an MTO Building and Land Use Permit will be required before any site redevelopment or construction proceeds. MTO also provides minimum setback expectations from the provincial right-of-way: residential buildings/structures and essential site features should be at least 8 metres from the MTO right-of-way, with septic components requiring specific setbacks (septic bed 3 metres; septic tank is greater than 8 metres).

The Muskoka Lakes Association (MLA) objects to the proposed Zoning By-law Amendment application. The MLA frames its objection around Seguin's Official Plan waterfront goals and policies intended to protect water quality and shoreline character, emphasizing that the proposal concentrates built form close to the shoreline, seeks a major intensification of development, and relies on setbacks that would typically be improved through redevelopment rather than further entrenched. The MLA concludes the requested changes are not minor, do not represent good planning, and recommends the Zoning By-law Amendment be denied.

The Lake Joseph North Association (LJNA) letter recommends that the Council deny the Zoning By-law Amendment request in its current form, citing both the magnitude of the proposed lot coverage increase (from an existing 14% to 23.4%) and the fact that existing buildings are already entirely within the 20-metre setback. LJNA argues that expanding building mass within the shoreline setback is inconsistent with the intent of Seguin's Official Plan and Zoning By-law, and that the scale and siting would unduly dominate the shoreline and negatively affect the "view from the canoe." LJNA asks Council to uphold the by-laws and Official Plan intent by refusing the application and requests to be notified of any future filings on the matter.

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. All decisions shall be consistent with the PPS.

The property is classified as Rural Lands in the PPS. Section 2.6.1 recognizes recreational dwellings and residential development as permitted uses on Rural Lands if site conditions are suitable for appropriate sewage and water services. A sewage system is the method for

sewage disposal on the property, and given the size of the property, servicing should not be a concern.

Section 4 of the PPS addresses matters relating to the wise use and management of resources. Natural features and areas shall be protected for the long term per Section 4.1.1. There are no natural features that have been identified on the property per Schedule C of the Official Plan.

Section 5.2.9 notes that development shall be located and directed outside of areas that are unsafe due to the presence of hazardous forest fires. The provincial mapping has a small square of 'hazard' lands, but it is likely an error, as a site inspection confirmed it was largely a rock face and the lake; it is likely a remote sensing error in the mapping process.

Township of Seguin Official Plan

The subject lands are within the Shoreline Area. The purpose of the Shoreline Area designation is to maintain or enhance the quality of lake environments, preserve the visual appeal of the waterfront, and protect the natural aesthetics of the shoreline. As part of the Official Plan's objectives, it aims to control the density and intensity of development in waterfront areas to prevent adverse environmental impacts resulting from the development of waterfront properties.

Section C.3.1.3.6 states that new development should protect and enhance the character of the shoreline. Further, a minimum setback of 20 metres from the high-water level is required. A greater setback may be necessary to address water quality. It is highly improbable that development on this lot can conform to this goal due to the small lot size and sloping terrain.

Although the front yard setback is not met today, it is improving slightly as proposed. It is not a large difference numerically, as the topography of the lot makes it difficult for development to move closer to the rear of the land.

New development in shoreline areas should be sensitive to preserving tree cover and vegetation to prevent erosion and potential nutrient migration. The Plan seeks to blend buildings with the natural environment. The Official Plan envisions revegetation as a condition of redevelopment for disturbed shorelines. If the By-law is to be passed, staff recommend site plan control to implement a re-vegetation plan for the shoreline area, specifically where the cabin, cottage and pruned trees will be removed.

Section C.3.1.3.11 states that lot coverage shall be limited to 10 percent of the lot area within the front 60 metres of a property, and buildings should be massed to recognize the appropriate lake scale. The dwelling results in lot coverage that is above the 10% threshold. The lot is not 60 metres deep, as it is a fraction of the size that a lot should be in the Official Plan's vision.

This Section also seeks to regulate the maximum height of buildings within 60 metres of the shoreline. The proposal is for a one-storey dwelling.

The height and massing of the building are not the major concerns. The proposed cottage is 160 square metres, and it is one storey above grade. Likely, the Official Plan's vision that lots not exceed 10% assumes a lot of a reasonable/conforming size. New waterfront lots are supposed to be 1 hectare in size. This property is 0.13 hectares. As a result, almost any change results in a large percentage increase.

The dwelling is proposed to increase in size by 60 square metres (645 square feet) in gross floor area, but due to the sizing of the lands, it results in a disproportionately large lot coverage increase of 4.5%.

The numbers can be confusing and misleading, and in this regard, it is important to look at the intent of the Official Plan.

Section C.3.1.3.12 (Protecting the Character of Shoreline Areas) emphasizes that shoreline character is to be protected by ensuring that development and redevelopment are designed and sited so buildings are incorporated into the landscape and buffered from the waterbody, and by ensuring that the shoreline remains more natural than built. The proposal conforms with this intent because it is not introducing a new shoreline use or a more intensive form of development; it is a replacement of an existing cottage with a single-storey cottage that is larger, but has been reduced since the public meeting. The resulting zoning metrics (lot coverage and gross floor area) appear elevated largely due to the unusually small lot area, but the built form remains consistent with a typical shoreline residential cottage form. Importantly, the revised proposal also creates an opportunity to improve shoreline character by removing structures that contribute to shoreline clutter—specifically, the shed (as proposed) and the shoreline bunkie (as recommended by staff).

Section C.3.1.3.1 provides that shoreline policies must be read and applied in light of site-specific conditions, and contemplates that alternative development standards may be

considered where unique topographical features exist, provided the proposal maintains the character of the natural shoreline environment and maintains the built form of the area. This policy direction is directly relevant here because the property is severely constrained: it is substantially undersized, steeply sloped, confined by the shoreline and rear access/driveway, and already developed with a legal non-complying cottage footprint within the setback.

Within that context, the revised proposal is appropriately characterized as not overdevelopment of the shoreline, but rather managed redevelopment that, although it increases the floor area, also slightly improves setbacks compared to existing conditions where feasible, and facilitates removal of accessory shoreline structures and restoration of shoreline vegetation.

Section C.3.1.3.13 (Waterfront Site Design) and the broader Section C.3.1 framework emphasize the role of site design controls to manage impacts on steep slopes, limit site alteration, protect the visual character from the water, and ensure that shoreline buffering and landscaping objectives are achieved. Consistent with these policies, the Township's recommended requirement for Site Plan Control is an appropriate implementation mechanism to secure: a shoreline revegetation and buffering plan using native species; limits on vegetation removal and site alteration within the shoreline setback; grading, drainage and erosion control measures suited to steep slopes; and confirmation of accessory structure removals. Taken together, these measures implement the Official Plan's intent to protect shoreline character, reduce shoreline encroachment over time, and ensure the natural environment predominates along the waterfront, even where an existing lot of record cannot achieve all shoreline standards due to physical constraints.

Section F (Legal Non-Complying) provides the policy basis for considering redevelopment on properties where the use is permitted, but the existing lot/building does not comply with current zoning standards (e.g., shoreline setback, lot area/frontage).

For legal non-complying buildings, Section F generally permits an existing non-complying building to be enlarged or replaced, provided the proposal does not increase the non-compliance and otherwise complies with applicable Official Plan direction. In this case, although the existing cottage is within the shoreline setback due to the lot's constraints, the revised design increases setbacks compared to the existing dwelling/deck, which improves this non-compliance. The increase in gross floor area is appropriate for the shoreline's

character, particularly given the single-storey form and the opportunity to remove shoreline accessory structures.

For legal non-complying lots (undersized area/frontage), Section F recognizes that lots that legally exist but do not meet current standards may still be used and developed, subject to Township review to ensure the development is appropriate. Here, the proposal aligns with that intent because the "inflated" zoning metrics are largely a function of the unusually small lot size, while the redevelopment remains a single cottage in a shoreline residential context and can be conditioned to improve shoreline conditions.

Overall, Section F supports approval where redevelopment on a constrained, legal lot of record is managed so that it does not intensify non-compliance, and where municipal tools (including Site Plan Control) are used to secure practical improvements such as structure removal and shoreline revegetation, ensuring the result is consistent with the shoreline protection intent of the Official Plan.

In consideration of the above, the proposed development meets the intent of the Official Plan.

Zoning By-law 2006-125

The subject lands are zoned SR1. Permitted uses in this zone include dwellings and accessory uses.

Staff explored lot coverage requests and other permissions on neighbouring properties, as many are challenged by constrained lots.

Zone	Zone and Permissions
SR1-127	Front yard setback of 9 m
3 Hoodwink – A08/2004-H	Max lot coverage of 11.28%
17 Hoodwink – A-2007-002-H	Max lot coverage of 13.05%
A-2001-007-H	6.7 m front yard setback 4.5% lot coverage increase
9 hoodwink A-2000-027-H	Total of 30% lot coverage recommended for approval (21.8% is cottage plus decks)

Of the 18.2% lot coverage increase, decks over 1.2 metres in height represent 4%. That is a substantial portion of the request, which does not have the same visual impact as a cottage.

Decks have less massing and blend better with the topography, or in other words, they are less intrusive than a building façade. With this in mind, the request is comparable with neighbouring properties, given the small lot size.

Although the request is on the higher end, the proposal is for a single-storey cottage that does not represent a built form that intrudes on the natural environment; the scale is appropriate. Staff would also recommend the height be limited to one storey (7 metres in the drawing) to ensure the height can't be changed and dominate the shoreline. Ten metres and two storeys are usually permitted.

Staff are of the opinion that the actual impact of the request does not match the numerical intensity of the request. The percentages are heavily impacted by the small lot area, not the overdevelopment of the property. Although not significant, there are improvements to the shoreline's aesthetics by the inclusion of site plan control and revegetation, improved front yard setbacks, and the removal of the guest cabin on the water's edge.

As a result, the proposal meets the intent of the Zoning By-law.

Financial Impacts:

There are no financial impacts.

Options/Alternatives:

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

- Option 1: Council can approve the application to permit the Zoning By-law Amendment, per Schedule A. This by-law includes measures to minimize the impact of the proposal should the primary recommendation of this report not be followed.

- Option 2: Council can defer the application for the Zoning By-law Amendment so the applicant can revise their plans.

- Option 3: Council can refuse the By-law to permit the Amendment.

Staff recommends Option 2.

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 Zoning By-law Amendment application is consistent with the Provincial Planning Statement. The application 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 Zoning By-law Amendment.

Prepared By:

T. Elgie

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed By:

_____
Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law 2026–039
Schedule B – Plan

Schedule A to Staff Report PL-2026-021

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-039

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-005-02400, 13 Hoodwink Road (Rosicki), R-2025-0017-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 "PT RDAL IN FRONT OF LT 33 CON 2 HUMPHREY; PT RDAL IN FRONT OF LT 34 CON 2 HUMPHREY CLOSED BY RO92667; PT LT 34 CON 2 HUMPHREY AS IN RO186197; 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 #28 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "PT RDAL IN FRONT OF LT 33 CON 2 HUMPHREY; PT RDAL IN FRONT OF LT 34 CON 2 HUMPHREY CLOSED BY RO92667; PT LT 34 CON 2 HUMPHREY AS IN RO186197; SEGUIN" from the SR1 Zone to the LSR-187 Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 6.4 of Section 6.4, Residential Zones – Exceptions, is hereby further amended by adding the LSR-187 Zone, 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.

Schedule A to Staff Report PL-2026-021

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 20th day of April 2026.

_____
Ann MacDiarmid
Mayor

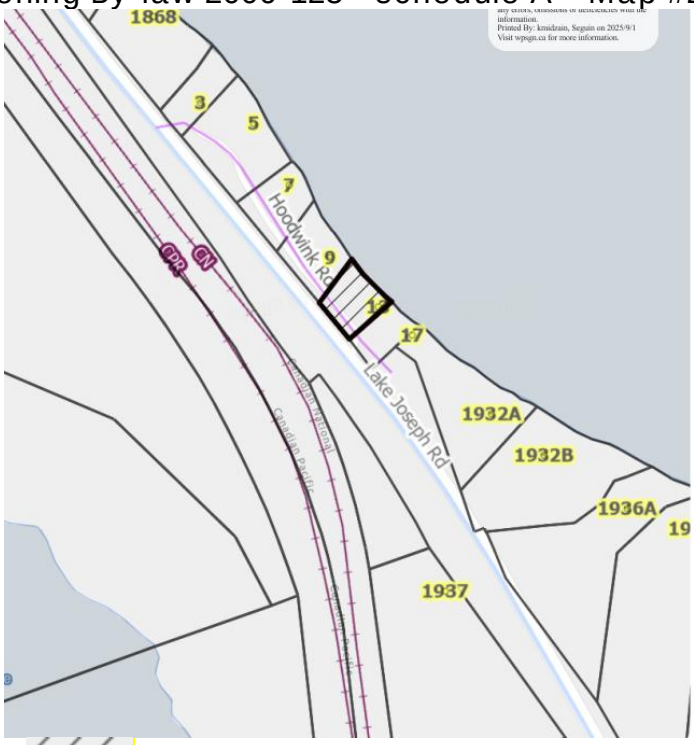
_____
Craig Jeffery
Clerk

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

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-021

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-039 Schedule “A”
PT RDAL IN FRONT OF LT 33 CON 2 HUMPHREY; PT RDAL IN FRONT OF LT 34 CON 2 HUMPHREY CLOSED BY RO92667; PT LT 34 CON 2 HUMPHREY AS IN RO186197; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #28



Lands Rezoned from SR1 to LSR-187

Schedule A to Staff Report PL-2026-021

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-039

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

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
LSR-187			- Guest Cabin - Boathouse	Section 6.3 - Table 6.3 - Maximum Lot Coverage within 60 metres of the Shoreline – 18.2% - Maximum Dwelling Gross Floor Area – 160 square metres - Minimum Front Yard Setback to Deck – 6.6 metres - Minimum Front Yard Setback to Dwelling Unit – 8.6 metres - Maximum Height -1 Storey	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to require the submission of a revegetation plan. The site plan agreement shall also note warning clauses in accordance with the Canadian National Railway Company and other requirements of the Railway.

TRAVELLED ROAD KNOWN AS LAKE JOSEPH ROAD

(FORMERLY THE KING'S HIGHWAY No. 69)

TOP OF SLOPE

TOP OF SLOPE

OH OH OH POU OH OH OH OH OH OH OH OH OH OH OH OH OH POU OH OH OH

BOTTOM OF SLOPE

BOTTOM OF SLOPE

35.59 (P2 & SET) N40°44'30"W (M)

GRAVEL DRIVEWAY HOODWINK RD

GRAVEL DRIVEWAY

3.0 3.4

1.0m

0.5m

TOP OF SLOPE

SR1

SR1-37

0.70ø 0.20ø

STONE RETAINING WALL

WOOD RETAINING WALL

WOOD RETAINING WALL

TSP

N33°30'10"E (P2)

N33°25'20"E (M)

13.0

13.2

HO

HO

HO

HO

HO

3.0 3.1 3.4

0.5m

1350L PUMP TANK
DOSED @ 110L/DAY
6100L SEPTIC TANK
EXISTING DWELLING
TO BE DEMOLISHED
(99.9m²)

17.9

N47°04'10"E

3.0

0.40ø

0.10ø

TOP OF SLOPE

STONE RETAINING WALL

0.40ø

0.40ø

STEPS

10.3

8.8

0.30ø

0.25ø

0.25ø

0.35ø

0.40ø

24.78 (P2 & M)

20m WATER SETBACK

1.5

8.8

EXISTING FRAME SHED
TO BE DEMOLISHED
(6.4m²)

10.03

BOTTOM OF SLOPE

8.7

0.25ø

PROPOSED OPEN
AIR DECK
13.47m²

PORCH

STEPS

STEPS

0.30ø

HO

EO

13.8

BOTTOM OF SLOPE

PROPOSED
DWELLING
159.69m²

12.2

SCREENED
MUSKOKA

DSE=
232.05

13
1 STOREY FRAME
DWELLING

DECK

STEPS

TOP OF SLOPE

32.0±

EXISTING BUNKIE &
ATTACHED DECKTO REMAIN
(21.3 + 7.5m²)

36.7±

BOTTOM OF SLOPE

PROPOSED
SCREENED
MUSKOKA
29.2m²

19.2

DECK

PATIO STONES

BSP

BOTTOM OF SLOPE

1.5

7.2±

(M)

6.6±

(P3)

0.30ø

0.40ø

SLOPE BREAKLINE

41.67

N41°15'30"W

BUILDING ABOVE

DECK ABOVE

TOP OF SLOPE

PROPOSED OPEN
AIR DECK
62.2m²

9.1

8.6

7.2

SIM

FRAME SHED

FRAME LANDING

6.6

DECK

4.2

2.9

FRAME SHED

STONE RETAINING WALL

STEPS

STEPS

RETAINING WALL

7.4

6.7± (M)

7.5± (P2)

0.70ø

0.35ø

0.25ø

4.7

43.4

0.30ø

0.30ø

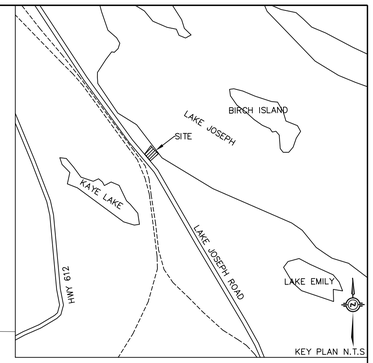
0.30ø

0.40ø

WATER'S EDGE AS MEASURED JULY 19, 2024

WATER'S EDGE AS MEASURED JULY 19, 2024

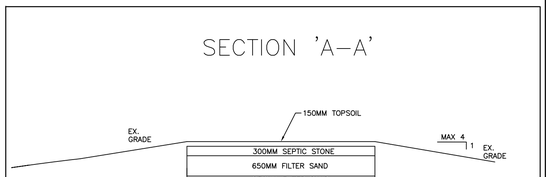
DOCK



SITE STATISTICS

CURRENT ZONING	SHORELINE RESIDENTIAL 1 (SR1)		
	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	1ha / 10000m²	1326.7m²±	1326.7m²±
MIN. FRONTAGE	90m	43.4m±	43.4m±
MIN. WATER YARD	20m	7.2m±	8.6m*
MIN. INT. SIDE YARD	5m	13.8m / 12.2m	10.4m / 8.6m
MIN. REAR YARD	10m	17.9m	12.8m
BUILDING HEIGHT	10m	5m±	7m±
MAX. LOT COVERAGE	8%	7.5%	12.0%
MAX. GROSS FLOOR AREA	132.7m²	99.9m²	159.69m²

SECTION 'A-A'



EXISTING DWELLING	99.85m²	7.5%
EXISTING SCREEN ROOM	11.3m²	0.1%
EXISTING OPEN AIR DECK (>1.2m HIGH)	56.13m²	4.2%
EXISTING PORCH	11.39m²	0.9%
EXISTING BUNKIE	21.32m²	1.6%
PROPOSED DWELLING	159.69m²	12.0%
PROPOSED SCREEN ROOM	29.2m²	2.2%
PROPOSED OPEN AIR DECK (>1.2m HIGH)	54.08m²	4.0%
PROPOSED OPEN AIR DECK (<1.2m HIGH)	21.65m²	1.6%

SURVEY INFORMATION PROVIDED BY:

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: BP	DRAWN BY: BG	CHECKED BY: AL	PLOT DATE: SEPT 3, 2023
FILE NAME: A-049168-POS-V5			

Nº:	DATE	DESCRIPTION	BY
		REVISIONS	

PROJECT TITLE:

13 HOODWINK RD, MACTIER, ON P0C 1H0
CON 2 PT LOT 34 RP PSR2042;PART 1 &
RP 42R7226 PART 2
ROLL# 493010000502400

DRAWING TITLE:

PROPOSED SITE PLAN

TD Consulting INC.
155 St David St
Lindsay, Ontario
K9V 4Z6
Phone : (647)-535-9461
e-mail : info@td-consulting.ca

DRAWN BY:	PROJECT Nº:
RT	025-1131
DESIGNED BY: TD	
APPROVED BY: TD	DRAWING Nº: SP-1
DATE: JUNE 2025	SCALE: 1:300

LAST REVISED FEBRUARY 27-2026

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2026 PSAB Expenditures and Regulation 284/09 of the Municipal Act

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: April 20, 2026 **Report No:** TR-2026-003

Executive Summary:

Regulation 284/09 of the Municipal Act allows municipalities to continue budgeting in the traditional, non-PSAB manner, so long as a report outlining the differences between traditional budgeting and PSAB budgeting is adopted by Resolution of Council prior to the formal approval of the annual budget bylaw. This report outlines the differences between traditional and PSAB budgets.

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2026 PSAB Expenditures and Regulation 284/09 of the Municipal Act

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: April 20, 2026 **Report No:** TR-2026-003

Recommendation:

That Council adopt this Report by way of Resolution.

Background & Analysis:

Since 2010, the Township has presented its annual audited financial statements in accordance with the Public Sector Accounting policies (PSAB) of the Canadian Institute of Chartered Accountants. These statements differ from previous years statements and traditional municipal budgeting and reporting in the following ways:

- Tangible Capital Assets (TCAs) are recorded on the face of the Balance Sheet and amortized. Amortization expense related to the Township's TCAs is recorded on the Statement of Operations.
- Operating and Capital fund expenditures are combined on to a single Statement of Operations, and expenditures on TCAs are removed from the Statement of Operations and capitalized on the Balance Sheet. Grants and Donations received for the purchase of TCAs are added to Operating Revenue.
- All Reserve and Reserve Fund transactions are included on the Statement of Operations. Reserves and Reserve Funds, outside of Obligatory Reserve Funds (such as the Park Fund, Building Permit Fees Fund and Gas Tax Fund) which are shown as Deferred Revenue on the Balance Sheet, are only disclosed in the Notes to the Audited Statements.
- The annual cost related to the change in Asset Retirement Obligations.

- The annual Principal payments on any Long Term Debt of the Township is removed from the Statement of Operations, thereby not affecting the annual reported surplus.

The audited statements since 2010 have been presented in the same manner.

Regulation 284/09 of the Municipal Act allows municipalities to continue budgeting in the same manner as prior to the introduction of PSAB reporting, with one stipulation: a report such as this one must be passed by Resolution of Council prior to the adoption of the current year budget. In order to comply, staff have prepared an analysis of the excluded expenses for 2025 (Schedule A) and a similar analysis of the 2024 actual year end results. (Schedule B).

Financial Impacts:

Regulation 284/09 also requires an analysis of the estimated impact of the exclusion of these expenses on the future tangible capital asset funding requirements of the municipality. In the opinion of the CFO, the exclusion of TCA amortization expense from the annual Budget will have very little impact on the Township's ability to fund future tangible capital asset requirements. This municipality annually reviews long term capital asset purchases, capital asset maintenance, and related financing; this annual review includes vehicles, equipment, linear infrastructure and buildings, and ensures that all such expenditures can be adequately financed through either the tax base or external grants. Furthermore, the internal documents used to perform this annual review, such as the Road Improvement Strategy, the Facilities Master Plan, and the Asset Management Plan, ensure that the capital assets of the municipality are being properly maintained and replaced, as appropriate. Essentially, including amortization in the annual budget would not change or enhance the annual short- or long-term budgeting process.

Strategic Plan Alignment:

N/A – Legislated requirement of the Municipal Act.

Conclusion:

Staff recommend adoption of this Report by way of Resolution.

Prepared by:



Michele C. Fraser, CFO/Treasurer

Reviewed by:



Jason Inwood, CAO

Attachments:

Schedule A *– Excluded PSAB Expenses for the year ending December 31, 2026 - Projected*

Schedule B *– Excluded PSAB Expenses for the year ended December 31, 2025*

SEGUIN TOWNSHIP
EXCLUDED PSAB EXPENSES
for the year ending December 31, 2026 - Projected

Anticipated Operating surplus for the year ending December 31, 2026 using traditional Budgeting			$	-
PSAB adjustments				
Add:	Capital fund - Grants and Donations			
	Capital fund - Contribution from Park Fund	$ 186,960		
	Capital fund - Contribution from Gas Tax Fund	$ 334,700		
	Capital fund - Contribution from Building Permit Reserve	$ -		
	Capital fund - Development Charges	$ 797,560		
	Reserves - Budgeted Interest Income	$ 91,000		
	Reserves - Other budgeted Revenue	$ 705,000		
	Net transfers to Reserves and Reserve Funds	$ 3,215,006	$	5,330,226
Less:	Annual Amortization	$ (2,310,533)		
	Capital fund - expenditures	$ (6,283,203)		
	LTD principal payments	$ 72,924		
	TCA expenditures in Capital fund	$ 2,901,510	$	(5,619,302)
Anticipated net change in Accumulated Surplus for the year ending December 31, 2026			$	(289,076)
Opening Accumulated Surplus, January 1, 2026				
	Net Capital Assets	$ 43,340,088		
	Township surplus	$ 50,186		
	Reserves and Reserve Funds	$ 6,375,591	$	49,765,865
Anticipated Closing Accumulated Surplus, December 31, 2026			$	49,476,789
Anticipated composition of Closing Accumulated Surplus, December 31, 2026				
	Net Capital Assets	$ 43,931,065		
	Township surplus	$ -		
	Reserves and Reserve Funds	$ 5,545,724	$	49,476,789

SEGUIN TOWNSHIP
EXCLUDED PSAB EXPENSES
for the year ended December 31, 2025

Operating surplus for the year ending December 31, 2025				
using traditional Budgeting			$	50,186
PSAB adjustments				
Add:	Capital fund - Other revenue	$ 11,194		
	Capital fund - Contribution from Park Fund	$ 34,288		
	Capital fund - Contribution from Gas Tax Fund	$ 723,804		
	Capital fund - Contribution from Building Permit Reserve	$ 147,107		
	Capital fund - Development Charges	$ 23,362		
	Capital fund - Issuance of Long Term Debt	$ 530,507		
	Reserves - Interest Income	$ 58,367		
	Reserves - Other Revenue	$ 293,981		
	Net transfers to Reserves and Reserve Funds	$ 1,210,546	$	3,033,155
Less:	Annual Amortization	$ (2,299,045)		
	Capital fund - expenditures	$ (6,312,357)		
	LTD principal payments	$ 17,002		
	TCA expenditures in Capital fund	$ 6,271,642	$	(2,322,759)
Net change in Accumulated Surplus for the year ending December 31, 2024			$	710,396
Opening Accumulated Surplus, January 1, 2025				
	Net Capital Assets	$ 40,979,223		
	Township surplus	$ 62,250		
	Reserves and Reserve Funds	$ 8,013,996	$	49,055,469
Closing Accumulated Surplus, December 31, 2025			$	49,765,865
Composition of Closing Accumulated Surplus, December 31, 2025				
	Net Capital Assets	$ 43,340,088		
	Township surplus	$ 50,186		
	Reserves and Reserve Funds	$ 6,375,591	$	49,765,865

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2026 In Year Budget Amendment

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: April 20, 2026 **Report No:** TR-2026-004

Executive Summary:

In late 2025, the Strong Mayors 2026 Budget was presented and deemed approved, with a tax rate increase of 4.539%. Since that time, the Township has received all third-party levies and the 2026 insurance renewal, as well as finalizing the capital carryforwards from 2025 for capital projects that were not completed by year end. While these adjustments have not required an increase in the tax levy, staff are herein presenting these adjustments, so that Council can consider the 2026 budget bylaw.

Seguin Township
Report to Council

Prepared for: Mayor and Members of Council

Subject: 2026 In Year Budget Amendment

From: Michele C. Fraser, CFO/Treasurer

Agenda Date: April 20, 2026 **Report No:** TR-2026-004

Recommendation:

That Council receive the proposed amendments to the 2026 Strong Mayor's Budget.

Background & Analysis

Operating Budget:

In late 2025, the Strong Mayors 2026 Budget was presented and deemed approved, with a tax rate increase of 4.539%. Since that time, the Township has received all third-party levies and the 2026 insurance renewal, as well as finalizing the capital carryforwards from 2025 for capital projects that were not completed by year end. While these adjustments have not required an increase in the tax levy, staff are herein presenting these adjustments, so that Council can consider the 2026 budget bylaw.

Schedule A to this report outlines the adjustments to the 2026 Strong Mayors Operating budget. They include adjusting external levies to actual as received from third parties, an increase to the Court Security Prisoner Transportation (CSPT) allocation as per the OPP, a decrease in the 2026-27 insurance premiums as per the actual renewal, and an adjustment to the tax revenue based on the actual total assessment per the returned assessment roll.

The Amended Operating Fund Summary is attached as **Schedule B** to this Report.

Capital Budget:

Since the approval of the Strong Mayors Budget, the 2025 capital project carryforwards have been finalized at $2,082,629, a very slight decrease from the carryforwards reported to Council on February 2, 2026, in the December 31, 2025 Financial Update. Adjustments

have also been made for the actual cost of a vehicle capital lease, the updated Waste Strategy as presented to Council in Report WM-2026-001, and receipt of a $50,132 Fire Safety Grant. **Schedule C** to this report outlines the adjustments to the Strong Mayors Capital budget, and the Amended Capital Fund Budget is attached as **Schedule D** The effect of these amendments on the Reserves and Reserve Funds is presented in **Schedule E.**

Tax Rate:

There are no proposed changes to the municipal tax rate. The Province has confirmed that there are no changes to the education tax rate for 2026, which are the rates that were presented to Council as part of the Strong Mayors Budget. The Tax Rate comparison chart, which was part of the Strong Mayors Budget package and outlines the effect of the increase on the average home in Seguin, is attached as **Schedule F** for information.

Next Steps:

When the Strong Mayors budget was presented to Council in late 2025, Council was advised that an In-Year Amended Budget would likely be brought to Council to amend the budget for any levy adjustments or other required changes. Since this amended budget does not contemplate an increase to the tax levy, it is not technically an In Year Amendment Budget as contemplated by the Strong Mayors legislation. Instead, it is a bridge between the Strong Mayors Budget and the budget/tax rate bylaw, which must be passed by Council as per the Municipal Act. Therefore, there are no timelines triggered.

Strategic Plan Alignment:

While the annual budget generally supports all aspects of Council's Strategic Plan, its primary objective is:

Foundation – Practice Fiscal Responsibility

Trusted with the taxpayer dollar, make decisions and plan for a healthy financial future, investing responsibly and utilizing funding resources when possible.

Conclusion:

The amendments to the Strong Mayor's Budget have herein been presented to Council, so that Council may now consider the 2026 budget bylaw.

Prepared by:



Michele C. Fraser, CFO/Treasurer

Reviewed by:



Jason Inwood, CAO

Attachments:

Schedule A *– Adjustments to 2026 Strong Mayors Operating Budget*
Schedule B *– 2026 Amended Operating Budget Summary*
Schedule C *– Adjustments to 2026 Strong Mayors Capital Budget*
Schedule D *– 2026 Amended Capital Budget*
Schedule E *– 2026 Amended Reserve/Reserve Funds Budget*
Schedule F *– 2026 Tax Rate Comparisons*

SEGUIN TOWNSHIP AMENDED 2026 BUDGET **SCHEDULE A TO REPORT TR-2026-004**
Changes since adoption of Strong Mayors Budget

2026 Operating surplus per 2026 Strong Mayors Budget			$	-
Adjustments				
EXTERNAL LEVIES				
MPAC	-$	4,678.05		
OPP	$	892.62		
Belvedere	-$	17,713.25		
nbpsdhu	-$	1,533.65		
EMS	$	21,056.42		
DSSAB	$	1,735.30		
911 Committee	-$	214.44		
REVENUE				
CSPT allocation	-$	1,163.00		
EXPENSES				
Adjust insurance to actual quote	-$	18,883.00		
RESERVES				
Adjust transfer to reserves	-$	18,585.45		
TAXATION				
Adjust assessment to actual per returned roll	$	39,086.50	-$	0.00
2026 Operating surplus per 2026 In Year Amended Operating Budget			-$	0.00

TOWNSHIP OF SEGUIN **SCHEDULE B TO REPORT TR-2026-004**

2026 AMENDED OPERATING BUDGET - OPERATING FUND SUMMARY

			2026 Budget
Revenue			
Taxation	Final Tax Levy	$	(17,163,866.79)
	Supplementaries	$	(175,000.00)
	Tax Writeoffs	$	25,000.00
	Payments in Lieu	$	(113,735.49)
Grants	OMPF	$	(2,515,100.00)
	POA	$	(10,000.00)
	Recycling	$	(100,000.00)
	Small Water Grant	$	(12,260.00)
	Other Grants	$	(83,663.00)
User Fees	Administration	$	(25,000.00)
	Building and Bylaw	$	(629,070.00)
	Fire	$	(132,550.00)
	911	$	(1,500.00)
	Roads	$	(6,000.00)
	Waste Management	$	(115,000.00)
	Cemetery	$	(27,000.00)
	Parks and Recreation	$	(374,500.00)
	Planning	$	(130,193.00)
Investment Income	Interest	$	(100,000.00)
	Airport/CoC Loan	$	(150,000.00)
Penalty & Interest on Taxes		$	(215,000.00)
		$	(22,054,438.28)
Expenditures			
Committees		$	18,500.00
Council		$	298,658.50
Administration/Treasury		$	2,385,643.39
Clerk's Department		$	394,855.00
Fire		$	993,480.72
Building		$	748,616.00
Bylaw Enforcement		$	392,610.00
Police Services		$	1,405,747.34
Climate Change/Water Quality		$	95,329.00
Roads		$	4,479,348.00
Waste Management		$	1,344,625.00
Health Services		$	1,548,958.50
Cemetery		$	54,038.00
DSSAB		$	1,800,719.00
Belvedere Heights		$	361,090.00
Parks and Recreation		$	2,069,046.75
Libraries		$	385,307.00
Museums		$	38,974.00
Planning		$	791,115.00
Economic Development, incl Airport		$	69,112.34
		$	19,675,773.54
Reserve Transfers			
Transfer to Reserves - Capital		$	2,433,439.55
Transfer to(from) Reserves - Building Permit Fees		$	(114,774.81)
Transfer to Reserves - Operating		$	110,000.00
		$	2,428,664.74
Opening Surplus		$	(50,000.00)
		$	-

TOWNSHIP OF SEGUIN **SCHEDULE C TO REPORT TR-2026-004**

Adjustments to 2026 Strong Mayors Capital Budget

2026 Capital Fund per Strong Mayors Budget				$ 4,146,425.62
2025 CARRYFORWARDS				
COMMUNITY SERVICES		$ 1,077,796.00		
FIRE		$ 305,123.00		
BYLAW		$ 15,000.00		
ADMIN		$ 120,500.00		
PUBLIC WORKS		$ 524,260.00		
PLANNING		$ 35,850.00		
WASTE		$ 4,100.00	$	2,082,629.00
2026 ADDITIONAL				
PUBLIC WORKS	Adjust purchase of VR39 replacement	$ 64,016.00		
WASTE	Adjust Waste Strategy per WM-2026-001	-$ 60,000.00		
FIRE	Fire Safety Grant	$ 50,132.00	$	54,148.00
Amended 2026 Capital Budget			$	6,283,202.62

SCHEDULE D TO REPORT AD-2026-004

Department	Location	Description	SP (Strat Plan) Reference		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Cemetery		Mowers	ADMIN / ASSET MGMT	CR	$ 25,000	$ -	$ -	$ 15,000	$ -	$ -	$ 15,000	$ -	$ -	$ 15,000
TOTAL					**$ 25,000**	**$ -**	**$ -**	**$ 15,000**	**$ -**	**$ -**	**$ 15,000**	**$ -**	**$ -**	**$ 15,000**
Building		Replace Vehicle/Renovations	ADMIN / ASSET MGMT	BR	$ -	$ -	$ 40,000	$ 40,000	$ -	$ -	$ 45,000	$ 45,000	$ -	$ -
					$ -	**$ -**	**$ 40,000**	**$ 40,000**	**$ -**	**$ -**	**$ 45,000**	**$ 45,000**	**$ -**	**$ -**
Bylaw		Implemet AMPS	ADMIN / ASSET MGMT	CAP	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					$ 15,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Corporate Services		IT Hardware & Software Upgrades	GROW 2.4	GIS	$ 30,000	$ 60,000	$ 240,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 305,000	$ 65,000	$ 65,000
Corporate Services		IT - asyst	GROW 2.4	GIS	$ 13,000	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Corporate Services		GIS requirements, including photography	GROW 2.4	GIS	$ 14,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Corporate Services		Library IT	CONNECT 3.3	GIS	$ 10,687	$ 10,901	$ 11,119	$ 11,341	$ 11,568	$ 11,799	$ 12,035	$ 12,276	$ 12,522	$ 12,772
Corporate Services		Communications	CONNECT 3.2	CAP	$ 22,308	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Corporate Services		Branding	CONNECT 3.2	CAP	$ 20,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Corporate Services		Building Upgrades/Furniture	ADMIN / ASSET MGMT	CAP	$ 55,000	$ 45,000	$ 50,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
TOTAL					**$ 164,995**	**$ 138,401**	**$ 323,619**	**$ 118,841**	**$ 119,068**	**$ 119,299**	**$ 119,535**	**$ 359,776**	**$ 120,022**	**$ 120,272**
Community Service		Facility/Sustainability Master Plan/Assessments		CAP	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -
Community Service		Lake Stewardship/Clean Yards education	CONNECT 3.2	CAP	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Community Service		Water Quality	CONNECT 3.2	CAP	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Community Service		Accessibility & Energy issues	GROW 2.4	CAP	$ 23,400	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Community Service		Web site	CONNECT 3.2	CAP	$ 20,600	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Community Service		Signage	CONNECT 3.2	CAP	$ 15,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
					$ 79,000	**$ 158,000**	**$ 58,000**	**$ 58,000**	**$ 58,000**	**$ 58,000**	**$ 58,000**	**$ 158,000**	**$ 58,000**	**$ 58,000**
Facilities	Arena	Capital Improvements	ADMIN / ASSET MGMT	CAP	$ 195,000	$ 130,000	$ 100,000	$ 150,000	$ 150,000	$ 150,000	$ 1,650,000	$ 150,000	$ 150,000	$ 150,000
Facilities	Arena	Capital Improvements	ADMIN / ASSET MGMT	DC	$ 300,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facilities		Replace pickups	ADMIN / ASSET MGMT	ER	$ -	$ -	$ 90,000	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -
Facilities		Capital Lease Payments - Pickup	ADMIN / ASSET MGMT	ER	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080	$ 37,080
Facilities		Capital Lease Payments - Van	ADMIN / ASSET MGMT	ER	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956	$ 15,956
Facilities		Small equipment and waste stations	ADMIN / ASSET MGMT	CAP	$ 38,300	$ 65,000	$ 25,000	$ 25,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
Facilities	Museum	General Repairs	ADMIN / ASSET MGMT	CAP	$ 5,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Facilities	Rose Pt Trail	General Upgrades	ADMIN / ASSET MGMT	PR	$ 9,375	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Facilities	Ballfields	Upgrades	ADMIN / ASSET MGMT	PR	$ 20,100	$ 10,000	$ 10,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Facilities	Various Beaches/Docks	General Upgrades/Boat launches	ADMIN / ASSET MGMT	PR	$ 46,985	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Facilities		Park/Playground Equipment	ADMIN / ASSET MGMT	CAP	$ 58,600	$ 20,000	$ 20,000	$ 20,000	$ 50,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 15,000
Facilities	Rosseau Waterfront and Lighthouse		ADMIN / ASSET MGMT	CAP	$ 20,000	$ 10,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Facilities	Rosseau Waterfront		ADMIN / ASSET MGMT	PR	$ 100,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facilities	Foley	Ag Hall	ADMIN / ASSET MGMT	CAP	$ 26,375	$ 30,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Facilities	Orrville C.C.	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 40,000	$ 15,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Facilities	Ruth Dare Health Clinic	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 51,400	$ 30,000	$ 20,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
Facilities	Humphrey Trails & Barn	Facility Improvements	ADMIN / ASSET MGMT	PR	$ 5,000	$ 10,000	$ 10,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Facilities	Rosseau Memorial Hall	Facility Improvements	GROW 2.4	RMH	$ 526,611	$ 1,200,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Facilities	Foley Matheson	Facility Improvements	ADMIN / ASSET MGMT	CAP	$ 8,500	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Facilities	Foley Matheson Gazebo	Facility Improvements	ADMIN / ASSET MGMT	DC	$ 26,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facilities	Foley Matheson	Facility Improvements	ADMIN / ASSET MGMT	PR	$ 5,000	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
TOTAL					**$ 1,730,253**	**$ 1,859,536**	**$ 419,536**	**$ 367,536**	**$ 402,536**	**$ 377,536**	**$ 1,877,536**	**$ 477,536**	**$ 377,536**	**$ 367,536**

Department	Location	Description	SP (Strat Plan) Reference		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fire		Replace Vehicles	ADMIN / ASSET MGMT	CAP	$ 263,097	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Replace Vehicles - Capital Lease	ADMIN / ASSET MGMT	LTD	$ 77,676	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Capital Lease Payments - Car 1	ADMIN / ASSET MGMT	CAP	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531	$ 18,531
Fire		Replace Snowmobile with side by side	ADMIN / ASSET MGMT	FR	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Replace Marine 19	ADMIN / ASSET MGMT	FR	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Hydraulic equipment	ADMIN / ASSET MGMT	CAP	$ -	$ 65,000	$ -	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
Fire		Hose and pumps	ADMIN / ASSET MGMT	CAP	$ -	$ 20,000	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		SCBA replacement	ADMIN / ASSET MGMT	CAP	$ -	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Rescue Equipment	ADMIN / ASSET MGMT	CAP	$ -	$ 20,000	$ 45,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Fire		Pagers/Towers/Repeaters	ADMIN / ASSET MGMT	CAP	$ 161,350	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Fire Master Plan	GROW 2.4	CAP	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Fire Safety Grant	ADMIN / ASSET MGMT	GR	$ 50,132	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire		Hall upgrades	ADMIN / ASSET MGMT	CAP	$ 93,000	$ 30,000	$ 45,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
TOTAL					**$ 783,786**	**$ 273,531**	**$ 393,531**	**$ 113,531**	**$ 113,531**	**$ 113,531**	**$ 113,531**	**$ 113,531**	**$ 113,531**	**$ 113,531**
Planning		Official Plan/ZBL Review	LEGISLATED	OP	$ 50,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Planning		ZBL Review	LEGISLATED	OP	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Planning		OLT Appeals/Legal Fees	LEGISLATED	LR	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
TOTAL					**$ 125,850**	**$ 225,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**
Public Works	Vehicle Replacement	Replace VR 37 2005 Case Backhoe	ADMIN / ASSET MGMT	ER	$ -	$ 225,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Vehicle Replacement	Replace VR 39	ADMIN / ASSET MGMT	ER	$ 42,047	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Vehicle Replacement	Replace VR 39 - Capital Lease LTD	ADMIN / ASSET MGMT	LTD	**$ 123,669**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ -	$ -	$ -
Public Works	Vehicle Replacement	Replace VR 39 - Capital Lease payments	ADMIN / ASSET MGMT	ER	**$ 23,300**	**$ 31,066**	**$ 31,066**	**$ 31,066**	**$ 31,066**	**$ 31,066**	**$ 31,066**	$ -	$ -	$ -
Public Works	Vehicle Replacement	Replace trucks	ADMIN / ASSET MGMT	DC	$ 130,960	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Vehicle Replacement	Replace plow trucks - down payment	ADMIN / ASSET MGMT	ER	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960	$ 130,960
Public Works	Vehicle Replacement	Replace plow trucks - Capital Lease LTD	ADMIN / ASSET MGMT	LTD	$ 563,940	$ 281,970	$ 281,970	$ 281,970	$ 281,970	$ 281,970	$ 281,970	$ 281,970	$ -	$ -
Public Works	Vehicle Replacement	Capital Lease Payments - plow trucks	ADMIN / ASSET MGMT	ER	$ 145,400	$ 218,100	$ 290,800	$ 363,500	$ 436,200	$ 508,900	$ 581,600	$ 654,300	$ 654,300	$ 654,300
Public Works	Vehicle Replacement	New Water Tank	ADMIN / ASSET MGMT	ER	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Roller for Grader	ADMIN / ASSET MGMT	ER	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Shoulder attachment for Grader	ADMIN / ASSET MGMT	ER	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Rock Breaker	ADMIN / ASSET MGMT	ER	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Capital Maintenance	Emergency Repairs/Small Equipment	ADMIN / ASSET MGMT	ER	$ 60,000	$ 60,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
Public Works	Roads Strategy	Bi-Annual Bridge Inspection	LEGISLATED	CAP	$ -	$ 50,000	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Public Works	Roads Strategy	Roads Needs Study	ADMIN / ASSET MGMT	CAP	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Roads Strategy	Line Painting	ADMIN / ASSET MGMT	CAP	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Public Works	Roads Strategy	Road Reconstruction - Star Lake Road	GROW 2.4	DC	$ 300,000	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Roads Strategy - amende	As reported RD-2025-004	GROW 2.4	CAP	$ 471,216	$ 719,391	$ 521,530	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Roads Strategy - amende	As reported RD-2025-004	GROW 2.4	AM	$ -	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Roads Strategy	Road Reconstruction - Blackwater	GROW 2.4	CAP	$ -	$ 1,377,000	$ -	$ 750,000	$ 750,000	$ 750,000	$ -	$ -	$ -	$ -
Public Works	Roads Strategy	Special projects/Crack Sealing	GROW 2.4	CAP	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
Public Works	Roads Strategy	Overlay	GROW 2.4	CAP	$ 64,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works	Roads Strategy	Bridges	GROW 2.4	CAP	$ 424,060	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Public Works		Resurfacing funded by Gas Tax	GROW 2.4	CAP	$ (334,700)	$ (325,588)	$ (359,675)	$ (359,675)	$ (359,675)	$ (359,675)	$ (359,675)	$ (359,675)	$ (359,675)	$ (359,675)
Public Works		Resurfacing	GROW 2.4	GT	$ 334,700	$ 325,588	$ 359,675	$ 359,675	$ 359,675	$ 359,675	$ 359,675	$ 359,675	$ 359,675	$ 359,675
Public Works		Sidewalk	GROW 2.4	CAP	$ 40,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Public Works	Roads Strategy	Legal and Survey	GROW 2.4	CAP	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Public Works		OCIF funding	GROW 2.4	CAP	$ -	$ (1,377,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works		Overlay	GROW 2.4	GR	$ -	$ 1,377,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Works		Garages capital repairs	ADMIN / ASSET MGMT	CAP	$ 126,200	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Public Works	Roads Strategy	Engineering Studies	GROW 2.4	CAP	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000	$ 95,000
Public Works	Roads Strategy	Guiderails	ADMIN / ASSET MGMT	CAP	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
TOTAL					**$ 3,050,752**	**$ 4,158,487**	**$ 3,511,326**	**$ 2,287,496**	**$ 2,360,196**	**$ 2,432,896**	**$ 1,755,596**	**$ 1,797,230**	**$ 1,515,260**	**$ 1,515,260**

Department	Location	Description	SP (Strat Plan) Reference		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Waste	Vehicle Replacement	Capital Lease payments - compaction trailer	ADMIN / ASSET MGMT	ER	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467	$ 64,467
Waste	Vehicle Replacement	Replace VW07 2009 Dozer	ADMIN / ASSET MGMT	ER	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Waste		Waste Strategy	GROW 2.4	CAP	$ 140,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Waste		Waste Strategy	GROW 2.4	LTD	$ -	$ 800,000	$ 600,000	$ 600,000	$ -	$ -	$ -	$ -	$ -	$ -
Waste		Capital maintenance	ADMIN / ASSET MGMT	ER	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000
Waste	Christie Landfill Site	Ground Water Monitoring	LEGISLATED	CAP	$ 24,100	$ 20,000	$ 20,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
TOTAL					**$ 308,567**	**$ 964,467**	**$ 1,014,467**	**$ 769,467**	**$ 169,467**	**$ 169,467**	**$ 169,467**	**$ 169,467**	**$ 169,467**	**$ 169,467**
	TOTAL CAPITAL PROJECTS				**$ 6,283,203**	**$ 7,777,422**	**$ 5,835,479**	**$ 3,844,871**	**$ 3,297,798**	**$ 3,345,729**	**$ 4,228,665**	**$ 3,195,540**	**$ 2,428,816**	**$ 2,434,066**
TOTALS BY FUNDING SOURCE														
CAPITAL RESERVE				**CAP**	**$ 2,564,287**	**$ 1,924,334**	**$ 1,607,386**	**$ 1,543,856**	**$ 1,578,856**	**$ 1,553,856**	**$ 2,303,856**	**$ 903,856**	**$ 803,856**	**$ 793,856**
DEVELOPMENT CHARGES				**DC**	**$ 797,560**	**$ 550,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ASSET MANAGEMENT RESERVE				**AM**	**$ -**	**$ -**	**$ 1,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
OFFICAL PLAN RESERVE				**OP**	**$ 50,850**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
IT RESERVE				**GIS**	**$ 67,687**	**$ 73,401**	**$ 253,619**	**$ 78,841**	**$ 79,068**	**$ 79,299**	**$ 79,535**	**$ 319,776**	**$ 80,022**	**$ 80,272**
EQUIPMENT RESERVE				**ER**	**$ 704,210**	**$ 912,629**	**$ 1,055,329**	**$ 788,029**	**$ 860,729**	**$ 933,429**	**$ 1,006,129**	**$ 1,147,763**	**$ 1,047,763**	**$ 1,047,763**
GRANTS				**GR**	**$ 50,132**	**$ 1,377,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
BUILDING PERMIT RESERVE				**BR**	**$ -**	**$ -**	**$ 40,000**	**$ 40,000**	**$ -**	**$ -**	**$ 45,000**	**$ 45,000**	**$ -**	**$ -**
ROSSEAU MEMORIAL HALL				**RMH**	**$ 526,611**	**$ 1,200,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**
GAS TAX RESERVE				**GT**	**$ 334,700**	**$ 325,588**	**$ 359,675**	**$ 359,675**	**$ 359,675**	**$ 359,675**	**$ 359,675**	**$ 359,675**	**$ 359,675**	**$ 359,675**
FIRE RESERVE				**FR**	**$ 55,000**	**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
PARKS RESERVE				**PR**	**$ 186,960**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**	**$ 52,500**
CEMETERY RESERVE				**CR**	**$ 25,000**	**$ -**	**$ -**	**$ 15,000**	**$ -**	**$ -**	**$ 15,000**	**$ -**	**$ -**	**$ 15,000**
LONG TERM DEBT ISSUED - CAPITAL LEASES				**LTD**	**$ 845,206**	**$ 1,081,970**	**$ 881,970**	**$ 881,970**	**$ 281,970**	**$ 281,970**	**$ 281,970**	**$ 281,970**	**$ -**	**$ -**
LEGAL RESERVE				**LR**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**
	TOTAL CAPITAL PROJECTS				**$ 6,283,203**	**$ 7,777,422**	**$ 5,835,479**	**$ 3,844,871**	**$ 3,297,798**	**$ 3,345,729**	**$ 4,228,665**	**$ 3,195,540**	**$ 2,428,816**	**$ 2,434,066**

TOWNSHIP OF SEGUIN AMENDED 2026 RESERVE/RESERVE FUNDS BUDGET AND 2027-2030 FORECAST

SCHEDULE E TO REPORT TR-2026-004

		2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
CAPITAL RESERVE FUND							
Opening Balance		**$ 1,600,346**	**$ 512,357**	**$ 28,205**	**$ 858,202**	**$ 1,496,875**	**$ 1,259,764**
Revenue	Taxation	$ 600,603	$ 1,400,135	$ 2,374,331	$ 1,866,059	$ 1,076,745	$ 1,076,745
	Interest/Donation	$ 40,676	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 60,000
	SRA	$ 45,054	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
	Land/Asset Sales	$ 41,327	$ 450,000	$ 150,000	$ 150,000	$ -	$ -
	ARA Revenue	$ 88,144	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
Expenditures	Capital Projects	$ 1,903,793	$ 2,564,287	$ 1,924,334	$ 1,607,386	$ 1,543,856	$ 1,578,856
PROJECTED	Year end Transfer	$ -	$ -	$ -	$ -	$ -	$ -
Closing Balance		**$ 512,357**	**$ 28,205**	**$ 858,202**	**$ 1,496,875**	**$ 1,259,764**	**$ 987,653**
FIRE RESERVE FUND							
Opening Balance		**$ 440,985**	**$ 117,188**	**$ 141,188**	**$ 190,188**	**$ 244,188**	**$ 298,188**
Revenue	Taxation	$ 15,000	$ 75,000	$ 100,000	$ 50,000	$ 50,000	$ 50,000
	Sale of Vehicle	$ -	$ -	$ -	$ -	$ -	$ -
	Donations/Interest	$ 3,395	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
Expenditures	Capital Projects	$ 342,193	$ 55,000	$ 55,000	$ -	$ -	$ -
	Carryforward projects						
Closing Balance		**$ 117,188**	**$ 141,188**	**$ 190,188**	**$ 244,188**	**$ 298,188**	**$ 352,188**
EQUIPMENT RESERVE FUND							
Opening Balance		**$ 906,706**	**$ 404,988**	**$ 136,192**	**$ 102,595**	**$ 113,042**	**$ 604,013**
Revenue	Taxation	$ 971,398	$ 431,415	$ 875,032	$ 1,061,776	$ 1,275,000	$ 1,275,000
	Interest	$ 3,631	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
Expenditures	Capital Projects	$ 1,476,747	$ 704,210	$ 912,629	$ 1,055,329	$ 788,029	$ 860,729
Closing Balance		**$ 404,988**	**$ 136,192**	**$ 102,595**	**$ 113,042**	**$ 604,013**	**$ 1,022,284**
ASSET MANAGEMENT CAPITAL RESERVE FUND							
Opening Balance		**$ 218,700**	**$ 672,362**	**$ 1,127,252**	**$ 1,832,714**	**$ 1,041,176**	**$ 1,752,638**
Revenue	Taxation	$ 446,890	$ 446,890	$ 693,462	$ 693,462	$ 693,462	$ 693,462
	Interest	$ 6,772	$ 8,000	$ 12,000	$ 15,000	$ 18,000	$ 18,000
Expenditures	Capital Projects	$ -	$ -	$ -	$ 1,500,000	$ -	$ -
Closing Balance		**$ 672,362**	**$ 1,127,252**	**$ 1,832,714**	**$ 1,041,176**	**$ 1,752,638**	**$ 2,464,100**
ROSSEAU MEMORIAL HALL RESERVE							
Opening Balance		**$ 1,927,689**	**$ 1,869,069**	**$ 1,342,458**	**$ 142,458**	**$ 132,458**	**$ 122,458**
Revenue	Taxation	$ -	$ -	$ -	$ -	$ -	$ -
	Donations/Interest	$ 56,269	$ -	$ -	$ -	$ -	$ -
Expenditures	Capital Projects	$ 114,889	$ 526,611	$ 1,200,000	$ 10,000	$ 10,000	$ 10,000
Closing Balance		**$ 1,869,069**	**$ 1,342,458**	**$ 142,458**	**$ 132,458**	**$ 122,458**	**$ 112,458**
CEMETERY RESERVE							
Opening Balance		**$ 59,723**	**$ 59,723**	**$ 34,723**	**$ 34,723**	**$ 34,723**	**$ 19,723**
Revenue	Taxation	$ -	$ -	$ -	$ -	$ -	$ -
Expenditures	Capital Projects	$ -	$ 25,000	$ -	$ -	$ 15,000	$ -
Closing Balance		**$ 59,723**	**$ 34,723**	**$ 34,723**	**$ 34,723**	**$ 19,723**	**$ 19,723**

TOWNSHIP OF SEGUIN AMENDED 2026 RESERVE/RESERVE FUNDS BUDGET AND 2027-2030 FORECAST

SCHEDULE E TO REPORT TR-2026-004

		2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
PARK FUND							
Opening Balance		**$ 172,711**	**$ 175,131**	**$ 30,171**	**$ 24,671**	**$ 19,171**	**$ 15,671**
Revenue	Parkland Levies/Sales	$ 32,318	$ 35,000	$ 40,000	$ 40,000	$ 42,000	$ 42,000
	Interest	$ 4,390	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000
Expenditures	Capital Projects	$ 34,288	$ 186,960	$ 52,500	$ 52,500	$ 52,500	$ 52,500
Closing Balance		**$ 175,131**	**$ 30,171**	**$ 24,671**	**$ 19,171**	**$ 15,671**	**$ 12,171**
IT RESERVE							
Opening Balance		**$ 166,687**	**$ 196,414**	**$ 208,727**	**$ 215,326**	**$ 101,707**	**$ 102,866**
Revenue	Taxation	$ 65,000	$ 80,000	$ 80,000	$ 140,000	$ 80,000	$ 80,000
Expenditures	Capital Projects	$ 35,273	$ 67,687	$ 73,401	$ 253,619	$ 78,841	$ 79,068
	Carryforward projects						
Closing Balance		**$ 196,414**	**$ 208,727**	**$ 215,326**	**$ 101,707**	**$ 102,866**	**$ 103,798**
LEGAL FEE RESERVE							
Opening Balance		**$ 287,287**	**$ 268,593**	**$ 193,593**	**$ 168,593**	**$ 143,593**	**$ 118,593**
Revenue	Taxation	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Expenditures	Legal Fees	$ 18,693	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Closing Balance		**$ 268,593**	**$ 193,593**	**$ 168,593**	**$ 143,593**	**$ 118,593**	**$ 93,593**
SEVERE WEATHER RESERVE							
Opening Balance		**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**
Expenditures	Roads		$ -	$ -	$ -	$ -	$ -
Closing Balance		**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**	**$ 146,616**
PLANNING/OP RESERVE							
Opening Balance		**$ 97,771**	**$ 60,619**	**$ 109,769**	**$ 19,769**	**$ 44,769**	**$ 69,769**
Revenue	Taxation	$ 20,000	$ 100,000	$ 60,000	$ 25,000	$ 25,000	$ 25,000
Expenditures	OP Review	$ 57,152	$ 50,850	$ 150,000	$ -	$ -	$ -
Closing Balance		**$ 60,619**	**$ 109,769**	**$ 19,769**	**$ 44,769**	**$ 69,769**	**$ 94,769**
CCBF (GAS TAX) REVENUE							
Opening Balance		**$ 391,538**	**$ 0**	**$ 19,141**	**$ 61,228**	**$ 69,228**	**$ 77,228**
Revenue	Interest	$ 6,726	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
	Grant	$ 345,841	$ 345,841	$ 359,675	$ 359,675	$ 359,675	$ 359,675
Expenditures	Waste/Roads	$ 744,105	$ 334,700	$ 325,588	$ 359,675	$ 359,675	$ 359,675
Closing Balance		**$ 0**	**$ 19,141**	**$ 61,228**	**$ 69,228**	**$ 77,228**	**$ 85,228**

TOWNSHIP OF SEGUIN AMENDED 2026 RESERVE/RESERVE FUNDS BUDGET AND 2027-2030 FORECAST

SCHEDULE E TO REPORT TR-2026-004

		2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
BUILDING PERMIT REVENUE							
Opening Balance		**$ 357,017**	**$ 210,775**	**$ 96,001**	**$ 96,001**	**$ 56,001**	**$ 16,001**
Revenue	Interest	$ 865	$ -	$ -	$ -	$ -	$ -
	Revenue		$ -	$ -	$ -	$ -	$ -
Expenditures	Capital	$ 27,107	$ -	$ -	$ 40,000	$ 40,000	$ -
	Operaing	$ 120,000	$ 114,775				
Closing Balance		**$ 210,775**	**$ 96,001**	**$ 96,001**	**$ 56,001**	**$ 16,001**	**$ 16,001**
HENVEY COMMUNITY BENEFIT CONTRIBUTIONS							
Opening Balance		**$ 131,352**	**$ 128,456**	**$ 128,456**	**$ 128,456**	**$ 128,456**	**$ 128,456**
Revenue	Revenue	$ 67,080	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Expenditures	Capital	$ -	$ -	$ -	$ -	$ -	$ -
	Trails Master Plan	$ 69,976	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Closing Balance		**$ 128,456**	**$ 128,456**	**$ 128,456**	**$ 128,456**	**$ 128,456**	**$ 128,456**
WORKING CAPITAL							
Opening Balance		**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**
Revenue	Taxation	$ 30,000	$ 110,000	$ 70,000	$ 35,000	$ 35,000	$ 35,000
	To Election Reserve	$ (10,000)	$ (10,000)	$ (10,000)	$ (10,000)	$ (10,000)	$ (10,000)
	To OP Reserve	$ (20,000)	$ (100,000)	$ (60,000)	$ (25,000)	$ (25,000)	$ (25,000)
Closing Balance		**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**	**$ 1,524,907**
Revenue	From Taxation	$ 2,128,891	$ 2,543,440	$ 4,242,825	$ 3,896,297	$ 3,260,207	$ 3,260,207
Expend	To Capital	$ 4,754,241	$ 4,590,305	$ 4,768,452	$ 4,953,509	$ 2,962,901	$ 3,015,828
	Total	**$ 6,347,197**	**$ 5,267,398**	**$ 5,546,446**	**$ 5,296,909**	**$ 6,256,889**	**$ 7,163,943**
Other Reserves	Museum	$ 3,171	$ 3,171	$ 3,171	$ 3,171	$ 3,171	$ 3,171
	Rose Pt	$ 6,920	$ 6,920	$ 6,920	$ 6,920	$ 6,920	$ 6,920
	Election	$ 55,001	$ 17,470	$ 27,470	$ 37,470	$ 47,470	$ 57,470
	Pool and Wellness centre	$ 207,055	$ 108,612	$ 108,612	$ 108,612	$ 108,612	$ 108,612
	Firefighters Comp	$ 142,152	$ 142,152	$ 142,152	$ 142,152	$ 142,152	$ 142,152
TOTAL		$ 6,761,497	$ 5,545,724	$ 5,834,772	$ 5,595,235	$ 6,565,215	$ 7,482,269
Percentage of Operating expenditures		31.00%	23.21%	24.37%	23.60%	27.70%	31.56%
Net of Rosseau Memorial Hall Reserve Fund		$ 4,892,428	$ 4,203,266	$ 5,692,314	$ 5,462,777	$ 6,442,757	$ 7,369,811
Percentage of Operating expenditures		22.43%	17.59%	23.78%	23.04%	27.18%	31.09%

SEGUIN TOWNSHIP 2026 TAX RATE COMPARISON

2025 taxes on $100,000 assessment	Municipal	0.432294%	$ 432.29		
	Education	0.153000%	$ 153.00	$	585.29
Average Phased-In Assessment Increase for all Seguin properties		0.000%			
2026 taxes on $100,000 assessment	Municipal	0.451916%	$ 451.92		
	Education*	0.153000%	$ 153.00	$	604.92
Dollar Change in 2026	Municipal		$ 19.62		
	Education		$ -	$	19.62
Percentage change	Municipal		4.539%		
	Education		0.00%		3.353%
Single Family Detached Home properties only:					
Average 2025 Single Family Detached Home Taxable Value		$ 262,000			
Average 2025 Property Tax Bill	Municipal	0.432294%	$ 1,132.61		
	Education	0.153000%	$ 400.86	$	1,533.47
Average 2026 Single Family Detached Home Taxable Value (as projected by MPAC)		$ 263,000			
Average 2026 Property Tax Bill	Municipal	0.451916%	$ 1,188.54		
	Education*	0.153000%	$ 402.39	$	1,590.93
Dollar Change in 2026	Municipal		$ 55.93		
	Education		$ 1.53	$	57.46
Percentage change	Municipal		4.938%		
	Education		0.38%		3.747%
Waterfront Detached Home properties only:					
Average 2025 Waterfront Detached Home Taxable Value		$ 798,000			
Average 2025 Property Tax Bill	Municipal	0.432294%	$ 3,449.71		
	Education	0.153000%	$ 1,220.94	$	4,670.65
Average 2026 Waterfront Detached Home Taxable Value (as projected by MPAC)		$ 807,000			
Average 2026 Property Tax Bill	Municipal	0.451916%	$ 3,646.96		
	Education*	0.153000%	$ 1,234.71	$	4,881.67
Dollar Change in 2026	Municipal		$ 197.25		
	Education		$ 13.77	$	211.02
Percentage change	Municipal		5.718%		
	Education		1.13%		4.518%

* - assumes no change in Education Rate for 2026.

Council Reports

Good Roads Conference

Sunday 29 March – Wednesday 01 April, 2026

Councillor Greg Getty

This years Good Roads Conference took place in Toronto beginning on Sunday March 29th and concluding on Wednesday April 01st.

The trade show this year was very tech oriented, with a large number of vendors providing similar services and products. Bio-Sealant Technology, a natural bio-based surface control solution showcased a product binding road base and asphalt surfaces, providing protection from freeze-thaw damage to road surfaces. Their technology is predominately focused toward asphalt surfaces, but has been used in Puslinch on a gravel road application which was applied in 2025. The results of this application are being monitored during this spring thaw for review.

Too many of the presentations were again taken up with political presentations.

The highlight of the conference took place on Sunday involving a presentation by Dan Wassmansdorf of The Climate Ready Infrastructure Service, a federal funding program provided for smaller communities (under 30K), providing free technical consultation to integrate climate mitigation or adaption into housing and infrastructure projects. The funding ranges from $15-25K per project application, allowing for 2 applications per calendar year. Funding for this program continues through 2028.

Their presentation was done in partnership with Nick Larson of Agile Infrastructure, involving a project surveying culverts in a municipality, and then conducting a road flooding resiliency analysis, providing data and projections to allow municipalities to focus preventative maintenance.

Although the focus of the CRIS presentation was towards the road applications, follow up discussion identified the ability to utilize this funding program for other applications we are currently involved with or are pending, including waste water management, waste management, etc.

Discussions also revealed a 100% project approval rate at this time for the program.

Board & Committee Agendas & Minutes

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – April 8, 2026

Date: April 8, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

1. Agenda:

1.1 Move to Closed Meeting

1.1a Additions to Closed Agenda

Resolution 2026
THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, **(breach of contract**);

f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, (**breach of contract**)

k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by, or on behalf of the municipality or local board, **(breach of contract)**

1.2 Additions to Open Agenda

1.3 Approval of Agenda

That the Agenda for the April 8, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

1.4 Declaration of Pecuniary Interest

1.5 Approval of Minutes

That Minutes of the March 11, 2026 Regular 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 Project & Budget Update
Submitted by: Steering Committee

Resolution 2026 -
That the Board receive the April 8, 2026 Project & Budget Update for information purposes.

3.3 Fundraising/Sponsorship Update
Verbal Update: Fundraising Committee Chair Mayor Ann MacDiarmid

Resolution 2026 -

That the Board received the April 8, 2026 Fundraising/Sponsorship Verbal Update for information purposes.

4. Adjournment



TAMARACK NORTH CENTRE

PROJECT UPDATE APRIL 8, 2026



CONTENTS

- SHORT TERM CONSTRUCTION SCHEDULE (ongoing/new activities)
- OVERALL PROJECT SCHEDULE
- BUDGET UPDATE
- CONTINGENCY UPDATE

SHORT TERM SCHEDULE (ongoing/new activities)

- Mechanical Systems
  - Completion of testing and inspections
  - Flushing and cleaning of piping
- HVAC
  - O/H & Natatorium U/G Ductwork
  - Finish fixtures
- Electrical – Commissioning & Fixtures
- Interior Ceiling – Tiles & Drywall
- Finished Painting
- Finished Flooring
- Interior Glazing
- Pool Stainless Steel Walls Installation



OVERALL PROJECT SCHEDULE

- Electrical & Mechanical
- Commissioning
- Interior Glazing
- Building Finishes
- Pool – Stainless Steel Structure
- Exterior Site Work
- Project substantial target is end of July, 2026





PROJECT BUDGET

- No changes in the construction budget since the Dec. 11th,2024 project update
- Overall project budget currently at approx. $39,500,000
- All hard tenders have been finalized

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 $771,671.00 in subsequent tender contracts, approved and pending changes. The construction contingency is currently at $371,781.88






SKYJACK
LIFT POINT









THANK YOU



West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – April 8, 2026

Date: April 8, 2026
Time: 7:06 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street

Members Present:
Carling Councillor Al Doubrough
McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner

Steering Committee Members Present
Archipelago CAO John MacKinnon
Carling CAO Kevin McLlwain
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris
Seguin CAO Jason Inwood

Alternate Members Present:
McDougall Councillor JJ Blower
Parry Sound Councillor George Ashford
Seguin Mayor Ann MacDiarmid

Staff Present:
Recording Clerk Rebecca Johnson
Board Treasurer Stephanie Phillips

Guests Present:
Hard Hat Party Chair Libby Walker
Simcoe Muskoka YMCA Chief Operating Officer Fiona Cascagnette

1. Agenda:

1.1 Move to Closed Meeting

1.1a Additions to Closed Agenda

Resolution 2026 - 11
Moved by Councillor Fellner Seconded by Councillor Doubrough

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, **(breach of contract**);

f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, (**breach of contract**)

k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by, or on behalf of the municipality or local board, **(breach of contract)**

Carried

The Board moved to a Closed Meeting and reconvened in Open Meeting at 7:36 PM

1.2 Additions to Open Agenda

1.3 Approval of Agenda

2 Moved by Councillor Fellner Seconded by Mayor Robinson

That the Agenda for the April 8, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

2.1 Declaration of Pecuniary Interest – N/A

2.2 Approval of Minutes

3 Moved by Councillor Doubrough Seconded by Councillor Fellner

That Minutes of the March 11, 2026 Regular 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 Project & Budget Update
Submitted by: Steering Committee

From a prepared PowerPoint presentation circulated with the agenda, CAO Inwood provided an update on the project covering the short term construction schedule (ongoing/new activities); overall project schedule; budget update; and

contingency update.

Resolution 2026 - 12
Moved by Councillor Fellner Seconded by Councillor Doubrough

That the Board receive the April 8, 2026 Project & Budget Update for information purposes.

Carried

3.3 Fundraising/Sponsorship Update

Verbal Update: Fundraising Committee Chair Mayor Ann MacDiarmid

Fundraising Committee Chair Mayor Ann MacDiarmid reported that fundraising is at $3.7 million, and the team is working on getting a comprehensive list of the 564 donors of donations of $25 or more as well as the 14 organizations/companies who have bought naming rights.

Chair MacDiarmid reported that she met with 2 Chiefs of First Nations along the Highway 400 corridor who declined making donations at this point but may reconsider with suppliers.

Hard Hat Party Chair Libby Walker reported that the Hard Hat party scheduled for May 23rd is progressing well with 72 of 200 tickets sold already and follow-up with municipal partners for furniture, obtaining a special events liquor license, live auction items and door prizes.

Resolution 2026 - 13
Moved by Councillor Fellner Seconded by Mayor Robinson

That the Board received the April 8, 2026 Fundraising/Sponsorship Verbal Update for information purposes.

Carried

3.4 Simcoe Muskoka YMCA Annual General Meeting

Chair Dale Robinson reported that the Simcoe Muskoka YMCA Annual General Meeting will be held on May 12 with the theme of partnerships, and he has been invited to and will be speaking on that topic at the AGM.

4. Adjournment

Vice Chair Mayor McGarvey adjourned the meeting at 7:55 PM

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)

TOWNSHIP OF
McNab/Braeside

Regular Council Meeting Resolution Form

Date:	February 17, 2026	No:	RESOLUTION - 56-2026
Moved by Councillor Kevin Rosien		Disposition:	CARRIED
Seconded by Deputy Mayor Scott Brum		Item No:	14.2

Description: Ontario Heritage Organization Development Grant Advocacy

RESOLUTION:

WHEREAS Ontario municipalities are legislated to preserve records of enduring and historical value, and community archives play a critical role in fulfilling this responsibility, particularly in rural and smaller municipalities; and

WHEREAS The Heritage Organization Development Grant (HODG) is the only provincial operating grant available to grassroots, non-profit heritage organizations, including community archives and historical societies across Ontario; and

WHEREAS The maximum annual HODG grant of $1,545 per organization has remained effectively unchanged for more than 15 years, resulting in a significant erosion of its real value due to inflation, such that its current purchasing power is approximately two-thirds of what it was in 2010; and

WHEREAS Rising operating costs related to insurance, utilities, records preservation, digitization, accessibility, and volunteer coordination have increased financial pressure on heritage organizations, often requiring municipalities to absorb additional costs to ensure continuity of service; and

WHEREAS Strengthening HODG would represent a modest but high-impact provincial investment that would help stabilize community archives, reduce pressure on municipal budgets, and safeguard Ontario's public records and local heritage for future generations;

NOW THEREFORE BE IT RESOLVED THAT Council formally support a review and modernization of the Heritage Organization Development Grant, including restoring its real purchasing power through inflationary adjustment and exploring options for increased or multi-year operating stability; and

BE IT FURTHER RESOLVED THAT This resolution be forwarded to the Minister of Tourism, Culture and Gaming, local Members of Provincial Parliament, AMO, and Ontario municipalities for consideration and support.

MAYOR

Recorded Vote Requested by:_____

	Yea	Nay
Mayor Lori Hoddinott	____	____
Deputy Mayor Scott Brum	____	____
Councillor Kevin Rosien	____	____
Councillor Robert Campbell	____	____
Councillor Jill Campbell	____	____

Declaration of Pecuniary Interest:_____
Disclosed his/her/their interest(s), vacated he/her/their seat(s), abstained from discussion and did not vote

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca

GODERICH
Canada's Prettiest Town

Friday, March 27, 2026

Mandy Cannon
Interim CAO/Clerk
Township of McNab/Braeside
2473 Russett Drive
Arnprior, ON
K7S 3G8

SENT VIA EMAIL: mcannon@mcnabbraeside.com

RE: Resolution – Ontario Heritage Organization Development Grant Advocacy

Dear M. Cannon,

Please be advised of the following motion passed at the Monday, March 23, 2026, Goderich Town Council Meeting:

> Moved By: Councillor Petrie
> Seconded By: Councillor McMillan
> That Goderich Town Council supports the resolution from the Township of McNab/Braeside regarding the Ontario Heritage Organization Development Grant Advocacy.
>
> **CARRIED**

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca.

Yours truly,

Andrea Fisher
Director of Legislative Services/Clerk
/js

Enclosed: Ontario Heritage Organization Development Grant Advocacy Resolution

cc: Hon. Stan Cho, Minister of Tourism, Culture and Gaming, stan.cho@pc.ola.org
Association of Municipalities of Ontario, amo@amo.on.ca
All Ontario Municipalities

Outlook

Fw: iAGCO - Applications Undergoing Public Notice

From info <info@seguin.ca>
Date Mon 3/30/2026 9:55 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: iagcodonotreply@agco.ca <iagcodonotreply@agco.ca>
Sent: March 30, 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	**SUKHDEV PARRY SOUND (Prev. PARRY SOUND COUNTRY KITCHEN)** 65 JAMES ST PARRY SOUND, ON P2A1T6	2026-04-13	3623031	**New Application** 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

To: The Honourable Todd J.McCarthy, Minister of the Environment, Conservation and Parks todd.mccarthy@pc.ola.org; The Honourable Mike Harris, Minister of Natural Resources mike.harris@pc.ola.org; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: Adam Wakefield, District Manager, Ontario Ministry of Natural Resources <Adam.Wakefield@on.ca>; Leeanne Leduc, IRM Technician, Bracebridge <leeanne.leduc@ontario.ca>; Jason Lorbetski, District Supervisor, Minden, MNR <Jason.lorbetski@on.ca>; info <info@seguin.ca>,

Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

Dear Ministers McCarthy and Hodgson, Mayor MacDiarmid, Mr. Adam Wakefield, Ms. Leanne Leduc, Mr. Jason Lorbetski,

We are all property owners on McLean Lake, off Hwy. 518, and are writing to express serious concern regarding the application by the Ontario Federation of Trail Riders (OFTR) for a work permit to build a motorized bike trail on Crown land in the Parry Sound area.

We learned of the proposal without ever having received any notice that the proposal was going to be made to the Ministry and the Township of Seguin. If something was dropped after the entrance to the property was covered by a locked gate, no one is around.

As all property owners on McLean Lake and Martins Lake would be adversely affected by the proposed dirt bike trail, parking area and travel along 518, we are writing to formally request a comprehensive and transparent review process before any approval is granted for a work permit to establish a motorized trail access on Crown land in the Parry Sound area.

The area in and around McLean Lake is ecologically sensitive as it contains many different patches of marsh, swamps, shallow open water and areas of great depth. The lake is spring fed and has little drainage. There are several areas of wetlands, including the area at the west end of the lake which is currently proposed as part of the motorized vehicle trail. There are six families and a great number of living organisms in and around the lake that would be adversely affected by the noise, pollution, and disruption of the land. The lake and area is culturally significant for anglers, licensed trappers, hunters, a licensed baitfish operator, and hikers, while the land is actively used by residents and neighbours for quiet recreation and access to private property.

We have listed further elaboration on our concerns, and several specific questions and requests, below.

1. Environmental Concerns

The lands in question consist of rock, forest, open meadow, and wetlands. These areas provide habitat for numerous species at risk and sensitive wildlife populations, including species potentially protected under the *Endangered Species Act, 2007* and wildlife protected under the

Fish and Wildlife Conservation Act, 1997 which are verified but not limited to:

- Painted turtle
- Snapping turtle
- Spotted turtle
- provincially threatened Eastern Hognose snake
- Milk snake
- DeKay's Brown snake
- Peepers/*Rainette crucifere*
- Various frogs and toads
- Spotted salamander
- Common 5 lined skinks
- Little brown myotis
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The soil disruption in this landscape could lead to:

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Once disturbed, this terrain will not easily recover.

The last point is particularly relevant to the narrow stretch of land between McLean Lake and Carruthers Lake which is narrowed further at high water levels. The commensurate sedimentation, degradation, alteration of drainage patterns and long-term land scarring would impact the ecosystems of both lakes and as well as those who need and use the path with a right of way to reach their property.

We further request clarification regarding the land use designation applicable to this area under Ontario's Crown Land Use Policy Atlas and whether the establishment of a motorized trail corridor is consistent with the land use intent and management direction for this Crown land.

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- Whether it will be on Crown land
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- Campfires during restricted fire seasons
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During Ontario's fire season, restrictions are commonly imposed under the *Forest Fires Prevention Act*. It remains unclear who will:

- Monitor compliance
- Enforce fire bans
- Respond to violations

If a wildfire results, is the responsibility borne by the municipality or the provincial government?

Volunteer fire departments already face resource pressures. The risk profile of the area would increase substantially with motorized access.

7. Insurance and Liability

We respectfully request clarification regarding:

- Insurance coverage for the trail
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- Liability if a non-member is injured
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If the trail is open in practice to the public at large, responsibility cannot reasonably be limited to one organization.

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We respectfully request written clarification regarding:

1. What environmental studies will be conducted
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3. The legislative authority under which review is occurring
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5. Whether public consultation will occur
6. Whether reports will be publicly available
7. Whether Species at Risk screening under the *Endangered Species Act, 2007* has been completed

Given the ecological sensitivity, wildlife presence, long-standing traditional land uses, and safety implications, precaution must guide this decision.

Conclusion

Once motorized access is granted and the land is altered, the change is effectively permanent. The environmental, cultural, safety, and liability consequences must be thoroughly assessed before any approval is issued.

We respectfully request confirmation that no access will be granted until:

- Environmental, cultural and social evaluations are completed
- Liability and enforcement responsibilities are clearly defined
- Public consultation has taken place in accordance with the relevant provincial policy frameworks

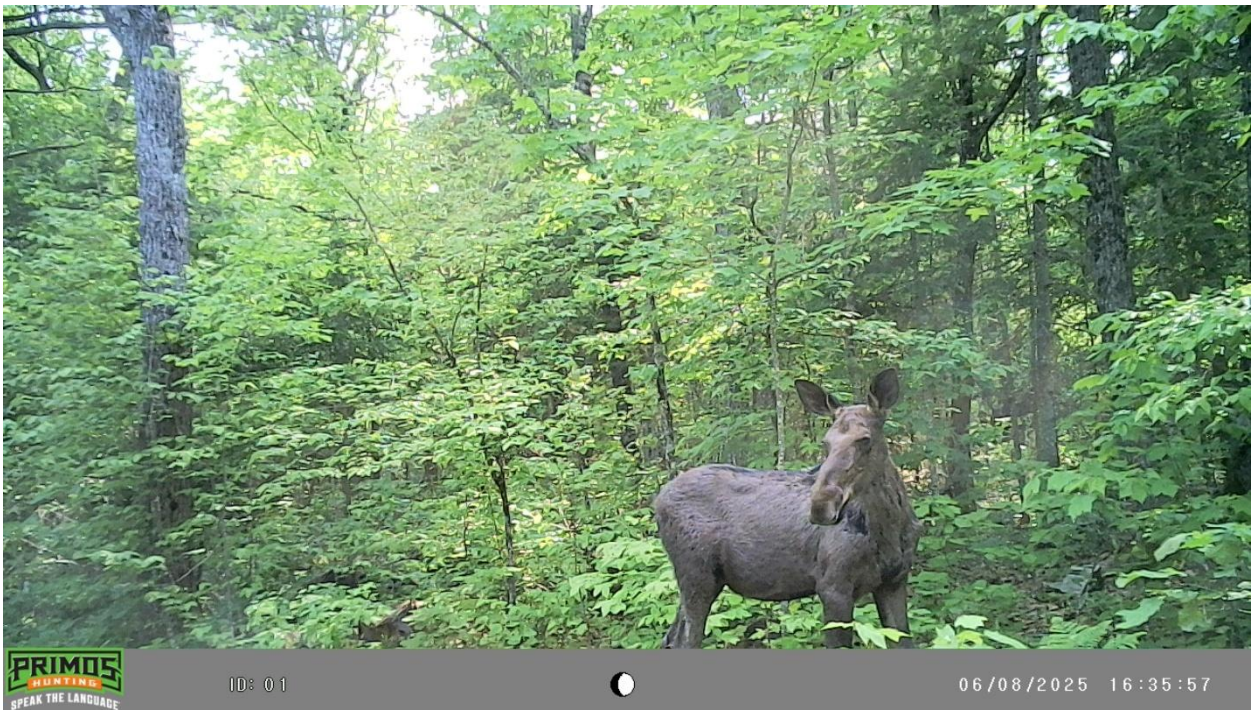
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We appreciate your attention to this matter and look forward to your response.

Sincerely,

Katherine Lightbourn
774 Hwy 518

Photos of Wildlife



A Juvenile Moose Approx. 75m From Proposed Trail



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A Spotted Salamander Approx. 80m From Proposed Trail



A Little Brown Myotis Located Approx. 90m From Proposed Trail

Outlook

Fw: HWY 518 OFTR Objection

From info <info@seguin.ca>
Date Mon 3/30/2026 9:56 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Helen FERGUSON <hlferguson@rogers.com>
Sent: March 27, 2026 4:54 PM
To: info <info@seguin.ca>
Subject: Fwd: HWY 518 OFTR Objection

Resending to the correct info@seguin.com

Begin forwarded message:

From: Helen FERGUSON <hlferguson@rogers.com>
Subject: HWY 518 OFTR Objection
Date: March 25, 2026 at 6:50:28 PM EDT
To: gailfinnson@seguin.ca
Cc: info@sequin.ca

I am writing again to you with concerns.

I am a property owner in Seguin Township writing to express serious concerns about the proposed off-road motorcycle trail by the Ontario Federation of Trail Riders.

I am extremely troubled that:

- There has been no public consultation with affected residents

- Council supported this without hearing from the community

- No environmental impact assessment has been shared

I request:

1. Full public consultation before any approvals proceed

2. Release of all information about the proposed trail location and route

I had asked for a copy of the proposed trail route from council. Through a FOI request, I now know you had a copy at the time of my original request that was now shared with me.

3. An environmental impact assessment needs to be done and shared with the public.

I expect a response please.

Helen Ferguson

774 Highway 518

416-827-8751

To: The Honourable Todd J.McCarthy, Minister of the Environment, Conservation and Parks todd.mccarthy@pc.ola.org; The Honourable Mike Harris, Minister of Natural Resources mike.harris@pc.ola.org; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: Adam Wakefield, District Manager, Ontario Ministry of Natural Resources <Adam.Wakefield@on.ca>; Leeanne Leduc, IRM Technician, Bracebridge <leeanne.leduc@ontario.ca>; Jason Lorbetski, District Supervisor, Minden, MNR <Jason.lorbetski@on.ca>; info <info@seguin.ca>,

Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

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We learned of the proposal without ever having received any notice that the proposal was going to be made to the Ministry and the Township of Seguin. If something was dropped after the entrance to the property was covered by a locked gate, no one is around.

As all property owners on McLean Lake and Martins Lake would be adversely affected by the proposed dirt bike trail, parking area and travel along 518, we are writing to formally request a comprehensive and transparent review process before any approval is granted for a work permit to establish a motorized trail access on Crown land in the Parry Sound area.

The area in and around McLean Lake is ecologically sensitive as it contains many different patches of marsh, swamps, shallow open water and areas of great depth. The lake is spring fed and has little drainage. There are several areas of wetlands, including the area at the west end of the lake which is currently proposed as part of the motorized vehicle trail. There are six families and a great number of living organisms in and around the lake that would be adversely affected by the noise, pollution, and disruption of the land. The lake and area is culturally significant for anglers, licensed trappers, hunters, a licensed baitfish operator, and hikers, while the land is actively used by residents and neighbours for quiet recreation and access to private property.

We have listed further elaboration on our concerns, and several specific questions and requests, below.

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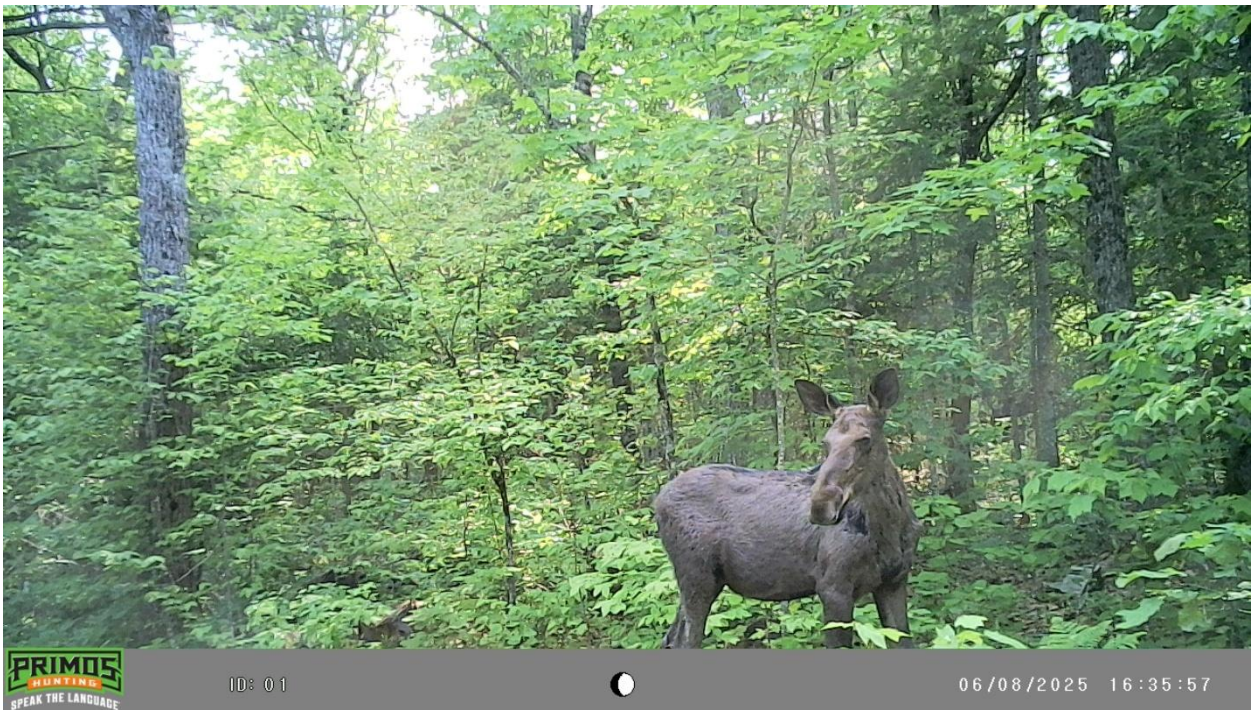
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Given the ecological sensitivity, wildlife presence, long-standing traditional land uses, and safety implications, precaution must guide this decision.

Conclusion

Once motorized access is granted and the land is altered, the change is effectively permanent. The environmental, cultural, safety, and liability consequences must be thoroughly assessed before any approval is issued.

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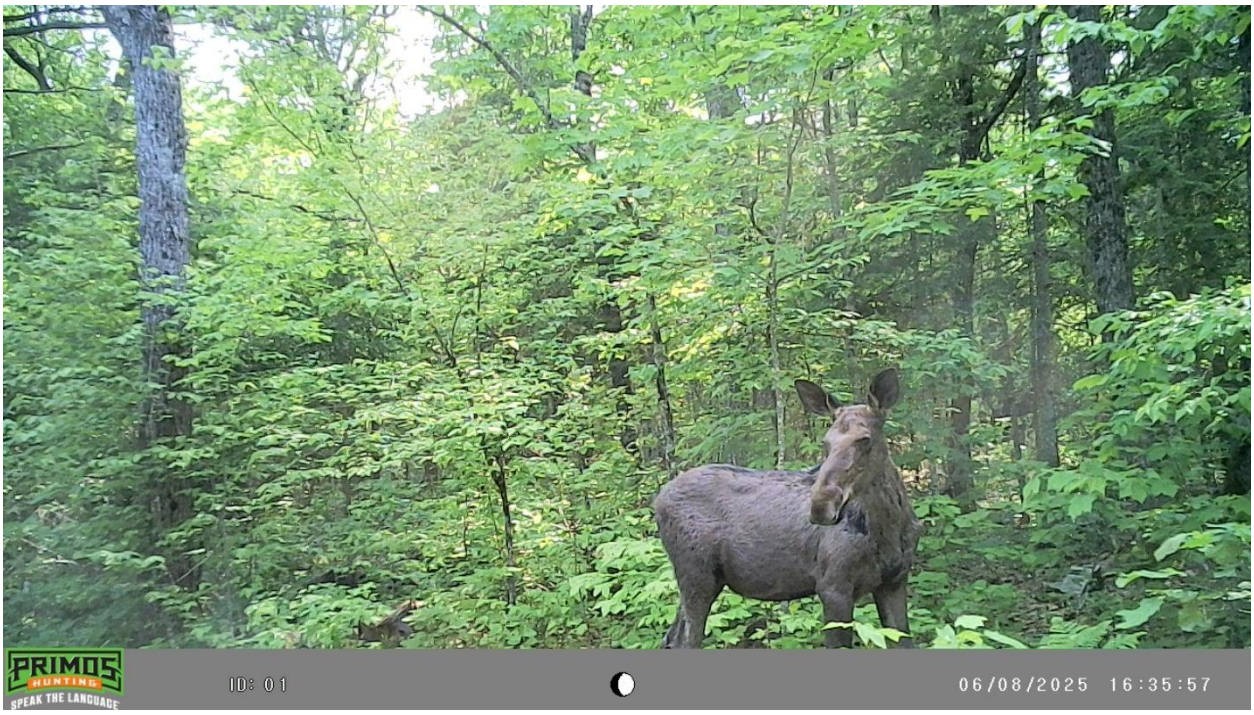
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We learned of the proposal without ever having received any notice that the proposal was going to be made to the Ministry and the Township of Seguin. If something was dropped after the entrance to the property was covered by a locked gate, no one is around.

As all property owners on McLean Lake and Martins Lake would be adversely affected by the proposed dirt bike trail, parking area and travel along 518, we are writing to formally request a comprehensive and transparent review process before any approval is granted for a work permit to establish a motorized trail access on Crown land in the Parry Sound area.

The area in and around McLean Lake is ecologically sensitive as it contains many different patches of marsh, swamps, shallow open water and areas of great depth. The lake is spring fed and has little drainage. There are several areas of wetlands, including the area at the west end of the lake which is currently proposed as part of the motorized vehicle trail. There are six families and a great number of living organisms in and around the lake that would be adversely affected by the noise, pollution, and disruption of the land. The lake and area is culturally significant for anglers, licensed trappers, hunters, a licensed baitfish operator, and hikers, while the land is actively used by residents and neighbours for quiet recreation and access to private property.

We have listed further elaboration on our concerns, and several specific questions and requests, below.

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The lands in question consist of rock, forest, open meadow, and wetlands. These areas provide habitat for numerous species at risk and sensitive wildlife populations, including species potentially protected under the *Endangered Species Act, 2007* and wildlife protected under the

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We respectfully request confirmation that the proposed trail corridor will be screened using the Province's Species at Risk habitat mapping and Natural Heritage Information Centre data to determine whether habitat protected under the *Endangered Species Act, 2007* may be present within or adjacent to the proposed development area.

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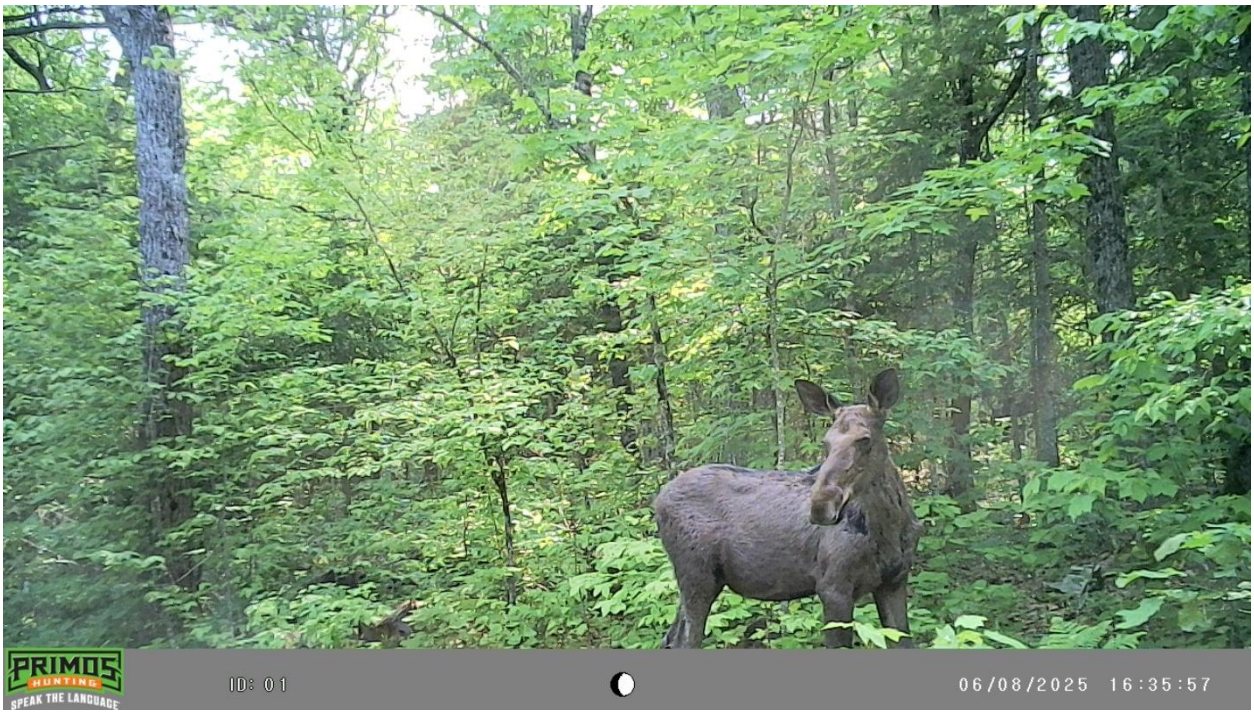
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Conclusion

Once motorized access is granted and the land is altered, the change is effectively permanent. The environmental, cultural, safety, and liability consequences must be thoroughly assessed before any approval is issued.

We respectfully request confirmation that no access will be granted until:

- Environmental, cultural and social evaluations are completed
- Liability and enforcement responsibilities are clearly defined
- Public consultation has taken place in accordance with the relevant provincial policy frameworks

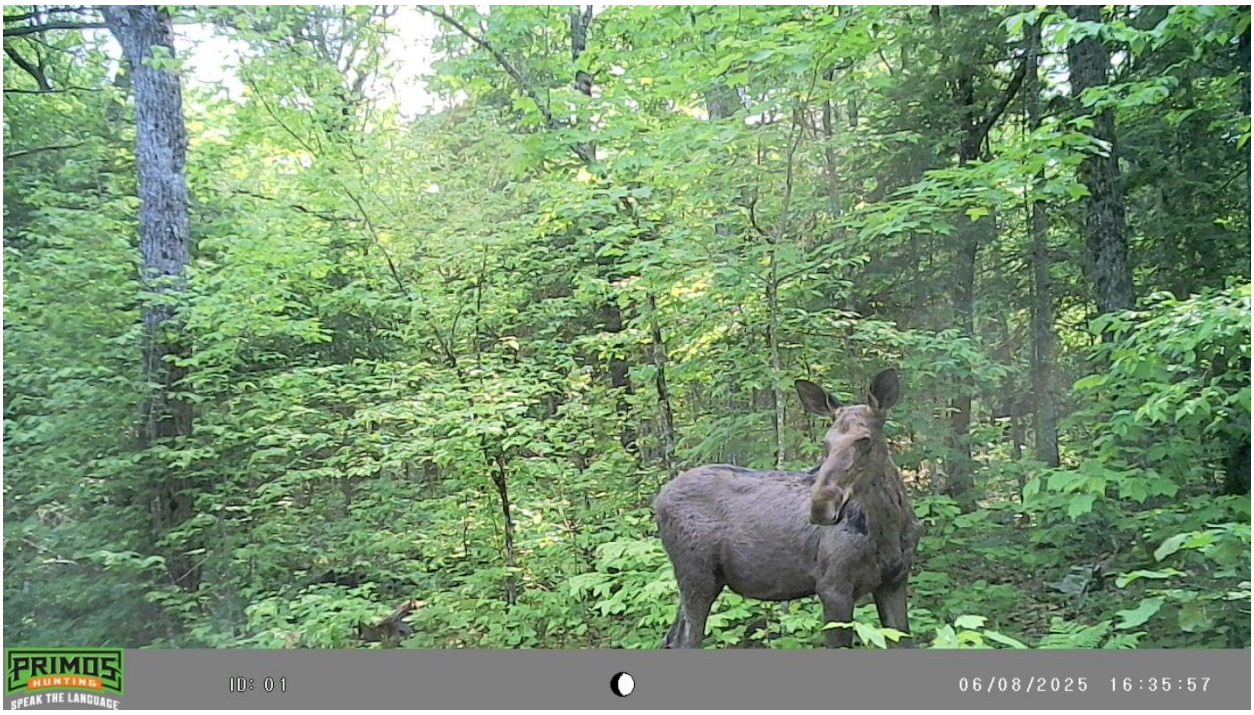
We respectfully note that if this proposal proceeds through the **Class Environmental Assessment for MNRF Resource Stewardship and Facility Development Projects**, we retain the right under the *Environmental Assessment Act* to request that the Minister require a more comprehensive review should significant environmental or social impacts remain unresolved. We hope that a thorough and transparent review process at this stage will ensure that such escalation is not necessary.

We appreciate your attention to this matter and look forward to your response.

Sincerely,

Katherine Lightbourn
774 Hwy 518

Photos of Wildlife



A Juvenile Moose Approx. 75m From Proposed Trail



A Deer Approx. 80m From Proposed Trail



A Black Bear Approx. 100m From Proposed Trail



A Spotted Salamander Approx. 80m From Proposed Trail



A Little Brown Myotis Located Approx. 90m From Proposed Trail

Outlook

Fw: Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

---

From info <info@seguin.ca>
Date Wed 4/1/2026 2:16 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Sent: April 1, 2026 1:48 PM
To: info <info@seguin.ca>
Subject: Fw: Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Dale and Mary Ann Dean <dmdean1@live.ca>
Sent: Wednesday, April 1, 2026 1:42 PM
To: todd.mccarthy@pc.ola.org <todd.mccarthy@pc.ola.org>; mike.harris@pc.ola.org <mike.harris@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; Adam.Wakefield@ontario.ca <Adam.Wakefield@ontario.ca>
Subject: Fw: Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

You don't often get email from dmdean1@live.ca. Learn why this is important

---

From: Don Dean <drivingwithdon@hotmail.com>
Sent: Wednesday, April 01, 2026 1:18 PM
To: Mary Ann Dean <dmdean1@live.ca>
Subject: Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

Send to
todd.mccarthy@pc.ola.org
mike.harris@pc.ola.org
annmacdiarmid@seguin.ca

Cc
Adam.Wakefield@ontario.ca
leeanne.leduc@ontario.ca
Jason.lorbetski@ontario.ca

Subject line
Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

Dear Ministers McCarthy and Hodgson, Mayor MacDiarmid, Mr. Adam Wakefield, Ms. Leanne Leduc, Mr. Jason Lorbetski,

We are all property owners on Martin Lake, off Hwy. 518, and are writing to express serious concern regarding the application by the Ontario Federation of Trail Riders (OFTR) for a work permit to build a motorized bike trail on Crown land in the Parry Sound area.

We learned of the proposal without ever having received any notice that the proposal was going to be made to the Ministry and the Township of Seguin. If something was dropped after the entrance to the property was covered by a locked gate, no one is around.

As all property owners on McLean Lake and Martins Lake would be adversely affected by the proposed dirt bike trail, parking area and travel along 518, we are writing to formally request a comprehensive and transparent review process before any approval is granted for a work permit to establish a motorized trail access on Crown land in the Parry Sound area.

The area in and around McLean Lake is ecologically sensitive as it contains many different patches of marsh, swamps, shallow open water and areas of great depth. The lake is spring fed and has little drainage. There are several areas of wetlands, including the area at the west end of the lake which is currently proposed as part of the motorized vehicle trail. There are six families and a great number of living organisms in and around the lake that would be adversely affected by the noise, pollution, and disruption of the land. The lake and area is culturally significant for anglers, licensed trappers, hunters, a licensed baitfish operator, and hikers, while the land is actively used by residents and neighbours for quiet recreation and access to private property.

We have listed further elaboration on our concerns, and several specific questions and requests, below.

1. Environmental Concerns

The lands in question consist of rock, forest, open meadow, and wetlands. These areas provide habitat for numerous species at risk and sensitive wildlife populations, including species potentially protected under the *Endangered Species Act, 2007* and wildlife protected under the *Fish and Wildlife Conservation Act, 1997* which are verified but not limited to:

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- Snapping turtle
- Spotted turtle
- provincially threatened Eastern Hognose snake
- Milk snake
- DeKay's Brown snake
- Peepers/*Rainette crucifere*
- Various frogs and toads
- Spotted salamander
- Common 5 lined skinks
- Little brown myotis
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- Black bears
- Coyote
- Gray Wolf
- Grouse, ducks, loons
- Whip-poor-will
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The proposed motorized trail development raises concerns regarding:

- Serious soil erosion and sedimentation affecting wetlands and waterways (it is our understanding that off road bikes are not welcome on the trails based on the old railway lines due to the commensurate deterioration, despite those trails being based on compacted, strong materials). In this regard, we are particularly concerned about the proposed access route at #772 Highway 518, which is an existing hiking/walking trail that serves as a right of way very close to McLean Lake that threads through the narrow bit of land that (barely) separates McLean Lake and Carruthers Lake. There is ecologically sensitive marshland in that narrow strip (quite apparent as marshy habitat when viewed in Google maps satellite view). The land at that part of the proposed route is barely above water level and is very close to

both lakes, so anyone walking there (or potentially operating a dirt bike there) is exposed to the marshy part of McLean Lake at its western end and risks impacting the wetland ecosystem. The maps of the area, including the one included in the OFTR work permit application and published in the Parry Sound North Star article, are not really accurate because they suggest there is a wider strip of land separating McLean Lake and Carruthers Lake, when in fact it is mostly wetland with a narrow strip of land that looks out over and is directly exposed to the marsh. Putting motorbikes through there would be especially disturbing to all the wildlife known to that area (including moose), and moreover, the sound would certainly be amplified and echo down McLean Lake, disrupting the peace for all six cottage properties every time a dirt bike goes by.

- Disruption of reptile nesting areas and overwintering sites (we note that there are several areas on the shoulder of Hwy. 518, including near the proposed entry at #772 and along McLean Lake, where the provincial government seasonally establishes caged areas to protect the turtle nests).

- Fragmentation of wildlife corridors

- Noise impacts on breeding and nesting species

- Long term alteration of animal movement and behaviour patterns

It is our understanding that projects that involve construction of new recreational trails, motorized access routes, or associated infrastructure on Crown land may require environmental screening and consultation with affected stakeholders and the public prior to approval. Given the ecological sensitivity of this area, we believe such review is essential before any work permit is issued.

We respectfully request confirmation that the proposed trail corridor will be screened using the Province's Species at Risk habitat mapping and Natural Heritage Information Centre data to determine whether habitat protected under the *Endangered Species Act, 2007* may be present within or adjacent to the proposed development area.

We note that under the *Endangered Species Act, 2007* it is prohibited to damage or destroy the habitat of a species listed as endangered or threatened, regardless of whether the species itself is directly harmed. Given that the listed species and their habitat occur within or adjacent to the proposed trail corridor, this project requires formal review by the Ministry of the Environment, Conservation and Parks prior to approval.

As a separate attachment to this letter are a sample of photos taken in proximity to the proposed trail showing some of the wildlife that is actively using this area that would be affected by this proposed trail.

2. Trail Widening, Erosion, and Escalation of Use

The proposed west entry to the proposed trail is fire route 772. Although this path is not manicured it is the best option to reach the north west portion of the area around the lake. It is our understanding that fire routes on Crown land are designated paths primarily intended for fire management and emergency access. These routes are crucial for firefighting efforts and ensuring safety during fire incidents. The provincial government has restrictions on the use of fire routes on Crown land: fire routes must remain clear and accessible for fire fighting vehicles and personnel. Using fire routes for other purposes, such as recreational activities or vehicle access, is generally not allowed. This restriction helps maintain the

routes' integrity and ensures they are available for emergencies. The legislation indicates that even if a municipality gives permission for other activities, it is to be expected that the ensuing degradation will negatively impact the trail, pose risks to the environment and potentially hinder firefighting efforts.

Experience across Ontario shows that once a motorized trail is cut:

- After rainfall, motorcycles routinely ride around puddles, widening trails.
- Rutting deepens with repeated use.
- ATVs begin using the same corridor.
- Larger off-road vehicles may follow.

This results in progressive widening, soil displacement, wetland damage, and long-term erosion. Unlike the gravel base of the historic rail corridor that forms the Seguin Trail—which, as mentioned, does not permit motorcycles—the proposed area consists of natural soils that are far more vulnerable to disturbance. Residual gas and oil will pollute the ground and the waters, raising concerns under the *Environmental Protection Act* regarding the discharge of contaminants into the natural environment and may increase fire risk.

The soil disruption in this landscape could lead to:

- Sedimentation into adjacent wetlands and waterways
- Degradation of reptile nesting habitat
- Permanent alteration of drainage patterns
- Long-term land scarring

Once disturbed, this terrain will not easily recover.

The last point is particularly relevant to the narrow stretch of land between McLean Lake and Carruthers Lake which is narrowed further at high water levels. The commensurate sedimentation, degradation, alteration of drainage patterns and long-term land scarring would impact the ecosystems of both lakes and as well as those who need and use the path with a right of way to reach their property.

We further request clarification regarding the land use designation applicable to this area under Ontario's Crown Land Use Policy Atlas and whether the establishment of a motorized trail corridor is consistent with the land use intent and management direction for this Crown land.

3. Noise Impacts

Noise pollution is a major concern. The area is currently characterized by quiet natural soundscapes.

Motorcycles create:

- Sustained engine noise
- Echoing impacts across water and forest
- Disruption to wildlife breeding and nesting
- Loss of quiet enjoyment of property for residents

Noise carries far across water and open terrain and would fundamentally alter the character of the landscape.

In Lisa Thompson's discussion with the Seguin Township Council, Ms. Thompson indicated that the OFTR riders must ride at 94 decibels. Besides the lack of feasible enforcement, that level of noise is categorized as **Very Loud Sounds** in the *Environmental Protection Act* and at that level, is to be reported to the municipal office, as per the MoE legislation. **Very Loud Sounds** disrupt the use and quiet enjoyment of personal property and are considered harmful to residents and wildlife.

4. Safety Concerns for Residents and Children

The existing trail access (including the route adjacent to McLean Lake commonly known locally as "Fire Route 772") has historically functioned as:

- A right of way to access private property north of the highway
- A walking path for neighbours and their families
- A local destination for walking

Opening the corridor to motorized traffic would fundamentally change its character and introduce significant safety risks. Once motorized use is permitted, the path will no longer be safe for pedestrian use.

There is no realistic enforcement mechanism that would restrict usage solely to members of the Ontario Federation of Trail Riders. Once access exists, it becomes open to anyone with a motorized vehicle.

5. Parking Lot Concerns – Highway 518

We understand that a parking area is proposed on the north side of Highway 518.

We respectfully request clarification on:

- Where precisely this parking lot would be located
- Whether it will be on municipal land (under Seguin Township jurisdiction)
- Whether it will be on Crown land
- Whether the Ministry of Transportation of Ontario has jurisdiction
- Whether the Ontario Provincial Police will provide oversight

Questions of monitoring, liability, garbage removal, vandalism, and enforcement remain unanswered.

6. Camping, Fire Risk, and Enforcement

Opening access to remote Crown land significantly increases the likelihood of:

- Unauthorized camping/long term habitation
- Campfires during restricted fire seasons
- Litter and abandoned materials
- Human food and waste

During Ontario's fire season, restrictions are commonly imposed under the *Forest Fires Prevention Act*. It remains unclear who will:

- Monitor compliance
- Enforce fire bans
- Respond to violations

If a wildfire results, is the responsibility borne by the municipality or the provincial government?

Volunteer fire departments already face resource pressures. The risk profile of the area would increase substantially with motorized access.

7. Insurance and Liability

We respectfully request clarification regarding:

- Insurance coverage for the trail
- Insurance coverage for the parking area
- Liability if a non-member is injured
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- Liability for environmental damage

If the trail is open in practice to the public at large, responsibility cannot reasonably be limited to one organization.

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We respectfully request written clarification regarding:

1. What environmental studies will be conducted
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We appreciate your attention to this matter and look forward to your response.

Sincerely, Dale Dean

TYPE NAME & ADDRESS HERE

Outlook

Fw: OFTR S Highway 518 Proposal Concerns

From info <info@seguin.ca>
Date Tue 4/7/2026 10:00 AM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Mark Auerman <mark_auerman@hotmail.com>
Sent: April 6, 2026 8:21 PM
To: 'Minister of the Environment' <todd.mccarthy@pc.ola.org>; mike.harris@pc.ola.org <mike.harris@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: adam.wakefield@ontario.ca <adam.wakefield@ontario.ca>; Lorbetskie, Jason (MNR) <jason.lorbetskie@ontario.ca>; leeanne.leduc@ontario.ca <leeanne.leduc@ontario.ca>; info <info@seguin.ca>
Subject: OFTR S Highway 518 Proposal Concerns

Objections to Proposed OFTR Motorcycle Trail on Crown Land Near Highway 518 and McLean Lake

Dear Ministers McCarthy and Hodgson, Mayor MacDiarmid, Mr. Adam Wakefield, Ms. Leanne Leduc, Mr. Jason Lorbetski,

Our primary residence is located on Highway 518. We are writing to express serious concern regarding the application by the Ontario Federation of Trail Riders (OFTR) for a work permit to build a motorized bike trail on Crown land in the Parry Sound area.

We learned of the proposal without ever having received any notice that the proposal was going to be made to the Ministry and the Township of Seguin. If something was dropped after the entrance to the property was covered by a locked gate, no one is around.

As all property owners on McLean Lake and Martins Lake would be adversely affected by the proposed dirt bike trail, parking area and travel along 518, we are writing to formally request a comprehensive and transparent review process before any approval is granted for a work permit to establish a motorized trail access on Crown land in the Parry Sound area.

The area in and around McLean Lake is ecologically sensitive as it contains many different patches of marsh, swamps, shallow open water and areas of great depth. The lake is spring fed and has little drainage. There are several areas of wetlands, including the area at the west end of the lake which is currently proposed as part of the motorized vehicle trail. There are six families and a great number of living organisms in and around the lake that would be adversely affected by the noise, pollution, and disruption of the land. The lake and area is culturally significant for anglers, licensed trappers, hunters, a licensed baitfish operator, and hikers, while the land is actively used by residents and neighbours for quiet recreation and access to private property.

We have listed further elaboration on our concerns, and several specific questions and requests, below.

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The proposed motorized trail development raises concerns regarding:

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We appreciate your attention to this matter and look forward to your response.

Sincerely,

Mark Auerman, 935 Highway 518 Sequin Township

Margot Auerman, 935 Highway 518 Seguin Township

Outlook

Fw: OFTR trail discussion

From info <info@seguin.ca>
Date Wed 4/8/2026 12:19 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Sent: April 8, 2026 11:53 AM
To: Mark Auerman <mark_auerman@hotmail.com>
Cc: info <info@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; 'Minister of the Environment' <todd.mccarthy@pc.ola.org>
Subject: RE: OFTR trail discussion

Good Morning Mark,

As noted under the trail construction section of the Crown land and shore land work permits web page, a work permit is required to construct a trail on public land.

A work permit for an existing trail on public land is not required to undertake minor maintenance such as clearing or brushing of an existing trail surface.

MNR intends to conduct a site inspection of the proposed trail area on the north side of the 518 after the snow has melted.

If you believe that you've witnessed a suspected natural resource violation, you may report any suspected illegal activity to the Ministry of Natural Resources (MNR) TIPS line at: 1-877-847-7667. To remain anonymous, you may call Crime Stoppers at: 1-800-222-TIPS (8477). If your call requires action, the ministry will follow up.

Thank you for reaching out.

Sincerely,

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: Mark Auerman <mark_auerman@hotmail.com>
Sent: April 8, 2026 11:11 AM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; 'Minister of the Environment' <todd.mccarthy@pc.ola.org>
Cc: info@seguin.ca
Subject: OFTR trail discussion

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Adam,

Wanted to thank you for taking the time to chat with me yesterday. Although we disagree on how the MNRF guidelines and rules are interpreted I believe dialogue and meetings are the most efficient and cost effective way to resolve differences.

On that note I wanted to get our discussion yesterday recorded on "paper" for further reference if required. The following are the highlights I jotted down.

You mentioned "that a group or an individual does not require a work permit to create a trail. (only if a water crossing is planned)"

"Trails are considered temporary in nature." An interesting comment when dealing with a 6000+ member commercial entity that has already set up toilet facilities on the trail. Temporary is not a reasonable statement.

You mentioned that the "cut" (evidence of recently hacked or cut trees) on the parcel of land south of highway 518 was of no consequence and the MNRF is not planning to investigate.

"The OFTR told you they are riding on existing trails."

If any of these statements are incorrect please feel free to correct me.

I will attach the references from the MNRF website that I sent you.

Moving forward I suggest we meet on site. This would provide you with a very clear picture that the trails in question are not being "maintained". These are new trails being cut. There are no signs of tire tracks or soil erosion currently as only a few individuals (most likely on foot) cut the trail. This will not be the case in the immediate future once the OFTR members start using the trail.

I have statements from a number of hunters who have over 50 years experience walking and hunting on the land in question to collaborate my claim.

Please find some pictures attached that will hopefully provide you with a clearer picture of what is transpiring.

The timing for the meeting is fairly critical. I will make myself available anytime next week (13th-17th). Please let me know what works for you.

Respectfully
Mark Auerman
647 588-1514

DATE: MONDAY MARCH 23, 2026 **RESOLUTION NO: 26-66**

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR LAURA ROSS

SECONDED BY COUNCILLOR MATHEW GARDINER

BE IT RESOLVED THAT Council for the Town of Mattawa supports the Township of Papineau-Cameron regarding the Ontario Veterinary College's Enrollment Capacity.

AND FURTHER THAT a copy of this resolution be forwarded to the Ontario Veterinary College; the Canadian Veterinary Medical Association; the Minister of Economic Development, Job Creation and Trade; the Minister of Agriculture, Food and Agribusiness; Minister of Colleges, Universities, Research Excellence and Security; the Association of Municipalities of Ontario and all Ontario Municipalities.

Recorded Vote – Yes ☐ No ☑

Recorded Vote Requested by:

	Yea	Nay
Mayor Bélanger	☑	☐
Councillor Gardiner	☑	☐
Councillor Levesque	☐	☐
Councillor Mick	☐	☐
Councillor Ross	☑	☐
Councillor Thibert	☑	☐
Councillor Bigelow	☑	☐

RA Bélanger

Mayor Raymond A. Bélanger

Deferred ☐ Tabled ☐ Lost ☐ Carried ☑

Declaration of Pecuniary Interest:

Disclosed his/her/their interest(s), vacated he/her/their seat(s), abstained from discussion and did not vote

THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
Office: (705) 744-5610 • Fax: (705) 744-0434 • Garage: (705) 744-5072
E-mail: admin@papineaucameron.ca Website: www.papineaucameron.ca

February 26, 2026

The Ontario Veterinary College
50 Stone Road East
Guelph, ON N1G 2W1

RE: Ontario Veterinary College expansion of enrollment capacity

---

The Council of The Corporation of The Township of Papineau-Cameron met at their Regular Council Meeting on February 24, 2026 and passed the attached resolution 2026-50 that relates to the Ontario Veterinary College's enrollment capacity.

Yours truly,

Venessa Wilson
Administrative Assistant

Encl: Resolution 2026-50, Township of Papineau-Cameron

Cc: The Ontario Ministry of Agriculture, Food and Agribusiness
The Canadian Veterinary Medical Association
The Honorable Victor Fedeli, MPP, Minister of Economic Development, Job Creation and Trade
The Honorable Trevor Jones, MPP, Minister of Agriculture, Food and Agribusiness
The Honorable Nolan Quinn, MPP, Minister of Colleges, Universities, Research Excellence and Security
Association of Municipalities of Ontario
All Ontario Municipalities

THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
Office: (705) 744-5610 • Fax: (705) 744-0434 • Garage: (705) 744-5072
Website: www.papineaucameron.ca

DATE: February 24, 2026 **RESOLUTION NUMBER:** 2026-50

MOVED BY: Shelley L Belanger **SECONDED BY:** M Chenier

WHEREAS large animal livestock owners in Northern Ontario have extremely limited access to large animal veterinary services;

AND WHEREAS the cost of large animal veterinary services in Northern Ontario is significantly higher due to long travel distances and the limited number of large animal veterinarians available to service the region;

AND WHEREAS it has come to the attention of the Council of Papineau-Cameron Township that three qualified individuals within our community have applied to the Ontario Veterinary College for large animal veterinary, but were denied admission due to limited enrollment capacity;

THAT the Council of Papineau-Cameron Township formally requests that the Ontario Veterinary College, the Ontario Ministry of Agriculture, Food and Agribusiness, and the Canadian Veterinary Medical Association consider expanding enrollment capacity at the Ontario Veterinary College to allow more qualified applicants to pursue certification as large animal veterinarians.

AND FURTHER THAT a copy of this resolution be forwarded to the Ontario Veterinary College, the Ontario Ministry of Agriculture, Food and Agribusiness, the Canadian Veterinary Medical Association, the Hon. Victor Fedeli MPP Minister of Economic Development, Job Creation and Trade, the Hon. Trevor Jones MPP Minister of Agriculture, Food and Agribusiness, the Hon. Nolan Quinn MPP Minister of Colleges, Universities, Research Excellence and Security, Association of Municipalities of Ontario, and Ontario Municipalities for their consideration and support.

CARRIED: Robert Corriveau (Mayor) **NOT CARRIED:** _____ (Mayor)

Recorded Vote (Upon Request of Councillor _____) Section 246 (1) Municipal Act

RECORDED DIVISION VOTE	YES Signature	NO Signature	ABSTAIN Signature
Mayor Robert Corriveau			
Deputy Mayor Shelley Belanger			
Councillor Keith Dillabough			
Councillor Jason Bélanger			
Councillor Mélanie Chenier			

COPY

Outlook

Fw: Township of Take Advantage of the Annual Maintenance Package!

From info <info@seguin.ca>
Date Tue 3/31/2026 8:48 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>
Sent: March 31, 2026 7:00 AM
To: info <info@seguin.ca>
Subject: Township of Take Advantage of the Annual Maintenance Package!

Meet Lakeside Mechanical Services



This week's Business Spotlight is Lakeside Mechanical Services!

Your Complete Home Comfort Solution

Located at 148 Highway 124, Lakeside Mechanical Services has been serving Parry Sound, Georgian Bay, and Muskoka since 2015, providing reliable

electrical, plumbing, heating, and cooling services for homes and cottages.

Their experienced team understands that improperly installed or maintained mechanical systems can lead to costly and stressful issues. Lakeside Mechanical focuses on delivering dependable solutions that help ensure your home remains a place of comfort and refuge—not worry.



What They Offer

Lakeside Mechanical Services provides a full range of home comfort solutions, including:

- Heating and cooling installation, service, and maintenance
- Plumbing services for residential and cottage properties
- Electrical services to keep your systems running safely and efficiently
- Skilled support across Parry Sound, Georgian Bay, and Muskoka

Their goal is to provide homeowners with peace of mind, ensuring mechanical systems are installed and maintained properly so you can enjoy your space year-round.



Expanded Services & Expertise

Originally founded as “Lakeside Heating and Cooling,” the company has grown steadily over the years, expanding into electrical services, smart-home installations, and backup power solutions in 2021, and adding plumbing services in 2024—making them one of the only providers in the area offering a complete home-comfort service package.

They are also the exclusive Lennox® dealer for the Parry Sound/Georgian Bay region and later became a certified Napoleon® reseller and installer, offering fireplaces and related products. Additionally, Lakeside Mechanical is also an Official Generac® dealer



Featured Service: Annual Maintenance Package

At Lakeside Mechanical Services, we’re committed to being your complete home comfort solution. That’s why we’ve created the annual maintenance package: to keep your home or cottage comfortable and protected with little to no hassle.

Our comprehensive maintenance package includes annual inspection and service calls, exclusive discounts, emergency line access, and so much more. Sign up today to protect your investment and ensure complete home comfort all year round.

Learn More about the Maintenance Package

Lakeside Mechanical Services joined the Parry Sound Area Chamber of Commerce to expand networking opportunities and increase brand exposure within the community.

Contact

Email: info@lakesidemechanical.ca

Phone: (705) 774-9033

Visit Lakeside Mechanical

Join the Chamber: Chamber Benefits



Parry Sound Area Chamber of Commerce
1 College Drive
Parry Sound ON
P2A 0A9
705-746-4213
manager@psachamber.ca
www.psachamber.ca

Outlook

Fw: Township of Children's Therapy Services has a message for you

---

From info <info@seguin.ca>
Date Thu 4/2/2026 8:47 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>
Sent: April 2, 2026 7:00 AM
To: info <info@seguin.ca>
Subject: Township of Children's Therapy Services has a message for you

A Message From Children's Therapy Services

Lyndsey Stevenato
CHILDREN'S THERAPY SERVICES



A New Chapter for Our Barrie and Parry Sound Clinics

Dear Families and Community Partners,

We would like to begin by sincerely thanking you for your continued support of our services at both our Barrie and Parry Sound clinics. It is truly a pleasure to serve these communities, and we are so grateful for the trust you place in our team.

As many of you may know, the Parry Sound clinic has operated as a satellite location of our Barrie clinic, with administrative correspondence managed through the Barrie team. As our services continue to grow, we recognize the importance of greater local autonomy and an even stronger connection to the communities we serve.

To support this growth, we are pleased to share that **effective April 1, 2026, the Parry Sound and Barrie clinics will begin operating as two separate entities.** While our values, standards of care, and commitment to families remain the same, this change allows each clinic to focus more closely on the needs of its local community. We are confident this transition will enhance the quality, responsiveness, and continuity of care you receive.

What does this mean for you?
Effective immediately, all correspondence and inquiries should be directed to the clinic you attend.

Parry Sound Clinic
Phone: 705-901-0010
Email: reception.childrenstherapy@gmail.com

Barrie Clinic
Phone: 705-792-5272
Email: info@childrenstherapy.ca

Our website and social media platforms will continue to serve both clinics for now, making it easy to stay connected and informed no matter which location you visit.

We are excited about this next chapter and what it means for our teams, our services, and most importantly, the families we support. If you have any questions about this change, please don't hesitate to reach out.

Thank you for being part of our community.

Lyndsey Stevenato
CEO,
Lyndsey Stevenato Children's Therapy Services
Commitment•Client-Centered•Passion•Collaboration

Lyndsey Stevenato CHILDREN'S THERAPY SERVICES

AUTISM DIAGNOSTIC CLINIC

REGISTER TODAY

Autism Diagnostic Clinic

The Autism Diagnostic Clinic is a multidisciplinary assessment service for children who are suspected of having Autism Spectrum Disorder (ASD).

Assessments are completed by a **Clinical Psychologist**, an **Occupational Therapist**, and a **Speech-Language Pathologist**.

Each assessment lasts approximately three hours. Following the assessment, families meet with the team to review findings, discuss results, and receive a diagnosis if appropriate. Final documentation is sent within two weeks of the assessment.

Upcoming Clinic Dates

- March 10, 2026
- April 7, 2026
- May 5, 2026
- June 2, 2026

$4,750 *(Third-party insurance or funding may apply)*

For questions or to book an assessment, please contact us directly

www.childrenstherapy.ca

reception.childrenstherapy@gmail.com

705-901-0010



Visit Children's Therapy Services

Lyndsey Stevenato CHILDREN'S THERAPY SERVICES

Contact

Parry Sound Clinic
Phone: 705-901-0010
Email: reception.childrenstherapy@gmail.com

Outlook

Fw: Township of Try Reiki and Sound Healing in Parry Sound

From info <info@seguin.ca>
Date Tue 4/7/2026 9:59 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>
Sent: April 7, 2026 7:00 AM
To: info <info@seguin.ca>
Subject: Township of Try Reiki and Sound Healing in Parry Sound

Heal with Kerr

Reiki & Sound Healing in Parry Sound



Heal with Kerr is a business located in the town of Parry Sound, founded by Kerrie Chen, an Intuitive Energy Healer focused on holistic health and heart-centred healing.

Kerrie's journey into this work began during a time when she felt out of alignment in her own life. Through energy healing, she discovered powerful tools for navigating grief, loss, and unexpected change—tools that not only supported her own healing, but inspired her to support others on their paths as well.

Through Reiki and Sound Healing, Kerrie creates gentle, nurturing spaces where clients can release emotional heaviness, ease stress, and reconnect with their authentic selves. Each session is designed to restore balance, promote inner calm, and help clients feel grounded, supported, and whole again.

Sound Healing Experiences

Kerrie hosts immersive Sound Healing events around town and offers private experiences for groups at their cottage or location of choice. Whether it's a wellness event, a girls weekend, a gathering of friends, or simply looking for something unique, it is an experience that is meaningful and restorative. Each session begins with a gentle guided meditation, followed by crystal singing bowls to quiet the mind and Reiki energy healing to soothe the nervous system, allowing participants to sink into deep relaxation.

Upcoming Sound Healing Sessions in Parry Sound:

April 11 | 11:00 a.m. – 12:00 p.m.

May 16 | 1:00 p.m. – 2:00 p.m.

June 20 | 11:00 a.m. – 12:00 p.m.

Learn more about Sound Healing

Reiki Energy Healing

For those seeking one-on-one support, Kerrie offers private Reiki Energy Healing sessions from her home studio or through Cottage Country Wellness.

Reiki is a deeply relaxing, non-invasive energy healing practice that works on all levels—physical, emotional, mental, and spiritual. Reiki can be especially supportive if you are moving through a major life transition or change, experiencing stress, burnout, or emotional fatigue, seeking deep relaxation and a reset, or looking to deepen your connection to yourself.

Book a session

Reiki Certification Classes

Everyone has the ability to learn how to channel Reiki for themselves and for others. If you feel called to begin your personal healing journey and build deeper trust within yourself, Kerrie would be honoured to walk alongside you.

Her teachings are clear, practical, and designed to be easily integrated into everyday life. Students are supported as they deepen their connection to their own energy, strengthen their intuition, and build confidence working with others.

2026 Class Dates:
Reiki Level 1: May 23 & 24
Reiki Level 1: September 19 & 20
Reiki Level 2: October 10 & 11

More information about classes

Heal with Kerr in the Community

Northern Psychic & Wellness Fair | Bobby Orr Community Centre
April 17–19

Find Kerrie at this year's **Northern Psychic and Wellness Fair**, offering Reiki Energy Healing Sessions on site. If you've always been curious about Reiki but weren't sure where to start, this is the perfect opportunity. Rather than a full 60-

minute session, Kerrie will be offering 20-minute and 40-minute sessions. Come by, ask questions, and discover what Reiki can do for you.

Maple Fest | on James Street
May 2

Kerrie will also be a vendor at Maple Fest. Stop by to say hello, ask questions about her services, and experience the magic of Reiki and crystal singing bowls. Kerrie will be offering short demonstrations throughout the day. No prior experience necessary. Simply show up and give yourself a moment to just be.

Stay Connected

Follow Heal with Kerr on social media for upcoming events, inspiration, and behind-the-scenes

Visit Heal with Kerr

Contact

Heal with Kerr
Kerrie Chen
Intuitive Energy Healer
Parry Sound, ON

Email: healwithkerr@gmail.com

Outlook

Fw: Township of The April Digital Newsletter is here

From info <info@seguin.ca>
Date Fri 4/10/2026 12:21 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>
Sent: April 10, 2026 11:30 AM
To: info <info@seguin.ca>
Subject: Township of The April Digital Newsletter is here

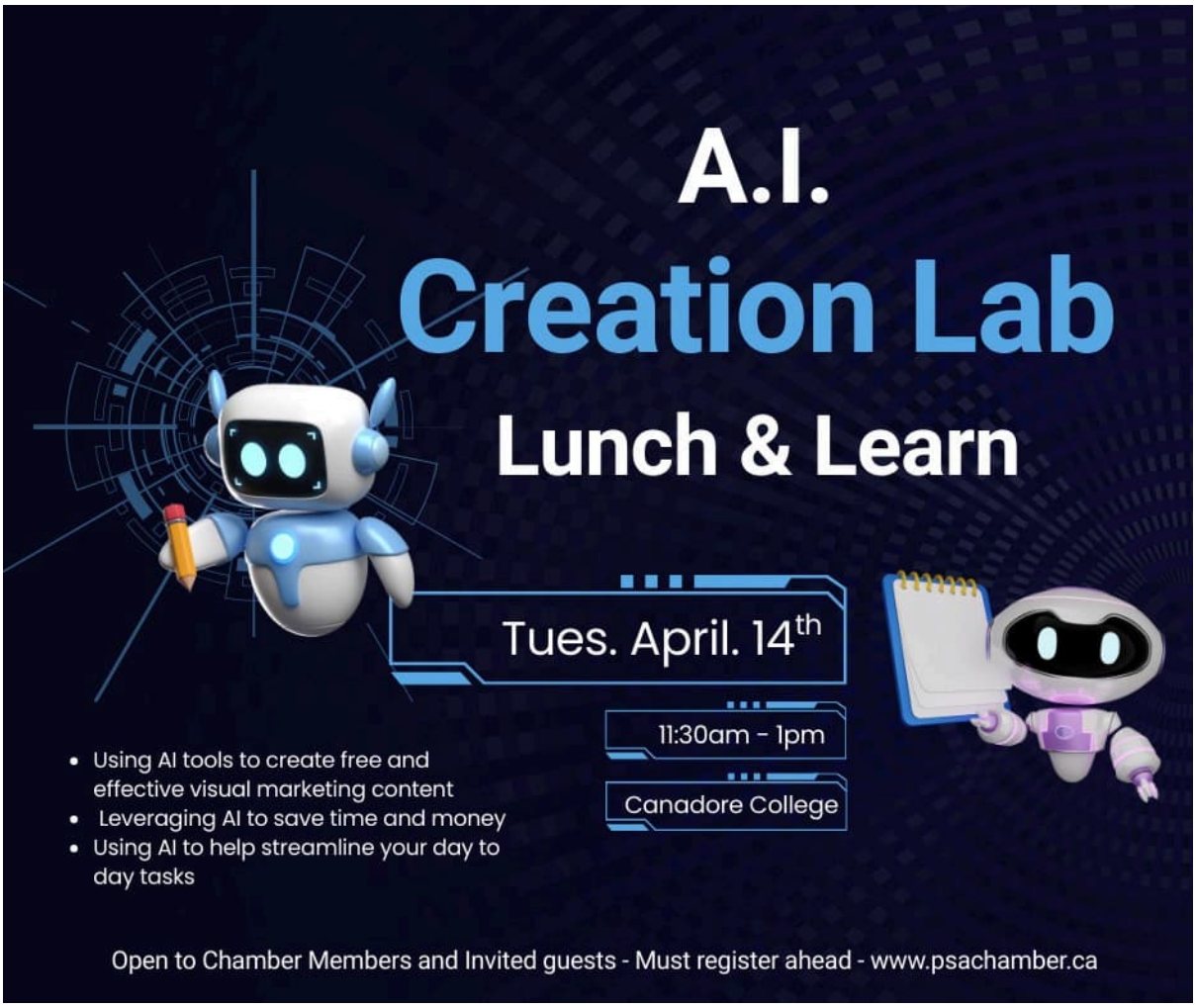
Parry Sound Area Chamber of Commerce April 2026 Digital Newsletter

New Businesses, Making the most of your Membership, Free Training Courses, Events, News, Grants, and More



View April's Newsletter

Upcoming Events



Register Here

PARRY SOUND BUILDERS ASSOCIATION

ROUNDTABLE INFORMATION SESSION

Help Shape the Future of a Local Builders Association!

Calling all Builders, Contractors, Tradespeople, Designers & Suppliers!

- ✓ Learn about the vision for a new association
- ✓ Share your ideas & industry needs
- ✓ Discuss events, training & networking opportunities
- ✓ Help guide how the association is structured
- ✓ Make your voice heard for West Parry Sound!

CANADORE COLLEGE
PARRY SOUND CAMPUS

THURSDAY, APRIL 23

6:30 PM – 8:00 PM



JOIN THE DISCUSSION – BUILD SOMETHING GREAT FOR OUR COMMUNITY!

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.

PARK'N FLY

Parry Sound Area Chamber of Commerce Members Reserve and Save on Airport Parking
Please contact your Chamber for details

"Please contact your Chamber for Membership PERKS information

GRAND&TOY



Chambers Plan offers the best, most affordable and easiest way to care for you and your employees
Contact Dean Teasdale, 905-727-6081

Learn More About Chamber Membership

Want your business featured?
Please contact us at manager@psachamber.ca
or call 705-746-4213 and put in your request.
We are now working on a first come first serve basis.
These member spotlight features go out once a week and are at no cost to members.

Connect with us!

Check us out on Social Media

Parry Sound Area Chamber of Commerce | 1 College Drive | Parry Sound, ON P2A 0A9 CA

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

Try email marketing for free today!

Outlook

Fw: FONOM Update – Housing, Development Charges & Northern Priorities

From info <info@seguin.ca>
Date Tue 3/31/2026 1:57 PM
To Donna McLeod <dmcleod@seguin.ca>

3 attachments (309 KB)

Ensuring Equitable Access to Housing, Enabling Infrastructure Funding for (1).pdf; Media Release - FONOM Calls for Fair Housing Funding as Development Charge Changes Risk Leaving Northern Communities Behind.pdf; Resolution – Equitable Access to Housing and Infrastructure Funding for Northern Ontario Municipalities.pdf;

Township of Seguin
(705) 732-4300

From: FONOM Office/ Bureau de FONOM <fonom.info@gmail.com>
Sent: March 31, 2026 12:44 PM
Subject: FONOM Update – Housing, Development Charges & Northern Priorities

Good afternoon everyone,
Please find attached three items for your information and consideration:

- FONOM's letter to the Prime Minister and Premier regarding development charges and housing infrastructure funding
- A FONOM resolution on this issue
- A supporting media release

These materials reflect FONOM's concerns that recent development charge measures, while well-intentioned, may not fully reflect the realities of many Northern municipalities—particularly those that do not levy development charges and face higher infrastructure costs.
FONOM is advocating for equitable funding approaches to ensure that all Northern communities can support housing development and participate in these initiatives.

We encourage you to review the attached resolution and consider bringing it forward to your Council for support.
As always, we welcome your feedback and appreciate your continued engagement on this important issue.
Best regards,
Mac
Talk soon, Mac.

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".***

FONOM
Federation of Northern Ontario Municipalities

March 31, 2026

The Right Honourable Mark Carney
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Ensuring Equitable Access to Housing, Enabling Infrastructure Funding for Northern Ontario Municipalities

Dear Prime Minister and Premier,

On behalf of the Federation of Northern Ontario Municipalities (FONOM), I am writing to acknowledge the recent Canada–Ontario partnership to increase housing supply and improve affordability through investments in housing-enabling infrastructure and reductions in municipal development charges.

FONOM supports the shared objective of building more homes and strengthening communities across Ontario and Canada. We recognize the importance of reducing barriers to housing development and appreciate the commitment from both levels of government to address these challenges.

However, we are writing to highlight a significant concern about the current program structure. Many Northern Ontario municipalities do not levy development charges and therefore may not be positioned to benefit from funding tied to their reduction. At the same time, these communities face some of the highest costs in the province to build homes and deliver infrastructure, including significantly higher per-kilometre costs for water, wastewater, and road systems, as well as smaller tax bases and vast geographic distances.

In Northern Ontario, growth still requires infrastructure, whether or not development charges are in place. Without access to comparable funding tools, these municipalities risk being placed at a structural disadvantage in their ability to support new housing development, attract investment, and contribute to broader provincial and national housing goals.

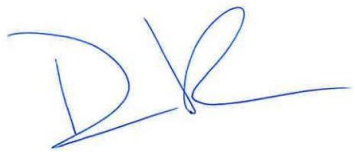
FONOM respectfully requests that both governments consider complementary funding mechanisms to ensure that municipalities without development charges are not excluded from accessing housing-enabling infrastructure investments. Ensuring equity in program design will allow all regions of Ontario to participate meaningfully in addressing the housing crisis.

Northern Ontario communities are ready to be part of the solution. With equitable support, our municipalities can continue to build homes, support workforce growth, and contribute to the long-term economic success of both Ontario and Canada.

FONOM looks forward to working collaboratively with your governments to ensure that housing and infrastructure programs reflect the unique realities of Northern communities and support growth across all regions.

Thank you for your consideration.

Sincerely,



Dave Plourde
President, FONOM

Cc'd Hon. Gregor Robertson, Minister of Housing and Infrastructure
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. Graydon Smith, Association Minister of Municipal Affairs and Housing
Hon. Patty Hajdu, Minister Jobs and Families and Minister responsible for FedNor
Pauline Rochefort, MP Nipissing-Timiskaming and Parliamentary Secretary Rural Development
Viviane Lapointe, MP Sudbury, Chair Northern Ontario Caucus and Member Standing Committee on National Defence
Rick Dumas, President NOMA
Christa Lowry, President ROMA
Robin Jones, President of AMO
FONOM Member Municipalities

665 Oak Street East, Unit 306 North Bay, ON P1B 9E5 Tel: (705) 498-9510
Email: fonom.info@gmail.com Website: www.fonom.org

FONOM
Federation of Northern Ontario Municipalities

For Immediate Release

March 31, 2026

FONOM Calls for Fair Housing Funding as Development Charge Changes Risk Leaving Northern Communities Behind

Matachewan, Ontario – The Federation of Northern Ontario Municipalities (FONOM) acknowledges the recent Canada–Ontario partnership to support housing development and infrastructure investment, including funding tied to the reduction of municipal development charges.

FONOM supports efforts to increase housing supply and improve affordability across Ontario. However, the organization is raising concerns that the current program design may unintentionally place many Northern municipalities at a disadvantage.

While the program provides funding to municipalities that reduce and maintain low development charges, many Northern communities do not levy development charges and therefore may not be positioned to benefit from this program in the same way.

“We appreciate the commitment from both levels of government to address housing affordability,” said **Dave Plourde, President of FONOM**. “However, many Northern municipalities simply do not have development charges to reduce, and at the same time face some of the highest costs in the province to build homes and infrastructure.”

FONOM noted that municipalities across Northern Ontario often experience significantly higher per-kilometre costs for essential infrastructure such as water, wastewater, and roads, while also working with smaller tax bases and greater geographic challenges.

“Growth still requires infrastructure—whether or not a municipality charges development fees,” added Plourde. “Without access to comparable funding tools, Northern communities risk being left behind in their ability to support new housing and attract investment.”

FONOM is calling on both the Province of Ontario and the federal government to ensure that housing and infrastructure programs are applied equitably across all regions.

“We are asking for fairness in how these programs are delivered,” said Plourde. “Municipalities that do not levy development charges should not be excluded from accessing housing-enabling infrastructure funding. There must be complementary funding mechanisms to ensure all communities can participate in building the housing our province needs.”

FONOM emphasized that Northern Ontario communities are ready to grow and play a key role in addressing Ontario’s housing challenges.

“Northern communities are part of the solution,” said Plourde. “With the right tools and equitable support, we can continue to build homes, attract residents, and contribute to Ontario’s long-term growth.”

Looking Ahead

FONOM remains committed to working collaboratively with all levels of government to support economic development, improve infrastructure, and strengthen Northern communities.

“Today’s budget includes several positive steps for Northern Ontario,” said Plourde. “We look forward to continuing to work with the Province and federal partners to build on this momentum and ensure our communities have the tools they need to grow and succeed.”

Media Availability

Dave Plourde, President,
Federation of Northern Ontario Municipalities
705-335-1615 | **fonom.info@gmail.com**

Resolution – **Equitable Access to Housing and Infrastructure Funding for Northern Ontario Municipalities**

Date: March 31, 2026

WHEREAS the Governments of Canada and Ontario have announced a joint partnership to invest in housing-enabling infrastructure and reduce municipal development charges to support housing affordability and supply;

AND WHEREAS this program provides funding primarily to municipalities that reduce and maintain low development charges;

AND WHEREAS many municipalities in Northern Ontario do not levy development charges and therefore may not be positioned to benefit from this program in the same manner;

AND WHEREAS Northern municipalities face disproportionately higher costs to build and maintain infrastructure, including increased per-kilometre costs for water, wastewater, and transportation systems, combined with smaller tax bases and vast geographic areas;

AND WHEREAS infrastructure investment is required to support housing development regardless of whether development charges are in place;

AND WHEREAS without access to comparable funding mechanisms, Northern municipalities risk being placed at a structural disadvantage in their ability to support housing growth, attract investment, and contribute to provincial and national housing objectives;

AND WHEREAS Northern Ontario communities are essential contributors to Ontario's and Canada's economy and must be supported to grow and thrive;

THEREFORE BE IT RESOLVED that the Federation of Northern Ontario Municipalities (FONOM) calls on the Governments of Canada and Ontario to ensure that housing-enabling infrastructure programs are applied equitably across all regions, including municipalities that do not levy development charges;

AND FURTHER BE IT RESOLVED that both levels of government establish complementary funding mechanisms or program streams to provide comparable support to Northern municipalities that are not eligible under development charge reduction frameworks;

AND FURTHER BE IT RESOLVED that FONOM distribute this resolution to its member municipalities for endorsement and forward it to the Prime Minister of Canada, the Premier of Ontario, the federal Minister of Housing, Infrastructure and Communities, the federal Minister of Finance, the federal Minister of Indigenous Services, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, the Ontario Minister of Northern Economic Development and Growth, and the Ontario Minister of Transportation for their consideration.

Outlook

Fw: April News: Celebrating Earth Month! 🌎

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 4/2/2026 12:46 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Georgian Bay Biosphere <info@gbbr.ca>
Sent: April 2, 2026 12:44 PM
To: Craig Jeffery <cjeffery@seguin.ca>
Subject: April News: Celebrating Earth Month! 🌎

View this email in your browser

unesco Biosphere Reserve | GEORGIAN BAY BIOSPHERE MNIDOO GAMII

April is Earth Month!

Small Actions = Big Impact!

One of our favourite times of the year is here! Earth Month gives us a reminder to notice and appreciate species and our unique landscape, and reflect on how we can better care for our lands and waters.

Read more to learn about small actions you can take that can add up to make a big difference, and discover Earth Day events in the Biosphere region you can join!



Read More

Help Keep Our Great Work Going!

Generous businesses are matching all donations from April 13 - April 30! That means your donation will have double the impact to support turtle egg rescue, species monitoring, community gardens, and more! Thank you to our incredible sponsors for their commitment to taking care of this special place.

Earth Day Biosphere Bash! 🎉

Celebrate Georgian Bay with us! Our evening at Legend Spirit Co. will begin with musician **Jeff Young**, followed by a photography & music show by accomplished nature photographer **Michael Leckman** and twice-nominated Juno award musician **Douglas Cameron**, then trivia with prizes.

Space is limited! Entry by donation (which qualifies for a tax receipt and will be MATCHED by our sponsors!)



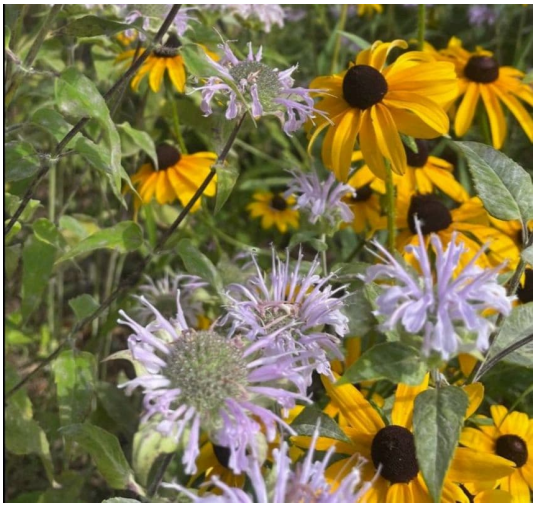
More info & tickets!

Biosphere Updates

Order Native Plants Online Today!

Our annual Native Plant Fundraiser is back with over 50 species of wildflowers, shrubs, and trees to explore! Choose from favourites like black-eyed Susan, blue flag iris, and red maple.

Order by May 25th, and pick up your order in either Parry Sound or Port Severn on Saturday, June 6th. Thank you!



Order Plants Here!

Exploring Georgian Bay

Our biologists are busy planning over a dozen trips to the outer islands to clean campsites and map habitat and species this summer.

When our field team is not using our boat, it is available for custom tours! Explore Georgian Bay with friends and family with us as your guide. **Booking is open now for trips starting in June** - plan your boat or kayak adventure starting at Snug Harbour!



Plan Your Trip

State of the Bay

Gathering to Plan the 2028 State of the Bay Together

Since 2008, the State of the Bay program has served as a platform for sharing knowledge and convening partners on the coast.

Over the past two months we have held several advisory workshops with cultural and technical advisors. The purpose of these workshops was to initiate a conversation around the future direction (short- and long-term) of State of the Bay. During each workshop...



Read More



March 30th, Killbear Provincial Park. Photo by Thom Morrissey.
With warmer weather ice is melting quickly....another Georgian Bay summer is just around the corner!

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

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.

MISSISSAUGA

RESOLUTION 0060-2026
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on April 1, 2026

0060-2026 Moved by: Councillor B. Butt Seconded by: Councillor S. McFadden

WHEREAS locally elected school board trustees provide essential community representation and ensure accountability within Ontario's education system;

AND WHEREAS the City of Mississauga relies on dedicated trustee representation to reflect local priorities and advocate for the success of students across our diverse communities;

AND WHEREAS recent provincial supervision of the Peel District School Board and the Dufferin-Peel Catholic District School Board, alongside proposed governance changes, raises concerns regarding the future of local democratic accountability;

AND WHEREAS maintaining direct, elected representation is critical to ensuring that Mississauga's unique geographic and growth needs are reflected in education decision-making;

THEREFORE BE IT RESOLVED THAT:

1. Mississauga Council affirms its strong support for maintaining democratically elected school board trustees for both the Peel District School Board and the Dufferin-Peel Catholic District School Board;

2. Council formally recognizes the vital role of locally elected trustee representation for Mississauga and supports the continuation of meaningful, locally accountable representation;

3. The Province of Ontario be requested to pause any legislative or regulatory changes that would reduce or eliminate elected trustees until a transparent, province-wide consultation with municipalities, school boards, trustees, parents, students, educators and other education stakeholders is completed;

4. The City Clerk forward this resolution to the Premier of Ontario, the Minister of Education, all MPPs representing Mississauga, the Peel District School Board, the Dufferin-Peel Catholic District School Board, all MPPs representing Peel Region, and all Ontario municipalities to encourage collective advocacy for local democratic representation in education.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish				
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor N. Hart	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden	X			
Councillor B. Butt	X			

Carried (11, 0)

EZT
EAST ZORRA-TAVISTOCK

TOWNSHIP OF EAST ZORRA-TAVISTOCK

89 LOVEYS STREET, PO BOX 100 HICKSON, ONTARIO, N0J 1L0
519-462-2697. WWW.EZT.CA . EZT@EZT.CA

April 2, 2026

Re: Township of Oro-Medonte – Association of Ontario Road Supervisors Request for Provincial Legislation Amendments

Please be advised that at their regular meeting on April 1, 2026, the Council of the Corporation of the Township of East Zorra-Tavistock carried the following resolution:

Moved by Councillor Scott Zehr
Seconded by Councillor Matthew Gillespie

THAT Council supports the resolution from Township of Oro-Medonte regarding the Association of Ontario Road Supervisors request for Provincial Legislation Amendments to strengthen protections for municipal workers and contractors.

AND THAT a copy of this resolution be sent to:

- The Premier of Ontario
- Michael Kerzner, Solicitor General of Ontario
- Jill Dunlop, Minister of Emergency Preparedness and Response
- Rob Flack, Minister of Municipal Affairs and Housing
- Prabmeet Sakaria, Minister of Transportation
- MPP Ernie Hardeman
- Association of Municipalities of Ontario (AMO)
- Association of Ontario Roads Supervisors (AORS)
- Ontario municipalities

CARRIED

Please don't hesitate to contact me if you have any questions or concerns.

Yours truly,

Meaghan Vader

Meaghan Vader
Corporate Initiatives Manager/Clerk
mvader@ezt.ca

Township of Oro-Medonte
Proud Heritage, Exciting Future

March 13, 2026

Hon. David Piccini
Ministry of Labour, Immigration, Training and Skills Development
14th Floor, 400 University Ave
Toronto ON M7A 1T7

Re: Request for Provincial Legislation Amendments, Health and Safety Concerns

Dear Minister Piccini,

At its meeting of Council on March 11, 2026, the Council of the Township of Oro-Medonte received correspondence from Association of Ontario Road Supervisors (AORS) regarding the above-mentioned request for support.

The Township of Oro-Medonte fully supports AORS in their request, as our staff have, on numerous occasions, been subjected to abusive and aggressive behaviour from members of the public. We respectfully request your support in advancing measures that will strengthen protections for municipal workers and contractors. With provincial partnership, municipalities can better safeguard the individuals who work tirelessly to maintain critical services and keep our communities functioning safely.

Sincerely,

Mayor Randy Greenlaw

Cc: Premier Doug Ford
Hon. Michael Kerzner, Solicitor General of Ontario
Hon. Jill Dunlop, Minister of Emergency Preparedness and Response
Hon. Rob Flack, Minister of Municipal Affairs and Housing

148 Line 7 South
Oro-Medonte, ON L0L 2E0
P: (705) 487-2171
F: (705) 487-0133
www.oro-medonte.ca

Hon. Prabmeet Sakaria, Minister of Transportation
Hon. Todd McCarthy, Acting Minister of Infrastructure
Doug Downey, MPP Barrie – Springwater - Oro-Medonte
Association of Municipalities of Ontario (AMO)
Association of Ontario Roads Supervisors (AORS)
Ontario Municipalities
Members of Oro-Medonte Council

AORS
PROMOTING KNOWLEDGE. PURSUING EXCELLENCE.

Minister of Labour, Immigration, Training and Skills Development David Piccini
14th Floor, 400 University Avenue
Toronto, ON M7A 1T7

February 5, 2026

Dear Minister Piccini,

On behalf of Ontario's municipal public works professionals, we are writing to raise an urgent health and safety concern that is increasingly placing municipal workers and subcontractors at risk while they maintain the critical infrastructure our communities rely on every day.

While the Occupational Health and Safety Act establishes important protections against workplace hazards, it does not adequately address a growing and very real threat: unsafe working conditions created by interference, harassment, and dangerous actions from members of the public.

Through consultations with AORS members across the province, we are hearing consistent and deeply troubling examples of escalating behaviour directed at municipal workers - particularly winter maintenance operators. These are not isolated incidents, but a pattern that is becoming increasingly normalized during significant weather events. Examples reported to AORS include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snow plow and refusing to get off until the operator agreed to plow his road next.
- Two municipal staff members being confronted, accosted, and aggressively yelled at in public - one at a gas station and another while simply standing in line for coffee - by individuals angry about road conditions that were not even under that municipality's jurisdiction, as well as a mailbox that had been struck.
- A voicemail left by a resident threatening to shoot a municipal plow driver with a shotgun the next time the street was plowed.
- A resident angry about snow at the end of their driveway jumping in front of an active plow and refusing to move. The plow was delayed for over an hour during a major snow event, placing service levels and the municipality's overall emergency response at risk. The situation was only resolved once supervisors and by-law officers arrived on scene.

These incidents represent only a small sample of what municipal plow drivers and winter maintenance crews are experiencing across Ontario. What was once limited to disgruntled complaints has escalated into direct threats, physical interference, and dangerous confrontations that place workers, subcontractors, and the public at risk. This issue is becoming a systematic threat to municipal service delivery and is only amplified during significant weather events.

Municipal workers and their contracted partners are responsible for maintaining roads, bridges, sidewalks, and other essential services - often in extreme weather and high-risk environments. When these workers are threatened or obstructed, it becomes not only a workplace safety issue, but a broader public safety concern. In some cases, conditions have become so unsafe that

municipal staff and subcontractors have walked off job sites, jeopardizing timely service delivery during critical events.

We respectfully ask the Province to consider the following changes:

• Under the Emergency Management and Civil Protection Act, when a municipality declares a Significant Weather Event, municipal winter maintenance vehicles and operators - including subcontractors working on behalf of municipalities - should be afforded enhanced protection, with interference or obstruction treated with the same severity as interference with police, fire, or paramedic services.
• Establish clear public-safety interference provisions, similar in intent to Ontario's Slow Down, Move Over legislation, that recognize the essential role of municipal roadside workers.
• Consider adopting provisions similar to Manitoba's recently passed Bill 38, an amendment to their Highway Traffic Act effective January 1, 2026, which requires motorists to maintain a minimum distance of 30 metres behind snowplows where speed limits are 80 km/h or lower, and 100 metres where speed limits exceed 80 km/h.

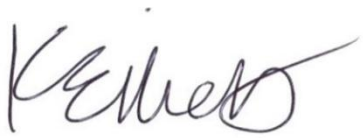
These changes would provide clarity, deterrence, and enforceability—sending a strong message that interference with municipal workers performing essential services will not be tolerated. Just as Ontario protects first responders from obstruction during emergencies, we must extend similar protections to the public works professionals who keep our communities safe, connected, and functioning.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns further and to collaborate on legislative solutions that better protect municipal workers and subcontractors while strengthening public safety across the province.

Thank you for your consideration of this critical issue.

Sincerely,





Karla Musso-Garcia, CRS-I
President, Association of Ontario Road Supervisors
Operations Manager, Township of Oro-Medonte

Kelly Elliott
Interim Executive Director
Association of Ontario Road Supervisors

Cc (via e-mail)
Premier Doug Ford
Minister of Emergency Preparedness and Response Jill Dunlop
Minister of Municipal Affairs and Housing Rob Flack
Minister of Transportation Prabmeet Sarkaria
Acting Minister of Infrastructure Todd McCarthy
Scott Butler, Good Roads Executive Director
Walid Abou-Hamde, Ontario Road Builders' Association Chief Executive Officer

AORS
PROMOTING KNOWLEDGE. PURSUING EXCELLENCE.

Solicitor General of Ontario Michael Kerzner
George Drew Building, 25 Grosvenor Street
Toronto, ON M7A 1Y6

February 5, 2026

Dear Solicitor General Kerzner,

On behalf of Ontario's municipal public works professionals, we are writing to raise serious concerns regarding the safety of municipal workers and subcontractors who are increasingly facing harassment, threats, and dangerous interference from members of the public while delivering essential municipal services - particularly during winter maintenance and emergency operations.

Across Ontario, municipal public works teams are responsible for maintaining critical infrastructure that residents depend on every day, including roads, sidewalks, bridges, and drainage systems. During significant weather events, these workers are frontline responders, ensuring emergency vehicles can travel safely and that communities remain connected and accessible. However, the behaviour directed at them has escalated well beyond routine complaints and has become a direct threat to both worker safety and public safety.

Through consultations with AORS members province-wide, we continue to receive troubling reports that illustrate the seriousness of this issue. These include:

• An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
• A resident threatening to kill a sidewalk plow operator.
• A man climbing onto a snowplow and refusing to get off until the driver agreed to plow his road next.
• Two staff members confronted and aggressively accosted in public - one at a gas station and another while simply waiting in line for coffee - by individuals angry about road conditions and a mailbox strike that were not even related to that municipality.
• A voicemail threatening to shoot a plow driver with a shotgun the next time the street was plowed.
• A resident jumping in front of an active plow during a major snow event and refusing to move, delaying operations for over an hour and jeopardizing service levels and overall emergency response.

These examples represent only a small sample of the experiences municipal plow drivers and winter maintenance crews are facing across the province. What was once occasional frustration has escalated into intimidation, threats of violence, and direct interference with equipment and operations.

Equally concerning is that municipalities do not always receive consistent enforcement support when these incidents occur. We have heard directly from members who contacted the Ontario Provincial Police for assistance and were advised that, unless a physical assault had already taken place, the situation was "not a police matter." Waiting until a worker has been physically harmed before intervention is neither preventative nor acceptable.

This gap leaves municipalities and workers vulnerable and sends an unintended message that threatening or obstructive behaviour toward municipal staff carries little consequence. It also places supervisors and by-law officers in situations that may exceed their authority or capacity to manage safely.

We believe a proactive and coordinated response is needed. Municipal workers and their subcontractors should not have to choose between their personal safety and providing critical services during storms and emergencies.

We respectfully ask that the Province of Ontario and the Ontario Provincial Police take a clear and strong stance that interference, threats, and harassment directed at municipal public works staff will not be tolerated. Specifically, we would welcome:

• Clear direction and guidance to police services, including the OPP, that threats, intimidation, and obstruction of municipal workers performing essential duties warrant timely enforcement and support.
• Recognition that interference with winter maintenance and emergency public works operations presents a broader public safety risk, not merely a municipal operational issue.
• Enhanced coordination between municipalities and local police services during significant weather events and emergency responses to ensure worker safety and continuity of service.
• Consideration of legislative or policy tools that provide stronger deterrence and consequences for those who threaten or obstruct municipal staff and contractors.

Municipal public works professionals are essential workers. They keep roads open for ambulances, fire trucks, school buses, and the travelling public. Their safety should be treated with the same seriousness as that of other frontline responders.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns and explore practical steps to ensure consistent enforcement support and stronger protections for municipal workers across Ontario.

Thank you for your attention to this important matter and for your continued leadership in public safety.

Sincerely,





Karla Musso-Garcia, CRS-I
President, Association of Ontario Road Supervisors
Operations Manager, Township of Oro-Medonte

Kelly Elliott
Interim Executive Director
Association of Ontario Road Supervisors

Cc (via e-mail)
Premier Doug Ford

View this email in your browser

CANADORE
CORE
Business & Industry Training



Introducing Canadore CORE

We've been listening to employers across Parry Sound & Area.
The message is clear: you want training that's local and practical.

A growing selection of short, focused courses designed with industry, for industry, and delivered right here in Parry Sound. Designed for both employers looking to build job-ready skills within their teams and individuals wanting to upskill through hands-on, local training. CORE makes it easier to access the learning you actually need.

Explore Canadore CORE

Current Offerings



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April 15, 2026 | 9:00 AM – 4:00 PM

This comprehensive course covers essential first aid and CPR skills for workplace requirements or everyday emergencies. Meets current provincial safety standards and includes the latest guidelines.

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April 14, 2026 | 8:00 AM – 5:00 PM

This one-day certification provides essential training for anyone working at heights. Learn to identify fall hazards, understand safety responsibilities, and properly use fall protection equipment on the job.

Register Here



AI for Trades

April 29, 2026 | 9:00 AM – 12:00 PM

This hands-on workshop teaches trades professionals how to use AI to create quotes, scopes, and change orders while improving client communication and confidence.

Register Here



Quickbooks Basics

May 12, 2026 | 9:30 AM – 11:30 AM

This free workshop, in partnership with TBC & CBDC, introduces QuickBooks and essential bookkeeping skills for small business owners.

Register Here

Why CORE?

LOCAL	PRACTICAL	FLEXIBLE	RESPONSIVE
No travel	Use it right away	Short, focused	Employer-driven

Teach With Us!

Teach with CORE by sharing your expertise and supporting workforce development across Parry Sound and the region.

Learn More

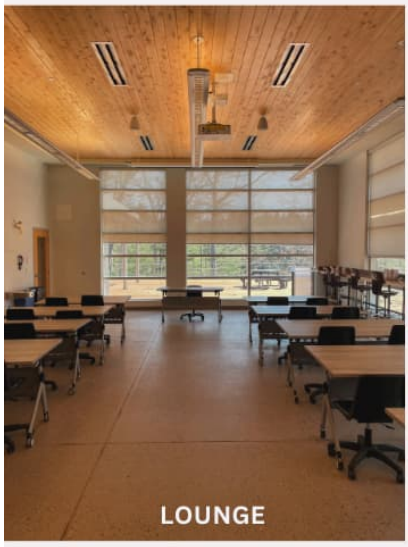
Request a Training Workshop or Course

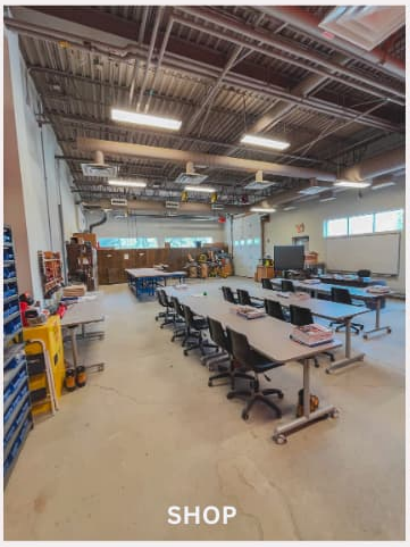
Canadore CORE works with employers and community members to bring practical training to Parry Sound. If there's a course you'd like to see offered, let us know! When there's enough demand, we'll work to bring it to the region.

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Contact Information

Parry Sound Campus
(705)746-9222 x 7351
parry.sound@canadorecollege.ca
1 College Drive, Parry Sound ON, P2A 0A9

www.canadorecollege.ca/parry-sound

130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

April 2, 2026

Terence Hubbard, President, Impact Assessment Agency
IAAC (Impact Assessment Agency of Canada)
55 York Street, Suite 600
Toronto, ON
M5J 1R7 ontarioregion-regiondontario@iaac-aeic.gc.ca

Re: TC Energy Ontario Pumped Storage Project

At its April 1, 2026 Council Meeting, the Township of Tiny Council ratified the following resolution regarding TC Energy Ontario Pumped Storage Project:

Moved by Councillor Sean Mskimins
Seconded by Councillor Dave Brunelle

WHEREAS the Township of Tiny recognizes the importance of developing reliable and sustainable energy infrastructure for the Province of Ontario and acknowledges that energy projects of this scale may have significant environmental, economic, and social implications for our region, particularly for Georgian Bay and surrounding ecosystems;

AND WHEREAS the proposed TC Energy Ontario Pumped Storage Project is located within the Municipality of Meaford, the Township of Tiny is committed to ensuring that the interests of our residents and the health of Georgian Bay are fully considered;

AND WHEREAS the Independent Electricity System Operator (IESO) has twice recommended to the Ministry of Energy (MOE) that this Pumped Storage project would not reduce electricity costs and have no economic value to Ontario ratepayers;

AND WHEREAS the IESO has authorized newer, more efficient and less environmentally invasive technologies such as Long-Duration Battery Storage, as they not only take less property and time to build, they can be built at more locations closer to high demand markets, reducing the need for long transmission corridors;

AND WHEREAS the Department of Defence has warned of toxic contamination of Georgian Bay when soil on 4th Canadian Division Training Centres is disturbed by construction;

AND WHEREAS some 30 endangered species will be put at risk should the project proceed;

AND WHEREAS the Niagara escarpment is a UNESCO designated geological formation deserving of protection;

130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

NOW THEREFORE BE IT RESOLVED THAT Tiny Council emphasizes the following principles:

1. Environmental Stewardship: The Township of Tiny is deeply concerned about potential irreversible impacts on aquatic ecosystems, water quality, and species at risk in Georgian Bay. Any project of this magnitude must meet the highest standards of environmental assessment and protection.
2. Transparent Governance and Consultation: We call for full transparency in the project approval process, including open communication with neighbouring municipalities and local stakeholders. Public consultation and meaningful engagement with communities in the Georgian Bay region are essential.
3. Regional Collaboration: The Township of Tiny encourages collaboration between municipalities, provincial authorities, and Indigenous partners to ensure that any energy project reflects regional priorities, including environmental protection, economic sustainability, and community well-being.
4. Precautionary Approach Given the uncertainties and potential ecological risks, the Township of Tiny advocates for a precautionary approach. We support comprehensive independent studies and a thorough review process before any approvals or construction activities proceed.

AND THAT Council reaffirms its commitment to representing the interests of our residents and protecting the natural heritage of Georgian Bay, and stands ready to engage constructively with TC Energy, the Municipality of Meaford, the Saugeen Ojibway Nation and provincial authorities to ensure that energy development in our region proceeds responsibly and sustainably;

AND THAT Council requests that the IAAC requires a full Comprehensive Environmental Assessment in a radius of 100 kms of Georgian Bay and release these findings to the public prior to issuing any decision on TC Energy's Pumped Storage project;

AND THAT Council further requests that the IAAC fully implements a Coastal Engineering study involving a coupled. High fidelity numerical modeling combined with physical lab testing (wave flumes) and long-term, high-resolution field data monitoring for a radius of 100kms of the shoreline;

AND THAT that this resolution be forwarded to all municipalities in the Georgian Bay Basin, IAAC (Impact Assessment Agency of Canada), the IESO, DND, Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources and Forestry, Ministry of Fisheries and Oceans, Simcoe North Member of Parliament, Simcoe North Member of Provincial Parliament, Canadian Coast Guard, the Great Lakes St. Lawrence Cities Initiative, and the Association of Municipalities of Ontario to request their co-operation in preventing this project from proceeding;

130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

AND THAT, due to the urgent and time sensitive nature, this request is filed prior to the public comment period from the IAAC of April 06, 2026;

AND THAT the correspondence from the SSEA dated September 9, 2025 regarding the TC Energy Pumped Storage Proposal be included in the submission;

AND THAT Council read and pass this motion on April 01, 2026.

THE CORPORATION OF THE TOWNSHIP OF TINY

Sarah Cathcart
Deputy Clerk

Copy to:

- IAAC (Impact Assessment Agency of Canada), the
- IESO,
- Ministry of the Environment,
- Conservation and Parks,
- Ministry of Natural Resources and Forestry,
- Ministry of Fisheries and Oceans,
- Simcoe North Member of Parliament,
- Simcoe North Member of Provincial Parliament,
- Canadian Coast Guard,
- Great Lakes St. Lawrence Cities Initiative, and the
- Association of Municipalities of Ontario.

Severn Sound Environmental Association
489 Finlayson St, PO Box 460, Port McNicoll ON L0K 1R0
Phone (705) 534-7283 | **Website**: www.severnsound.ca

September 9, 2025

Township of Tiny
130 Balm Beach Road W
Tiny, Ontario
L0L 2J0

Dear Mayor and Council,

RE: SSEA Comment – Requested by Township of Tiny Council RE: The TC Energy Pumped Storage Proposal

The SSEA has conducted an initial assessment of the TC Energy pumped storage proposal. The proposed project falls outside of the Severn Sound watershed and the jurisdiction of the SSEA. The local watershed planning authority and organization with local expertise on this site and this project would be the Grey Sauble Conservation Authority.

While SSEA staff can't provide specific comment on localized effects of the pumped storage facility near Meaford, we offer some thoughts on potential widespread effects on Georgian Bay, specifically considering the western coast of Tiny Township, which of all the shorelines in the SSEA service area is most likely to be impacted. Georgian Bay is already under stress from the impacts of climate change, localized algae blooms, invasive species, habitat loss and the loss of species at risk, so any project that will add to one of these stressors should be scrutinized and all appropriate mitigation measures taken.

Our primary concern is around the precedent that a project like this might set, and the possibility of a similar project being proposed in the Severn Sound area in the future. If the proposed pumped storage was within the Severn Sound watershed, the SSEA would want to see a rigorous and comprehensive environmental impact assessment completed, including considerations for fish/fish habitat, species at risk and their habitat, sediment and water temperature impacts, and identification of avoidance and mitigation measures, and permitting/authorizations that may be required.

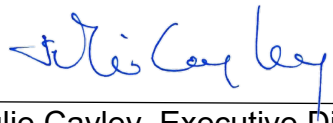
With the anticipated large volume of water and extensive wind and current driven mixing, the effects of increased temperature from pumped storage outflow are likely to be localized and temperatures in Georgian Bay are more likely to be impacted by climate change. However, the cumulative effect of thermal pollution from pumped

storage systems should be considered, particularly if this type of project is to become more widespread. Any potential increases in turbidity from inflow or outflow of water would also be more likely to be localized effects, however given the along-shore currents that occur along the south coast of Georgian Bay, modelling should be undertaken to determine how far-reaching turbidity effects will be. We understand that there is concern about sediment-bound chemicals in the area around the proposed pumped storage site, which may be disturbed during construction and/or operation of the facility. We would strongly encourage thorough sediment sampling for persistent contaminants like heavy metals and PFAS, which could enter the food web and have impacts beyond the immediate local area. Fish communities will likely be impacted by the project and may have further reaching effects since fish migrate throughout the Bay.

The Lake Huron Action and Management Plan (https://binational.net/2024/03/12/lake-huron-lamp-2022-2026/) identifies priority actions to reduce chemical contamination, manage nutrients and algae, prevent and control invasive species, and restore and protect habitat and native species. As members of the LAMP partnership, the provincial and federal governments should ensure that implementing projects like pumped storage does not run counter to the intent of this document.

SSEA emphasises the importance of thorough consideration and evaluation of environmental impacts.

Sincerely,



Julie Cayley, Executive Director

CC: Robert Lamb, Chief Administrative Officer, Township of Tiny
Laura Russell, Director of Legislative Services/ Clerk, Township of Tiny Tim Leitch, Director of Public Works, Township of Tiny

Indigenous Services Canada | Services aux Autochtones Canada

April 2, 2026

Seguin Township
info@seguin.ca

WASAUKSING SWING BRIDGE 2026 OPERATING SCHEDULE

Dear Colby Fisher:

Indigenous Services Canada has applied to the Transport Canada Navigation Protection Program to continue with the reduced number of daily swings of the Wasauksing Swing Bridge during the 2025 and 2026 navigation seasons in order to maintain the safety and integrity of the bridge operations. The bridge operating schedule was reduced to every second hour swings effective June 15, 2020. The operating schedule for the 2026 navigation season is detailed below. This schedule will supersede all previously advertised schedules.

All other operating restrictions at the Wasauksing Swing Bridge remain in place, as recommended by professionally licensed bridge engineers in order to maintain the safety and integrity of the aging structure. Transport Canada's Navigation Protection Program approved these restrictions following the results of a thorough Navigation Impact Assessment in 2017.

Indigenous Services Canada continues to work closely with the Wasauksing First Nation and our federal partners to find a long-term solution for safe, continued access to and from the Wasauksing First Nation. We will update the public on plans for a new bridge as they are confirmed, in a timely way.

The Historic Wasauksing Swing Bridge Operating Schedule throughout the 2026 boating season will be as follows:

From April 15th to June 14th, 2026: 07:00 to 19:00 daily

- The bridge will open every second hour from 07:00 to 19:00 daily: 07:00, 09:00, 11:00, 13:15, 15:00, 17:00, and 19:00.

From June 15th – August 31, 2026; 07:00 to 21:00 daily, every second hour

- The bridge will open every second hour from 07:00 to 21:00 daily: 07:00, 09:00, 11:00, 13:15, 15:00, 17:00, 19:00, and 21:00.

From September 1st – November 27th, 2026: 07:00 to 19:00 daily, every second hour

- The bridge will open every second hour from 07:00 to 19:00 daily: 07:00, 09:00, 11:00, 13:15, 15:00, 17:00, and 19:00.
- The bridge will not open on the hour when the 10-minute average wind speed, 10 minutes prior to the hour (i.e. hh:50), exceeds 30 km/hr.
- The bridge will not open to navigation in the event of a land-based emergency.

Canada

- The bridge will open on demand for any water-based emergencies when the wind speed is 30km/hr or less.

- In the event of a land-based emergency and water-based emergency occurring at the same time, the owner is authorized to address the land-based emergency first and then open the bridge to accommodate the water-based emergency.

  During the bridge's operating hours, the bridge will open at the half hour (i.e. hh:30) in the following exceptional circumstance:

- If the bridge did not open at the regularly scheduled opening on the hour (i.e. 15:00), and the 10-minute average wind speed 10 minutes prior to the bottom of the hour (i.e. 15:20) is 30 km/hr or less.

- The Wasauksing Swing Bridge is equipped with electronic signs displaying current average wind speeds, which are updated every 30 minutes. For up-to-the minute information on wind speeds and bridge status, please call the bridge operator directly at 705-746-9620, or tune in to VHF channel 6.

  For all other comments or inquiries related to the Wasauksing Swing Bridge, please call Indigenous Services Canada Wasauksing Swing Bridge automated information line at 807-624-5900. We return calls within 24 hours. For more information, visit canada.ca/wasauksing-bridge

Michael O'Byrne
Regional Director General
Ontario Region
Indigenous Services Canada

City of PICKERING
Corporate Services Department
Legislative Services

Sent by Email

April 8, 2026

The Right Honourable Mark Carney
Prime Minister of Canada
80 Wellington Street,
Ottawa, ON K1A 0A2
pm@pm.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

Subject: Corr. 01-26
Megha Trivedi, Clerk-Treasurer, Township of Prince
Re: Call to Action for Justice and Protection of Canada's Children

---

The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on March 23, 2026 and adopted the following resolution:

1. That Corr. 01-26, from Megha Trivedi, Clerk-Treasurer, Township of Prince, dated February 10, 2026, regarding a Call to Action for Justice and Protection of Canada's Children, be received and endorsed; and,

2. That a copy of this resolution be forwarded to the Right Honourable Mark Carney, Prime Minister of Canada, The Honourable Doug Ford, Premier of Ontario, The Honourable Doug Downey, Attorney General, The Honourable Michael Kerzner, Solicitor General, The Honourable Sean Fraser, Minister of Justice and Attorney General, the Federation of Canadian Municipalities (FCM), and all municipalities in Ontario.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

A copy of the original correspondence is attached for your information.

Yours truly

Susan Cassel

City Clerk

SC:am

Encl.

Copy: The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Michael Kerzner, Solicitor General
The Honourable Doug Downey, Solicitor General
All Ontario Municipalities
Federation of Canadian Municipalities (FCM)

Chief Administrative Officer

Prince TOWNSHIP
Simply Beautiful, Naturally Prince

The Corporation of the Township Of Prince
3042 Second Line West, Prince Township, Ontario P6A 6K4
Office 705-779-2992 Fax:705-779-2725

February 10th ,2026

The Right Honourable Mark Carney, P.C., M.P. Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2
Mark.carney@parl.gc.ca

RE: Call to Action for Justice and Protection of Canada's Children

Dear Prime Minister,

Please be advised that at the Regular Council Meeting on February 10th , 2026, Council for the Corporation of the Township of Prince passed the following resolution, supporting the resolution from the Township of Brudnell, Lyndoch and Raglan.

Resolution Number: 2026 - 33
Moved by: Councillor M. Christenson
Seconded by: Councillor J. Weir

BE IT RESOLVED THAT Council for the Township of Prince support the Township of Brudenell, Lyndoch and Raglan's resolution regarding a call to action for Justice and Protection of Canada's Children;

AND FURTHER THAT this resolution be forwarded to Prime Minister of Canada, Premier of Ontario, the Attorney General of Ontario, Solicitor General of Ontario, the Minister of Justice and Attorney General of Canada, the Federation of Canadian Municipalities and all municipalities in Ontario.

Carried.

Sincerely,

Megha Trivedi
Clerk-Treasurer
Township of Prince

TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

February 4, 2026

The Right Honourable Mark Carney, P.C., M.P. Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Mark.carney@parl.gc.ca

RE: Call to Action for Justice and Protection of Canada's Children

Dear Prime Minister,

Please be advised that at the Regular Council Meeting on February 4th, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the Town of Aylmer.

Resolution No: 2026-02-04-05
Moved by: Councillor Quade
Seconded by: Councillor Banks

"Be it resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Town of Aylmer's resolution regarding a Call to Action for Justice and Protection of Canada's Children.

And further that this resolution be forwarded to the Prime Minister of Canada, Premier of Ontario, the Attorney General of Ontario, Solicitor General of Ontario, the Minister of Justice and Attorney General of Canada, Renfrew Nipissing Pembroke MPP and MP, the Federation of Canadian Municipalities and all municipalities in Ontario."

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk
Township of Brudenell, Lyndoch and Raglan

Ontario, Canada
Aylmer
Proud Heritage. Bright Future.

The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

January 15, 2026

The Right Honourable Mark Carney, P.C., M.P. Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2
Mark.carney@parl.gc.ca

Dear Prime Minister

Re: Support for the City of Welland's Call to Action for Justice and Protection of Canada's Children

At their Regular Meeting of Council on January 15, 2026, the Council of the Town of Aylmer endorsed the following resolution:

> Whereas the Town of Aylmer supports the City of Welland's call to action for justice and protection of Canada's children; and,
>
> Whereas the safety and well-being of children is a fundamental responsibility shared by all levels of government; and,
>
> Whereas recent incidents involving sexual offences against children have deeply affected communities across Ontario and Canada, raising serious concerns about public safety and the adequacy of existing legislative protections; and,
>
> Whereas violent sexual crimes against children represent some of the most serious offences under the Criminal Code of Canada and have lifelong impacts on victims, families, and communities; and,
>
> Whereas municipalities play a critical role in advocating for policies that protect residents and promote safe communities; and,
>
> Whereas there is a growing concern that gaps in bail, sentencing, parole eligibility, and offender monitoring allow high-risk individuals to re-enter communities pre-maturely, placing children at continued risk;
>
> Now therefore be it resolved that the Council of the Town of Aylmer formally urges all levels of government to review and strengthen legislation and policies related to violent and sexual offences against children, including but not limited to:

Ontario, Canada
Aylmer
Proud Heritage. Bright Future.

The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

1. Bail and Sentencing Provisions - ensuring that individuals charged with or convicted of violent sexual offences against children are subject to the strictest possible bail conditions and sentencing outcomes that reflect the severity of these crimes;

2. Parole and Early Release - limiting parole eligibility, statutory release, or other forms of early release for offenders convicted of sexual offences against children who pose ongoing risks to public safety;

3. Sex Offender Monitoring - strengthening the National Sex Offender Registry and related provincial tools to improve accuracy, enforcement, and timely access to information for law enforcement; and

4. Victim and Community Safety - prioritizing the protection of children and community safety within the justice system above administrative or procedural efficiencies;

And be it further resolved that copies of this resolution by forwarded to:
The Premier of Ontario
The Attorney General of Ontario
The Solicitor General of Ontario
The Prime Minister of Canada
The Minister of Justice and Attorney General of Canada
Member of Provincial Parliament, Rob Flack
Member of Parliament, Andrew Lawton
The Federation of Canadian Municipalities (FCM) and;
All 444 Ontario Municipalities

And be it further resolved that Council encourages municipalities to adopt similar resolutions to work collaboratively to present a unified municipal voice advocating for stronger protections for children across Canada.

Yours sincerely,

Owen Jaggard
Director of Legislative Services/Clerk | Town of Aylmer
46 Talbot Street West, Aylmer, ON N5H 1J7
519-773-3164 Ext. 4913 | Fax 519-765-1446
ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Hon. Doug Ford doug.fordco@pc.ola.org
Hon. Doug Downey doug.downey@pc.ola.org
Hon. Michael S. Kerzner michael.kerzner@pc.ola.org
Hon. Sean Fraser sean.fraser@parl.gc.ca

Ontario, Canada
Aylmer
Proud Heritage. Bright Future.

The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

Hon. Rob Flack rob.flack@pc.ola.org
Mr. Andrew Lawton andrew.lawton@parl.gc.ca
Mayor Frank Campion c/o Theresa Ettore Theresa.ettore@welland.ca
Federation of Canadian Municipalities resolutions@fcm.ca
All municipalities

OFFICE OF THE MAYOR
FRANK CAMPION
60 East Main Street
Welland, Ontario
L3B 3X4
Phone: 905-735-1700
Fax: 905-735-1543

December 2, 2025

Subject: A Call to Action: Standing Together for Justice and the Protection of Canada's Children

Dear Fellow Mayors,

I write to you today not only as the Mayor of Welland, but as a member of a community that has been deeply shaken by an unthinkable act in August 2025: the brutal sexual assault of a three-year-old child. This tragedy has horrified our residents, leaving families in grief and disbelief, and compelling us as leaders to confront the uncomfortable truth that our justice system is failing to adequately protect our most vulnerable.

While no policy can erase the trauma this child and their family will endure, we have a moral obligation to act. This moment demands leadership from all of us, to raise our collective voices and ensure that meaningful reform takes place.

I urge you to join me in calling on provincial and federal governments to take immediate and decisive action by advancing the following measures:

- The full and expedited implementation of recent federal bail and sentencing reforms, so that new provisions designed to protect the public—particularly victims of violent sexual crimes—are applied swiftly and consistently across all jurisdictions.
- Strengthening bail and sentencing provisions so that individuals charged with, or convicted of, violent sexual crimes face the strictest possible conditions, including limits on early release in cases of extreme brutality.
- That parole eligibility for sexual offences against children reflects the full gravity of these crimes, limiting conditional or early release for offenders who pose ongoing risks to community safety.
- Strengthening the National Sex Offender Registry, providing communities and police with timely, accurate information and effective tools to safeguard residents.

Canadians must be able to trust that our justice system prioritizes public safety—especially the safety of children—above all else. Communities like ours cannot bear the weight of knowing that legislative gaps may allow dangerous offenders to harm again.

I am calling on you, my colleagues in municipalities across Canada, to:

1. Pass council resolutions urging your respective provincial governments to review and strengthen laws protecting children from violent offenders.
2. Collaborate through FCM and provincial municipal associations to bring a united municipal voice to Ottawa and all legislatures across the country, advocating for the timely implementation and continued enhancement of justice reforms.
3. Engage your local MPs, MPPs/MLAs, and their governments to advocate for continued legislative and judicial reform.

4. Support awareness and prevention efforts within your communities to reinforce the safety and well-being of every child.

Together, we can create a wave of leadership that demands justice and refuses complacency. The protection of children transcends politics and geography; it is a shared duty that defines who we are as a nation.

Thank you for standing with us in this urgent cause. I would welcome the opportunity to coordinate efforts with you and your councils to move this national call forward.

With respect and solidarity,

Frank Campion
Mayor of Welland

Municipality of Tweed Council Meeting
Council Meeting

Resolution No. 144
Title: City of Sarnia - Bill 9
Date: Tuesday, April 7, 2026

Moved by Councillor J. Flieler
Seconded by Councillor J. Palmateer

BE IT RESOLVED THAT Council supports the concerns raised regarding Bill 9, *Strengthening Municipal Accountability and Public Trust*, particularly the need for a more effective and impartial mechanism to address serious misconduct by members of council;
AND FURTHER THAT Council directs staff to forward correspondence of support to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the local MPP, AMO, and Ontario municipalities.

Carried

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

March 25, 2026

Re: Time-Sensitive: Strengthening Municipal Accountability and Public Trust (Bill 9)

Dear Premier Ford,

When we met in Sarnia last August, we discussed Bill 9 and its intent to strengthen municipal accountability. At that time, I affirmed my support for the province's effort to move this legislation forward. The fundamental principles of Bill 9 are sound and provide an important foundation; however, the Bill requires a significant change before it becomes law.

The introduction of a standardized code of conduct and the proposed integrity commissioner reforms are positive and necessary steps forward. However, based on more than four decades of experience in municipal politics, I believe the Bill's greatest flaw lies in its mechanism for removing councillors in **serious cases of misconduct**. Requiring local councils to participate in the removal of a peer, particularly through unanimous agreement, places councils in an inappropriate and untenable position. On matters of serious contention, unanimity is rarely achievable, rendering the mechanism effectively futile. This approach undermines both fairness and public confidence and fails to provide municipalities with a meaningful ability to act in extreme cases.

In circumstances of this magnitude, decisions should not rest with a council. Instead, such matters should be heard and ruled upon by an independent, non-partisan authority, removed from local political dynamics and capable of making impartial determinations in the public's interest.

If the provincial government intends to maintain municipal councils' responsibility for adjudicating such decisions, the threshold for action must be revised. A two-thirds majority, or a simple majority of council excluding the subject member, would provide a more reasonable, fair, and workable standard.

This is a time-sensitive issue, and the need for action is becoming more urgent as municipalities continue to encounter situations they are powerless to address. Without meaningful change, the current conditions and lack of adequate protection will have a chilling effect on those considering public office at the municipal level. Capable, community-minded individuals may be discouraged from seeking election if there is no effective independent mechanism to address extreme misconduct, protect the integrity of council and the well-being of the community.

I am copying this letter to mayors and councils across Ontario in the hope that they will also raise their voices on this matter before the legislation is finalized, to ensure this serious flaw is addressed in what is otherwise an important and necessary piece of legislation for the Province of Ontario and its municipalities for the 2026-2030 council term of office.

Thank you for your consideration. I would welcome the opportunity to discuss these concerns and possible paths forward at your convenience.

Sincerely,

Mike Bradley
Mayor, City of Sarnia

Cc: The Honourable Rob Flack, Minister of Municipal Affairs and Housing
John Fraser, MPP, Interim Leader, Ontario Liberal Party
Marit Stiles, MPP, Leader of the Official Opposition, Ontario NDP Party
Bob Bailey, MPP for Sarnia-Lambton
Association of Municipalities of Ontario (AMO)
Mayor and Council for municipalities across Ontario
Sarnia City Council
Lambton County Council
City of Sarnia Senior Management

255 Christina St N
Sarnia ON N7T 7N2
P: 519-332-0330 ext. 3312 F: 519-332-3995 mayor@sarnia.ca www.sarnia.ca

Outlook

Fw: Get on Board!

From info <info@seguin.ca>
Date Wed 4/8/2026 4:20 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Safe Quiet Lakes <outreach@safequiet.ccsend.com>
Sent: April 8, 2026 4:05 PM
To: info <info@seguin.ca>
Subject: Get on Board!

Safe Quiet Lakes

If you are passionate about waterways and have some time, expertise, and energy to give, 'Please Get on Board!'

We are looking for Board Members and Committee Members to join one of our many committees, including Fundraising, Outreach (community education) and Advocacy (driving our programs). The bottom line is: if you are interested in protecting our lakes, we have a role for you!

OUR MISSION:

To be a leading voice in promoting safe, quiet waterways and respectful boating practices through education, advocacy and legislative change.

Those interested in protecting our lakes, please email Safe Quiet Lakes Chair, Diana Piquette confidentially (chair@safequiet.ca).

Questions are welcome! All Applicants will be acknowledged.

Warm regards,

Diana Piquette
Chair
Safe Quiet Lakes

Join the Conversation

Safe Quiet Lakes | P.O.Box 358 | Rosseau, ON P0C IJ0 CA

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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

April 9, 2026

Via email: david.piccini@pc.ola.org

Ministry of Labour, Immigration, Training and Skills Development
14th Floor, 400 University Ave
Toronto, ON M7A 1T7

Dear Hon. David Piccini,

Re: Request for Provincial Legislation Amendments, Health and Safety Concerns

Please be advised that South Huron Council passed the following resolution at their April 7, 2026, Regular Council Meeting:

160-2026
Moved By: Ted Oke
Seconded by: Jim Dietrich

That South Huron Council supports the March 13, 2026, correspondence of the Township of Oro Medonte regarding a Request for Provincial Legislation Amendments, Health and Safety Concerns; and

That this supporting resolution and the originating correspondence be circulated to the Minister of Labour, Immigration, Training and Skills Development, the Minister of Transportation, the Minister of Infrastructure, MPP Lisa Thompson, AORS, AMO, and all Municipalities in Ontario.

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 Transportation, Hon. Prabmeet Singh Sarkaria, prabmeet.sarkaria@pc.ola.org; the Minister of Infrastructure, Hon. Kinga Surma, kinga.surma@pc.ola.org**;** MPP Lisa Thompson, lisa.thompson@pc.ola.org; AORS, admin@aors.on.ca**;** AMO, resolutions@amo.on.ca; and all municipalities in Ontario.

Township of Oro-Medonte
Proud Heritage, Exciting Future

March 13, 2026

Hon. David Piccini
Ministry of Labour, Immigration, Training and Skills Development
14th Floor, 400 University Ave
Toronto ON M7A 1T7

Re: Request for Provincial Legislation Amendments, Health and Safety Concerns

Dear Minister Piccini,

At its meeting of Council on March 11, 2026, the Council of the Township of Oro-Medonte received correspondence from Association of Ontario Road Supervisors (AORS) regarding the above-mentioned request for support.

The Township of Oro-Medonte fully supports AORS in their request, as our staff have, on numerous occasions, been subjected to abusive and aggressive behaviour from members of the public. We respectfully request your support in advancing measures that will strengthen protections for municipal workers and contractors. With provincial partnership, municipalities can better safeguard the individuals who work tirelessly to maintain critical services and keep our communities functioning safely.

Sincerely,

Mayor Randy Greenlaw

Cc: Premier Doug Ford
Hon. Michael Kerzner, Solicitor General of Ontario
Hon. Jill Dunlop, Minister of Emergency Preparedness and Response
Hon. Rob Flack, Minister of Municipal Affairs and Housing

148 Line 7 South
Oro-Medonte, ON L0L 2E0
P: (705) 487-2171
F: (705) 487-0133
www.oro-medonte.ca

Hon. Prabmeet Sakaria, Minister of Transportation
Hon. Todd McCarthy, Acting Minister of Infrastructure
Doug Downey, MPP Barrie – Springwater - Oro-Medonte
Association of Municipalities of Ontario (AMO)
Association of Ontario Roads Supervisors (AORS)
Ontario Municipalities
Members of Oro-Medonte Council

AORS
PROMOTING KNOWLEDGE. PURSUING EXCELLENCE.

Minister of Labour, Immigration, Training and Skills Development David Piccini
14th Floor, 400 University Avenue
Toronto, ON M7A 1T7

February 5, 2026

Dear Minister Piccini,

On behalf of Ontario's municipal public works professionals, we are writing to raise an urgent health and safety concern that is increasingly placing municipal workers and subcontractors at risk while they maintain the critical infrastructure our communities rely on every day.

While the Occupational Health and Safety Act establishes important protections against workplace hazards, it does not adequately address a growing and very real threat: unsafe working conditions created by interference, harassment, and dangerous actions from members of the public.

Through consultations with AORS members across the province, we are hearing consistent and deeply troubling examples of escalating behaviour directed at municipal workers - particularly winter maintenance operators. These are not isolated incidents, but a pattern that is becoming increasingly normalized during significant weather events. Examples reported to AORS include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snow plow and refusing to get off until the operator agreed to plow his road next.
- Two municipal staff members being confronted, accosted, and aggressively yelled at in public - one at a gas station and another while simply standing in line for coffee - by individuals angry about road conditions that were not even under that municipality's jurisdiction, as well as a mailbox that had been struck.
- A voicemail left by a resident threatening to shoot a municipal plow driver with a shotgun the next time the street was plowed.
- A resident angry about snow at the end of their driveway jumping in front of an active plow and refusing to move. The plow was delayed for over an hour during a major snow event, placing service levels and the municipality's overall emergency response at risk. The situation was only resolved once supervisors and by-law officers arrived on scene.

These incidents represent only a small sample of what municipal plow drivers and winter maintenance crews are experiencing across Ontario. What was once limited to disgruntled complaints has escalated into direct threats, physical interference, and dangerous confrontations that place workers, subcontractors, and the public at risk. This issue is becoming a systematic threat to municipal service delivery and is only amplified during significant weather events.

Municipal workers and their contracted partners are responsible for maintaining roads, bridges, sidewalks, and other essential services - often in extreme weather and high-risk environments. When these workers are threatened or obstructed, it becomes not only a workplace safety issue, but a broader public safety concern. In some cases, conditions have become so unsafe that

municipal staff and subcontractors have walked off job sites, jeopardizing timely service delivery during critical events.

We respectfully ask the Province to consider the following changes:

• Under the Emergency Management and Civil Protection Act, when a municipality declares a Significant Weather Event, municipal winter maintenance vehicles and operators - including subcontractors working on behalf of municipalities - should be afforded enhanced protection, with interference or obstruction treated with the same severity as interference with police, fire, or paramedic services.
• Establish clear public-safety interference provisions, similar in intent to Ontario's Slow Down, Move Over legislation, that recognize the essential role of municipal roadside workers.
• Consider adopting provisions similar to Manitoba's recently passed Bill 38, an amendment to their Highway Traffic Act effective January 1, 2026, which requires motorists to maintain a minimum distance of 30 metres behind snowplows where speed limits are 80 km/h or lower, and 100 metres where speed limits exceed 80 km/h.

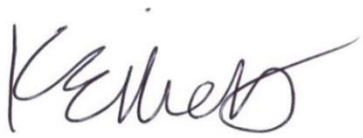
These changes would provide clarity, deterrence, and enforceability—sending a strong message that interference with municipal workers performing essential services will not be tolerated. Just as Ontario protects first responders from obstruction during emergencies, we must extend similar protections to the public works professionals who keep our communities safe, connected, and functioning.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns further and to collaborate on legislative solutions that better protect municipal workers and subcontractors while strengthening public safety across the province.

Thank you for your consideration of this critical issue.

Sincerely,





Karla Musso-Garcia, CRS-I
President, Association of Ontario Road Supervisors
Operations Manager, Township of Oro-Medonte

Kelly Elliott
Interim Executive Director
Association of Ontario Road Supervisors

Cc (via e-mail)
Premier Doug Ford
Minister of Emergency Preparedness and Response Jill Dunlop
Minister of Municipal Affairs and Housing Rob Flack
Minister of Transportation Prabmeet Sarkaria
Acting Minister of Infrastructure Todd McCarthy
Scott Butler, Good Roads Executive Director
Walid Abou-Hamde, Ontario Road Builders' Association Chief Executive Officer

AORS
PROMOTING KNOWLEDGE. PURSUING EXCELLENCE.

Solicitor General of Ontario Michael Kerzner
George Drew Building, 25 Grosvenor Street
Toronto, ON M7A 1Y6

February 5, 2026

Dear Solicitor General Kerzner,

On behalf of Ontario's municipal public works professionals, we are writing to raise serious concerns regarding the safety of municipal workers and subcontractors who are increasingly facing harassment, threats, and dangerous interference from members of the public while delivering essential municipal services - particularly during winter maintenance and emergency operations.

Across Ontario, municipal public works teams are responsible for maintaining critical infrastructure that residents depend on every day, including roads, sidewalks, bridges, and drainage systems. During significant weather events, these workers are frontline responders, ensuring emergency vehicles can travel safely and that communities remain connected and accessible. However, the behaviour directed at them has escalated well beyond routine complaints and has become a direct threat to both worker safety and public safety.

Through consultations with AORS members province-wide, we continue to receive troubling reports that illustrate the seriousness of this issue. These include:

• An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
• A resident threatening to kill a sidewalk plow operator.
• A man climbing onto a snowplow and refusing to get off until the driver agreed to plow his road next.
• Two staff members confronted and aggressively accosted in public - one at a gas station and another while simply waiting in line for coffee - by individuals angry about road conditions and a mailbox strike that were not even related to that municipality.
• A voicemail threatening to shoot a plow driver with a shotgun the next time the street was plowed.
• A resident jumping in front of an active plow during a major snow event and refusing to move, delaying operations for over an hour and jeopardizing service levels and overall emergency response.

These examples represent only a small sample of the experiences municipal plow drivers and winter maintenance crews are facing across the province. What was once occasional frustration has escalated into intimidation, threats of violence, and direct interference with equipment and operations.

Equally concerning is that municipalities do not always receive consistent enforcement support when these incidents occur. We have heard directly from members who contacted the Ontario Provincial Police for assistance and were advised that, unless a physical assault had already taken place, the situation was "not a police matter." Waiting until a worker has been physically harmed before intervention is neither preventative nor acceptable.

This gap leaves municipalities and workers vulnerable and sends an unintended message that threatening or obstructive behaviour toward municipal staff carries little consequence. It also places supervisors and by-law officers in situations that may exceed their authority or capacity to manage safely.

We believe a proactive and coordinated response is needed. Municipal workers and their subcontractors should not have to choose between their personal safety and providing critical services during storms and emergencies.

We respectfully ask that the Province of Ontario and the Ontario Provincial Police take a clear and strong stance that interference, threats, and harassment directed at municipal public works staff will not be tolerated. Specifically, we would welcome:

• Clear direction and guidance to police services, including the OPP, that threats, intimidation, and obstruction of municipal workers performing essential duties warrant timely enforcement and support.
• Recognition that interference with winter maintenance and emergency public works operations presents a broader public safety risk, not merely a municipal operational issue.
• Enhanced coordination between municipalities and local police services during significant weather events and emergency responses to ensure worker safety and continuity of service.
• Consideration of legislative or policy tools that provide stronger deterrence and consequences for those who threaten or obstruct municipal staff and contractors.

Municipal public works professionals are essential workers. They keep roads open for ambulances, fire trucks, school buses, and the travelling public. Their safety should be treated with the same seriousness as that of other frontline responders.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns and explore practical steps to ensure consistent enforcement support and stronger protections for municipal workers across Ontario.

Thank you for your attention to this important matter and for your continued leadership in public safety.

Sincerely,





Karla Musso-Garcia, CRS-I
President, Association of Ontario Road Supervisors
Operations Manager, Township of Oro-Medonte

Kelly Elliott
Interim Executive Director
Association of Ontario Road Supervisors

Cc (via e-mail)
Premier Doug Ford



Thank You

Thank you so much for your continued support for the graduates of PSHS!

Sincerely,
The Commencement Committee

RECEIVED
APR 02 2026
TOWNSHIP OF SEGUIN
Per .....

TOWN OF Parry Sound

52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

March 23, 2026

Mayor Ann MacDiarmid & Council
Seguin Township
5 Humphrey Drive
Seguin, ON P2A 2W8

Dear Mayor MacDiarmid & Council,

On behalf of the Town of Parry Sound Council, we thank you for your generous contribution to the 2026 operations of the Charles W. Stockey Centre for the Performing Arts.

Your commitment to the arts plays an important role in enriching the cultural fabric of our region. Because of your support, we are able to present a vibrant and diverse range of performances that bring people together, inspire creativity, and enhance the quality of life for residents and visitors alike. The arts are a vital part of a thriving community, and your contribution helps ensure they remain accessible, engaging, and reflective of the spirit of West Parry Sound.

Your contribution will be recognized on the Stockey Centre website and in our brochures.

Thank you again for your meaningful contribution and for helping to sustain and celebrate arts and culture in our region.

Sincerely,

Jamie McGarvey, Mayor

cc Clayton Harris, CAO, Town of Parry Sound
Nicole Mullen, Manager, Charles W. Stockey Centre
Members of Council, Town of Parry Sound