



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 Finson (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 Finson

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.

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.

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.

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 Finnon

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 Finnon

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

Resolution No. 2026-076

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finsson

“**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.

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 Finson

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.

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 Finnon

“**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 Finnon

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

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*