The Corporation of the Township of Seguin

Agenda for the Regular Meeting of Council

to be held on Tuesday, May 19th, 2026 at 2:30 p.m.

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 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 20th, 2026. **®**

05. Public Meeting:

Adjourn to Public Meeting for Planning Act Applications. ®

a) Official Plan Review. Report No. PL-2026-059.

Close Public Meeting for Planning Act Applications. ®

06. Staff Reports: Resolution to receive Reports. ®

Clerk's:

a) Report No. CL-2026-003, Delegation of Authorities. **®**

Community Services:

b) Report No. CS-2026-003, Rosseau Memorial Hall Revitalization Project - PINs Consolidation & Title Merger. **®**

c) Report No. CS-2026-004, Rosseau Memorial Hall Revitalization Project - Heritage Approval. **®**

Planning:

d) Report No. PL-2026-055, Zoning By-law Amendment Application No. R-2025-0017-H (Rosicki). Deferred Resolution No. 2026-100 & By-law No. 2026-039. **®**

Public Works:

e) Report No. RD-2026-001, Quarry Operations Update.
f) Report No. RD-2026-002, Road Occupancy Permit – Draft.

07. By-laws:

a) By-law No. 2026-046, Being a By-law to write off taxes on properties in the Township of Seguin. **®**

08. Council Reports.

09. Board/Committee Agendas & Minutes:

a) North Bay Parry Sound District Health Unit (NBPSDHU) - BOH Agenda of April 22, 2026.
b) NBPSDHU - BOH Finance and Property Committee Agenda of April 22, 2026.
c) Township of Seguin Business Committee - Draft Minutes of April 2, 2026.
d) Township of Seguin Recreation and Culture Committee - Draft Minutes of April 15, 2026.
e) Muskoka Watershed Council - May Meeting Amended Date.
f) West Parry Sound Recreation & Cultural Centre Board - Agenda of May 13, 2026.

10. Correspondence: Listed on the next page.

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

11. Closed Session:

Adjourn to Closed Session. ®

a) Potential Acquisition of Land.
b) Waste Management Tipping Fees.
c) Potential Long-Term Lease.

Reconvene Open Session. ®

Resolutions from Closed Session. ®

12. Confirming By-law No. 2026-048. ®

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) Good Roads – Communications.
e) Ontario Heritage Trust – Communications.
f) The Labour Market Group – Communications.
g) Federation of Ontario Cottagers' Association - Communications.
h) Federation of Canadian Municipalities – Communications.
i) Morganna Turner - OFTR Motorcycle Trails off of Highway 518.
j) Mark Auerman - OFTR Motorcycle Trails off of Highway 518.
k) Lisa Thompson - OFTR Motorcycle Trails off of Highway 518.
l) Ministry of Natural Resources (MNR) - Highway 518 OFTR Trails Follow Up and Next Steps.
m) Katherine Lightbourn - OFTR Motorcycle Trails off of Highway 518.
n) Township of Terrace Bay - Reduced Rate Distribution of Library Resources.
o) Municipality of Waterloo - Community Safety and Well-Being Plan.
p) Municipal Engineers Association - MEA Comments to Ontario Regulatory Registry 26-MTO003.
q) FONOM Conference - Ministerial Delegation Opportunities (Under 2,500 Population).
r) Town of North Dumfries - Architectural Conservancy of Ontario (ACO) Proposal.
s) Municipality of SHUNIAH - Extending the Ontario Community Infrastructure Fund (OCIF).
t) Municipality of Wawa - Extend and Enhance OCIF beyond 2026.
u) Township of Nipigon - OCIF Support.
v) Town of Parry Sound - Extend Ontario Community Infrastructure Funds (OCIF).
w) Municipality of Killarney - Hwy 69 Expansion.
x) Muskoka Watershed Council (MWC) - April News 2026.
y) MWC - May News 2026.
z) Town of Georgina - Circular Materials Ontario, Blue Box Extended Producer Responsibility Framework.
aa) Georgian Bay Biosphere (GBB) - Earth Day is this week & a cold surprise.
bb) Town of Fort Frances - Accessible Roadside Rest Areas-Washrooms.
cc) Ministry of the Environment, Conservation and Parks - Improve the Comprehensive Environmental Assessment (EA) Process.

dd) Hydro One - Newsletter Keeping you Connected.
ee) Parry Sound Area Chamber of Commerce (PSACC) - 2026 Municipal Contribution Thank You Letter.
ff) PSACC - Introducing Pamajewon and Co.
gg) PSACC - Do you need help with Branding or Design for your Business.
hh) PSACC - Meet PowerFrog.
ii) PSACC - Free Promotion For Your Business This Summer.
jj) PSACC - A Simple Way to Refresh Your Professional Image.
kk) PSACC - May Digital Newsletter 2026.
ll) PSACC - Share Your Voice, Shape Our Futures.
mm) City of Greater Sudbury - Special Economic Zone.
nn) Township of Madawaska Valley - Protect our Food Act, 2025.
oo) Township of Madawaska Valley - Provincial Bail Notification.
pp) Township of Madawaska Valley - AORS Health & Safety.
qq) Municipality of Shuniah -AORS Health & Safety.
rr) Oxford County - AORS Health & Safety.
ss) Township of Puslinch - AORS Health & Safety.
tt) Township of Ramara - Intimate Partner Violence.
uu) Ministry of Municipal Affairs and Housing - Stormwater Fees Regulations.
vv) Ministry of the Environment, Conservation and Parks - Requirements for waste disposal site service area and fill rate changes.
ww) Township of Otonabee-South Monaghan - Alto High Speed Rail.
xx) United Counties of Stormont, Dundas & Glengarry - Land Transfer Tax.
yy) Moose Hide Campaign - Municipal Leaders Standing Together for Safety and Healing.
zz) County of Northumberland - Bill 21, Protect Our Food Act, 2025.
aaa) City of Peterborough - Guaranteed Basic Income.
bbb) Canadore College - The Village Weekly Bulletin April 27, 2026.
ccc) Municipality of St. Charles - Alto High Speed Rail Project (Bill C-15 Budget).
ddd) Town of Halton Hills - School Bus Stop Arm Camera.
eee) Town of Halton Hills - Review of Provincial Municipal Fiscal Framework.
fff) Medical Officer of Health Report to the Board of Health - April 2026.
ggg) Municipal Property Assessment Corporation (MPAC) - 2025 Annual and Performance Report and Financial Statements.
hhh) Ministry of Natural Resources - Carbon Storage Regulations.
iii) Bell - Q & A March 2026 Webinar Documentation.
jjj) Municipality of Huron Shores - Tar and Chip.
kkk) Municipality of Huron Shores - ACO Proposal for 2026 Provincial Budget.

lll) City of Pickering - Provincial School Board Governance Consultation Process.

mmm) Parry Sound Community Radio Association - CRTC Announces Broadcasting Notice of Consultation.

nnn) Town of Parry Sound - Requests of Provincial Government Premier Emails.

ooo) Township of Woolwich - Notices of Intention to Designate Listed Heritage Properties.

ppp) Ministry of Emergency Preparedness and Response - Emergency Management and Civil Protection Act.

qqq) Municipality of North Grenville - Ontario Heritage Organization Development Grant Advocacy.

rrr) Ministry of Northern Economic Development and Growth - Tourism Campaign - Northern Ontario Municipalities.

sss) Town of Parry Sound - Guaranteed Basic Income.

ttt) Town of Parry Sound - Circular Materials Ontario Provide Fair Recycling Services.

uuu) Municipality of Wawa - Amend Land Transfer Tax Act.

vvv) Township of Springwater - Better Regional Governance Act, 2026.

Adoption of Minutes

The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, April 20th, 2026 at 2:30 p.m.
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 (videoconference)
- 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 07. Staff Reports item 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) of an additional written submission from the Applicants. Addition of Section 07.5 Business and item a) District of Parry Sound Municipal Association (DPSMA) Spring Meeting registration. Addition to 07.5 Business of item b) Magnetawan First Nation and Highway 69 Expansion. Addition to 07.5 Business of item c) Ministry of Municipal Affairs and Housing – Administrative Changes Part 8 of Ontario Building Code - Transfer of enforcement authority of on-site sewage systems. Addition to 08. Council Reports of item b) Councillor Getty - Seguin Public Library Q1 2026 Service Highlights.

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. 2026-093
Moved by: Councillor Ken Adams
Seconded by: Councillor Gail Finnson
"**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 April 7th, 2026 as circulated.".

CARRIED

Resolution No. 2026-094
Moved by: Councillor Greg Getty
Seconded by: Councillor Gail Finnson
"**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:

- Zoning By-law Amendment Application No. R-2026-0001-H (O'Leary).
- Zoning By-law Amendment Application No. R-2025-0019-F (Janse).".

CARRIED

The Mayor advised Council would now hold public meetings for proposed Zoning By-law Amendment Applications.

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

The Mayor advised anyone wishing to receive notice of the passing of a Zoning By-law Amendment and who has 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 the purpose of Zoning By-law Amendment Application No. R-2026-0001-H (O'Leary) is to amend the LSR zone to permit a wellness use within a proposed garage on the property.

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 on February 24th, 2026, posting on the Township of Seguin's website, and by regular mail on February 25th, 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 no correspondence had been received.

The Mayor asked if anyone was 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 Rian Allen of Allen Planning Consulting, Agent for the Applicant had registered to speak to this application via electronic participation and was present.

Rian Allen of Allen Planning Consulting, Agent for the Applicant attended the meeting via electronic participation to provide a presentation on the reasons for the application and to answer any questions Council may have of him related to the application.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2025-0019-F (Janse) is to rezone the subject lands from an Open Space One Zone to Rural Residential Exception Zone to recognize existing deficient lot area and to allow for the construction of a dwelling.

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 on March 30th, 2026, posting on the Township of Seguin's website, and by regular mail on March 31st, 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 various neighbours and the Canadian National Railway.

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 Ed Fothergill of Fothergill Planning & Development Inc., Agent for the Applicant had registered to speak to this application via electronic participation and was present.

Ed Fothergill of Fothergill Planning & Development Inc., Agent for the Applicant attended the meeting via electronic participation to provide information on the reasons for the application and to answer any questions Council may have of him related to the application.

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

Resolution No. 2026-095
Moved by: Councillor Gail Finnson
Seconded by: Councillor Mario Buszynski
"**THAT** the Public Meeting held for the following matters is hereby closed and

the Regular Meeting is hereby reconvened:

- Zoning By-law Amendment Application No. R-2026-0001-H (O'Leary).
- Zoning By-law Amendment Application No. R-2025-0019-F (Janse).".

CARRIED

Oscar Poloni of KPMG LLP, the Auditors for The Corporation of the Township of Seguin attended the meeting via electronic participation and presented the Year-End Audit Report.

Resolution No. 2026-096
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Consolidated Financial Statements of The Corporation of the Township of Seguin for the Year Ended December 31st, 2025, and the Audit Findings Report to the Members of Council for the Year Ended December 31st, 2025, as presented at the regular meeting of Council on April 20th, 2026 by the firm KPMG LLP.".

CARRIED

Resolution No. 2026-097
Moved by: Councillor Ted Collins
Seconded by: Councillor Gail Finnson
"**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 20th meeting of Council.

By-law Enforcement:

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

Planning:

- Report No. PL-2026-039, Zoning By-law Amendment Application No. R-2026-0001-H (O'Leary).
- Report No. PL-2026-046, Zoning By-law Amendment Application No. R-2025-0019-F (Janse).
- 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).
- Report No. PL-2026-021, Zoning By-law Amendment Application No. R-2025-0017-H (Rosicki).

Treasury:

- Report No. TR-2026-003, 2026 PSAB Expenditures and Regulation 284/09 of the Municipal Act.
- Report No. TR-2026-004, 2026 In Year Budget Amendments.".

CARRIED

Council considered Staff Report No. BL-2026-002, Review of Proposed Dark Sky By-law. Council directed staff to review the comments from Council on the proposed Dark Skies By-law and report back to Council.

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Resolution No. 2026-098
Moved by: Councillor Ken Adams
Seconded by: Councillor Gail Finnson
"**THAT** 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), is hereby deemed to have been read a first, second and third time and passed by Council.".

RECORDED VOTE CARRIED
Division List
Adams – Yea
Buszynski – Yea
Collins – Yea
Fellner – Nay
Finnson – Nay
Getty – Yea
MacDiarmid – Nay

Resolution No. 2026-099
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2025-0017-C (Boyle, Buzanis, Manchee), subject to the conditions set out in the Decision.".

CARRIED

Resolution No. 2026-100
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** 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), is hereby deemed to have been read a first, second and third time and passed by Council.".

Councillor Fellner moved that the motion be deferred. Councillor Getty seconded the motion to defer. The motion to defer was carried.

DEFERRED TO MAY 19, 2026

Resolution No. 2026-101
Moved by: Councillor Gail Finnson
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt Staff Report No. TR-2026-003, 2026 PSAB Expenditures and Regulation 284/09 of the Municipal Act, copy attached as Schedule "A" to this Resolution.".

CARRIED

Resolution No. 2026-102
Moved by: Councillor Greg Getty
Seconded by: Councillor Gail Finnson

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"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive and approve Staff Report No. TR-2026-004, 2026 In Year Budget Amendment, copy attached as Schedule "A" to this Resolution.".

CARRIED

Resolution No. 2026-103
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ken Adams
"**THAT** By-law No. 2026-038, Being a By-law to adopt the estimates of all sums required during the year and to strike the tax rates for the year 2026, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-104
Moved by: Councillor Greg Getty
Seconded by: Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the District of Parry Sound Municipal Association 2026 Spring meeting being held Friday, May 29th, 2026 at the Kearney Community Centre in Kearney, Ontario. Reimbursement of expenses will be as per Township Policy:

- Councillor Collins
- Councillor Buszynski
- Councillor Adams
- Mayor MacDiarmid.".

CARRIED

Resolution No. 2026-105
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby support Town of Parry Sound Council Resolution No. 2026-030 (attached as Schedule "A") requesting that the Provincial Government clarify its intentions with respect to the Magnetawan First Nation land claim and address the matter of additional Magnetawan First Nation lands being taken for the expansion of Highway 69;

AND THAT a copy of this resolution be forwarded to the Hon. Doug Ford, Premier, Hon. Prabmeet Singh Sarkaria, Minister of Transportation, Scott Aitchison, MP Parry Sound-Muskoka, Hon. Graydon Smith, MPP Parry Sound-Muskoka, West Parry Sound Area Municipalities, Municipality of Killarney, Municipality of French River, the City of Greater Sudbury, Magnetawan First Nation, Henvey Inlet First Nation, Shawanaga First Nation, Wasauksing First Nation and Whata First Nation.".

CARRIED

Council considered correspondence from the Ministry of Municipal Affairs and Housing advising of administrative changes to Part 8 of the Ontario Building Code and the transfer of enforcement authority of on-site sewage systems to various municipalities including the Township of Seguin. The correspondence

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was received as information.

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

Resolution No. 2026-106
Moved by: Councillor Gail Finnson
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda and the Addendum for the April 20th, 2026 Meeting of Council.".

CARRIED

Resolution No. 2026-107
Moved by: Councillor Gail Finnson
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:08 p.m. in order to address matters pertaining to:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
  - Parry Sound Area Municipal Airport Runway Project - Update.
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, related to:
  - Parry Sound Area Municipal Airport Runway Project - Update.
- Personal matters about an identifiable individual, including municipal or local board employees, related to:
  - Human Resources Matters.
- Labour relations or employee negotiations, related to:
  - Human Resources Matters.".

CARRIED

Resolution No. 2026-108
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 4:22 p.m.".

CARRIED

Resolution No. 2026-109
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-040, 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. 2026-110
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 4:22 p.m. to meet again on Tuesday, May 19th, 2026 or at the call of the Mayor.".

CARRIED

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

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Public Meeting

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Official Plan

From: Jamie Robinson, BES, MCIP, RPP & Graham Richards, CD, MES, MCIP, RPP (MHBC Planning on behalf of the Township of Seguin)

Agenda Date: May 19, 2026 Report No: PL-2026-059

Executive Summary:

The Township of Seguin has embarked on a review of the Official Plan, which has involved a significant amount of public consultation and various versions of the Draft Official Plan. A Section 26 Public Meeting, various open house meetings and the completion of two drafts of the Official Plan have occurred.

The purpose of this report is for the Statutory Public Meeting, an opportunity for members of the public to provide comments in front of Council on the draft Official Plan, one of the final steps before a Council Meeting for adoption.

Prepared for: Mayor and Members of Council

Subject: Official Plan

From: Jamie Robinson, BES, MCIP, RPP & Graham Richards, CD, MES, MCIP, RPP (MHBC Planning on behalf of the Township of Seguin)

Agenda Date: May 19, 2026 Report No: PL-2026-059

Recommendation:

That Council receive Report PL-2026-059 and that Council direct Staff to consider the comments provided at the Public Meeting and through the public process and return to Council with an updated draft of the Official Plan for consideration and adoption.

Background:

The Township of Seguin has embarked on a review of the Official Plan, which has involved a significant amount of public consultation and various versions of the Draft Official Plan.

The review has included a Section 26 Public Meeting, various open house meetings and the completion of two drafts of the Official Plan as part of the current work plan.

The draft official plan was sent to the Ministry of Municipal Affairs and Housing on September 11, 2025. The Ministry's 90-day comment window expired on December 10, 2025.

An open house meeting was conducted on January 21st to review the draft Official Plan. Since that time, additional comments have been received, and modifications have been made to the draft Official Plan in response to a number of the comments.

The public meeting version of the Official Plan
An updated comment summary table has been prepared to address additional comments and is included as Attachment 2 to this Report.

This Statutory Public Meeting is an opportunity for members of the public to provide comments in front of Council on the draft Official Plan. After the Statutory Public Meeting, a final version of the Official Plan will be prepared with consideration for the comments and feedback provided at the Public Meeting. This final version of the Official Plan will then be provided to Council for adoption at a future Council Meeting for adoption.

After adoption, the Official Plan will be forwarded to the Ministry of Municipal Affairs and Housing for approval.

The adopted Official Plan will not come into effect until it has been approved by the Ministry of Municipal Affairs and Housing. It is noted that the Ministry may include modifications to the adopted Official Plan through its approval process. The timing associated with Ministry approvals varies and could take a number of months.

Prepared By:

Jamie Robinson, BES, MCIP, RPP
Township Planning Consultant
(MHBC Planning)

Reviewed By:

Taylor Elgie, MCIP, RPP
Director of Planning

Jason Inwood
Chief Administrative Officer

Attachments:
Schedule A: Draft Official Plan
Schedule B: Comment Summary Table

Schedule A to PL-2026-059

TOWNSHIP OF SEGUIN
OFFICIAL PLAN

DRAFT Version: April 24th, 2026

Adopted by Council:
Approved by MMAH:
In Effect:
Consolidation Version:

TOWNSHIP OF SEGUIN OFFICIAL PLAN
OFFICE CONSOLIDATION

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TOWNSHIP OF SEGUIN OFFICIAL PLAN

SUMMARY AND STATUS OF OFFICIAL PLAN AMENDMENTS

Amendment No.	***Name / Applicant***	***Adoption Date and By-law No.***	***MMAH / OLT Approval Date***	***Purpose and Effect***

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

By-law No: 2026-0##

Being a By-law to adopt a new Official Plan for the Corporation of the Township of Seguin

Pursuant to Sections 17 and 21 of the Planning Act R.S.O. 1990, the Council of the Corporation for the Township of Seguin enacts as follows:

1. The Official Plan for the Township of Seguin, consisting of the attached document (comprised of both text and maps), is hereby adopted as the Official Plan for the Township of Seguin.

2. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for the approval of the Official Plan for the Township of Seguin.

3. That the Official Plan for the Township of Seguin, as it applied to the Township of Seguin on the date of passing of this By-law, as adopted by Council on January 9, 2006 and as modified and approved by the Ministry of Municipal Affairs and Housing, is hereby repealed.

4. That the existing Official Plans and Amendments currently in effect in the Township shall remain in force and effect until such time as the Township of Seguin Official Plan is approved by the Ministry of Municipal Affairs and Housing or, on appeal, the Ontario Land Tribunal.

5. This By-law shall come into force and take effect as of the date of final passing thereof.

ENACTED and PASSED this XX day of XX, 2026.

"Original Signed by"
Ann MacDiarmid, Mayor

"Original Signed by"
Craig Jeffery, Clerk

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CERTIFICATE FOR THE OFFICIAL PLAN FOR THE TOWNSHIP OF SEGUIN

The Official Plan for the Township of Seguin was adopted by the Council of the Corporation of the Township by By-law Number 2026-0## in accordance with the provisions of Section 17 and 21 of the Planning Act on _____

Corporate Seal

"Original Signed by"
Craig Jeffery, Clerk

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Appendix "A" – Recreational Water Quality Model
Appendix "B" – Soil Characteristics for Phosphorus Attenuation

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LAND ACKNOWLEDGEMENT – SHARED BY WASAUKSING FIRST NATION

The Township of Seguin was built on the treaty lands (Robinson-Huron Treaty and Williams Treaties) and traditional territories of Anishinaabe peoples and nations. Before signing the Robinson-Huron Treaty in 1850, the ancestors of the local Wasauksing First Nation, Shawanaga First Nation, and other Indigenous peoples freely travelled and lived off these lands.

Until Europeans arrived, most Indigenous communities did not stay in one place as they do today. People moved throughout the land, following well-worn seasonal routes, stopping at islands, river mouths, and coastlines around the Township of Seguin to hunt, fish, collect medicines and other resources or trade.

When the British wanted to settle the shores of Lake Huron, officials negotiated with the Indigenous nations to sign treaties that would open their vast territories for settlement by European families. Indigenous communities were moved to reserves set aside for them, and the British promised that Indigenous peoples would not be prevented from continuing their ancient seasonal movements within the treaty territories.

As British settlers turned the rich forests into farmland, trails into roads, and built dams and mills along the rivers, they ignored their treaty promises to Indigenous communities. The fish, plants, and wildlife that Indigenous peoples depended on became increasingly difficult to access. The seasonal routes they had followed for millennia had to be shifted to avoid privately-owned lands. Government officials eventually stopped honouring their treaty commitments, including access to land.
The Indian Act, passed in 1876, prohibited Indigenous peoples from practicing their traditional way of life. As a result, Indigenous nations became increasingly confined to their reserves and suffered from disease, famine, and depression.

Instead of learning with their Elders on the land, local Indigenous children were forced into residential schools, sponsored by the government and operated by churches. There, they were required to speak English, learn farming, convert to Christianity, and adopt a European way of life. Children were punished for practicing their traditional culture or using their traditional language, Anishinaabemowin, and could not visit their families.

There are several First Nation communities surrounding the Township of Seguin, and they contribute to the local economy, work in the Township, and call the Township home. First Nations living off the reserve are required to pay taxes on any services or goods they buy and therefore contribute to the local tax base.

Today, Wasauksing and the Township of Seguin share a partnership and agree to continue forward in a good way that includes the continued learning of who we are as Anishinaabe people and how we can contribute to each other's well-being for a future coexistence.

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We acknowledge that the Township of Seguin is located on the traditional territory of the Anishinabek under the Robinson-Huron Treaty, and the Metis who travelled the waterways of our area.

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INTRODUCTION

This Official Plan is a general land use guide which is intended to serve as the basis for making land use decisions and managing change in the Township of Seguin. According to the *Planning Act,* an Official Plan "*shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the Township*".

Section 3 of the *Planning Act* requires the Township of Seguin Official Plan to be consistent with the Provincial Planning Statement 2024 (PPS). The PPS provides policy direction on matters of Provincial interest related to land use planning and development, including housing, employment and the management of resources. The policies in the PPS set out a framework to focus on the key Provincial interests related to development and the use of land to be reflected in local planning documents and achieved at the local level. These policies will be complemented by locally generated policies regarding matters of local interest. The intent of the Seguin Official Plan is to be consistent with and expand upon the general policy direction contained within the PPS in a manner that reflects the Township's character, role and location within the District of Parry Sound.

The Official Plan process has resulted in the development of a Land Use Vision for the future of the Township that is expressed in this Plan. This Vision is based on the following planning principles:

- 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;
- Provide appropriate services to support an excellent quality of life;
- Foster the development of a prosperous economy by encouraging appropriate economic development and employment opportunities in the best locations; and,
- Deliver responsive and effective local government.

The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests until 2045, which is the planning period established by this Plan. This Plan is more than a set of individual policies, it is a comprehensive policy document. The Plan is intended to be read in its entirety, and the relevant policies are to be applied to each situation. Landowners, developers, and all users of this Plan should read all of the relevant policies as if they are cross-referenced with each other. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to treat this Plan as a comprehensive document. All new public works must conform to this Official Plan. This Plan applies to all lands within the Township of Seguin.

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THE STRUCTURE OF THE PLAN

This Official Plan is divided into six parts, each of which is described below:

Part A (Vision, Goals and Strategic Objectives and Land Use Concept) contains the Vision of the Township. This Vision is based on an understanding of past and future trends and the wishes of the Township's residents. The goals and objectives that form the basis of the Plan support the Vision. These goals and objectives also establish a framework for the remaining policies in the Plan. This section of the Plan also describes how it is to be implemented through a series of land use designations.

Part B (General Development Policies) contains policies that apply to the entire Township of Seguin and provide general guidelines that will be considered when reviewing development and planning applications.

Part C (Land Use Policies) contains specific policies that apply to the various land use designations within the Township as set out on Schedule A, Land Use.

Part D (Overlay Designations) contains the policies dealing with overlay designations and policy areas as set out in the Land Use Schedules to the Plan in relation to flooding hazards, aggregate potential areas, waste disposal assessment areas, natural heritage features, and a special study area around the Town of Parry Sound that has an approved Minister's Zoning Order. These overlay areas are shown on Schedule C.

Part E (Transportation and Servicing) contains the policies that address sewage and water servicing, roads and transportation, stormwater management and drainage, and railways, trails and corridors, and other general utility policies.

Part F (Plan Implementation and Administration) describes how the Vision, Goals, Objectives and Policies of the Official Plan will be implemented.

The policies of this Official Plan are also implemented on the following Schedules and form part of the Plan:

Schedule A Land Use
Schedule B Transportation
Schedule C Overlay Policy Areas
Schedule D Site Specific OPA Mapping

The Appendices are used to implement the policies of the Plan. Changes to the Appendices do not require an amendment to the Plan. The Appendices to this Plan include:

Appendix I – Lake Sensitivity
Appendix II – Cold Water/Lake Trout Lakes at Capacity
Appendix III – Recreational Capacity of Lakes
Appendix "A" – Recreational Water Quality Model
Appendix "B" – Soil Characteristics for Phosphorus Attenuation

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PART A

VISION, GOALS AND OBJECTIVES, AND LAND USE STRUCTURE

A.1 THE VISION

The Township of Seguin values its residents and their hopes and desires for the future growth and development of their community. In order to build a shared Vision of the Township, Council undertook an extensive public consultation process to develop this Plan and its vision. Key to the consultation process was a questionnaire circulated to all property owners in the Township in 2004. The residents of the Township were given the opportunity to provide their input into the planning process by completing a questionnaire covering a broad range of issues from water quality to future development. The Township's residents responded in incredible fashion, with a return rate of over 31%. The Vision for the Township of Seguin and for this Plan is a result of that input.

The distinctive and unique identity of the Township comes from the beauty and tranquillity of the northern Ontario setting, lakes of all sizes and character, vast forested areas, its rivers and wetlands, and Georgian Bay shoreline. The Township of Seguin is a community of several smaller communities and a *Rural Area* which includes a large Crown land component. It is a place where residents enjoy safe living, scenic beauty and an active community life. The community recognizes the unique attributes of Seguin Township and is passionate about preserving the small rural and waterfront character. The preservation and enhancement of these features, while keeping pace with the diverse needs of the community, is a principal tenet of the Township's Vision.

The Township will develop as a community that is protective of lake quality and character, sound financially, supportive of appropriate employment opportunities, provides choices for housing, and preserves the natural heritage features of the Township. The intent of the Plan is to diversify and create a more vibrant local economy through collaborative partnerships with existing businesses and adjacent municipalities and through active efforts to attract new industries and services.

The Township has a number of significant environmental and natural heritage features that contribute to the 'sense of place' felt by many of the Township's residents. These features include: the 186 lakes; the Georgian Bay shoreline; the Seguin, Shadow, and Boyne River systems; the Nipissing and Seguin trails; and the vast forest tracts and smaller woodland areas, and wetland areas that support diverse wildlife communities. The protection of these attributes is a key underlying principle in this Official Plan, and for this reason, this Official Plan establishes an 'Environment-First' philosophy in the Township. This means that the environment will be given priority over economic or social development when making all land use and public works decisions. This Plan also considers the natural environment, social environment, and visual environment as components of the overall "Environment-First" philosophy.

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Agricultural lands are found within Seguin Township. Although agricultural operations are limited in numbers and land holdings are considered small when compared to southern Ontario operations, these lands are an important component of what makes up the character of the community. These areas will be protected for future agricultural use so that they can continue to serve an important role in the local economy and the local landscape. The fragmentation of the rural areas and the introduction of incompatible uses in these areas will be discouraged by the Official Plan.

The Township is comprised of four historic *Settlement Areas* (Rosseau, Humphrey, Orrville, and Foley Centre), a number of small rural developments, and an extensive *Rural/Resource Area*. This Official Plan directs the majority of new residential and employment growth to the two main *Settlement Areas* of Rosseau and Humphrey. It is the intent of this Official Plan to ensure that the Township of Seguin has enough land through 2045 to accommodate expected employment and residential growth. The Provincial Ministry of Finance population projections for the Parry Sound Census District suggest a 15% to 30% increase in overall population between 2022 and 2046. According to the Census of Canada, the permanent population of the Township of Seguin was 5,280 in 2021. Based on the Provincial projections, it is estimated that the Township could see a population of between 6,072 and 6,864 by the year 2045. Furthermore, the 2021 Census of Canada indicated there were 4,827 private dwellings in the Township. However, only 2,136 were dwellings occupied by usual residents, which would mean they were permanent residences rather than seasonal residences. According to the 2021 Census, the average household size was 2.3 persons. Based on the growth management policies of this Plan and direction from the Province through the PPS, the majority of the new permanent population will be directed towards the four main *Settlement Areas* and the *North Seguin Development Area*. *Shoreline Area*s will be the focus of resource-based recreational private development. From a planning perspective, additional shoreline development has been considered with respect to the provision of social, medical, recreational, and other facilities and services within the Township.

The *Rural/Resource Area* and *Crown Lands* serve a vital function as a source of wildlife habitat, clean water, aggregates and wood products, and are considered a major asset to the community. This Official Plan establishes the long-term role and function of the *Rural/Resource Area* within the Township. It is the intent of the Township to encourage development in the rural area that is compatible with the resource character, role and function of the area. It is also the intent of this Plan to permit the continued functioning of Natural Systems, maintain the pattern of *Crown Lands*, insofar as jurisdictional oversight will accommodate, and large parcel sizes and a landscape dominated by forests. The wise management of the *Rural/Resource Area* is an important element of the Township's land use structure and "Environment-First" philosophy.

Encouraging diverse economic development and employment opportunities in the Township is also a key goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this basis, the Plan encourages, through a flexible policy regime, opportunities for additional development in the *Settlement Areas* and identified *Employment Lands and within the North Seguin Development Area,* utilizing the economic infrastructure of the Township. In addition, this Plan permits the development of additional small-scale employment uses in the rural area to provide appropriate opportunities for rural residents and to support the rural service and cottage service industries that make up a significant component of the Township's economic base.

This Official Plan assumes that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced if the Township's distinct small community and waterfront character is maintained and enhanced. However, change is inevitable, and as such, it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize its impacts. It is therefore the intent of this Plan to provide the Township with the tools to consider and mitigate the impacts of change on the qualities that make the Township a desirable place to live.

A.2 GOALS AND OBJECTIVES

The following sections describe the goals and objectives for the Township of Seguin and provide the broad policy framework for the development of the policies and guidelines within this Plan.

A.2.1 NATURAL ENVIRONMENT

A.2.1.1 Goal

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.

A.2.1.2 Objectives

a) To ensure that the protection of significant environmental features and their associated ecological functions takes precedence over the development of such lands.

b) To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.

c) To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources

and aquatic ecosystems on an integrated watershed management basis.

d) To minimize changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands resulting from human activity.

e) To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.

f) To prohibit new development that will result in a negative impact on the critical functions and processes of watercourses, lakes, aquifers and wetlands.

g) To prohibit the loss or fragmentation of wetlands and Areas of Natural and Scientific Interest and the habitats and ecological functions they provide.

h) To maintain and protect significant wildlife habitat areas and the habitats of endangered or threatened species.

i) To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.

j) To maintain important linkages between core areas of the Natural Heritage System.

A.2.2 WATERFRONT AREAS

A.2.2.1 Goal

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

A.2.2.2 Objectives

a) To protect the unique character of the individual lakes and rivers, including Georgian Bay, and their watersheds in the Township from inappropriate development.

b) To limit the density and intensity of development on the lakes in the Township in order to protect the visual qualities of the lakes, to protect the natural shoreline character and to ensure that the biological and recreational capacity of the lake is appropriate.

c) To protect the shoreline wetlands and fish habitat.

d) To ensure that the development of waterfront properties does not result in negative environmental impacts or increase municipal servicing costs.

e) To prohibit development in those areas that are subject to flooding and erosion hazards.

A.2.3 GROWTH AND SETTLEMENT

A.2.3.1 Goal

It is the goal of this Plan to direct the majority of growth to existing *Settlement Areas* where the community can support additional growth, and to encourage the efficient use of land in these areas.

A.2.3.2 Objectives

a) To direct the majority of new permanent residential and employment growth to *Settlement Areas and the North Seguin Development Area.*

b) To limit the amount of development in the *Rural and Resource Area*, by permitting limited residential development in the form of individual lots through the process of infilling, and to direct employment uses in areas identified as Employment Lands or to areas that accommodate employment uses.

c) To encourage development that maintains and enhances *Settlement Area* character and scale in accordance with the policies contained within this Plan.

d) To prohibit new development that would prejudice the future expansion of any *Settlement Area or the* North Seguin Development Area.

e) To restrict or prohibit large residential developments outside of the *Settlement Areas*.

f) To permit limited residential development associated with major recreational features in the Township.

g) To encourage the efficient use of land in the *Settlement Areas*, and the North Seguin Develop Area where appropriate, and to require the phasing of development in a logical manner.

h) To encourage development and redevelopment in the Township's strategic growth areas within Settlement Areas and the North Seguin Development Area, that incorporates excellence in site

design and complements the location and character of the Township.

i) To encourage more balance between residential and non-residential assessment in the Township.

j) To encourage healthy community initiatives in the Township.

A.2.4 SETTLEMENT AREAS

A.2.4.1 Goal

It is the goal of this Plan to protect and enhance the character of existing *Settlement Areas* and to maintain them as diverse, liveable, safe, thriving and attractive communities.

A.2.4.2 Objectives

a) To encourage the further development and use of the lands within the *Settlement Areas*, as appropriate.

b) To ensure that all new *Settlement Area* development has a positive contribution to community life in the Township.

c) To ensure that the character and stability of existing and well-established *Settlement Areas* are maintained and enhanced by ensuring that development and redevelopment are complementary to the character of adjacent buildings, landscape features and the scale and density of existing development.

d) To encourage a high quality of site and building design for all forms of development within the *Settlement Areas*.

e) To preserve and enhance the historic character of the communities of Orville and Rosseau.

f) To exercise appropriate municipal development control in order to achieve a consistently high standard of site, building and landscape design.

g) To ensure new development is integrated into the fabric of the existing community.

h) To ensure *Settlement Areas* are compact, pedestrian-friendly, providing lands for an appropriate range and mix of housing options, public service facilities, commercial uses and open spaces.

i) To ensure a twenty-year supply of land is designated and available to provide for an appropriate range and mix of housing options to meet current and future residential needs.

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j) To encourage the use of surplus public lands and the redevelopment of underutilized commercial and institutional sites for affordable housing where the site is appropriate for such a use and where the use would be compatible with adjacent uses.

k) To ensure that all development is sustainable based on the servicing options outlined in this Plan, and is appropriate based on the scale, nature and size of the use proposed.

A.2.5 RURAL/RESOURCE AREAS

A.2.5.1 Goal

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

A.2.5.2 Objectives

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 Area*s of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited.

e) To use an agricultural system approach to protect agricultural lands and ensure that agricultural uses remain a part of the landscape of the Township.

f) To ensure that non-agricultural uses which may have an impact on farm operations are not permitted.

g) To permit resource-based recreational uses and other rural land uses that are compatible with the environment.

h) To encourage the diversification of the economic base and employment opportunities in rural areas that are compatible with rural environments and activities that must be located in rural areas.

i) To encourage forest management activities that incorporate best management practices on Crown and patented lands.

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A.2.6 CULTURAL HERITAGE

A.2.6.1 Goal

It is the goal of this Plan that the Township's cultural heritage resources be identified, conserved and enhanced and that all new development and redevelopment of lands occur in a manner which respects the Township's cultural heritage.

A.2.6.2 Objectives

a) To enhance the character of the Township by protecting and maintaining the Township's cultural heritage resources.

b) To encourage the retention of cultural heritage resources to provide continuity between the past and the present.

c) To foster civic pride by recognizing the contribution that cultural heritage resources make to the Township.

d) To use cultural heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Township.

e) To ensure that cultural heritage and archaeological resources are considered before land use decisions are made by requiring the appropriate studies in accordance with provincial guidelines.

f) To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.

g) To encourage development that is adjacent to cultural heritage resources to be of an appropriate and compatible scale and character.

h) Development and site alteration shall not be permitted on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

i) To encourage the development of a comprehensive municipal registry of the Township's built heritage, cultural heritage landscape resources, archaeological sites and areas of archaeological potential, and establish criteria respecting the conservation of these features.

A.2.7 ECONOMIC DEVELOPMENT

A.2.7.1 Goal

It is the goal of this Plan to provide opportunities for economic development, diversification and competitiveness in a manner that fosters a positive business environment in the Township.

A.2.7.2 Objectives

a) To facilitate opportunities to develop and distribute a range of goods and services.

b) To protect, preserve and enhance *Employment Lands* that provide lands in proximity to major goods movement facilities and corridors, for manufacturing, warehousing and goods movement jobs.

c) To identify lands, outside of Employment Lands, appropriate for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township.

d) To encourage, wherever possible, through the land use planning process, the retention and expansion of existing businesses in the appropriate areas in the Township.

e) To ensure that a sufficient supply of land is available for accommodating an appropriate mix and range of employment, institutional, and broader mixed uses at all times.

f) To provide opportunities for home industries and home occupations where appropriate

g) To carefully monitor local and regional trends with respect to the supply of land for employment uses to ensure that an adequate supply in appropriate locations is available at all times.

h) To encourage the development of home-based businesses, provided the proposed use is compatible with adjacent uses.

i) To encourage the protection of the Township's natural attributes, such as its rural character and its Natural Heritage System, to ensure that the recreational and eco-tourism uses that rely upon these attributes continue to thrive.

j) To recognize that preservation of the natural environment and character of the Township is critical to the economic health of the community.

k) To provide flexible land use regulation to enable businesses to adapt to changing conditions.

l) To encourage improved educational facilities and opportunities for residents of the Municipality.

m) To encourage businesses and economic activity that creates added value from local products, materials and resources.

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A.2.9 SERVICES AND TRANSPORTATION

A.2.9.1 Goal

It is the goal of this Plan to ensure that all municipal services meet the needs of present and future residents and businesses in an efficient and environmentally sensitive manner.

A.2.9.2 Objectives

a) 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 reflect the financial ability of the Municipality to provide services.

b) 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.

c) To ensure that the airport can continue to operate and expand the level of services available.

d) To protect the continued viability and capacity of the rail corridors and yards located in the Township, including supporting strategic infrastructure improvements in support of the critical economic development role that railways play.

e) To ensure that all development is appropriately serviced with potable water and sewage services, and that public and privately serviced developments will have no impact on water quality or quantity.

f) To participate, where it has been demonstrated that it is financially feasible, in regional or inter-municipal transit programs.

g) To ensure that development is sustainable on the basis of private or communal services without requiring the development of full municipal services.

A.2.10 CLIMATE CHANGE

A.2.10.1 Goal

It is the goal of this Plan to develop standards that consider the potential impacts of climate change and implement, where possible, the Township of Seguin Community Climate Action Plan.

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A.2.10.2 Objectives

a) Recognize, encourage, and expand the use of locally generated clean energy, including hydro-electric generation and other renewable sources like wind, solar, and biofuels. Promote policies that support community-level renewable energy generation, ensuring they do not impact the visual or environmental qualities of the Township.

b) Encourage energy conservation and efficiency through initiatives that promote retrofitting of buildings. Promote campaigns and educational resources to increase public awareness and knowledge of energy use and conservation.

c) Encourage the development of infrastructure that supports active transportation methods like walking and cycling. Align transportation infrastructure development with principles of sustainable transportation to reduce reliance on fossil fuels and support zero-emission vehicles.

d) Develop and implement climate adaptation strategies to enhance resiliency against wildfires, drought, flooding and erosion. These strategies should incorporate both hard engineering solutions and nature-based solutions that leverage natural defences.

e) Set clear targets for greenhouse gas emission reductions consistent with regional commitments, aiming for net-zero emissions by 2050. Support development in achieving these targets through energy, transportation, waste management, and building sector improvements.

A.2.11 MINERAL AND MINERAL AGGREGATE RESOURCES

A.2.11.1 Goal

It is the goal of this Plan to ensure that mineral and mineral aggregate resources are protected for long-term use while ensuring that extraction occurs in a manner that minimizes impacts on the environment and character of the Township.

A.2.11.2 Objectives

a) To ensure that the mineral and mineral aggregate resources in the Township are protected for long-term use.

b) To encourage the proper management of mineral aggregate operations to minimize potential negative environmental and social impacts.

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c) To encourage the Province to consider the Township's policy and By-law requirements when reviewing and approving applications for *Crown Land* pits and/or quarries.

d) To ensure that mineral resources are considered and protected when making all land use planning decisions.

A.3 LAND USE CONCEPT

The land use designations in this Plan are divided into three broad categories. The Natural System applies to lands throughout the Township that are considered to be significant from either a natural heritage or a natural resource perspective. The Settlement System applies to the four historic *Settlement Areas* in the Township, the North Seguin Development Area and the smaller rural *Settlement Areas*, the North Seguin Development Area, the *Employment Lands,* including the *Airport Employment Area*, and to major open space uses. The Lakes System applies to lands adjacent to all the Township Lakes, including the Shoreline Residential areas and the Shoreline Commercial areas.

The land use designations in each category are intended to implement the Vision, Goals and Strategic Objectives of this Plan.

A.3.1 NATURAL SYSTEM

The land use designations and overlays within the Natural System are described below. The Natural System is made up of environmentally sensitive lands and lands which support and link rural and resource uses.

This Plan incorporates a Natural Heritage System approach to environmental planning. Wetlands, deer wintering areas, significant habitat and other natural heritage features are considered core areas, and rural areas provide linkages between these core areas.

A.3.1.1 Environmental Protection Area

The *Environmental Protection Area* represents identified wetland features and natural hazard lands within the Township.

A.3.1.2 Crown Lands

This designation applies to the lands still owned by the Province of Ontario that have not been set aside for a specific land use, such as a Conservation Reserve or Provincial Park.

A.3.1.3 Rural and Resource Area

This designation applies to private lands in the rural areas of the Township of Seguin, which are characterized by agricultural and rural development and large parcel sizes.

A.3.1.4 Extraction Area

This designation applies to lands that are used for the extraction of consolidated aggregate resources in quarry operations.

A.3.1.5 Flood Plain Policy

This overlay policy applies to all lands adjacent to lakes, rivers, and other water bodies that are subject to flooding and require special policy protection to protect human life and property.

A.3.1.6 Natural Heritage Features Overlay

This overlay designation identifies areas where significant environmental features or functions have been documented and are known to require protection from the negative impacts of development and require the submission of an Environmental Impact Study to support any development applications.

A.3.1.7 Aggregate Resource Potential Area

This overlay designation identifies an area of aggregate resource potential that will be protected from development that would prejudice the future extraction of the aggregate resources.

A.3.2 SETTLEMENT SYSTEM

The land use designations and overlays within the Settlement System are described below:

A.3.2.1 Settlement Areas

This Plan identifies Rosseau, Humphrey and the North Seguin Development Area as the major *Settlement Areas* of the Township and the communities of Orrville and Foley Centre as existing rural *Settlement Areas.* The major *Settlement Areas* are to be the focus of new growth and development in the Township, while the rural settlement areas will also be the focus of more limited growth. The *Settlement Area* designation will permit lands for residential, employment, and public service facility uses such as schools, health and childcare, and long-term care, subject to clear policy guidelines

A.3.2.2 Employment Lands

This designation applies to the lands outside the four main *Settlement Areas* that are used for industrial uses located along the major goods movement facilities and corridors of the Township.

A.3.2.3 Airport Employment Area

This designation applies to Parry Sound Area Municipal Airport lands and lands in the immediate vicinity of the airport.

A.3.2.4 Major Open Space Area

This designation applies to the existing Provincial Parks and Conservation Reserves in the Township and to major recreation facilities such as golf courses.

A.3.2.5 North Seguin Development Area

This overlay designation was identified as being of strategic importance to the Township and applies to the area of the Township of Seguin immediately adjacent to the Town of Parry Sound. The Province approved a Minister's Zoning Order for these lands. The policies of this Plan establish a framework for the long-term vision of the area, permitted uses, and the consideration of development applications in this area.

A.3.2.6 Waste Disposal Assessment Area Overlay

This overlay designation provides policies to ensure that any new development on lands adjacent to former waste disposal sites adequately assesses the impact or potential impacts of these sites on the proposed uses.

A.3.2.7 Employment Corridor Area Overlay

This overlay designation applies to the Oastler Park Drive area that supports a range of existing employment uses and has certain locational attributes that would lend itself to appropriate new employment uses. Policies are provided to guide the consideration of new employment uses.

A.3.3 LAKES SYSTEM

The land use designations within the Lakes System category are described below:

A.3.3.1 Shoreline Area

This designation applies to lands that are physically and functionally related to the shoreline of the lakes and rivers in the Township that support existing low-density shoreline residential development, waterfront landings and existing waterfront commercial uses and operations such as marinas, existing commercial resorts and existing campgrounds.

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PART B

GENERAL DEVELOPMENT POLICIES

B.1 GENERAL POLICIES

B.1.1 It shall be a policy of the Township to ensure that all development occurs in accordance with the land use designations shown on the attached Schedules and with the policies of this Plan. No Zoning By-law shall be approved or modified, and no public works shall be undertaken which do not conform with this Plan.

B.1.2 The Township will adopt Zoning By-laws under the *Planning Act* to ensure that adequate standards including permitted uses, are required for all development relating to waterfront density and design, off-street parking and loading requirements and other similar criteria, including landscaping and adequate buffering, and controls regulating the height, mass, location, size, floor area, spacing and character of buildings.

B.1.3 Where a land use is permitted, uses normally accessory to such use are also permitted. Provisions and regulations regarding accessory uses, including size, type, location, height, mass, floor area, and spacing, shall be included in the Implementing Zoning By-law. Specific policies with respect to accessory buildings and structures in waterfront areas, such as docks, boathouses, gazebos, and saunas, are provided in Section C.3.1 - *Shoreline Area* of this Plan and the specific policies shall be included in the Implementing Zoning By-law.

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

a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;

b) Suitable arrangements have or can be made for water supply, sewage disposal, storm water drainage and all other necessary public services;

c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;

d) The land fronts on an improved public road, on a road which is maintained by the Township and which meets municipal standards, or, in the case of residential development, on a private road in accordance with the relevant policies of this Plan;

e) The potential impact of all adjacent land uses upon the proposed use has been adequately investigated in accordance with the policies of this Plan;

f) The potential impact of the proposed use on adjacent lands has been considered, and adequate mitigation, including the

appropriate location and design of lots and buffer distances, is provided between the use and adjacent uses in accordance with the policies of the Plan;

g) New development will not be subject to flooding or hazard;

h) The potential impacts on natural heritage features and areas, both on the subject lands and on adjacent lands, have been adequately evaluated and considered;

i) The Minimum Distance Separation formulae is complied with; and,

j) Agreements are in place with the Township to ensure that the policies of this Plan and the regulations of the implementing Zoning By-law are reflected through the development and monitoring of development sites as required.

B.1.5 In the course of considering a development proposal, the Township may undertake, or direct to be undertaken by a proponent, studies to ensure that the objectives and policies of this Plan are met. Such studies may include assessments into the ecological, social and economic impacts on the Township and its residents as set out in Section B.14 of this Plan. The Township may require a peer review of supporting studies and may refuse developments that would have significant adverse impacts or may require remedial works to offset such impacts. The costs associated with any peer reviews will be borne by the proponent.

B.1.6 Certain areas and types of development in the Township shall be subject to the site plan control provisions of the *Planning Act*. The specific land uses and designations which may be subject to site plan control and the associated policies are outlined in Section F of this Plan.

B.1.7 All development and site alteration in the Township shall have regard to and comply with any regulating By-law as passed by Council, including but not limited to Entrance By-law, Tree Cutting By-law, or Site Alteration or Filling of Land By-law, that may be passed by Council from time to time.

B.1.8 Where waterfront development is proposed on properties within the Settlement Area, North Seguin Development Area, Employment Lands, Major Open Space, Rural and Resource Area and Environmental Protection Area designations, the Lake System policies of this Plan shall apply. The objectives and permitted uses of the specific designation shall continue to apply.

B.1.9 Tourist commercial uses are uses that have a primary focus of providing services to visitors. Tourist Accommodation uses are commercial uses that provide accommodation to the travelling public, such as hotels, motels, bed and breakfasts and resorts. Applications to establish or

expand a tourist commercial or tourist accommodation use shall demonstrate how the proposed use will be compatible with nearby uses, increase employment, and how the proposed use will maintain the character of the area.

B.1.10 Racetracks, motocross facilities, and similar noise-intensive or noxious uses may only be permitted through an Amendment to this Plan and to the Implementing Zoning By-law. Applications for new uses shall be supported by appropriate studies as required by the Township and other relevant agencies, as required by this Plan.

B.2 NATURAL HERITAGE SYSTEM

The Township of Seguin supports a diverse Natural Heritage System that is composed of its lakes, Georgian Bay shoreline, rivers and streams, wetlands, large forested areas, and significant habitats for a range of threatened and endangered species, other significant wildlife habitat and fish habitat. These features are the core areas of the Natural Heritage System, and the remaining rural area provides the linkages between the core areas.

While the Township has identified and designated most wetlands as "*Environmental Protection Area*" and has identified in a schematic way many of the natural heritage features in the Township, not all elements of the system have been designated or, to a greater extent, inventoried and identified. In support of the "Environment-First" principle of this Plan, all applications for new development in the Township will generally be required to assess the potential impacts on the Natural Heritage values on and adjacent to the site and assess the potential impacts on the Natural Heritage System to determine if the proposal is acceptable or if redesign or mitigation measures are required or appropriate.

In addition, as new inventories or evaluations of components of the Natural Heritage System are completed, the Township will endeavour to update this Plan to ensure that the significant features and functions as well as important linkages within the Natural Heritage System are identified, protected and preserved.

B.3 LAKE CAPACITY

This Plan is based on the goal that all development on the Township's lakes must protect, improve or restore the quality of the water in lakes, protect the visual and aesthetic character of the lake, and protect the recreational and social experiences of those people using the Township's 186 lakes. It is a basis of this Plan that the overall quality of the Township's lakes is not comprised of a single element of a lake's "capacity", but is comprised of a combination of three interrelated components, water quality, visual quality, and recreational quality.

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It is therefore a goal of this Plan to manage, protect, and preserve all three components of lake quality. Other sections of this Plan (C.3.1.3.10 to C.3.1.3.17 inclusive, F.1.4, F.1.5, and F.1.7) provide the policies and guidelines respecting the management of shoreline development and the impacts of development on the visual and aesthetic character of the Township's lakes. This Section addresses the other two components.

This Plan is based on the policy that all eligible development proposed on the lakes in the Township shall meet the highest standards for development established by this Plan. This includes the submission of a Site Evaluation Report and Environmental Impact Study, where required, which will address the maintenance or improvement of shoreline vegetation, limiting shoreline use areas, meeting all setback requirements, controlling storm water runoff and erosion, and providing enhanced sewage treatment. These requirements may be implemented through the various tools set out in this Plan, including the use of site plan control, monitoring requirements, site plan or development agreements, including the posting of securities, Zoning By-law performance standards, and other regulatory by-laws, including tree cutting, site alteration, and a development permit system.

Appendices I, II, and III attached to this Plan describe the Township lakes as follows: Appendix I describes the sensitivity of the Townships lakes to phosphorus and whether they are considered "over threshold" for phosphorus loading in accordance with B.3.1; Appendix II identifies those lakes that are at capacity lake trout lakes or lakes upstream of at capacity lake trout lakes based on the Provincial identification; and, Appendix III lists the calculated recreational carrying capacity of the lakes based on a residential unit to surface area criterion. When considering development applications for any lake in the Township, reference shall be made to all three Appendices and the relevant policies of this section.

The following general policies apply to all the lakes in the Township:

a) In no case shall any development exceed the capacity of a lake to sustain additional development as set in the policies of this Section. This policy shall not restrict development on existing lots of record occurring in accordance with the approved zoning or minor variances granted thereto.

b) 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.

c) The Township shall consider all three components of a lake's quality and sensitivity in concert with the other policies in this

Plan when determining the capability of a lake to support new development.

d) Applications for new development on the shoreline of all eligible lakes in the Township will be evaluated, and based on the submission of a Site Evaluation Report, which shall provide the following information:

i) Sufficient information about the nature of the lands, the development proposal, and the site's context in the lake system;

ii) Site-specific information such as a description and evaluation of the lands, site location, slope analysis, soil characteristics (depths, distribution and characteristics), groundwater flow, vegetation, surface drainage, erosion and seasonal flooding characteristics, and the position of the water table at seasonal high;

iii) Description of the regional context of the site, detailing the lake ecosystem, surrounding land use and environment;

iv) Environmentally sensitive areas shall be identified and analyzed, including wetlands, significant fish habitat, wildlife habitat, and other natural heritage features;

v) Potential impacts of the development on lake water quality, storm water quality and quantity, erosion, vegetation, habitat, shoreline visual/aesthetic concerns should be identified;

vi) The Site Evaluation Report shall assess the constraints and impacts of development and address whether the constraints and impacts can be managed or mitigated effectively through the utilization of appropriate development control techniques;

vii) The Report shall also address the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan in accordance with the policies of this Plan and specifically Sections B.3 and B.14 of this Plan;

viii) Where the use of soil characteristics to reduce phosphorus nutrients from entering the lake is required by this Plan, the criteria set out in Appendix B to this Plan shall apply. If changes to the soil criteria are proposed as a result of new information or technologies, the Province shall be consulted prior to implementing the changes to the criteria.

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ix) The Township may develop and approve guidelines or "Terms of Reference" for the preparation of Site Evaluation Reports, and all reports shall be prepared in accordance with the approved guidelines/terms of reference**.**

The Lakeshore Capacity Assessment Handbook is a guide to assist municipalities in carrying out lakeshore capacity assessments for inland lakes in the Precambrian Shield. The information found in the Handbook may be used as a guide to assist in the management of lakes in the Township of Seguin.

B.3.1 RECREATIONAL WATER QUALITY

The most significant impact on recreational lake water quality is the increased level of nutrients, specifically phosphorus, that enter a lake. The sensitivity of a lake to nutrient inputs is dependent on the responsiveness of the lake to phosphorus (how the lake responds to a given loading) and the mobility of phosphorus within the watershed (whether or not soils attenuate the movement of phosphorus to the lake). All lakes in the Township must therefore be modelled for their sensitivity to phosphorus and classified as having a high, moderate, or low sensitivity to phosphorus. Where the phosphorus loading to a lake exceeds its background level (in the absence of development) plus 50% or would exceed the Provincial Water Quality Objective of 20 µg/l total phosphorus, the lake is considered to be "over threshold" for phosphorus loading.

The model used by the Township is described in Appendix A to this Plan. Lakes of low sensitivity respond only minimally to the input of phosphorus, and it is unlikely that development-related phosphorus will increase concentrations by more than 50% of the background phosphorus levels. Lakes of moderate sensitivity have some ability to receive phosphorus without a significant decrease in water quality. Where a lake is classified as being high sensitivity, there is the potential for development to input more phosphorus than it can sustain, causing the measured phosphorus levels to increase beyond the acceptable thresholds. If changes to the model are proposed as a result of new scientific methods or technologies, the Province shall be consulted prior to implementing the changes to the lake sensitivity model.

Once the sensitivity to development of a lake is established in accordance with this Plan, the Township may determine the available capacity to develop the *Shoreline Area* in either a manner that spreads the development out around the shoreline or directs it to limited locations. Specific Amendments to this Plan and Zoning By-law Amendments shall be used to provide detailed plans to direct and implement shoreline development.

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The Township may consider a long-term capital program to model all the lakes, excluding Lake Huron/Georgian Bay, within its jurisdiction to determine the sensitivity of the lakes to phosphorus and classify the lakes as having either a high, moderate, or low sensitivity. As new lakes are modelled, Appendix I to this Plan shall be updated by the Township without requiring an Amendment to this Plan. When changes to Appendix I are proposed, the Province shall be consulted prior to the updating of the Appendix.

The sensitivity of a limited number of lakes in the Township, according to the sensitivity modelling and the identification of Over Threshold lakes, is shown in Appendix I to this Plan. Policies with respect to lakes that have been modelled or not modelled are provided in the following sections.

New development per Sections B.3.1.1.1 – B.1.1.1.4 means the creation of new lots or new or expanded tourist commercial uses.

B.3.1.1 Lakes that have been modelled

For those lakes that have been modelled and classified based on the sensitivity to phosphorus, the following policies shall apply.

B.3.1.1.1 Over Threshold and High Sensitivity Lakes

a) The Township shall not permit new development on any lake in the Municipality identified in Appendix I to this Plan that is highly sensitive and over threshold or where the modelled and measured level of total phosphorus would exceed either the threshold or trigger value of "Background + 50%" or the Provincial Water Quality Objective of 20 µg/l total phosphorus.

b) New development for the purposes of a) above shall include any development requiring a Planning Act application (excluding minor variance and site plan approval) within 300 metres of the high water level of the lake identified in Appendix I, but shall not include development on existing lots of record where the existing zoning would permit the development. Zoning By-law amendments that may be permitted 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.

c) If a lake is Over Threshold and has High Sensitivity, but is modeled by the Seguin Water Quality Model beyond statistically acceptable tolerances, new development may only be considered if the Township initiates a lake-specific study which results in improved model predictions and confirms the phosphorus status of that lake is not Over Threshold and High Sensitivity, as was

presented in the 2015 SWQM. The Terms of Reference for a lake-specific study shall be prepared in consultation with the MECP and to the satisfaction of the Township. A lake-specific study to confirm or refute the Threshold and Sensitivity classifications and phosphorus status based on the 2015 SWQM is to be completed by qualified aquatic scientists who are retained, directed by the Township and paid for by the applicant. If it can be demonstrated to the Township's satisfaction that the lake is not an Over Threshold and High Sensitivity Lake, then management policies appropriate to the revised Threshold and Sensitivity classification, which are derived from the lake-specific study, will be applied in accordance with Sections 34 and 41 of the Planning Act. Furthermore, it shall be the policy of the Township that a lake-specific study will only be undertaken where new development conforms to Policies B.3.2.1 – Lake Trout Lakes at Capacity, B.3.3 – Recreational Carrying Capacity, B.12 – Subdivision of Land and C.3.1 – Shoreline Area.

B.3.1.1.2 Over Threshold and Moderate or Low Sensitivity Lakes

a) Where a lake is currently over threshold as a result of exceeding its background level plus 50% for total phosphorus and has a modeled status of being moderate or low sensitivity, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply including the requirement for increased lot frontages and areas and the use of a sewage system and soils to reduce or bind phosphorus and the monitoring of the system in accordance with the requirements of Appendix "B" to this Plan.

b) Where a lake is currently over threshold as a result of exceeding the Provincial Water Quality Objective of 20 µg/l total phosphorus and modelled as a moderate or low sensitivity lake, no new development shall be permitted except development on existing lots of record where the existing zoning would permit the development.

c) New development for the purposes of b) above shall include any development requiring a Planning Act application (excluding minor variance and site plan approval) within 300 metres of the high water mark of the lake identified in Appendix I, but shall not include development on existing lots of record where the existing zoning would permit the development. Zoning By-law amendments that may be permitted on/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.

d) The implementation of the recommendations of the Site Evaluation Report shall occur using the various tools set out in this Plan, which may include the monitoring of the sewage system performance, the maintenance or restoration of the shoreline buffer, and the monitoring of stormwater management measures through a Section 51(26) Planning Act agreement or site plan agreement or development permit including the posting of the necessary securities as determined by the Township.

B.3.1.1.3 High Sensitivity Lakes

a) Where a lake is classified as highly sensitive to phosphorus loading on Appendix I to this Plan and is not over threshold, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply and may include the use of a sewage system and soils to reduce or bind phosphorus in accordance with Appendix "B" to this Plan.

b) The implementation of the recommendations of the Site Evaluation Report including the monitoring of the sewage system performance, the maintenance or restoration of the shoreline buffer, and the monitoring of stormwater management measures shall occur using the various tools set out in this Plan, including a zoning by-law amendment, a Section 51(26) agreement, site plan agreement, or a development permit, and including the posting of the necessary securities as determined by the Township.

c) The Township shall not permit new development on any lake that is highly sensitive, where the additional development would result in the lowering of water quality of the lake above its modelled total phosphorus background level, plus 50%.

B.3.1.1.4 Moderate and Low Sensitivity Lakes

a) Where a lake is classified as moderately sensitive to development inputs on Appendix I to this Plan and is not over threshold, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply. The implementation of the recommendations of the Site Evaluation Report shall occur using the various tools set out in this Plan, including a Section 51(26) of the Planning Act agreement, site plan agreement, or development permit.

b) Where a lake is classified with low sensitivity to development inputs on Appendix I to this Plan and is not over threshold, the Township may waive the requirement for a Site Evaluation Report. The Township may require, for other reasons set out in this Plan, such as fish habitat protection, wetland protection,

steep slopes or similar issues, the submission of a Site Evaluation Report. The Township shall consider requests to waive the requirements for a Site Evaluation Report in the following circumstances:

i) Where the application is to separate a lot that was inadvertently merged on title and currently supports two residential dwellings with separate and approved sewage disposal systems, and where both lots (severed and retained) meet all the other performance standards of this Plan and the new implementing zoning by-law.

ii) Where the application is to create a new lot which significantly exceeds the minimum performance standards of this Plan, and no further development of the severed or retained lots is possible.

B.3.1.2 Lakes that have not been modelled

Not all lakes have been modelled. Where development is proposed on a lake that has not been modelled, the proponent shall be responsible to submit the required modelling to support the proposed development. The modelling may be prepared by the Township and paid for by the proponent or submitted by the developer, subject to a Peer Review in accordance with Section B.14 of this Plan.

Where a lake is modelled to determine its sensitivity to development and nutrient inputs, specifically phosphorus, the modelling shall be undertaken by a qualified individual acceptable to the Township in conformity with the modelling approach utilized in this Plan as set out in Appendix "A" to this Plan. The lake shall be classified as either high, moderate, or low sensitivity to nutrient inputs and whether the lake is over threshold based on its historic background levels plus 50% or having reached the Provincial Water Quality Objective of 20 µg/l of total phosphorus.

When the lake modelling is complete and the classification of the lake has been determined in accordance with the modelling approach utilized in this Plan, the policies of section B.3.1.1 shall apply and Appendix I to this Plan shall be updated by the Township without requiring an Amendment to this Plan.

Where a proponent chooses to not model a lake to determine its sensitivity to development, no new development shall be permitted until such time as the lake is modelled and Appendix I to this Plan has been updated.

B.3.2 LAKE TROUT LAKES

Lake Trout Lakes are rare. Only about one percent of Ontario's lakes contain lake trout, but this represents 20-25% of all lake trout lakes in

the world. Of the 186 lakes in Seguin Township, 7% or 13 lakes support lake trout populations. The province and the Township, therefore, have a joint responsibility to manage lake trout lakes wisely. The lake trout is the only major, indigenous sport fish species in Ontario that is adapted to oligotrophic lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels, and typically deep areas with very cold water). Because the lake trout is a sensitive species that is adapted to a narrow range of environmental conditions, specifically dissolved oxygen levels, lake trout lakes have been assessed by the Province with respect to a provincially defined dissolved oxygen criterion for the protection and sustainability of lake trout populations.

Lake Trout Lakes are considered to be over capacity for new development where the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm, or the modelling of the impact of developing the existing lots of record with current planning approvals would lower the predicted MVWHDO to 7 ppm or lower.

B.3.2.1 Lakes Trout Lakes at Capacity

a) Appendix II to this Plan identifies the 11 lake trout lakes and four (4) upstream lakes where the amount of development has already reached or exceeded the lake's capacity as determined by the Province.

b) New development, which shall include any development requiring a Planning Act application (excluding minor variances and site plan approvals) within 300 metres of the high water level of any lake trout lake identified in Appendix II shall not be permitted, except for development on existing lots of record where the existing zoning would permit the development. 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 fewer units or 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.

c) New development on the four upstream lakes identified in Appendix II to this Plan may be permitted subject to modeling which confirms there is a net reduction or no net increase in annual phosphorus loadings to the downstream lake.

If the modelling confirms no net increase, then development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan, which may include the use of a sewage system with soils characteristics identified in Appendix B.

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d) If a cold water Lake Trout Lake is identified by the Province as at capacity or no longer at capacity, Appendix II to this Plan shall be updated by the Township without requiring an Amendment to this Plan.

B.3.2.2 Lake Trout Lakes not at Capacity

a) Three additional lakes identified as Lake Trout Lakes by the Province, Lake Rosseau, Lake Joseph and Little Lake Joseph, have been determined to have capacity for additional development without impact on the lake trout habitat. New development on Lake Rosseau, Lake Joseph and Little Lake Joseph shall only occur in accordance with the policies of B.3.1 and B.3.3 of this Section and the other relevant polices of this Plan.

b) If these lakes are identified by the Province as at capacity, Appendix II to this Plan shall be updated.

B.3.3 RECREATIONAL CARRYING CAPACITY

a) Recreational carrying capacity is an estimate of the number of users that can be accommodated on the surface of a lake while maintaining the recreational amenity of the waterbody. Recreational carrying capacity is based on the principle that the lake functions as a common space. For this reason, estimates of recreational carrying capacity shall be based on the size of the lake, the number of units surrounding the lake and the public access points that exist. Dwellings, tourist units and campsites are considered to impact the lake from a recreational perspective.

b) Guidelines for the calculation of recreational carrying capacity are based on the following formula:

i) Net surface area is calculated by reducing the total lake surface area by the surface area within 30 metres of the shoreline.

ii) A density of one residential unit for every 1.6 hectares net lake surface area and one tourist accommodation unit for every 0.8 hectares of net surface area shall be permitted.

iii) Distinct bays having connections to a larger portion of a waterbody less than 60 metres wide shall be considered as a separate waterbody for the purposes of the capacity calculation.

c) In order to minimize the impact of development on the recreational carrying capacity of a lake, the Municipality may impose limitations on the size of docks, public access to the lake

or seek voluntary restrictions on the power of boats using the lake.

d) New development that would result in a lake being over-capacity in accordance with Appendix III to this Plan shall not be permitted on lakes that have a surface area of over 40 hectares.

e) The Plan recognizes that recreational boating impacts on small lakes may be less than the recreational boating impacts on larger lakes. On this basis, on lakes that are less than 40 hectares in surface area, development in excess of the capacity identified in Appendix III may be permitted, provided it is demonstrated to the Township's satisfaction that the recreational amenity of the lake will be maintained.

f) Appendix III to this Plan shall be updated by the Township without requiring an Amendment to this Plan, provided the calculations are completed in accordance with Section B.3.3 b) of this Plan.

B.3.4 LAKE PLANS AND STRATEGIES

a) The Township encourages the preparation of Lake Plans and Strategies as a tool to establish and improve communication and good land stewardship practices amongst those who share a lake community and to articulate lake-specific principles and goals outlined in this Plan. This Official Plan and the Township Zoning By-law will continue to be the primary land use documents to guide land use in the Township. The Township may consider Amendments to the Official Plan or Zoning By-law where Lake Plans and Strategies reveal new planning issues not already addressed by this Plan.

b) The Township supports the preparation of Lake Plans and Strategies as stewardship documents that assess issues such as sources of phosphorus and the remedial actions required to reduce impacts, recreational carrying capacity, lake level management, fisheries, vegetation retention and health, shoreline erosion, cottage conversion and septic system maintenance and re-inspection, and other issues important to lake communities. Such Plans are also encouraged to establish monitoring programs and/or remediation programs to be primarily implemented by local residents and stakeholders, such as the Municipality and the Province. The Township does not support the inclusion of performance standards in Lake Plans.

c) Lake Plans and Strategies may include a Waterfront and Architectural Design Guideline as described in Section C.4 of this Plan.

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B.3.5 WATERSHED MANAGEMENT

The Township's lake system is divided into a number of watersheds that are connected to lakes and watercourses in other municipalities and whose waters flow into and through these lakes in adjacent municipalities. Consequently, it is a policy of this Plan that the Township will work with its neighbours in joint watershed programs, where established, in order to protect and preserve lake water quality or, where necessary, remediate lake water quality on these shared lake systems.

Issues of water quality, water quantity, phosphorus loading and lake capacity shall therefore be considered on a watershed basis.

B.4 URBAN DESIGN

B.4.1 OBJECTIVES

Urban Design is the process of providing guidance to the form and function of areas or specific locations within the Township. The focus is on the massing and organization of buildings and on the spaces between them and the relationship of the building to the public realm, rather than on the design of individual structures.

It is anticipated that the Township's existing *Settlement Areas* will continue to grow over the planning period and will attract a greater range of service and retail commercial uses and public service facilities. It is also anticipated that more employment growth will occur both in designated Employment Lands as well as in the form of mixed-use developments in the centres and corridors identified in this Plan. In order to ensure that these areas evolve in a manner that enhances the quality and vibrancy of the community, it is the desire of the Township to create and encourage a high quality of built form that is sensitive to the Township's heritage and character. On this basis, it is the objective of this Plan to:

a) improve the aesthetic quality of the Township's built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;

b) enhance the unique character of the Township's *Settlement* Areas and *Employment Lands* by encouraging high-quality design that is complementary and compatible with existing development, the Township's built heritage resources and cultural heritage and natural heritage system, and which fosters a strong sense of civic identity and pride;

c) enhance gateways into the *Settlement Areas*, strengthen the commercial areas and main streets of the communities, and revitalize the employment centres and corridors;

d) ensure high-quality design is employed in the development of all public works and that these public works contribute to an improved community;

e) exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design; and,

f) ensure that community design considers elements of healthy communities, including active transportation opportunities, accessible design, vegetation retention and protection of water resources and natural heritage features and areas.

B.4.2 POLICIES

a) Measures for personal safety, access, and amenity shall be incorporated in the planning and design of all development.

b) New development will be required to harmonize with its context, having regard for:

i) scale, proportion, continuity, and use of building materials;

ii) orderly and appropriate transition to adjacent lands; and

iii) the relationship of spaces to buildings and to the street.

c) The scale of new buildings and structures should be appropriate to their surroundings and conform to the natural landscape.

d) The use of building materials and building designs that blend with the landscape and with each other shall be encouraged.

e) Development on untreed sites shall be encouraged to incorporate landscaping to enhance the site and the surrounding area.

f) The design of all uses shall be in accordance with good design principles, and consideration shall be given to addressing the following:

i) design which is in keeping with the character of surrounding land uses, has common internal vehicular and pedestrian circulation and physically integrates with the surrounding community or area in a positive manner;

ii) the provision of adequate parking and loading facilities; and,

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iii) adequate buffering and/ or screening from adjacent residential uses. This may be achieved through fencing, landscaping, berming or a combination of these features.

g) Where fencing is required, the use of natural construction materials such as wood or stone shall be encouraged, and the fencing shall be maintained in a condition that blends with the landscape. Preference shall be given to designs incorporating additional planting or properly designed berming rather than fencing.

h) Existing mature trees and other vegetative amenities should be retained and preserved except where removal is necessary due to disease, damage, or to ensure public health and safety.

i) Existing vegetation, topography, views and watercourses shall be preserved as much as possible. Supplementary planting of trees and shrubs shall be encouraged.

j) On-site parking shall be integrated with the development of the site and screened by fencing or landscaping from surrounding roads and properties. Off-street parking and reduced parking standards may be permitted in the existing *Settlement Areas,* where approved by the Township.

k) Signage should be integrated with the architecture and landscape, not only to identify and inform, but also to complement and enliven the community or area.

l) The Township will require the provision of design elements that maximize physical accessibility for all members of the public in accordance with the Accessibility for Ontarians with Disabilities Act and in conformity with the Township's own Accessibility Plan required under the Act.

m) The Township may develop design plans and guidelines for the *Settlement Areas*, *Employment Lands* and main streets, which may include specific recommendations for public works and facilities such as improvements to municipal infrastructure, tree planting, land acquisition, parking layout and linkages to the waterfront area. Such Plans, when approved, shall be taken into consideration in the design of developments within these areas.

n) The Township will require Dark Sky compliant lighting where exterior lighting is proposed as part of any development within the Township.

o) Site alteration, including blasting and vegetation removal, should be limited and regulated by Township By-laws.

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B.5 CROWN LANDS

The future use and development of *Crown Lands* could have a major impact on the character of the Township and the ability of this Plan to achieve its Vision and Goals for the Municipality.

While the Crown is not bound by the policies or land use designations of this Plan, it is a policy of this Plan that the Township will work in close co-operation with the Province to determine the future use and development of the *Crown Lands*. The Township encourages the Province and its resource Ministries to consult the Council of the Township when making land use decisions concerning *Crown Lands*.

This Plan shall be binding on any lands that cease to be *Crown Lands* either by sale or transferred into private ownership, and the use and development of those lands shall require an Amendment to this Plan.

B.6 PUBLIC LAND USES

Except as may be otherwise specifically stated in this Plan, it shall be a policy of this Plan to permit the use of any land or the use of any building or structure, for the purposes of public service by this Township, any telephone company, any natural gas company or any Department or Ministry of the Government of Ontario, or of Canada or authorized contractors/agents of the Ministry or Agency. All public uses shall have regard to the specific Official Plan policies and zoning regulations for the designation and zone within which they are located. It is a policy of this Plan that public uses shall be directed away from lands designated Environmental Protection or to support a natural heritage feature.

Public service uses shall not include waste management facilities, waste disposal operations, facilities operated by or for the Ministry of Corrections, or other similar uses. Such uses shall only be permitted by an Amendment to this Plan which is supported by an Environmental Impact Assessment, including social, financial and servicing aspects of such development.

All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the *Power Corporations Act,* such as transmission lines, transformer stations and distributing stations, shall be permitted in any land use designation, without an Amendment to the Plan provided that such development satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act, and any other relevant statutes.

B.7 ADDITIONAL NEEDS HOUSING

It shall be a policy of the Township to permit and facilitate additional needs housing within the Township in accordance with the following policies and all other relevant policies of this Plan.

Additional needs housing means housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing include, but are not limited to, long-term care homes, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

The Zoning By-law shall establish the areas in which additional needs housing may be permitted and such other provisions as necessary.

B.8 HOME OCCUPATIONS AND HOME INDUSTRIES

B.8.1 HOME OCCUPATIONS

There are two forms of home-based businesses within the Township, being home occupations and home industries.

Home occupations, which are small-scale operations conducted by persons in their own home, are permitted in all designations where a dwelling is a principal permitted use, provided:

a) it is wholly located within a dwelling unit;

b) it is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is compatible with surrounding residential uses, and does not substantially alter the residential character of the property;

c) it is located in the principal residence of the person conducting the Home occupation;

d) outside storage of goods, materials, or equipment related to the home occupation use shall not be permitted;

e) compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles related to the home occupation and may be further regulated through the Zoning By-law;

f) adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use, and such parking is provided in locations compatible with the surrounding residential uses;

g) the sign identifying the home occupation is limited in size and in accordance with a Municipal Sign By-law, when passed by Council; h) the existing individual on-site sewage service and individual on-site water service are acceptable to adequately

service the principal residential dwelling unit and the proposed Home Occupation;

h) the traffic generated will not impact negatively upon a Provincial Highway;

i) the retail sale of goods through online sales is permitted, provided there is minimal traffic generated for pick-up and delivery; and

j) the necessary permits are obtained from the Ministry of Transportation.

The Implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

B.8.2 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments shall be permitted in single detached dwellings where listed as a permitted use in the land use designations in this Plan, subject to a rezoning. Bed and breakfast establishments provide overnight accommodation and meals within an existing dwelling unit. The Township shall be satisfied that the following criteria can be met:

a) the use does not have a negative impact on the enjoyment and privacy of neighbouring properties;

b) the use occurs within a detached dwelling, and meals are provided;

c) the bed and breakfast establishment must be the principal residence of the operator;

d) the character of the dwelling as a private residence is preserved. Vegetative and other buffering shall ensure minimal impacts on surrounding residential uses;

e) adequate parking facilities are available on the lot for the proposed use;

f) the use will not cause a traffic hazard;

g) the existing individual on-site sewage service is acceptable to adequately service the principal residential dwelling unit and the proposed bed and breakfast establishment; and

h) shall not be permitted on an at-capacity lake.

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The Implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted, including maximum size and separation distances.

B.8.3 HOME INDUSTRIES

Home industries are small-scale industrial uses that are accessory to agricultural operations, single detached dwellings, or commercial uses on large rural lots. These uses should not detract from the primary use of the property for agricultural or rural residential purposes.

Home industries may include welding, carpentry or machine shops, or agriculturally related uses. The accessory retail sales of products produced in the home industry are also permitted. The repair, storage, or sale of motor vehicles is not considered to be a home industry.

Home industries shall be permitted in the *Rural and Resource Area* designation. The Implementing Zoning By-law shall detail the requirements and standards under which a home industry may be permitted. Appropriate performance standards shall be established in the Zoning By-law in accordance with the following guidelines:

a) the building housing the home industry is located within the existing building cluster;

b) the home industry has a floor area that is secondary to the scale of primary uses on the property;

c) the home industry and any activity area associated with the home industry is set back an appropriate distance from all lot lines;

d) the noise, dust, and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;

e) the type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads, and will not impact negatively upon a Provincial Highway;

f) the operator of the home industry resides on the property;

g) all machinery and equipment, with the exception of motor vehicles, required for the home industry are located within enclosed buildings;

h) any open storage is associated with, and accessory to, the home industry and is screened from view and located within a fenced compound;

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i) The existing individual on-site sewage service is acceptable to adequately service the principal residential dwelling unit and the proposed home industry.

j) the home industry has a limited number of employees;

k) any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property; and

l) shall not be permitted on an at-capacity lake.

The development of a new home industry shall be subject to Site Plan Control.

B.9 GARDEN SUITE DWELLING UNIT

Notwithstanding any other provisions of this Plan, the establishment of a garden suite may be permitted, subject to a Zoning By-law Amendment, on land designated *Settlement Area* and *Rural and Resource Area*. The garden suite shall be considered secondary and incidental to the existing dwelling unit.

In considering garden suite dwelling units Council, prior to passing a Temporary Use By-law, shall be satisfied that:

a) The garden suite is being permitted in conjunction with a single detached dwelling unit;

b) Adequate parking for the garden suite is available;

c) Where necessary, buffering of adjacent uses is provided;

d) The garden suite shall not cause an encroachment into any required yard imposed by the Zoning By-law. In the case where an existing single detached dwelling is legally non-complying, the garden suite shall not cause further encroachment;

e) The garden suite shall be portable, however, trailers shall not be permitted;

f) The garden suite is serviced through an extension from the existing dwelling unit, and the private services are adequate to service the principal residential unit and the garden suite; and

g) An agreement is entered into with the Township regarding the maintenance, alterations, improvements and eventual removal of the garden suite unit. This agreement may include a bond or security held by the Township that would ensure the removal of the unit.

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B.10 ADDITIONAL RESIDENTIAL UNITS

Additional Units are permitted within a legally existing or permitted detached dwelling, semi-detached dwelling, or townhouse within the Rural and Resource and Settlement Area Designations.

Additional Units are permitted within a legally existing or permitted accessory structure, within the Rural and Resource and Settlement Area Designations, where a residential use is also a permitted use.

Where an additional unit is permitted, up to two additional units are permitted per lot. However, only one additional unit is permitted in an accessory structure.

Additional Units are subject to the following criteria:

a) Appropriate on-site parking, sewage, water, and drainage are provided for the existing and additional unit(s);

b) If serviced by a municipal or communal water supply, confirmation that sufficient reserve capacity is available in the system;

c) The Additional Unit is secondary and incidental to the existing dwelling on the same lot;

d) The conversion of existing dwelling units to accommodate an Additional Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;

e) The lot fronts onto an open public road or condominium road or has legal access to an open public road; and

f) The number of bedrooms is limited to ensure that the Additional Unit is subordinate to the primary dwelling unit.

A lot developed for a single detached, semi-detached, or townhouse dwelling may also include an additional residential unit in the house and an additional residential unit in a building or structure accessory to the house (i.e. a total of three residential units) within the fully municipally serviced portions of the North Seguin Development Area.

a) On a lot with full municipal services, a third additional residential unit may be appropriate if it can satisfy the policies in this Section.

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B.11 CULTURAL HERITAGE RESOURCES

B.11.1 OBJECTIVES

It is the intent of this Plan to:

a) recognize that the maintenance of the Township's cultural heritage resources will contribute to the preservation of the Township's character.

b) consult and seek the advice of a Municipal Heritage Committee or other heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Township.

B.11.2 PUBLIC WORKS

The carrying out of any public work by any Public Authority shall retain and protect identified cultural heritage resources in accordance with the goals and objectives of this Plan.

When necessary, and in accordance with the requirements of the Environmental Assessment Act, the Township will require the preparation of a Heritage/Archaeological Impact Assessment of the proposed project and identify satisfactory measures to mitigate any adverse impacts affecting cultural heritage resources. Cultural heritage resources include built heritage sites, cultural heritage landscapes, archaeological sites and areas of archaeological potential.

B.11.3 MITIGATION OF IMPACTS ON CULTURAL HERITAGE RESOURCES

The Township may impose, as a condition of any development approval, the retention and conservation of cultural heritage resources, or the implementation of appropriate mitigation measures to minimize the impact of the development on the cultural heritage resource. The Township shall require a heritage impact assessment conducted by a qualified professional whenever development has the potential to impact a significant cultural heritage resource.

The Township may require a heritage impact assessment conducted by a qualified professional whenever development has the potential to impact a protected heritage property or other cultural heritage resource.

B.11.4 BUILT HERITAGE AND CULTURAL LANDSCAPE RESOURCES

B.11.4.1 Cultural Heritage Registry

The Township may pursue the development and use of a comprehensive registry of cultural heritage resources, including entering into a data-sharing agreement with the Ministry of Culture, to assist in cultural heritage conservation. The registry may include items of cultural

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heritage value or interest, including built heritage features, cultural heritage landscapes, scenic landscapes, and may establish criteria to be used in determining the appropriate means of conserving the cultural heritage resources.

B.11.4.2 Designation under the Ontario Heritage Act

The Township may, by By-law, designate cultural heritage resources, such as individual buildings and conservation districts, pursuant to the *Ontario Heritage Act* and the policies of this section. Prior to the passage of such a By-law, the Township shall be satisfied that:

a) the building or property is strongly associated with the life of a person who played an integral role in the development of the Township or District and/or is recognized locally, nationally or internationally;

b) the building or property is the location of, or is associated in a significant way, with a significant local, national or international event;

c) the building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;

d) the building or property is considered to be an easily recognizable landmark in the Township and contributes to the character of the community.

B.11.4.3 Preservation of Heritage Buildings

The Township shall encourage the retention of Significant Built Heritage Resources, including buildings of cultural heritage value or interest in their original locations, whenever possible. As part of a heritage assessment, all options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

Building updates undertaken to improve building accessibility or to provide green energy infrastructure shall be completed in a manner that does not impact the heritage of the building.

B.11.5 ARCHAEOLOGICAL RESOURCES

B.11.5.1 Archaeological Assessment Requirements

The Township recognizes that there are archaeological resources, such as remnants of prehistoric and early historic habitation, as well as areas

of archaeological potential within the Township. Archaeological sites and resources contained within these areas can be adversely affected by any future development. Areas of archaeological potential are determined through the use of provincial screening criteria or criteria developed based on the known archaeological record within the Township and developed by a licensed archaeologist in consultation with the Province. Such criteria include features such as proximity to water (current or ancient shorelines), rolling topography, unusual landforms, and any locally known significant heritage areas.

The Township shall require Archaeological Assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, as a condition of any development proposal affecting areas containing a known site or considered to have archaeological potential. Assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Culture, as well as licensing requirements developed under the *Ontario Heritage Act*.

The Township may conserve the integrity of archaeological resources by adopting Zoning By-laws under Section 34 of the *Planning Act*, to prohibit land uses on sites where an identified significant archaeological heritage resource exists. Any alterations to known archaeological sites shall only be performed by licensed archaeologists as per Section 48 of the *Ontario Heritage Act.*

B.11.6 PROTECTED HERITAGE PROPERTY

Development and site alteration may be permitted on adjacent lands to protected heritage property only where the proposed development and site alteration have been evaluated through a heritage assessment, and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and /or alternative development approaches may be required to conserve the heritage attributes affected by the adjacent development and site alteration.

B.11.7 HERITAGE EASEMENTS

Heritage easements recognize cultural heritage resources in accordance with the *Ontario Heritage Act*.

B.11.8 UNMARKED BURIAL SITES

If remains are discovered through site alteration or the development process, the Ministry of Tourism, Culture and Gaming and the Ministry of Sport shall be contacted, and appropriate steps shall be undertaken in accordance with the *Cemeteries Act*, the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act*. Furthermore, First Nation communities known to have an interest in the area will be notified and

given the opportunity to attend to the site to assist in the identification of the heritage of the remains.

B.11.9 HERITAGE IMPACT ASSESSMENT

A heritage impact assessment shall be required when a development has the potential to affect a protected heritage property and/or a cultural heritage resource. The assessment must be completed by a qualified professional.

B.12 SUBDIVISION OF LAND

This section contains policies that are to be considered with every application to subdivide land in the Township.

B.12.1 PREFERRED MEANS OF LAND DIVISION

A provisional consent to sever land shall only be considered when the Township is satisfied that a Plan of Subdivision is not required to ensure the proper and orderly development of the lands. Where the land ownership would be capable and appropriate for division into numerous lots, or there are indications that the scale of development is going beyond that for which the consent process is intended, a Plan of Subdivision shall be required.

Land division by Plan of Subdivision, rather than by consent, may be required if:

a) the substantial extension of an existing public road or the development of a new public road is required to access the proposed lots; or,

b) a Plan of Subdivision is required to ensure that the entire land holding or the area is developed in an orderly and efficient manner; or,

c) more than four lots, including the retained lot, are being created and/or the owner is retaining sufficient lands which may be the subject of applications for the development of additional lots.

B.12.2 NEW LOTS BY CONSENT

B.12.2.1 General Criteria

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

a) conform to the specific land division policies contained in the land use designation sections of this Plan;

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b) fronts on a public road or a condominium road that is maintained on a year-round basis; or

c) is a new lot on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where a single lot is proposed on a private road that is of a standard that can provide access to emergency vehicles;

d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once alternative deeded mainland access has been registered on the title of the water access lot;

e) Access to water access lots on Lake Joseph or Lake Rosseau may be provided from a marina, provided written confirmation from the marina is obtained, which indicates that adequate mainland parking and boat mooring are available to provide access for the additional development;

f) will not cause a traffic hazard;

g) has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;

h) can be serviced with an appropriate water supply and means of sewage disposal, and is generally a minimum lot size of 1 hectare or as approved in accordance with Section E5 of this Plan;

i) will not have a negative impact on the drainage patterns in the area;

j) will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;

k) will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;

l) will not have a negative impact on the features and functions of any natural heritage feature in the area;

m) the shape and dimension shall be appropriate to the use proposed, taking into account: the character and topography of the area;

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n) Prior to the approval of a development application, the proponent shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;

o) suitable building space exists outside of the regulatory flood elevation or lands prone to flooding, and the site can be accessed during times of flooding; and,

p) meets the requirement of Section 51(24) of the *Planning Act.*

Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the *Planning Act*.

B.12.2.2 Boundary Adjustments

A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Township shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.

B.12.2.3 Lots for Utilities

The creation of new lots for public utilities, communication utilities and other public uses may be permitted provided:

a) the area of the proposed lot is minimized and reflects what is required for the use; and,

b) the Implementing Zoning By-law, as a condition of provisional consent, only permits uses that are related to the utility on the lot.

B.12.2.4 Waterfront Lots

New waterfront lots shall only be permitted where it is demonstrated to the satisfaction of the Township that the abutting waterbody can sustain the impact associated with the additional lot(s) and shall not exceed the lower, or most precautionary, of the recreational or biological capacity of the waterbody.

In addition to the Shoreline Development policies of this Plan, when considering applications for lot creation, the Township shall require that:

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

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

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

d) An individual on-site sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 30 metres from the high water or defined flood elevation and each lot is generally a minimum lot size of 1 hectare or as approved in accordance with Section E.5.2 and E.5.3 of this Plan.

e) The water setback shall be a minimum of 20 metres for all principal buildings, and the Zoning By-law will establish specific standards regarding accessory buildings and structures.

f) The lot shall maintain all significant soil, vegetation and tree cover as part of its development.

g) Appropriate access to the lake can be obtained, including a suitable location for shoreline structures.

h) New lots shall have a lot frontage of 90 metres and a lot area of 1 hectare.

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

In accordance with the Growth Management Goals and Objectives of this Plan, to focus growth to Settlement Areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Rural and Resource Area within the Township. Limited residential development in the *Rural and Resource Area* will occur by consent.

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

i) Shall have a minimum lot area of 1.2 hectares for Rural Residential lots. Minimum lot sizes of 4 hectares should

be required for Rural lots to protect space-expansive rural uses, aggregate operations, existing rural character, land use compatibility, environmental or topographic features, against the fragmentation of natural heritage features and areas of agricultural lands.

ii) Where possible, there should be a minimum lot frontage of 150 metres with direct access onto a year-round owned and maintained road for Rural lots. Minimum frontages of 90 metres and with direct access onto a year-round municipally owned and maintained road may be acceptable for Rural Residential lots in areas of established rural residential development with frontages less than 150 metres.

Exceptions to these requirements may be permitted:

- for parcels that are being divided that have an existing deficient frontage (ex, a split frontage lot) on a year-round maintained road, and the deficient frontage is not being further reduced; or
- if the proposed parcel has the required amount of continuous frontage between a year-round municipally maintained road and an unopened road allowance.

A shared entrance secured by a right-of-way may be appropriate to avoid negative impacts to the natural heritage features, road functions, or the unnecessary extension of municipal roads, as determined by the Township. Each lot will still meet the frontage requirements.

iii) is located at least 300 metres from the limits of the shoreline of a high-sensitivity, over-threshold lake, in accordance with Section B.3.1.1.1 a) and b) of the Official Plan or at capacity Lake Trout Lake in accordance with Section B.3.2.1 b) of the Official Plan

iv) Limited back lot development as defined in the policies of Section B.12.2.4 c) of the Official Plan shall be permitted subject to the new lot(s) having a minimum lot area of 2 hectares, and a minimum frontage of 150 metres on a year-round maintained public road;

v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area."

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B.12.2.6 Islands – New Lots for Residential Purposes

The following policies shall have application to all development on islands with water-only access:

a) The minimum size for new lot creation on islands with water-only access shall generally be 1.2 hectares above the normal or controlled high water level. The minimum lot frontage shall generally be 120 metres

b) A plan or a sketch prepared by an Ontario Land Surveyor may be required in order to confirm that the minimum lot size can be satisfied.

c) The Township will generally require an Environmental Impact Study and/or a Site Evaluation Report, in order to address the environmental and waterfront design policies of this Plan. The recommendations of these studies shall be implemented as required by the development approval process;

d) An individual on-site sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 30 metres from the normal or controlled high water level. Lesser setbacks may be considered where it is demonstrated that site conditions would improve phosphorus retention or where site constraints on an existing lot prevent the full setback from being met.

e) The water setback shall be a minimum of 30 metres for all principal buildings, and the Zoning By-law will establish specific standards regarding accessory buildings and structures.

f) The lot and/or island shall maintain all significant soil, vegetation and tree cover as part of its development.

g) Building height will be limited so as to preserve shoreline visual character, and the Zoning By-law will establish maximum height standards.

h) Where development is permitted on islands, there are sufficient provisions for deeded mainland parking, docking and waste disposal.

i) Development shall proceed by way of Site Plan Approval.

B.12.2.7 Technical Severances

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

a) was once a separate conveyable lot(s) in accordance with the Planning Act;

b) merging was unintentional and was not merged as a requirement of a previous planning approval;

c) can be adequately serviced by individual on-site sewage and water systems;

d) fronts on and will be directly accessed by a public road that is maintained year-round by a public authority or has legal access to a public road;

e) there is no public interest served by maintaining the entire property as a single conveyable parcel;

f) conforms with the policies of this Plan, including minimum lot sizes and frontages;

g) Does not result in additional development rights on an at-capacity lake; and,

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

B.12.2.8 Waterfront Landings

Waterfront Landings are properties that provide access to water access properties. Waterfront Landings may contain parking areas and docking facilities for a limited number of boats and may be tied to water access properties. Waterfront Landings are not appropriate for all properties and may be permitted in the Shoreline Designation subject to a Zoning By-law amendment and the following criteria:

a) A limited number of boat docking spaces may be permitted.

b) Site-specific zoning to specify the use and outline performance standards, such as the maximum number of boat docking and car parking spaces and to limit the development of structures.

c) The site is appropriately buffered from neighbouring land uses.

d) A natural shoreline buffer is maintained between parking areas and the shoreline, except for a meandering path for access to docking areas.

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e) A stormwater management plan is provided to outline how stormwater from the parking area is to be mitigated before entering the lake.

a) The preparation of an EIS to consider fish habitat and the potential impact of dock development and parking areas, and to recommend mitigation measures and techniques. The EIS shall also identify the most appropriate location for docks.

b) Proper legal access.

B.12.2.9 Separation of Existing Uses

A consent application to correct a situation where more than one principal dwelling exists on a property may be considered, provided the Township is satisfied that:

a) evidence is produced which indicates that each residential use was legally constructed as a principal/main use on the property. The separation of a principal use and a secondary/accessory dwelling unit shall not be permitted;

b) each resultant lot would meet the minimum lot area and minimum lot frontage requirements as set out in this Plan and the Zoning By-law;

c) there is legal, safe and adequate access to the proposed lots in accordance with the policies of this Plan;

d) the re-creation of the parcel would not be in conflict with the intent of the environmental policies of the Plan, particularly that respecting water quality. Current and potential development impacts upon water quality will be considered as it relates to existing and proposed sewage systems, and at capacity lakes. Requests that result in substantial new development rights which exceed Recreational Carrying Capacity or water quality capacities will not be permitted, and

e) can be adequately serviced by on-site sewage and water systems. On at-capacity lakes limitation on building expansion may be required to ensure water quality is protected.

B.12.3 SEPARATION OF HISTORIC USES

Where two or more legal historic uses exist on a lot prior to the adoption of this plan, a consent application to separate the uses so that they may exist on separate lots is required.

B.12.4 SUBDIVISION AND CONDOMINIUM DEVELOPMENT POLICIES

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This section is intended to contain general subdivision policies that are to be considered with every application for a Plan of Subdivision or Plan of Condominium. Regard shall also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of the Plan.

Prior to the consideration of an application for a Plan of Subdivision or Plan of Condominium, the Township shall be satisfied that:

a) the approval of the development is not premature and is in the public interest;

b) the lands can adequately support the proposed development in terms of sewage and water services;

c) the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities;

d) the density of the development is appropriate for the area;

e) the subdivision will proceed in phases, as appropriate, to ensure it is orderly and aligns with the provision of infrastructure and public service facilities;

f) the subdivision, when developed, will be easily integrated with other developments in the area;

g) the subdivision conforms with the "Environment-First" policies of this Plan; and,

h) the proposal conforms to Section 51 (24) of the *Planning Act*, as amended.

Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision or Condominium Agreement between the landowner and the Township will be required. The required agreement is to be completed to the satisfaction of the Township and should ensure that the proponent assumes all financial responsibilities with respect to the development. It is anticipated that securities will be required to be posted for all road, service infrastructure, drainage site works to be completed as part of a subdivision, including landscaping and vegetation preservation.

B.12.5 CONDOMINIUM CONVERSION

Condominium conversion is the change of an individually owned building to a condominium structure. This could include the conversion of rental apartments to condominium units, the conversion of a hotel or motel to condominium units or the conversion of a non-residential building to smaller condominium non-residential units.

The Township recognizes that the maintenance of its rental housing supply is a priority. It is particularly important because rental housing is an important component of affordable housing in the Township.

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The Township understands that conversion of rental housing to condominium ownership has the potential to reduce the supply of affordable and entry-level housing opportunities available to local residents.

The conversion of an established residential rental property to condominium ownership shall generally be discouraged, but when requested, the proponent shall supply a rental housing analysis demonstrating that there will be no negative impact on the supply and affordability of rental housing within the Township.

Applications for condominium conversion shall be supported with the following information:

a) A Planning Report that details how the proposed development conforms to all applicable policy and regulations, including Section 51 of the *Planning Act*;

b) An Engineering Report in accordance with Section 9.4 of the *Condominium Act*. The requirements of the Engineering Report may include such items as a review of foundations, structural compliance, electrical systems, heating systems and other building utilities;

c) A Sanitary and Water Systems Report shall be prepared to detail the current water and sewage services for the development;

d) Where a condominium conversion is approved, the proponent shall be required to enter into an agreement with the Township, including servicing agreements to ensure that on-site services are monitored and maintained at no expense to the Township; and,

e) Any other information that is required by the Township to make a decision on the application.

B.13 WATER TAKING AND SOURCE PROTECTION

It is the Township's goal to be involved in the process of approving and considering applications that involve commercial water taking, including those for the purpose of resale of water as a commercial use. It is also the Township's goal to ensure that a process is established whereby landowners in the vicinity of proposed water taking are informed of a proposed taking and given an opportunity to comment on the proposal.

It is recognized that the approval of all applications for water taking rests with the Ministry of Environment Conservation and Parks, in accordance with the *Ontario Water Resources Act*, as amended. It is a policy of this Plan that the taking of more than 50,000 litres of ground

or surface water per day, or commercial water taking, is deemed to be a land use.

The implementation of this policy shall occur through the Implementing Zoning By-law. On this basis, the Implementing Zoning By-law shall include water taking as a land use to be regulated by the Township.

In preparing the Implementing Zoning By-law, the Township shall determine which type of water taking will require a rezoning and under what conditions such a zoning change could be granted. If a water taking requires a rezoning, the Township shall be satisfied that at a minimum:

a) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored; and,

b) the quantity of water available for other uses in the area and that base flow for rivers and streams, wetlands and other waterbodies in the watershed will not be affected.

c) The taking of water does not preclude other developments in the area envisioned by this Plan.

As a condition of approval, the Township may also require the proponent to enter into a monitoring and financial assurance agreement to ensure that the Township has the ability to ensure that neighbouring drinking water supplies are not affected by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, the Township will have the ability, pursuant to the monitoring and financial assurance agreement, to require the water extraction to decrease or cease or require mitigative measures be undertaken.

As part of its commitment to source water protection, the Township may establish a Source Water Protection Strategy and Program to protect the ground and surface water systems in the Township. The Strategy and Program may include a number of initiatives, including but not limited to the following:

a) A co-operative program with property owners may be established to limit fertilizer and pesticide applications, manage natural areas and grass cover and replacement, replace and/or upgrade heating oil storage tanks, limit vehicle repair and maintenance, and better manage residential fuel and chemical storage;

b) Reduction or elimination of roadside salt use within areas that may impact surface or groundwater;

c) Reduction or elimination of fertilizer and pesticide use on public lands;

d) Develop a spills action plan; and

e) Develop a regular sewage system re-inspection program.

B.14 SUPPORTING STUDIES

The Township may request supporting technical studies or reports, Design Guidelines, or similar supporting studies as part of the local planning application review process or as part of a comprehensive planning study in order to satisfy the goals and strategic objectives of this Plan. The following policies provide guidance for some of the supporting studies that may be required.

B.14.1 GENERAL POLICIES

The Township will determine the need and the timing for the submission of the supporting studies on a site-specific basis, having regard to the policies and provisions of this Plan, and Provincial legislation, policies and implementing guidelines.

Where a supporting study or report is required, it shall be prepared by a qualified professional in the relevant field and shall have regard to all federal and Provincial legislation, policies and guidelines and best management practices within the field. Where a supporting study is required, it shall be at the full cost of the landowner.

The Township may require a supporting study required under the provisions of this Plan to be peer reviewed. Where the Township has required that a peer review be completed, the proponent of the planning application will pay for the costs of the peer review studies.

Where a proponent wishes to avoid Peer Review costs, the Township may agree to coordinate the preparation of a terms of reference and consultant selection, all at the expense of the proponent. The proponent will be required to front-end the full costs of the study based on the accepted proposal. The selected consultant shall be retained by the Township and report directly to the Township.

The following identifies the typical technical studies that the Township may request be submitted in support of a planning application in order to deem an application complete:

a) Storm Water Management Study to address impacts of the development on receiving waters, pre- and post-development flows, respecting both quality and quantity issues and recommend the required management facilities as well as any other mitigation measures to prevent adverse off-site impacts.

b) Lake Capacity Study to determine that the proposed development will have no negative impact on the water quality of the lake, impact sensitive lake trout populations, or recreational carrying capacity.

c) Environmental Impact Study to determine that the proposed development would have no negative impact on the natural heritage features and their ecological functions of the Natural Heritage System, and environmentally sensitive areas in accordance with the requirements of this Plan.

d) Traffic Impact Study to demonstrate that a proposed development and the resultant traffic generated can be accommodated by the existing road system or system reconfigured as part of the development.

e) Settlement Impact Study to demonstrate that the proposed development will not prejudice the expansion and future growth of the *Settlement Areas.*

f) Noise and/or Vibration Study shall demonstrate that the proposed development will have acceptable levels of noise and vibration associated with the proposed uses or will not be impacted by existing generators of noise and vibrations. Regarding rail lines, all proposals within 300 metres shall require a Noise Study, and all proposals within 75 metres shall require a Vibration Study. All development between 300 to 1,000 metres of a rail yard shall require a Noise Study to the satisfaction of the Township and the appropriate railway.

g) Land Use Compatibility Study to demonstrate that the proposed use will have no impact on sensitive land uses and shall be prepared in accordance with MOE guidelines.

h) Functional Servicing Study will assess the water, sewage disposal, and other servicing impacts of the proposed development and the potential impacts of the development on the Township's ability to supply the necessary services.

i) Hydrogeological Study shall assess the impacts of the proposed development on groundwater quality and quantity and the maintenance of base flows in adjacent watercourses.

j) Flooding Hazard Study or Coastal Engineering Study (Georgian Bay), prepared by a qualified engineer, to identify the engineered regulatory flood elevation and the location of the flood plain lines under regulatory flood conditions.

k) Erosion or Slope Stability Study, prepared by a qualified engineer, to identify any erosion or slope stability hazards and recommend appropriate mitigation and prevention measures.

l) Archaeological assessment reports to evaluate the potential for archaeological resources and provide an inventory of archaeological resources present on a development property, and recommendations for the conservation and protection of these

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resources must be prepared in accordance with the terms of the *Ontario Heritage Act*, Section 65**.**

m) Truck Routing for the determination of the appropriate truck routing, and the impact on roads used by the truck traffic.

n) Design Guidelines to set out an approach to building layout and design that must be addressed in all development applications.

o) A Tree Preservation Plan in *Waterfront Areas* and *Settlement Areas.* Tree Preservation Plan describing the existing treed areas of the site and how these areas will be protected, preserved, or managed as part of the development.

p) Heritage Impact Assessment reports to provide an inventory of cultural heritage landscapes and protected heritage properties present on a development property, and recommendations for the conservation and protection of these landscapes and resources must be prepared in accordance with the terms of the *Ontario Heritage Act*, Section 65.

q) A Visual Analysis Impact Study including 3D renderings and cross sections.

r) A Boating Impact Study.

B.15 ENVIRONMENTAL IMPACT STUDIES

a) Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared by qualified professionals, such an EIS shall be prepared in accordance with the requirements of this section. The EIS shall include a description of:

i) the proposed undertaking;

ii) the natural heritage features and ecological functions of the subject property and the adjacent lands potentially affected directly and indirectly by the undertaking, and their sensitivity to development;

iii) any lands that support environmental attributes and/or functions that may qualify the lands for designation within the *Environmental Protection Area* designation;

iv) the direct and indirect effects to the ecosystem that might be caused by the undertaking;

v) any natural and human-made hazards that need to be addressed as part of the design;

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vi) any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;

vii) how the proposed use affects the possibility of linking areas of the Natural Heritage System by natural corridors that may or may not be identified on Schedule C to this Plan; and

viii) a Management Plan identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish mitigation measures including the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.

b) The purpose of an EIS is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the natural heritage features and their ecological functions, and to make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and/or their ecological functions of the Township.

Any EIS required by this Plan must describe the natural heritage features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the Natural Heritage System on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the significant natural heritage features and ecological functions of the Natural Heritage System.

c) Council or Committee of Adjustment will not approve any planning application (i.e. Zoning By-law amendment, Official Plan Amendment, site plan agreement, consent, minor variance, or subdivision) unless the EIS demonstrates, where applicable, that the proposed use would:

i) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;

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ii) be supplied by an adequate supply of water, and that the groundwater taking associated with the use will not harm existing water supplies and associated plant and animal life;

iii) not cause erosion or siltation of watercourses or changes to watercourse morphology;

iv) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;

v) not cause an increase in flood potential on or off the site;

vi) maintain/enhance/restore the natural condition of affected watercourses, and protect/enhance/restore aquatic habitat;

vii) not significantly affect the scenic qualities of the area;

viii) not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;

ix) enhance and restore endangered terrestrial and aquatic habitats where appropriate and feasible; and,

x) have no negative impact on the natural heritage features or their ecological functions of significant habitat of endangered or threatened species, or other significant wildlife habitat, fish habitat, a Provincially Significant Wetland or other significant natural heritage feature or function.

B.16 COMMUNITY FACILITIES AND SERVICES

Public Service Facilities include land, buildings and structures, including but not limited to schools, hospitals and Community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs and are designed to meet the social and cultural needs of Township residents. It is the intent of this Plan to ensure that:

a) schools are maintained to adequately serve the surrounding neighbourhood and/or catchment area;

b) the Township continues to be well served by schools and community centres in appropriate locations;

c) adequate library services are provided to Township residents as determined by the Township;

d) adequate emergency access is provided throughout the Township by police, fire, ambulance and other emergency vehicles; and,

e) public access points to the water are maintained.

In order to ensure that these community services are provided in a manner that meets the needs of Township residents, servicing strategies that deal with service areas may be prepared to serve as a guide for the provision of services to the Township.

B.17 NEW MINERAL AGGREGATE OPERATIONS OR EXPANSIONS TO EXISTING OPERATIONS

All new mineral aggregate quarry operations (an open excavation from which stone or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes is extracted by blasting, cutting, or drilling) shall require an Amendment to the Official Plan and Zoning By-law.

Applications to expand existing mineral aggregate quarry operations will require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Applications to develop new or expand existing sand and gravel aggregate operations shall require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Any application for Amendment to the Official Plan and/or the Zoning By-law shall be supported by studies that address:

a) the potential impacts of the operation on:
   i) the natural heritage features and ecological functions on the site and on adjacent lands;
   ii) nearby communities and residential uses;
   iii) agricultural resources and activities;
   iv) the character of the area;
   v) the quality and quantity of groundwater and surface water;
   vi) the cultural heritage resources in the area;
   vii) significant geologic formations on the site and in the area;
   viii) the groundwater recharge functions on the site and on adjacent lands; and,
   ix) nearby wells used for drinking water purposes.

b) the effect of the increased truck traffic on the environment and the land uses in the area;

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c) the suitability of the proposed haul routes;

d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;

e) how the natural features and functions on the site and on adjacent lands can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;

f) how the impacts from the proposed operation on adjacent uses will be mitigated; and,

g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed operation on the items listed in this Section and also take into account the impacts from existing operations in the immediate area. In considering the cumulative impact of the new operation and existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

Applicants shall consult with the Township to determine the nature, scope, and terms of reference for the required supporting studies under this section. The preparation of the supporting studies shall be subject to the policies of Section B.14 of this Plan.

The policies of Section B.18 shall apply to wayside pits and quarries.

B.18 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries are regulated by the *Aggregate Resources Act* and will be defined in the Implementing Zoning By-law(s) in accordance with Provincial requirements. Wayside pits and/or quarries are temporary excavations made for the removal of sand, gravel, or bedrock aggregate and are opened and used by a public road authority (or its authorized contractor) for the purpose of a particular project or contract of road construction.

Wayside pits and quarries, as well as portable asphalt and concrete plants, shall be permitted in all land use designations without amendment to this Plan or the Zoning By-law, except on lands designated Shoreline Area, Settlement Area, and Environmental Protection Area, or lands adjacent to existing, residential development, and are discouraged from locating within 300 metres of any lakes or watercourses.

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B.19 POTENTIALLY CONTAMINATED SITES

Potentially contaminated sites include lands, buildings and structures where the environmental condition of the property and the quality of the soil or groundwater, as a result of current or past land uses, may have the potential for adverse effects to human health or the natural environment.

B.19.1 OBJECTIVES

a) To outline the Township's policies respecting the identification of land uses where contamination may have occurred or is occurring.

b) To outline the Township's requirements for site assessment and clean up prior to the granting of planning approvals.

c) Ensure, in co-operation with the Province, that contaminated soil and groundwater do not create a hazard for the health of the natural environment or for human health.

B.19.2 GENERAL POLICIES

a) All applications for planning approval will be required to complete a screening questionnaire regarding the current and past use of the lands and the actual or potential contamination of the lands;

b) The Township may require applications for planning approval for development to be supported by an affidavit from a qualified engineer indicating that a Phase I Environmental Site Assessment (ESA) has been completed in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 or their successors;

c) The Township will require that a Phase II ESA has been completed in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 to be undertaken where the Phase I ESA reveals that the site may be contaminated. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination;

d) Prior to planning approvals for subdivision, site plan, and consent applications from the Township for residential development or where the application is for a change of use to a more sensitive land use than the sites previous land use, and where the Phase I and II ESA's reveal the site is or may be contaminated, the applicant shall provide a Record of Site Condition in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 as amended from time to time. The Record of

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Site Condition shall be acknowledged by the Ministry of the Environment and registered on title of the subject lands, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and Ministry of the Environment acknowledgment shall be provided to the Township;

e) Where the Township is to be deeded land for public highways, road widenings, parkland, stormwater management facilities or any other public use, the Township will require as a condition of the transfer a Phase I ESA in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 or their successors confirming that no contamination exists on the land or a Record of Site Condition and acknowledgement from Ministry of the Environment to ensure that the lands have been properly remediated where such contamination was discovered;

f) The Township will require that a Record of Site Condition, acknowledged by the Ministry of the Environment, be submitted for development applications on sites where there is a gas station with a licence to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Township will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a Township road or other municipal lands, the Township will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the *Environmental Protection Act* be implemented to the satisfaction of the Township prior to the issuance of a building permit; and

g) In managing development on potentially contaminated sites, the Township should:

   i) Identify and inventory those lands that are suspected or known to be contaminated;

   ii) inform the applicant upon receipt of an application for development of any such site where contamination could be problematic, given the nature of the proposed use(s);

   iii) secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is carried out in accordance with this Plan.

B.20 LAND USE COMPATIBILITY AND SENSITIVE LAND USES

a) Incompatible land uses are to be protected from one another. While buffers and minimum separation distances between

incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance based on a major facility's potential or actual influence area is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effects occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.

b) It is a policy of this Plan that major facilities, being such things as airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, and resource extraction activities, shall be protected for their long-term viability and from encroachment by sensitive land uses.

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

d) Where avoidance is not possible, the Township shall only consider development of sensitive land uses adjacent to major facilities if the potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

B.20.1 ESTABLISHING INFLUENCE AREAS FOR INDUSTRIAL LAND USES

a) In the absence of establishing actual areas of influence for industrial land uses, the following separation distances based on potential influence areas between industrial and sensitive land uses should be used:

i) 1,000 metres between Class 3 industrial uses and sensitive land uses;

ii) 300 metres between Class 2 industrial uses and sensitive land uses;

iii) 70 metres between Class 1 industrial uses and sensitive land uses.

b) Where new industrial uses are proposed to be located in proximity to existing sensitive land uses; or, where new sensitive land uses are proposed to be located in proximity to existing industrial land uses at distances less than those prescribed above, technical studies will first need to be produced to establish the actual influence area of the industrial land use.

c) At no time will the actual influence area of the industrial land use or facility be less than the following minimum separation distance:

i) 300 metres for Class 3 industrial land uses and facilities;

ii) 70 metres for Class 2 industrial land uses and facilities;

iii) 20 metres for Class 1 industrial land uses and facilities.

d) Despite the above, the actual influence area of a particular class of industrial land use will be established through technical studies by qualified professionals, prepared in keeping with the Ministry of Environment's D-Series Guidelines on Land Use Compatibility, which also include criteria on the definition of the three classes of industrial land use. Where technical studies have been approved by the Township, the recommendations of the technical studies shall be considered the minimum requirement.

B.20.2 INCOMPATIBILITY BETWEEN SENSITIVE USES AND OTHER LAND USES

Ministry of Environment's D-Series Guidelines on Land Use Compatibility also contain more detailed directions on the requirements for technical studies for Establishing Influence Areas for Aggregate Extractive Land Uses; Development in Proximity to Operating or Closed Waste Disposal Sites; Development in Proximity to Provincial Highways and Rail Lines; and Development in Proximity to Other Stationary Noise Sources.

Sensitive land uses shall not be permitted on or adjacent to existing pits, quarries or licensed areas. Sensitive land uses proposed within 500 metres of an existing quarry or 300 metres of an existing pit shall require a study to demonstrate that the proposed sensitive use is appropriately located and is compatible with the existing pit or quarry.

B.20.3 ACTUAL INFLUENCE AREAS AND MITIGATION MEASURES

Once the actual influence area is known and mitigation techniques have been identified, a development proposal can proceed, subject to its appropriateness as demonstrated by the technical studies, and subject to the implementation of the findings of the technical studies through the planning process.

Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed development shall not proceed.

B.21 NEW CAMPGROUNDS, TRAILER PARKS, MOBILE HOME PARKS

a) New campgrounds, trailer parks, mobile home parks, and park model home parks or expansion to existing uses, shall not be permitted and shall only be considered through the submission of an Official Plan Amendment. The Official Plan Amendment shall demonstrate how the proposed new use or expansion of the existing use is compatible with the surrounding land use and conforms to the policies of the Official Plan. Supporting studies may be required to demonstrate how the proposed use and scale of development complements the character of the area and how the proposal conforms to the environmental and technical policies of the Official Plan and meets other relevant planning and technical requirements.

b) A travel trailer or recreational vehicle, mobile homes, or park model home shall not be permitted and shall only be considered in accordance with the requirements of Section B.21 a). Recreational vehicles or travel trailers shall be permitted on a developed lot.

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PART C

LAND USE DESIGNATIONS

C. LAND USE DESIGNATIONS

The land use concept and structure for the Township of Seguin is set out on the attached Schedules "A", "B" and "C", and nine land use designations and six overlay designations. Each land use policy must be read in conjunction with the land use schedules and the other policies of this Plan.

C.1 NATURAL SYSTEM

The Township's Natural Heritage System represents a network of natural areas and the lands and waters that support the ecological functions critical to the ecological health of the Township and District. In general, the Township's Natural Heritage System is comprised of core areas and linkages. Core areas include wetlands, deer wintering areas, significant wildlife habitat, species at risk and other natural heritage features, while other rural areas of the Township provide linkages between these core areas.

This Plan is based on the recognition that a healthy Natural Heritage System is an important attribute of the community's well-being and makes a positive contribution to the economy and quality of life enjoyed by Township residents and business owners. This Plan also recognizes that the Township supports a wealth of natural resources, including aggregates, mineral resources and forest resources that, through wise use and management, will contribute greatly to the economy of the area. This Plan is based on the complementary principle that appropriate natural resource extraction uses and other rural uses can be accommodated within the Natural System in a sustainable manner.

In order to ensure that the tools are available to maintain and balance the elements of the ecological features and functions and the natural resources of the Natural System, this Plan establishes a Natural System in accordance with the Provincial Planning Statement. The intent of the Natural System is to maintain, as a permanent landform, an interconnected system of natural areas and open space areas that will preserve areas of significant ecological value while providing, where appropriate, opportunities for resource use and extraction, rural residential and accessory uses, and recreation uses.

The Natural System in the Township of Seguin is included within the following designations and overlay designations:

- *Environmental Protection Area*
- *Crown Land*
- *Rural and Resource Area*
- *Aggregate Extraction Area*
- *Moose Aquatic Feeding Areas Overlay*
- *Natural Heritage Features Overlay*

- *Area of Natural and Scientific Interest (ANSI)*
- *Stratum 1 Deer Wintering Area Overlay*
- *Stratum 2 Deer Wintering Area Overlay*
- *Provincially Significant Wetlands (PSW)*
- *Wetlands*
- *Aggregate Resources Potential Overlay*
- *Mineral Resource Potential Overlay*
- *MNDM Abandoned Mine Sites*
- *Waste Disposal Assessment Area Overlay*

The policies of the *Environmental Protection Area*, *Crown Land*, *Rural and Resource Area,* and *Aggregate Resource Area* designations are contained in this Section of the Plan. Policies respecting the Overlay designations that form part of the Natural System are contained in Section D of this Plan.

It is the intent of this Plan to:

a) establish a balanced relationship between development and nature by preserving natural features and ecological systems and protecting people and property from environmental hazards;

b) protecting natural resources for wise use and management;

c) maintain, improve and where possible restore the health, diversity, size and connectivity of natural heritage features and related ecological functions;

d) maintain natural stream form and flow characteristics and the integrity and quality of waterbodies, including lakes, rivers, and watercourses;

e) ensure that the Natural System is maintained as a series of inter-connected natural features for the benefit of present and future generations;

f) provide the tools to properly assess development applications located in close proximity to natural heritage features;

g) ensure that all development is appropriately setback from natural heritage features;

h) eliminate the potential for the loss or fragmentation of wetlands and the habitats and ecological functions they provide;

i) encourage and support the Ministry of Natural Resources in evaluating unevaluated wetlands within the Township;

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j) protect lands with the potential for mineral aggregate or mineral extraction from development that would limit their future use and development;

k) provide opportunities, where appropriate, for natural resource development; and

l) implement the 'Environment-First' objectives of this Plan.

C.1.1 ENVIRONMENTAL PROTECTION AREA

C.1.1.1 Basis and General Objectives

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 of 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.

C.1.1.2 Permitted Uses

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;

c) forestry and resource management uses are undertaken in a manner that minimizes any potential impact on the natural features and functions of the area;

d) watershed management and flood and erosion control projects carried out or supervised by a public agency;

e) archaeological conservation.

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C.1.1.3 General Policies

a) 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 site 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.

b) Not all of the natural heritage features in the Township have been designated *Environmental Protection Area* or incorporated on the Land Use Schedules at the date of the adoption of this Plan. As new information becomes available, additional lands may be incorporated into the *Environmental Protection Area* designation as part of the five-year review or as an Amendment to the Official Plan required by the *Planning Act*.

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 the Township through an Environmental Impact Study that the lands and/or adjacent lands are not part of the environmental feature and that any development proposed will have no negative impact on the environmental feature or ecological 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, are of secondary importance to development interests, or that such areas will be purchased by the Township or any other public agency.

d) It is recognized that not all of the above natural heritage features have been identified by the Province and/or the Township as of the date of the adoption of this Plan, and therefore they are not shown on the Schedules to this Plan. The incorporation of additional natural heritage features shall be in accordance with Section C.1.1.3 of this Plan.

e) The boundaries of the *Environmental Protection Area* designation are delineated in a conceptual manner on Schedule A to this Plan. The extent and exact location of the boundaries are intended to be delineated in the Implementing Zoning By-law in accordance with detailed mapping provided by the Province or as produced by the Township, and will not require an Amendment to this Plan.

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Such lands will be placed in appropriate environmental zones in the Implementing Zoning By-law.

f) The Zoning By-law shall incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated *Environmental Protection Area* in relation to the extent and severity of the natural environmental features and ecological functions of the area. The Township will evaluate this general setback for specific development applications, and as established in the Zoning By-law, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

C.1.2 CROWN LANDS

C.1.2.1 Basis and General Objectives

The Province continues to own and manage a significant land base of the Township outside of specific lands that have been identified and planned for a particular use, such as a Provincial Park or Conservation Reserve. In recognition of the major role that *Crown Lands* play in the landscape of the Township, these lands are placed in a *Crown Lands* designation.

The objectives of this Plan for the *Crown Lands* are to:

a) recognize the role and function that the significant *Crown Lands* play in the overall land use structure and landscape of the Township;

b) recognize that the Province is not bound by the policies of this Plan;

c) to encourage the Province to consult with Council and work with the Township in determining the future use and development of the *Crown Lands*;

d) ensure that lands which are deemed surplus by the Province and no longer *Crown Lands* are subject to the policies of this Plan and require an Amendment to the Plan prior to development proceeding.

C.1.2.2 Permitted Uses

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 natural 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.

C.1.2.3 General Policies

a) The Township encourages the Province and its resource Ministries to consult with the Council of the Township when making land use decisions concerning *Crown Lands*;

b) The Township encourages the Province to consider the Vision, Goals, Objectives, and Policies of this Plan, including its natural heritage and nature corridor policies, when making land use and resource management decisions regarding the *Crown Lands* located within the Township of Seguin;

c) The Township will cooperate and participate with the Province in any land use or resource management planning process with respect to *Crown Lands* located in the Township;

d) The Province is encouraged to consult with the Township prior to making any decision with respect to the sale of any *Crown Lands* located in the Township;

e) The policies of this Plan shall apply to any *Crown Lands* that are deemed surplus by the Province and are sold into private ownership. Before any former *Crown Lands* may be used and developed, they shall be the subject of an Application to amend this Plan and the Implementing Zoning By-law. The Application to redesignate lands within the *Crown Land* designation shall take into consideration the land use designations and structure as set out in the policies and on the Schedules to this Plan, and shall consider the Vision, Goals, Objectives and Policies of this Plan;

f) The Province is encouraged to continue to permit the use and development of the linear multi-use trails, including the snowmobile trails system in the Township. The Township may consider the development of a Trails Master Plan for the Township

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and would expect the Province to participate in the process in order to permit the development of an interconnected trail system in the Township on both private and public lands for a full range of recreational uses.

g) Crown lands, including the Seguin Trail, may be used to access existing lots of record. Private Roads over Crown Land may also be used to access new lots in accordance with the lot creation policies of this Plan.

C.1.2.4 Special Policies

C.1.3 RURAL AND RESOURCE AREA

C.1.3.1 Basis and General Objectives

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) Protect land with agricultural potential for agricultural uses.

b) To minimize the impacts of development on existing agricultural operations.

c) To integrate agriculture, forestry, open space, and mineral aggregate operations and mineral mining uses in a satisfactory manner and to protect areas of mineral aggregate resource potential and known mineral deposits 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 mineral aggregate extraction uses and permit new or expansions to existing sand and gravel aggregate operations subject to a rezoning application and to permit new or expansions to existing quarry operations through an Amendment to this Plan and the Zoning By-law, and to protect existing mineral aggregate operations from incompatible uses.

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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 by consent 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.

C.1.3.2 Permitted Uses

Permitted uses in the *Rural And Resource Area* include:

a) agriculture uses, agriculture-related uses, on-farm diversified uses;

b) forestry;

c) linear open space trails;

d) single detached or semi-detached residential dwellings;

e) bed and breakfast operations;

f) small-scale commercial and industrial operations;

g) small-scale Tourist commercial uses;

h) small-scale Tourist accommodation uses;

i) recreational camps;

j) minor institutional uses;

k) child care;

l) sand and gravel extraction operations;

m) mineral exploration and development;

n) water or resource management activities;

o) home occupations and home Industries are also permitted, subject to the policies of this Plan; and

p) other rural uses, where appropriate.

C.1.3.3 General Policies

a) The lands designated *Rural And Resource Area* shall be placed in specific zones in the Implementing Zoning By-law. Areas within the *Rural And Resource Area* designation that are considered good agricultural lands may be zoned in an Agricultural Zone. Existing sand and gravel pits within the *Rural And Resource Area* designation shall be zoned in an Aggregate Resources zone. Existing waste management facilities will be placed in the appropriate zone.

b) Conflicts between agricultural and mineral aggregate resource extraction uses and adjoining uses shall be minimized.

c) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae (MDS).

d) It is a policy of the Plan that existing employment uses (industrial, commercial, institutional) shall be permitted and shall be appropriately zoned by the Implementing Zoning By-law. It is also a policy of this Plan to encourage and permit the growth and expansion of these existing uses, subject to the provision of adequate services, appropriate road access, and meeting the MOE D series guidelines.

e) Small-scale commercial and light industrial uses may be permitted by Amendment to the Zoning By-law where the use has a low traffic generation, no nuisance effects on surrounding areas, a scale consistent with existing uses, and minimal environmental impact. Before considering such an Amendment, the Township shall be satisfied that:

i) the size of the proposed commercial or light industrial use is appropriate for the area;

ii) the building housing the use is set back an appropriate distance from adjacent uses and from lot lines;

iii) uses shall be directed to locations that are at least 500 metres from the Settlement Area designation or the Shoreline Area designation. If the use is located within 500 metres (1640 feet) from lands within defined *Settlement Areas* and *Shoreline Areas* designations, a land use compatibility study shall be required;

iv) the use does not require separation from sensitive land uses that would otherwise require it to be directed to

lands that are designated for Employment purposes.;

v) no outside storage shall be permitted;

vi) any noise emanating from the use will not have an adverse impact on the enjoyment of adjacent properties; and,

vii) an appropriate servicing and stormwater management plan is put in place.

f) The protection and enhancement of the agricultural system, including agricultural areas and lands exhibiting ongoing agricultural activity, shall be encouraged to support and foster the long-term economic prosperity and productive capacity of the land and agricultural food network. Development shall not be located in areas that would adversely affect existing agricultural operations. When considering development proposals in the vicinity of agricultural uses and agricultural uses in the vicinity of development, the Minimum Distance Separation formulae will be used. The Zoning By-law will implement the Minimum Distance Separation requirements.

g) Where a residential dwelling is permitted on a lot, the Township shall allow up to two additional residential units in accordance with provincial guidance, provided that at least one of the additional residential units is to be located within or attached to the principal dwelling and any detached additional dwelling units must satisfy the provisions of Section B.10.

Limited residential units accessory to employment uses may be permitted where such residential units are secondary to the main employment use, are compatible with the main employment use, and will not detract from the use of the property for employment operations.

h) Lot creation in the agricultural areas is discouraged and may only be permitted in accordance with provincial policies.

i) Development of agricultural lands for non-agricultural purposes shall only occur where the following criteria have been satisfied:

i) the lands have not been used for agricultural purposes for the past 10 years;

ii) the lands do not contain farm buildings that are in good condition;

iii) new dwellings and non-agricultural development comply with the Minimum Distance Separation formulae;

iv) the development will not adversely affect neighbouring farming operations; and,

v) the least productive portion of the lands are proposed for development.

j) Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines an appropriate distance so that clearing and cutting operations do not impact the visual quality and character of the shoreline from the waterbody. Clear-cutting shall be prohibited within 500 metres of any lake used for recreational purposes, unless carried out in accordance with sound forest management practices, and maintaining appropriate vegetation buffers.

k) The establishment of new sand and gravel aggregate operations or the expansion of existing operations shall be subject to the policies of this Plan and the Aggregate Resources Act, and shall require an Amendment to the Zoning By-law. Extractive uses shall also be subject to development agreements where matters are not addressed in the Aggregate Resources Act, its regulations, or the provisions of a licence of an Aggregate Resources Act site plan. It is recognized that the Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. It is the intent of this Plan to ensure that there is open and transparent consultation between the appropriate Provincial Ministries and agencies, the proponent of the mineral aggregate operation and the Township before licenses are issued or modified, in order to ensure that new sand and gravel aggregate operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan. In reviewing Planning Act applications to permit new sand and gravel operations or expansions to existing operations Council shall consider the following:

i) the natural heritage features and ecological functions on the site and in the area;

ii) nearby communities and residential uses;

iii) agricultural resources and activities;

iv) the character of the area;

v) the quality and quantity of groundwater and surface water;

vi) the cultural heritage resources in the area;

vii) significant geologic formations on the site and in the area;

viii) nearby wells used for drinking water purposes;

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ix) groundwater recharge areas;

x) the effect of the increased truck traffic on the natural environment and the residences in the area;

xi) the suitability of the proposed haul routes;

xii) the effect of the noise, odour, dust and vibration generated by the proposed use and the use of the haul route on adjacent land uses;

xiii) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the pit and/or after the pit has been progressively rehabilitated;

xiv) how the impacts from the proposed pit or quarry will be mitigated in order to lessen those impacts;

xv) the impacts of existing pits or quarries in the immediate area; and,

xvi) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

l) In considering the added impact of the new pit operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed pit and existing pits or quarries on the general area.

m) Rehabilitation and alternative uses of pits shall be subject to Sections C.1.4.3.g) and C.1.4.3.h) of this Plan.

n) Within the *Rural and Resource Area* designation, there is considerable land that has moderate to high potential for mineral exploration and development. The *Rural and Resource Area* designation permits the exploration, development, production and closure of mineral and ore mines subject to the applicable regulations of the *Mining Act* or other pertinent legislation. Amendments to the Official Plan or Zoning By-law for new mineral mining operations are not required. Interim uses of these lands are permitted, where the use is compatible with the eventual use and development of the lands for mining uses. Interim uses include agriculture, forestry, or passive recreation uses.

o) Recreational trails, such as the Seguin Trail, have been established within the *Rural and Resource Area* and *Shoreline Area* designations. In addition, a number of snowmobile trails

have been established within the Township. These trails will be protected as much as possible. The Township shall consider the impact of any development on the trail. No new lot creation or dwellings shall be permitted which gain access from linear multi-use trails.

p) It is a general policy of this Plan that public service facilities such as schools, and other community facilities uses shall be directed to the Settlement Areas and the North Seguin Development Area. However, new minor institutional uses may be permitted in the *Rural and Resource Area* designation, subject to an Amendment to the Implementing Zoning By-law. Minor institutional uses may include churches, places of worship, community centres, clubs, but shall not include recreational camps. Before considering such an Amendment, the Township shall be satisfied that:

   i) the size of the proposed institutional use is appropriate for the area;

   ii) the building housing the use is set back an appropriate distance from adjacent uses and from lot lines;

   iii) the use should be located at least 500 metres (1640 feet) from lands within defined *Settlement Areas* and *Shoreline Areas* designations;

   iv) any noise emanating from the use will not have an adverse impact on the enjoyment of adjacent properties;

   v) an appropriate servicing and stormwater management plan is established; and,

   vi) any traffic generated as a result of the use will be low volume and will not have an adverse impact on the enjoyment of adjacent properties.

q) new golf courses or expansions of existing golf courses that will add lands not presently within the development envelope shall require an Amendment to this Plan.

r) a new institutional use shall also be subject to a Site Plan Agreement in accordance with Section F1.4 of this Plan.

s) agricultural operations shall be encouraged to keep livestock separated from surface water features and groundwater features through the use of fencing or vegetative buffering.

C.1.3.4 Special Policies

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C.1.4 AGGREGATE EXTRACTION AREA

C.1.4.1 Basis and General Objectives

The *Aggregate Extraction Area* designation recognizes the existing quarry aggregate operations in the Township. The *Aggregate Extraction Area* designation is intended to recognize these significant industrial operations and to permit their continued operation and expansion, and to protect them from inappropriate land uses. This Plan is based on the premise that quarry operations, in light of the long-term nature of the extraction and the potential to cause greater impacts on adjacent environments, land uses, and roads, require a separate designation in the Plan. Stand-alone sand and gravel operations, where no quarrying operations will occur (blasting, drilling, or breaking of consolidated rock) shall not be placed in this designation unless the owner intends to eventually commence quarrying.

The objectives of this Plan with respect to the *Aggregate Extraction Area* designation are to:

a) recognize existing mineral aggregate quarry operations;

b) protect known mineral aggregate resources for potential future extraction;

c) ensure that new mineral aggregate quarry operations are located where there will be no negative impact on natural heritage features and their ecological functions;

d) ensure that mineral aggregate quarry operations are developed in an orderly fashion, and thus not creating the necessity for major improvements to roadways over long distances;

e) ensure that the haul routes used are appropriate;

f) ensure that extractive activities are carried out in a manner that minimizes potential negative environmental and social impacts; and,

g) prevent new conflicts between incompatible land uses.

C.1.4.2 Permitted Uses

Permitted uses on lands designated *Aggregate Extraction Area* are limited to:

a) the extraction of stone, gravel, sand and other aggregates and associated facilities used in the mineral aggregate operations such as crushing, screening, washing, aggregate storage and aggregate recycling;

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b) forestry, agriculture and resource management uses that do not preclude or interfere with the use of the lands for mineral aggregate extraction;

c) accessory office and accessory dwelling use; and,

d) the establishment of permanent concrete batching plants, asphalt plants, or other forms of processing on lands within the *Aggregate Extraction Area* designation may be permitted, subject to Council approval of the appropriate implementing zoning.

C.1.4.3 General Policies

a) It is recognized that the Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. It is the intent of this Plan to ensure that there is open and transparent consultation between the appropriate Provincial Ministries and agencies, the proponent of the mineral aggregate operation and the Township before licenses are issued or modified, in order to ensure that new mineral aggregate operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.

b) When a new sensitive land use, or expansion thereof, is proposed within 500 metres of a quarry or 300 metres of a pit within the *Aggregate Extraction Area* designation, the Township shall be satisfied that the proposed use is compatible with the operation of the pit or quarry. A minimum separation distance between the uses may be required after a study has been undertaken to determine the actual influence area.

c) All new mineral aggregate quarry operations and/or expansions to existing mineral aggregate quarry operations onto lands that are not designated *Aggregate Extraction Area* shall require an Amendment to the Official Plan. All such applications shall be supported by studies that address the effect of the operation of the mineral aggregate resource use on:

i) the natural heritage features and their ecological functions on the site and on adjacent lands;

ii) nearby communities and sensitive land uses;

iii) agricultural resources and activities;

iv) the character of the area;

v) the quality and quantity of groundwater and surface water;

vi) the cultural heritage resources in the area;

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vii) significant geologic formations on the site and in the area;

viii) nearby wells used for drinking water purposes;

ix) groundwater recharge areas;

x) potential haul road transportation impacts on the Township and District Road systems;

xi) the suitability of the proposed haul routes;

xii) the effect of the noise, odour, dust and vibration generated by the proposed use and the use of the haul route on adjacent land uses;

xiii) how the natural heritage features and their ecological functions on the site and in the area can be protected and/or enhanced as part of the design of the quarry and/or after the quarry has been progressively rehabilitated;

xiv) how the impacts from the proposed quarry will be mitigated in order to lessen those impacts; and,

xv) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

The required information shall be contained in an Environmental Impact Study that is prepared in accordance with Section C.1.1.3 c) of this Plan or other study as required by this Plan. The required studies shall assess the impacts of the proposed quarry on adjacent lands in accordance with Provincial policy or as determined by the Township.

e) In addition to the above, the required studies shall take into account the impacts from existing pits or quarries in the immediate area.

In considering the added impact of the new or expanded quarry operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed quarry and existing pits or quarries on the general area.

f) An application for a quarry shall not be approved unless the applicant demonstrates that:

i) the quality of groundwater and surface water in the area will be protected and, where possible, improved or restored in accordance with Provincial policy;

ii) the quantity of water available for other uses in the area and as base flow for rivers and streams will be protected and, where possible, improved or restored in accordance with Provincial policy;

iii) air quality will be protected and, where possible, improved or restored in accordance with Provincial policy;

iv) as much of the site as possible will be rehabilitated by establishing or restoring natural self-sustaining vegetation; and,

v) the health, diversity, size and connectivity of natural features on the site and on adjacent land will be maintained and, where possible, improved or restored.

g) Alternate uses of the lands on former pits or quarries shall not be permitted until such time as the resource is either substantially depleted or it is shown to the Township's satisfaction that it is not feasible to extract. In such cases, an Amendment to the Official Plan and/or a Zoning By-law Amendment will be required to facilitate the establishment of a use that will preclude the use of these lands for mineral aggregate extraction in the future. It is the intent of this Plan that, following rehabilitation, the after-use of the site shall be compatible with and will have minimal impact on the surrounding natural environment and existing uses.

The determination of the appropriate designation of the lands for an after-use will be made at the time an application is submitted. Factors to be considered by the Township shall include:

i) the use of the land before the extraction commenced;

ii) the land uses on adjacent properties;

iii) the proximity of the lands to agricultural lands and activities;

iv) the character of the area;

v) the accessibility of the property;

vi) the recreational opportunities that the site may afford;

vii) the opportunities that may be available to enhance natural heritage features and their ecological functions in the area; and

viii) the nature and cost of any long-term monitoring required on the site.

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h) The progressive rehabilitation of all pits and quarries within the Township is required. The Township will work with pit and quarry operators to establish appropriate progressive rehabilitation plans.

i) The Implementing Zoning By-law shall place all existing mineral aggregate operations in separate zones that permit quarries and sand and gravel operations, and a zone that permits only sand and gravel extraction operations. The Implementing Zoning By-law will contain setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal rights-of-way and property boundaries.

C.1.4.4 Special Policies

C.1.4.4.1 Renaud – Lake Joseph Road/Clear Lake Road

C.1.4.4.1.1 Notwithstanding the policies listed in Section C.1.3.3 e) of the Official Plan of the Township of Seguin to the contrary, on the lands described as PT LT 35 CON 9 *HUMPHREY* AS IN RO209206; S/T HU1883; SEGUIN, a motor vehicle sales and repair establishment shall be permitted, as well as other light commercial uses and accessory uses.

C.1.4.4.2 Rural Settlement Area (Oastler Park Drive Rural Community)

C.1.4.4.2.1 The following uses are permitted in this designation, on the lands described as PART LOTS 142,143 CON B FOLEY, PARTS 1 TO 14 42R22726 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 42R22726 AS IN GB42490 SUBJECT TO AN EASEMENT OVER PARTS 2,3,14 42R22726 AS IN RO15701 TOWNSHIP OF SEGUIN;

i. lots for employment uses along Oastler Park Drive
ii. lots for single family dwellings
iii. lots for semi-detached dwellings
iv. lots for multiple dwellings up to 5 units
v. blocks for roads, parks, trails and stormwater management

C.2 SETTLEMENT SYSTEM

The Township's Settlement System represents lands that support the most concentrated levels of human activity in the Township. This Plan is based on the principle that human activities related to living areas, *Employment Lands*, and major recreational areas should be directed primarily to existing communities or identified locations that will accommodate future growth and development in a sustainable manner.

The Settlement System in the Township of Seguin is included within the following designations:

- *Settlement Area*

- *Employment Lands*
- *Airport Employment Lands*
- *Major Open Space Area*
- *North Seguin Development Area*
- *Waste Disposal Assessment Area Overlay*

It is the intent of this Plan to direct the majority of new growth and development to the Settlement System.

The policies of the *Settlement Area*, *Employment Area*, *Airport Employment Area*, and *Major Open Space Area* designations are contained in this Section of the Plan. The overlay designations are contained in Section D to this Plan.

C.2.1 SETTLEMENT AREA

C.2.1.1 Basis and Objectives

This Plan identifies Rosseau, Humphrey and the North Seguin Development Area as the major *Settlement Areas* of the Township and the communities of Orrville and Foley Centre as existing rural *Settlement Areas*. These five communities are designated *Settlement Area* on Schedule "A" to this Plan. Rosseau, Humphrey and the North Seguin Development Area are considered major *Settlement Areas* in recognition of the concentration of community service facilities, housing, and commercial and employment uses. Orrville and Foley Centre may have fewer higher-order uses, but both represent long-standing communities in the Township. The objective of this Plan is to build on the communities of North Seguin Development Area, Rosseau, Humphrey, Orrville and Foley Centre as the main focus of growth and development in the Township during the planning period of this Plan.

It is the intent of this Plan to:

a) maintain and enhance the character and identity of the defined *Settlement Areas*;

b) encourage the provision of a range and mix of housing options to accommodate persons with diverse social and economic backgrounds, needs and desires based on the servicing capability of the Township;

c) ensure that *Settlement Areas* permit a variety of complementary and compatible land uses, including additional needs housing, public service facilities such as schools, child care, recreation, and police and fire protection services, commercial and small-scale employment uses, and open space areas;

d) establish a comprehensive set of Design Guidelines and policies that foster the establishment of a community environment that is safe, functional and attractive;

e) encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the Township's residents and visitors;

f) ensure that all new development in *Settlement Areas* is compatible with adjacent development, and is appropriately phased based on the type and availability of all ranges of services;

g) ensure that a full range of institutional uses are available to meet the social, cultural and educational needs of Township residents;

h) ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations in the existing settlements;

i) ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;

j) ensure that new small-scale industrial development occurs in an orderly manner and in appropriate locations, that is appropriately separated from sensitive land uses, and are located in Employment Lands

k) streamline the approval process for the development of new and expansion of existing employment uses;

l) ensure that services are adequate to sustainably support the nature and scale of all development; and,

m) allow the Township to consider municipal servicing options for settlement areas.

n) To explore opportunities, where appropriate, to promote public use and enjoyment of the shoreline, including the preservation and potential expansion of municipal lands to support waterfront trails on municipal lands within the Settlement Areas, including along Rosseau's Water Street shoreline.

C.2.1.2 Permitted Uses

The permitted residential uses in the *Settlement Area* designation include:

a) single detached dwellings;

b) semi-detached dwellings;

c) duplex dwellings and

d) bed and breakfasts.

Also permitted within the *Settlement Area* designation, subject to a Zoning By-law Amendment and the policies of Section C.2.1.3.4, include the following multiple residential dwelling uses:

e) multiple dwellings;

f) street townhouse dwellings;

g) block townhouse dwellings; and,

h) low-rise apartment dwellings.

i) On a lot where a single detached, semi-detached or townhouse dwelling unit is permitted, the Township shall also permit up to two additional residential units in accordance with the policies of section B.10.

Certain commercial uses are permitted within the *Settlement Area* designation, subject to a Zoning By-law Amendment and the policies of Section C.2.1.3.5 of this Plan including the following:

j) retail and service uses;

k) offices including financial institutions and medical uses;

l) tourist commercial uses;

m) tourist accommodation uses;

n) grocery store;

o) restaurants;

p) convenience retail uses;

q) automobile-related uses;

r) personal service uses; and,

s) marinas

Small-scale industrial uses are permitted within the *Settlement Area* designation, subject to a Zoning By-law Amendment and the policies of Section C.2.1.3.6 of this Plan, including:

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t) small-scale light industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities;

u) printing and associated service establishments

v) industrial malls, containing one or more of the uses permitted in this designation; and,

w) secondary uses in accordance with the policies of this Plan.

Institutional and community facility uses are permitted within the *Settlement Area* designation, subject to Zoning By-law Amendment and the policies of Section C.2.1.3.3, including the following:

x) government administration offices and buildings;

y) post office;

z) library;

aa) hospitals or medical clinics;

bb) places of worship;

cc) cemeteries

dd) public and private schools;

ee) community centres and arenas; and

ff) public parks.

C.2.1.3 General Policies

C.2.1.3.1 Residential Development and Density

It is a policy of this Plan that new growth be directed to the existing *Settlement Areas* of the Township. In recognition of the limited long-term growth and the Township's goal to maintain its rural and small community character, new residential development will be permitted in the designated *Settlement Areas* of this Plan, subject to the policies of Section E.5.2 and the following policies:

a) Lot size and project density will be determined on the basis of a Hydrogeological Study prepared in accordance with this Plan and the relevant MOE Guidelines.

b) The Township may require, where the development size, density or site conditions warrant, the preparation and submission of a Servicing Options Feasibility Study. The Servicing Options

Feasibility Study will be prepared in accordance with this Plan and will investigate all options for servicing, including private communal sewage services and private communal water services.

c) It is a policy of this Plan that all new development within the *Settlement Areas* should utilize tertiary treatment systems that will reduce or eliminate phosphorus and nitrates.

d) It is a policy of this Plan that, where private communal sewage service and private communal water service systems are prepared and acceptable to the Township, a Responsibility Agreement and Financial Assurance will be required in accordance with MOE Guidelines.

C.2.1.3.2 Additional Needs Housing

Additional Needs Housing, such as long-term care homes, adaptable and accessible housing, housing for persons with disabilities and housing for older persons, may be permitted subject to an Amendment to the Implementing Zoning By-law and provided the Township is satisfied that:

a) the site has access and frontage onto an arterial or collector road as shown on Schedule B to this Plan;

b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;

c) the building does not exceed 3 storeys in height and is buffered from adjacent low-density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;

d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,

e) water and wastewater facilities are adequate and available.

C.2.1.3.3 Public Service Facility Uses

Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, which directly serve the needs of the adjacent residential areas including such uses as private and public schools, child care and educational programs, and places of worship, may be permitted subject to an Amendment to the Implementing Zoning By-law and provided the Township is satisfied that

a) the size of the site and its location are appropriate for the development;

b) the use is intended to serve and support only the immediate neighbourhood and is not more appropriately located in the major community;

c) the use is designed to complement the low-density nature of the community;

d) the use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

e) the site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering in the form of landscaping, fencing and trees to ensure the compatibility of the use with adjacent land uses;

f) the noise generated by the use will not adversely affect the enjoyment of neighbouring properties;

g) the use will be a positive addition to the neighbourhood and will provide a service that is required by residents;

h) in the case of public elementary schools, the site is located adjacent to a neighbourhood park to provide a neighbourhood focal point and encourage the provision of complementary facilities such as sports fields, hard surface play areas, components, and play equipment; and,

i) water and wastewater systems are adequate and available.

C.2.1.3.4 Medium Density Uses

a) The permitted Medium Density uses in the *Settlement Area* designation are limited to multiple unit dwellings, street townhouse dwellings, block townhouse dwellings, and low-rise apartment dwellings.

b) New medium-density residential areas shall be established by way of an amendment to the Zoning By-law in accordance with the following, provided that the development:

i) is located on and has direct access to a road capable of accommodating the increase in traffic;

ii) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;

iii) can be easily integrated with surrounding land uses;

iv) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;

v) is located in close proximity to community facilities, such as parks, schools or open spaces;

vi) is located on a site that has adequate land area to incorporate the required parking, recreational facilities, landscaping and buffering on-site; and,

vii) can be adequately serviced by water and wastewater systems.

C.2.1.3.5 Settlement Commercial Uses

a) Commercial uses may be permitted provided the Township is satisfied that:

i) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;

ii) the use can easily be accessed by pedestrians;

iii) the use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site;

iv) the use, scale, massing and siting of the development are compatible and consistent with adjacent development; and,

v) the uses permitted serve the local retail and service needs of the surrounding area and community. On this basis, the Implementing Zoning By-law may restrict the size and coverage of a local commercial centre or use.

b) Residential units accessory to commercial uses may be permitted where such residential units are secondary to the main commercial use, are compatible with the main commercial use, and will not detract from the use of the property for commercial operations.

C.2.1.3.6 Industrial Uses

a) Small-scale industrial uses may be permitted provided the Township is satisfied that:

i) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;

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iii) the existing road network can appropriately accommodate the vehicles that are proposed;

iii) the use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site;

iv) the use, scale, massing and siting of the development are compatible and consistent with adjacent development in accordance with MOE D-Series Guidelines;

v) the use is a dry industrial use; and,

vi) the use does not create noxious odours or noxious noises.

C.2.1.3.7 Urban Design

It is the intent of this Plan to improve the vibrancy and aesthetics of all lands within the *Settlement Area* designation in the Township. On this basis, the approval under the *Planning Act* of any development proposal will depend on the Township being satisfied that:

a) improvements to the aesthetics of the public realm (roads, parks, sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;

b) the siting, height, scale and massing of buildings contribute to a safe and attractive pedestrian environment and streetscape, and enhance the historic character of the community;

c) parking facilities are designed not to dominate the streetscape or front yard;

d) landscaping is encouraged to be used to buffer adjacent uses and improve the overall aesthetics of the development; and,

e) lighting is designed to prevent trespass onto adjacent lands and preserve the dark sky at night.

The Township shall have regard to the design policies of this Plan when considering any commercial or industrial development application requiring a *Planning Act* approval. In addition to the above, the Implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these same urban design policies.

Parking requirements in the *Settlement Areas* may be relaxed to encourage a pedestrian environment.

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C.2.1.3.8 Outdoor Storage

It is recognized that many businesses require outdoor storage of raw materials and/or finished products. However, it is recognized that the location and type of outdoor storage may have impacts on the aesthetics of an area and on adjacent land uses. On this basis, the establishment of a new accessory outdoor storage area on a lot shall be subject to Site Plan Control. In considering such an application, the Township shall be satisfied that the outdoor storage is:

a) not located between the main building and the street;

b) clearly accessory to the main use of the property;

c) is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses; and,

d) is completely enclosed and/or screened by landscaping that functions year-round.

The Implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot.

C.2.1.3.9 Zoning By-law Implementation

Lands within the *Settlement Area* designation shall be placed in appropriate zones in the Implementing Zoning By-law.

C.2.1.4 Special Policies

C.2.1.4.1 Part Lots 131 & 132, Concessions A & B (Foley)

A former large industrial operation is located within the boundaries of the Foley Centre *Settlement Area* on the shoreline of Little Otter Lake and located in Part of Lots 131 and 132, Concession A and B (Foley).

It is a policy of this Plan that all development and redevelopment of this operation shall be in accordance with the water quality policies of this Plan and shall protect and preserve the water quality of Little Otter Lake. It is a corollary policy of this Plan that any development or redevelopment of the site shall be in accordance with the policies of Section B.18 of this Plan respecting potentially contaminated sites.

All changes in land use of the site shall be evaluated and considered in accordance with the following principles:

a) Any development or redevelopment shall have no impact on the water quality of Little Otter Lake.

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b) Any development or redevelopment shall generally not include a processing or manufacturing operation that uses chemicals in the operation.

c) A change in land use shall be to a use that is more compatible with the sensitive site and shoreline location and is either a low water use light industrial operation, low water use commercial use, or a residential use in accordance with the policies of Section C.2.1 of this Plan.

d) The Township may consider the use of a Community Improvement Plan in accordance with Section F.1.6 of this Plan to permit the use of certain financial tools to assist in the redevelopment of the lands to a use which is more compatible with the sensitive shoreline location and with the surrounding settlement area. The financial tools that could be considered under a Community Improvement Plan include study grants, fee reductions or waivers, tax increment financing, or similar tools in order to encourage and facilitate the development or redevelopment of the site.

e) A change in land use shall require the submission of the supporting studies in accordance with Section B.14 of this Plan prior to the consideration of the planning application.

f) The implementing Zoning By-law may consider the use of a special zone or the use of a holding symbol pursuant to Section F.1.3 of this Plan in order to prohibit a change of use of the subject lands until such time as the required studies are received and approved by the Township.

C.2.1.5 Settlement Area Boundary Expansion

The Township may consider initiating a settlement area boundary expansion, or a request for a settlement area boundary expansion or identifying a new settlement area based on the following:

a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

b) If there is sufficient capacity in existing or planned infrastructure and public service facilities;

c) The evaluation of alternative locations to avoid including agricultural lands;

d) Compliance with the minimum distance separation formulae;

e) Whether there are impacts on the agricultural system and if so, identify ways to minimize or mitigate the impacts through an agricultural impact assessment or equivalent analysis; and

f) The expanded settlement area or proposed new settlement area provides for phases progression of urban development.

C.2.1.6. NORTH SEGUIN DEVELOPMENT AREA

The lands described as Part of the Road Allowance in Front of Lot 146, and Part of Lots 146-148, Concession A (Foley); Lots 27-30, Part of Lots 26 and 31 and the Road Allowance Between Lot 30 and Lot 31, Concession 11 (Foley); and Part of Lot 5 on Registered Plan 42M661, Township of Seguin, District of Parry Sound, are subject to a Zoning Order under Ontario Regulation 40/23 under the Planning Act.

Permitted land uses within these lands include:

a) Residential uses;

b) Home occupations;

c) Commercial uses;

d) Recreation and athletic facilities, including a community centre, a recreation club, an ice or roller skating rink, a curling rink, an indoor paintball facility, an axe throwing facility, a racquet club, a swimming pool, a golf driving range, a billiard hall, a bowling alley or other similar facilities where the principal focus of the use is participation in athletic or recreation activities;

e) Institutional uses, buildings or structures that are publicly or privately owned and that are used by a government, organization, group, or association for public, religious, charitable, educational, benevolent, health, safety or welfare purposes;

f) Long-term care homes, as defined in the Fixing Long-Term Care Act, 2021, and assisted living homes;

g) Cohousing buildings and structures that include both private dwelling units and shared spaces to facilitate interaction between neighbours and provide social, economic and environmental benefits;

h) Retirement homes, as defined in the Retirement Homes Act, 2010;

i) Supportive housing made up of single dwelling units in a residential dwelling of any kind, other than a correctional facility, that is licensed, approved or funded under federal or provincial statute for the accommodation of three to 10 residents, exclusive

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of staff, and that provides a supervised group living arrangement;

j) Health clinics;

k) Day care centres;

l) Parks and other open spaces;

m) Public uses;

n) Environmental Protection; and

o) Infrastructure uses.

C.2.1.6.1 General Policies

It is the policy of this Plan that the North Seguin Development Area accommodate the Township's higher-density residential growth and locally appropriate commercial uses. In addition to the objectives and vision of Settlement Area policies of this Official Plan, these lands are envisioned to be developed in a manner which:

a) Promotes and encourages active transportation, pedestrian access and trail systems;

b) Explores and promotes active transportation, trail linkages;

c) Explores road network connections; and

d) Water and sewage servicing is done in a manner which ensures the long-term viability of the system. Municipally owned water and sewer services are the preferred forms of servicing.

C.2.2 EMPLOYMENT LANDS

C.2.2.1 Basis and General Objectives

This Plan recognizes a number of existing nodes of concentrated employment uses located at strategic locations throughout the Township. The *Employment Lands* designation is intended to permit a broad range of light industrial and commercial uses in appropriate locations that also respect the "Environment-First" principle of this Plan. All new employment uses must be appropriate to the character of the Township and the existing level of services provided.

It is the intent of this Plan to:

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a) recognize, protect, and enhance the existing *Employment Lands* and the maintenance of those elements which contribute to the success of these areas for employment uses;

b) ensure that the design of new employment uses is sensitive to the character of the Township and contributes to the improvement of the appearance of the Highway and other Corridors;

c) promote the existing businesses and industries and associated activities and enhance their capacity to contribute to the economy of the Township;

d) provide for the development of new employment uses which are compatible with the existing development in the Township;

e) ensure that new employment uses will not have an impact on the environmental and groundwater resources of the Township; and,

f) ensure that the scale of development is compatible with the role and function of the *Employment Lands* designation and the Township.

C.2.2.2 Permitted Uses

Permitted uses on lands designated *Employment Lands* include:

a) manufacturing;

b) assembly;

c) processing;

d) fabrication;

e) storage and/or warehousing uses;

f) research establishments;

g) wholesale establishments.

h) restaurants; and,

i) land-intensive retail uses, including building supply depots and automobile sales dealerships.

C.2.2.3 General Policies

a) All new development shall be subject to an Amendment to the Implementing Zoning By-law and may be subject to Site Plan Control. Any redevelopment of existing industrial uses which would involve an expansion of the floor area of more than 25%

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may also be subject to Site Plan Control. Prior to considering an application for re-zoning and/or Site Plan approval, the Township shall be satisfied that:

i) Adequate parking and loading facilities are provided on the site;

ii) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;

iii) The proposed buildings or structures on unvegetated sites are encouraged to incorporate landscaping to enhance the site and the surrounding area;

iv) Outdoor storage areas are substantially screened from view by passing traffic and adjacent land uses, and specifically prohibited in yards directly adjacent to Highway 400;

v) The proposed use can be serviced with an appropriate water supply and means of sewage disposal; and,

vi) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features is utilized to ensure that there is adequate screening between the uses.

B) Lands designated as *Employment Lands* are intended to accommodate those uses and activities which place a heavy reliance upon ease of access to major goods movement corridors and require separation from sensitive land uses. It is the policy of this Plan to encourage the development of such uses and activities adjacent to similar uses in accordance with good design principles. Specific regard shall be had for the means of ingress and egress to such areas so as not to create a traffic hazard or result in the disruption of through traffic movements.

c) Regard shall be had for the compatibility of the *Employment Lands* uses with uses in adjoining areas, in accordance with policies in Section B.12, so as to ensure the long-term operational and economic viability of the planned uses and functions of the Employment Lands. Development or redevelopment proposals shall incorporate site planning standards which will result in a desirable design, including the following:

i) Adequate buffer planting shall be provided between the industrial use and any adjacent residential areas. Such buffer planting may include provision for grass strips and appropriate planting of trees and shrubs.

ii) Adequate off-street parking facilities shall be provided for all permitted uses. Access points to and from such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

iii) In the absence of municipal water supply and sewage treatment systems, only those establishments which place no demands for water supply or sewage disposal, beyond the requirements normally considered necessary for the personal use of employees, shall be permitted.

iv) Employment uses should be encouraged to consolidate in nodes adjacent to similar uses and should not be permitted to develop in an indiscriminate manner, particularly in those areas which demonstrate a high resource capability for agriculture or aggregate resources.

v) Highway Commercial uses and activities shall be located outside of Employment Lands but allowed to locate adjacent to major roads and highways within the appropriate areas designated under this Plan for those uses.

vi) An application for an Amendment to this Plan or the Implementing By-law, to allow for the development of a permitted use, shall be accompanied by a site plan prepared in accordance with the requirements of Section F of this Plan.

vii) Development proposals in the *Employment Lands* designation shall be encouraged to provide access off service roads and/or secondary roads rather than direct access to existing roads.

viii) It shall be the policy of this Plan that *Employment Lands* uses be included in a separate zoning classification in the Implementing Zoning By-law, where, under suitable provisions and regulations, are prescribed to govern the future development and use of such lands.

d) No use that causes, or is likely to cause, air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines shall be permitted.

e) All existing commercial and industrial uses within the *Employment Lands* designation shall be placed in an appropriate Zone in the Implementing Zoning By-law. The By-law will zone commercial and institutional lands in separate zones to ensure that permitted uses are compatible.

C.2.2.4 Special Policies

a) Redesignation of Employment Lands is only permitted where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

C.2.3 AIRPORT EMPLOYMENT AREA

C.2.3.1 Basis and General Objectives

The Parry Sound Area Municipal Airport is located in Part of Lots 2 and 3, Concessions 10, 11 and 12 (Humphrey) and is considered as employment area lands, and is a major anchor of the Township's economic infrastructure and a major component of the regional economy. It is the intent of this Plan to:

n) support the continued development of the Parry Sound Area Municipal Airport as a significant component of the Township's economic base;

o) encourage the establishment of employment uses that are related to and compatible with the functioning of the airport;

p) permit a range of employment uses for development on the airport lands to create a threshold employment node; and

q) support the current role and enhance the future role for "clean" manufacturing and related employment focused on the airport.

C.2.3.2 Permitted Uses

Permitted uses in the *Airport Employment Area* designation include:

a) airport facilities and accessory uses;

b) airport-related manufacturing, assembly, maintenance, processing, and fabrication;

c) storage and/or warehousing uses;

d) research establishments;

e) business offices associated with primary industrial-type uses on the same property;

f) wholesaling establishments;

g) private and public school facilities related to aviation and manufacturing;

h) hotels, motels, restaurants; and,

i) automotive-related commercial uses.

C.2.3.3 General Policies

a) Development shall be compatible with the airport uses on the adjoining lands and in the vicinity. In determining compatibility, regard shall be had to the possible detrimental impacts on the airport use by virtue of noise, odour, dust, fumes, vibration, lighting, signs, refuse or waste, height of buildings or any other element that may have a detrimental impact on the airport's operation in accordance with MOE Guidelines;

b) All development in the vicinity of the airport shall be in accordance with Federal Regulations;

c) Industrial development shall be subject to the approved policies and requirements of the authorized Provincial Ministries, including the D series Guidelines of the Ministry of the Environment;

d) The outdoor storage of goods and materials shall be accessory to a permitted use and shall be restricted through zoning by the type, amount, locations and other regulations in the Implementing Zoning By-law;

e) Accessory outdoor storage and display shall be in locations where visual exposure is acceptable or is limited and screened, and where it does not detract from the operation of the airport;

f) Adequate parking and loading facilities shall be provided on site to serve the employment development.

C.2.3.4 Special Policies

C.2.4 MAJOR OPEN SPACE AREA

C.2.4.1 Basis and General Objectives

Major open space uses, such as Provincial Parks and Conservation Reserves, linear trail corridors and golf courses, are major elements of the land use structure of the Township and contribute to the economic base of the Municipality. These land uses may also generate significant impacts on local roads and waterways. The intent of this Plan is to recognize major open space uses in the Township and to:

a) manage major open space uses in a satisfactory manner.

b) to encourage the preservation of present and future linear trail systems for the benefit of the residents and visitors to the Township.

c) to participate and support, where appropriate, the initiatives of other agencies and groups in establishing or expanding interconnected linear and other recreational open space systems within the Township.

C.2.4.2 Permitted Uses

Permitted uses in the *Major Open Space Area* designation are limited to passive and active recreational uses, conservation uses, linear multi-use trails, golf courses, and forestry uses in accordance with good management practices.

C.2.4.3 General Policies

a) The following Provincial Parks and Conservation Reserves are located in the Township and identified as *Major Open Space Area* on Schedule A to this Plan:

i. Oastler Lake Provincial Park

ii. The Massasauga Provincial Park

iii. Crane Lake Forest Conservation Reserve

iv. Dutcher Lake Conservation Reserve

v. Horseshoe Lake Conservation Reserve

b) Where the lands designated *Major Open Space Area* are Crown-owned, the Township has no planning control. The Township will encourage the Province of Ontario to consult with Council on all decisions with respect to the future use, development, or disposition of Crown-owned lands within the Township of Seguin;

c) The Township will ensure that all proposed land uses are consistent with the environmental policies of this Plan;

d) The Township recognizes the significance of existing trail systems such as the Seguin Trail, Nipissing Trail, and TOPS trails and shall endeavour to preserve and protect these trail networks and major open space systems where feasible;

e) The Township will support and participate in, as appropriate, the initiative of other agencies and interest groups to expand and interconnect existing linear trail systems;

f) The Township will consider all master plans or management plans prepared for the trail systems, including the Seguin Trail Management Plan, when considering all applications for development adjacent to the trail;

g) The uses of privately owned lands in the *Major Open Space Area* designation include active recreational uses such as golf courses. It is a policy of this Plan that uses shall be limited to existing uses and activities and related facilities and operations; and,

h) New intensive recreational uses or expansions to existing uses, such as golf courses or cross-country ski and mountain bike facilities, shall only be permitted through an Amendment to this Plan and to the Implementing Zoning By-law. Applications for new recreational uses shall be supported by appropriate studies as required by the Township and other relevant agencies and shall include an Environmental Impact Study as required by this Plan.

C.2.4.4 Special Policies

a) The Ministry of Natural Resources has prepared Statements of Conservation Interest (SCI) with respect to the Crane Lake Forest, Dutcher Lake and Horseshoe Lake Conservation Reserves. The Province is encouraged to ensure that both the public and the Township are consulted in the preparation of the SCI's for the Conservation Reserves or any Amendments thereto, and that the Conservation Reserves are managed in accordance with the approved SCI's.

C.3 LAKE SYSTEM

The Township's lakes, including Georgian Bay, represent its single most dominant landscape feature and land use form. This Plan is based on the understanding that the management of the Township's lakes must occur through the partnership of a number of stakeholders, including the Township, the Provincial Ministries of Natural Resources and Environment Conservation and Parks, Lake Associations, and lakefront landowners. The intent of this Plan is to ensure that development on the Township's lakes achieves the protection of lake quality for both human and non-human use, protects the unique waterfront experience of each lake, and preserves the visual and aesthetic qualities of shoreline living in the Township of Seguin.

The Lake System in the Township of Seguin is generally contained within the *Shoreline Area* designation.

The Shoreline Area may include those lands extending inland 300 metres from any lake listed in the Appendices to this Plan or any major river

Lands that physically or functionally relate to the Shoreline Area, although extending beyond 300 metres from a lake, will be deemed to be within the Shoreline Area.

Lands that do not physically or functionally relate to the Shoreline Area, although within 300 metres of a lake, will be deemed not to be within the Shoreline Area.

It is the intent of this Plan to maintain and enhance the Lake System wherever possible. On this basis, development will be carefully regulated within the Lake System in the Township of Seguin.

The policies of the *Shoreline Area* designation are contained in this Section of the Plan.

It is the intent of this Plan to:

a) ensure that there is no reduction in lake water quality as a result of human activity during the life of this Plan;

b) ensure development does not exceed the capacity of the lake;

c) ensure that only land uses that maintain, improve or restore the water quality of the Lake System are permitted;

d) provide the tools to properly assess development applications proposed on or adjacent to the shoreline of the lakes in the Township;

e) ensure that all development is appropriately setback from the shoreline and from fish habitat;

f) encourage the development of a "green" waterfront within the Township;

g) implement the 'Environment-First' objectives of this Plan; and,

h) ensure that the natural shoreline landscape dominates over human-made features.

C.3.1 SHORELINE AREA

C.3.1.1 General Objectives

Within the Township of Seguin, there are approximately 186 lakes. These lakes have been divided into large lakes, such as Georgian Bay, the north end of Lake Joseph and Lake Rosseau, mid-size lakes including Otter Lake, Horseshoe Lake, Star Lake, Whitefish Lake and Clear Lake and numerous smaller and remote lakes. The *Shoreline Area* designation recognizes the areas of existing or approved development adjacent to the lakes in the Township of Seguin. The General Objectives for the *Shoreline Area* designation are as follows:

a) To identify the ecosystem and community that is physically, functionally and socially focused on the lakes and rivers in the Township.

b) To ensure that the quality of the lake environments is maintained or improved.

c) To preserve the visual qualities that attract people to the waterfront.

d) To maintain and protect the character of the shoreline residential areas.

r) To protect the natural features of the *Shoreline Area* and the immediate shoreline, including fish habitat.

s) To ensure that existing development is appropriately serviced with water and sanitary services.

t) To classify the lakes and provide specific policies based on the size and character of the lakes.

C.3.1.2 Permitted Uses

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

a) low-density residential uses;

b) recreational camps;

c) existing tourist commercial uses;

d) existing tourist accommodation uses;

e) small-scale commercial or industrial uses servicing the waterfront community; and,

f) parkland and natural areas.

C.3.1.3 General Policies

C.3.1.3.1 Residential Development Policies

a) It is the intent of this Plan to ensure that existing septic systems are upgraded to the highest standards possible and that an appropriate water supply is available for each dwelling unit. In order to implement this intent, the approval of the appropriate

agency is required, and septic systems shall conform to the standards as required in this Plan before certain types of improvements can be made to a lot or dwelling unit.

These improvements are listed below:

i) The enlargement, renovation or addition to a dwelling unit requiring a permit under the *Building Code Act*;

ii) The development of an accessory building requiring a permit under the *Building Code Act*; and,

iii) The development of a deck, accessory building, or structure in the same yard as the septic system.

In addition, confirmation must be received prior to the issuance of a Building Permit for the above improvements that indicates the well servicing the dwelling, if there is a well supplying water to the dwelling, is located on the same lot as the dwelling. If the well servicing the dwelling is not located on the same lot, an agreement that indicates that the water supply from another lot is available for use on the subject lot is required.

b) New residential development shall consist primarily of single detached dwellings on separate lots. New lots shall have at least 90 metres of shoreline frontage and a lot area of 1.0 hectare or as approved in accordance with Section E.5.2 and E.5.3 of the Plan. Larger lots may be required in areas where environmental or physical constraints exist on the lands and on narrow channels (less than 120 metres (400 ft.)) or small water bodies, or in deer wintering areas or sensitive fish habitat. All development on islands shall have a frontage of 120 metres and an area of 1.2 hectares. Special lot standards for specific lakes are provided in Appendix I to this Plan.

c) All new residential development, when recommended by a Site Evaluation Report, shall utilize sewage disposal systems that incorporate tertiary treatment that will reduce or prevent the migration of phosphorus and nitrogen into the adjacent waterbody.

d) One guest cabin may be permitted in the *Shoreline Area* designation as an accessory use to a residential use, provided the lot has a minimum area of 1 hectare or as approved in accordance with Section E5.2 and E.5.3 of the Plan. Guest cabins are to be used for sleeping accommodations and are not permitted to have cooking facilities (stove, sink and fridge). Guest cabins shall generally be limited to a maximum size of 60 square metres. Guest cabins will be considered as part of the total lot coverage permitted on a lot. Specific regulations shall be

provided in the Implementing Zoning By-law.

Where an increase to the size of a guest cabin is requested, the proposed increase shall not result in the over-development of the lot. The following shall be considered where a larger guest cabin is proposed: the maximum lot coverage is not exceeded, there are increased setbacks for the structure from the shoreline and abutting lots, and it clearly remains an accessory structure in use and scale. Guest cabins within the half-storey above a boathouse will be limited to a size of 60 square metres.

e) Additional dwelling units, guest cabins and other habitable buildings may be permitted on larger lots as though each use is capable of being located on a separate, severable lot provided the development, including density, frontage, and area are in keeping with the provisions of this Plan and shall require an Amendment to the implementing Zoning By-law. Supporting technical studies may be required to support the proposed use. If permitted, additional dwelling units, guest cabins or accessory structures shall have increased setbacks to ensure minimal impact to the character of the lake.

f) Residential development may take the form of cluster developments where the residential development is set back from the waterfront and the waterfront area is maintained as open space for the use of abutting landowners. In such instances, the density of the development shall not exceed 20 metres (66 feet) of frontage on the waterbody per unit and 2.5 units per gross hectare (1 unit per acre). This form of development shall occur by Plan of Subdivision or Condominium and an Official Plan Amendment and Zoning By-law Amendment.

g) Alternative development standards may be considered for unique topographical features such as points or peninsulas where it is demonstrated that the development maintains the character of the natural shoreline environment and maintains the built form of the area.

C.3.1.3.2 Development on Private Roads

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

b) Rezoning of lands within the Limited Service Residential Zone to a Zone that does not distinguish between service levels may be considered by the Township, provided the following criteria are met:

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i) The lot(s) being rezoned shall have frontage on, as well as direct access to, a public road maintained year-round by the Municipality or on a private road controlled by a condominium corporation;

ii) The dwelling(s) on the lot(s) to be rezoned shall comply with all building and construction standards that apply to permanent dwellings;

iii) The dwelling(s) on the lot(s) to be rezoned shall be serviced by a private well on the same lot or an appropriate water supply;

iv) The dwelling(s) on the lot(s) to be rezoned shall be serviced by an appropriate means of sewage disposal that is designed to serve a permanent residence and which has obtained the approval under Part 8 of the *Ontario Building Code;*

v) The emergency services confirm, in writing, that the dwelling(s) on the lot(s) to be rezoned can be serviced year-round by emergency vehicles; and,

vi) The lot(s) to be rezoned comply with all applicable Zone provisions in the Implementing Zoning By-law.

C.3.1.3.3 Limits of Shoreline Development

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

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

Applications for new lot creation within the *Shoreline Area* designation will be evaluated, and based on the submission of a Site Evaluation Report, which shall provide the following information:

a) Sufficient information about the nature of the lands, the development proposal, and the site's context in the lake system;

b) Site-specific information such as a description of the lands, location, slope, soil characteristics, vegetation, drainage, erosion and flooding characteristics;

c) Description of the regional context of the site, detailing the surrounding land use and environment;

d) Environmentally sensitive areas shall be identified and analyzed, including wetlands, significant fish habitat, and wildlife habitat;

e) Potential impacts of the development should be identified, including lake water quality impacts, storm water quality and quantity impacts, erosion, vegetation, habitat, shoreline and visual/aesthetic impacts;

f) The Site Evaluation Report shall assess the constraints to development and address how the constraints can be managed or mitigated effectively through the utilization of appropriate development control techniques, including site plan control;

g) The report shall also address the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan and shall be prepared in accordance with the policies of this Plan and specifically Sections B.3 and B.14 of this Plan; and

h) The Township may develop and approve guidelines or "Terms of Reference" for the preparation of Site Evaluation Reports and all reports shall be prepared in accordance with the approved guidelines/terms of reference.

C.3.1.3.4 Marinas

Existing marinas are permitted in the *Shoreline Area* designation. Any new marina shall require an Amendment to the Zoning By-law and shall only be considered if the proposed marina is compatible with the character of the *Shoreline Area*.

Existing marinas will be encouraged to continue to provide a broad range of goods and services to the shoreline community. Expansions to existing marinas will require an Amendment to the Zoning By-law. Changes in use from a marina to another commercial use shall generally be discouraged and will require an Amendment to this Plan.

Changes in use from a marina to another commercial use shall generally be discouraged and will require an amendment to this Plan. Marinas will be placed in a zone which requires their continued use and allows other uses only as an accessory to the main marina use.

The conversion of marina properties to residential uses is not permitted by this Plan. There are a limited number of marina properties in the Township that provide lake access, boat services and convenience commercial items for shoreline properties. The establishment of new marina properties is generally not feasible. This Plan recognizes the importance of maintaining and protecting marina properties as well as protecting properties reliant upon marinas for access.

C.3.1.3.5 Bed and Breakfast Establishments

New bed and breakfast establishments may be permitted by way of an Amendment to the Implementing Zoning By-law and subject to Site Plan Control in accordance with the policies of Section B.8.2 of this Plan.

C.3.1.3.6 Preservation of Vegetation

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 mitigate the impacts of development on water quality, wetland, fish habitat or similar issues.

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. Performance standards respecting the protection of the vegetative buffer and the amount and type of development permitted to encroach within the buffer shall be set out in the Implementing Zoning By-law and through Site Plan Control.

As a condition of development or redevelopment, revegetation of shorelines with local native species shall be required. In these instances, undisturbed shorelines shall be used as an example of how to appropriately revegetate a disturbed shoreline.

In unique circumstances, where a setback of less than 20 metres is proposed, the following shall be considered:

a) Character of the area;

b) Vegetation characteristics on the lot between the shoreline and the proposed development location;

c) Topography constraints on the lot;

d) Balance between the built form and the natural environment on the lot.

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When considering a reduction to the required 20 metre setback, the following may be required as a condition of approval:

a) Upgrading of the sewage system;

b) Replanting and enhancing shoreline vegetation;

c) Relocating or demolishing other structures which are visible from the lake, or within the 20 metre setback;

d) Or other measures to mitigate potential environmental impact and mitigate the potential visual impact of proposed development.

Notwithstanding C 3.1.3.6, to further complement the natural waterfront character, improve shoreline buffering, and to reduce the impact of development on lakes, for lots created after the adoption of this Plan, buildings, other than accessory buildings typically located in proximity to the shoreline, shall be set back a minimum of 30 metres from the high-water level. These lots shall be rezoned and placed into a special zoning category that requires a 30-metre setback.

e) A setback of less than 30 metres may be considered in accordance with the policies of Section B.15.

f) Site alteration and disturbance of vegetation within a 20-metre natural vegetation setback to be provided shall be limited in order to preserve natural and native vegetation in the front yard of shoreline lots. Vegetation removal within 20 metres of the shoreline shall only be permitted in accordance with the Township's Tree Conservation By-law.

g) Revegetation of shorelines with local native species shall be a condition of development or redevelopment. In these instances, undisturbed shorelines shall be used as an example of how to appropriately revegetate a disturbed shoreline.

C.3.1.3.7 Resort Commercial Uses

The resort commercial uses permitted in the *Shoreline Area* designation shall be limited to existing and appropriately zoned tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort commercial use shall also be permitted. Residential accommodation shall also be permitted for the

accommodation of the owner, caretaker, or other similar personnel and staff members.

It is the intent of this Plan to provide for the continuation of existing tourist establishments and resort commercial uses and, wherever possible, to recognize their future viability and contribution to the local economy in keeping with changing lifestyles and leisure activities.

Existing resorts are an important component of the local economy and their continued use and viability shall be maintained and supported.

Prior to considering a rezoning application to allow the conversion of existing tourist commercial uses to residential uses, the Township shall be satisfied that the change in use has a positive long-term impact on the economy, the environment and the surrounding area.

New resort commercial developments shall not be permitted. The Township may consider expansion or redevelopment of existing resort commercial uses by way of Zoning By-law amendment and or site plan control. In considering such applications, the following shall be addressed:

a) Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

b) It is the intent of this Plan to encourage increased setbacks of large-scale development from the shoreline. Setbacks for buildings, structures and uses requiring proximity to the water, such as docks, boathouses, marina service facilities and water pumping equipment, shall be identified in the Zoning By-law.

c) It shall be the policy of this Plan to require a minimum of five percent of the gross area associated with those resort commercial uses which provide accommodation for improved outdoor purposes. For the purposes of this Plan, improved outdoor areas shall mean lands which have been graded and levelled and, as may be necessary, sodded or seeded or otherwise enhanced so as to provide suitable areas and facilities for the use and enjoyment of visitors or patrons.

d) A detailed hydrogeological report with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services may be required. All individual sewage systems and water systems shall be installed in accordance with the authority responsible for their approval. Tertiary treatment systems may be required in

accordance with the recommendations of a Site Evaluation Report.

e) In considering the expansion or redevelopment of a resort commercial use, the Township shall have regard for the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan.

Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

f) The site plan shall be prepared in accordance with the provisions of Section F.1.4 of this Plan.

g) Notice of applications to amend the Zoning By-law to permit expansions of resort commercial uses shall be given to property owners within 400 metres (1200 ft) of the subject lands and affected Cottage Owners Associations. Wherever possible, public meetings for these proposals shall be held during the summer season, between Victoria Day and Thanksgiving.

h) Tourist commercial developments may be permitted on the basis of 6 metres (20 feet) per accommodation unit frontage on the waterbody and a maximum density that does not exceed 10 units per hectare (4 units per acre) where a unit is defined as a rental cottage or a camp site, or room in a hotel, motel, lodge or similar arrangement of units.

Densities up to 25 percent in excess of these requirements may be permitted through an Amendment to the Zoning By-law, subject to the developer entering into a Site Plan Agreement with the Municipality that ensures the development of additional facilities such as a golf course, swimming pools or other significant land-based recreational facilities.

i) Expansion of existing tourist commercial uses shall not be permitted within 300 metres of at-capacity or over threshold lakes as set out in Appendix I, Appendix II, and Appendix III, respectively, to this Plan.

C.3.1.3.8 Fractional Ownership

Densities permitted for developments based on fractional ownership shall be based on the nature and built form of the development. Developments in the form of individual cottages shall meet the frontage

and density requirements for residential uses. Developments in the form of tourist resorts with communal facilities and commercial services shall be based on the policies for tourist commercial developments.

C.3.1.3.9 Undeveloped Land

The Shoreline Area designation includes lands that are still in a natural state and are primarily undeveloped. The inclusion of these lands in the Shoreline Area designation does not imply that all of these lands will ultimately be developed for those uses permitted by the Shoreline Area designation. It is a policy of this Plan to ensure that the future use of these lands is consistent with the objectives and policies of the Shoreline Area designation, specifically Sections C.3, C.3.1.1, and C.3.1.2. Proposals for significant or major new developments that are not anticipated by this Plan in terms of use, form, scale or height, shall require an amendment to this Plan.

C.3.1.3.10 Waterfront Design

Waterfront Design policies address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focus on:

a) the connections between people and these places,
b) the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses,
c) the lake as a public domain,
d) the processes for ensuring successful lake communities.

It is anticipated that the Township's waterfront will see considerable growth and change during the life of this Plan. In order to ensure that the waterfront areas evolve in a manner that enhances the quality of waterfront life, it is the desire of the Township to create and encourage a high quality of built form that is sensitive to the Township's lake heritage and relates to the principles listed above. On this basis, the following are the objectives of this Plan relating to waterfront design:

a) to improve the aesthetic quality of the Township's waterfront built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;
b) to enhance the unique character of the Township's waterfront areas by encouraging high-quality design that is complementary and compatible with existing development, the Township's natural heritage, and which fosters a strong sense of place;
c) to exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design.

d) to be sensitive to the impact of light and sound on the lake environment.

e) protect significant natural heritage values and ecological functions.

C.3.1.3.11 Waterfront Building Design

a) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms.

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. Generally, building articulation features such as canopies, decks, and varying facade materials and setbacks should be used to reinforce a lake-friendly scale.

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. Buildings located at major vista terminations on a lake, or on view corridors on the lake, shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials and lighting fixtures.

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.

f) Buildings in the *Shoreline Area* will be designed and constructed to blend in with the natural environment and preserve the historic architectural characteristics of the area. Council may adopt Design Guidelines for the *Shoreline Area* that will include architectural details and landscape elements that will implement the policies of this Plan. The Zoning By-law implementing this Official Plan will include regulations that will:

i) Limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which may be less than permissible lot coverage. The zoning by-law may establish lot coverages that are less than 10 percent in order to implement the policies of

the Official Plan. There may be instances based on site circumstances and historic non-conforming lot creation where lot coverages greater than 10 percent may be considered by a minor variance or Zoning By-law Amendment, provided the intent of the Plan is met.

Llimit the size of the waterfront dwellings based on the height of the dwelling.

ii) Limit the expansion and additions to existing dwellings where the building does not comply with the By-law performance standards, including shoreline setbacks.

iii) Where relief is requested to increase a structure's height, coverage or maximum dwelling size, the following shall be required:

1. No further encroachment into the front yard setback, other than the minor rounding out of a building;
2. Removing or relocating other structures which are visible from the lake or within the 20 metre setback to the lake;
3. Revegetation and naturalizing the shoreline; and
4. Situating development to ensure there is no further negative impact on the lake's natural aesthetic character or the environment.

iv) Establish standards to direct and mitigate development on lands containing steep slopes, including defining steep slopes or a range of slopes, regulating building placement and height based on the nature of the slope, regulating structures, including stairs used to provide access to the water, and prohibiting development on lands over a certain slope.

v) Limit the height of buildings within the front 60 metres of a lot to ensure that the building height does not intercept the natural tree line when viewed from the water;

vi) Require an increased minimum setbacks from the shoreline for space-intensive uses, such as sports courts or large pools. On lots that do not meet the requirements of the Zoning By-law, the required setback from the shoreline for sports courts or large pools shall be further increased to screen these features from the shoreline by natural and native vegetation.

g) Establish regulations in the Zoning By-law for boathouses and boatports, by establishing requirements that:

i) restricts lakes on which boathouses may be permitted, subject to the character and natural features of the lakes. Only lakes that have historically allowed boathouses shall be permitted these structures, which

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are limited to Lake Joseph, Lake Rosseau, Little Lake Joseph, Portage Lake, Georgian Bay, Whitefish Lake, Little Whitefish Lake, Horseshoe Lake and Otter Lake. This will ensure the natural character of non-boathouse lakes is preserved, and the shoreline remains in a natural state.

ii) establish minimum lot frontage standards to permit boathouses, including boatports;

iii) establish maximum height and length standards; and

iv) shall define and only permit 1 ½ storey boathouses on Lake Joseph, Lake Rosseau, Georgian Bay, Little Lake Joseph and Portage Lake to ensure the shorelines of smaller and medium-sized lakes are not negatively impacted, and the natural landscape is preserved. Where a ½ storey is permitted, above the first storey by the implementing Zoning By-law, human habitation may be permitted, subject to the additional storey being counted as a guest cabin. A ½ storey shall be considered synonymous with human habitation in a guest cabin.

v) Width, height and setback standards in the implementing Zoning By-law will limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline.

vi) Where human habitation is permitted by the implementing Zoning By-law, the human habitation use shall be permitted subject to the use being counted as a guest cabin and to the establishment of maximum floor area regulations.

h) The Township may require site plan approval for all new development in the *Shoreline Areas*.

C.3.1.3.12 Protecting the Character of Shoreline Areas

The character of the shorelines in Seguin Township includes exposed bedrock, coniferous and deciduous vegetation and a landscape where the natural environment predominates over human-built buildings, structures or alterations to the landscape.

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.

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Development that does not protect the character of shoreline areas shall not be permitted.

In considering new applications for shoreline lot creation, the Township may require site-specific zoning to restrict uses; the number and location of buildings and structures; and the development of shoreline structures to ensure that future development on the severed and retained lots conforms to the goals, objectives and policies of the Plan.

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.

d) Landscape materials shall be selected for their ecological characteristics. Native species are encouraged, and invasive species or species requiring use of pesticides, herbicides and fertilizers shall be discouraged.

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.

e) Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.

f) Landscaping requirements shall be implemented through Site Plan Control and shall be included in Waterfront Design Guidelines when they are prepared.

C.3.1.3.13 Waterfront Site Design

a) Site design incorporates the built form of structures, vegetation buffers, landscaping, services and the layout of all amenities. Site design shall promote an appropriate design relationship between the lake, adjacent land uses, on-site uses and structures and visual aesthetics, in order to promote a lake environment that is pleasant, natural and attractive to the community.

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b) Site design shall consider a development's compatibility with the density, height, form, setbacks, materials and colours of development on adjacent lands.

c) The design of sites adjacent to parks, woodlots and watercourses shall be sensitive to natural areas. In these instances, buildings should be sited with the greatest possible setbacks from sensitive natural areas while on-site landscaping should be well integrated with natural areas.

d) Site design shall also address compatibility between differing adjacent land uses through appropriate site layout, building locations and landscape treatments.

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.

C.3.1.3.14 Waterfront and Adjacent Development

a) Non-residential buildings higher than two storeys should be designed to minimize overlook conditions, particularly if located adjacent to existing residential dwellings. Massing strategies such as stepping down towards buildings of lower height should be employed to minimize impacts.

b) Development on private lands shall be designed with the intent of recognizing the relationship between the public realm and adjacent land uses.

c) Noise-generating activities should be located away from sensitive land uses, such as residential areas and waterfront areas, and buffered as necessary.

d) Lighting shall be designed to minimize light trespass onto adjacent lands and the water.

e) When a non-residential development is located adjacent to existing or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as shadowing and high wind speeds. Site Plan applications may be required to submit wind and/or shadow studies to address such potential conditions.

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f) Landscaping plays an important role in buffering potential negative effects. There should be a wide and generously planted landscape strip using a combination of deciduous and coniferous trees, as well as opaque fencing with noise attenuation properties where required, along the property line abutting existing residential development.

g) When a non-residential development abuts a street with a residential use on the opposite side, the frontage should be treated with a wide landscaped strip and, where possible, parking shall not be located closer to the street than the building face.

h) On large sites, efforts should be made to encourage pedestrian linkages between uses and adjacent sites.

C.3.1.3.15 Waterfront Servicing

a) Site and building services and utilities such as wells, sewage treatment systems, waste storage facilities, loading, air conditioning equipment, satellite dishes, and hydro equipment and telephone transformers shall be located and/or screened from the lake and adjacent residential dwellings or other sensitive land uses, in order to buffer their visual and operational effects.

b) Site access, service areas and loading areas shall be located away from the lake so as to minimize disruption or conflicts with adjacent land uses. Sidewalks and other pedestrian routes shall be visually screened as necessary from public view. Screening should be designed to use natural vegetation, landscaping and/or solid fencing. Loading and service areas should be buffered for noise and lighting impacts, particularly when located adjacent to residential areas.

c) It is recognized that in some developments, there will be a need to accommodate outside processing and storage areas, particularly for uses such as commercial marinas and some waterfront industrial operations. These storage areas should be organized and placed to reduce their potential negative impacts. Therefore, open processing and storage areas should be located in the rear or side yards and screened from public view, or from views from adjacent properties, using fencing and/or landscaping.

C.3.1.3.16 Waterfront Design Guidelines

a) The Township may require the preparation of Waterfront Design Guidelines for selected areas within the Municipality.

b) Where the Township has required the preparation of Waterfront Design Guidelines, they shall be prepared in accordance with the policies of Section B.14 of this Plan.

c) The Township encourages Lake Associations to develop, in co-operation and consultation with the Township, Waterfront Design Guidelines for the individual lakes in the Township.

d) Once adopted by Council, the Waterfront Design Guidelines shall be employed in the evaluation of all development applications and site plan control applications.

e) In areas where Waterfront Design Guidelines have been adopted by Council, all development applications shall be evaluated to determine the extent to which the application achieves the design policies of this Plan and the relevant Council adopted Waterfront Design Guidelines.

C.3.1.3.17 Waterfront Development Approvals

a) The Waterfront Design policies of this Plan, and any Council-adopted Waterfront Design Guidelines, shall be employed in the evaluation of all development applications located within the waterfront area.

b) The Township shall exercise its powers of zoning and site plan approval to encourage a high quality of building and landscape design, and may prepare a Site Plan Manual in order to implement the Waterfront Design policies of this Plan.

c) The Township shall ensure that its municipal By-laws are regularly reviewed and amended to reflect the Waterfront Design policies of this Plan and any Council-adopted Waterfront Design Guidelines.

C.3.1.4 Site Specific Policies

C.3.1.4.1 Slocum Island Mainland Access

Notwithstanding the requirements of Sub-section B.3.1.1.1 of the Plan, a waterfront lot subject to the appropriate site specific zoning and subject to site plan control, for the sole purpose of providing mainland parking and a dock for access to one dwelling unit on Slocum Island, may be created on the easterly most part of the property known municipally as 227 Rankin Lake Road, being adjacent to the Township Shore Road Allowance lands forming the westerly boundary of the Rankin Lake Boat Launch Park.

C.3.1.4.2 Child – Little Whitefish Lake

C.3.1.4.2.1 Permitted Development

Notwithstanding any provision of the Official Plan of the Township of Seguin to the contrary, in particular the provisions of Section B.3.1.1. a) and b) and Appendix I, Lake Sensitivity, Appendix II, Coldwater/ Lake Trout Lakes at Capacity, Appendix III, Recreational Capacity of Lakes, Section B.3.3. and Section B.3.2 and Section B.12.2.5 (respecting lots in the Rural and Resource Area), on the lands illustrated on Schedule E in this Plan and described as being Part of Lot 99, Concession A, and Part of the Original Road Allowance in front thereof, Geographic Township of Humphrey, now in the Township of Seguin, District of Parry Sound, two (2) shoreline residential lots and two (2) rural residential lots shall be permitted subject to the further policies detailed in Subsection C.3.1.4.2.

C.3.1.4.2.2. Sewage Systems

Upon application for lot creation of any of the subject lots, a Condition of Approval shall include the requirement to enter into a 51(26) agreement pursuant to the Planning Act RSO 1990, which shall include the following:

a) that any new sewage disposal beds or filters shall utilize either imported soils that have a Phosphorus absorption capacity of 100 mg phosphorus/100 gm, or greater capacity as confirmed by a qualified professional, and

b) that on-site "B" horizon soils be utilized to the extent possible in the construction of any new sewage disposal beds or filters, as confirmed by a qualified professional, and

c) that any new sewage system on any lot incorporate a tertiary treatment type sewage system.

C.3.1.4.2.3. Shoreline Vegetation

Upon application for lot creation of any of the shoreline lots, a Condition of Approval shall include the requirement to enter into an agreement pursuant to Subsection 51(26) of the Planning Act, RSO 1990, which shall include the following requirements:

a) all existing significant healthy vegetation in the foreshore area of the lots shall be required to be maintained and implemented in a Site Plan Agreement pursuant to Section 41 of the Planning Act, RSO 1990, and

b) on Lot B, replanting of shrubs and trees behind 75% of the open beach area within 20 metres of the shoreline shall be required

and documented in a Site Plan Agreement pursuant to Section 41 of the Planning Act, RSO 1990.

C.3.1.4.3 Floating Accommodation

As a statement of policy, the Township will not permit floating dwellings or similar structures which are substantially unpowered and supported by a barge-type hull or piers capable of remaining in the water year-round and which are used for either residential or commercial purposes.

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PART D
RESOURCES, HAZARDS AND GENERAL OVERLAY DESIGNATIONS

D.1. FLOODING AND EROSION

Areas of known and/or mapped flooding hazards have been designated as "*Environmental Protection Area*" on the Schedules to this Plan. It is the intention of this Plan that no development shall occur on those lands that are subject to flooding. The extent and exact location of the boundaries of these flooding hazard areas shall be delineated in the Implementing Zoning By-law or through individual development applications. There are many other lakes and waterbodies where detailed mapping of flooding hazards and erosion hazards has not occurred. The policies of this Section shall guide the consideration of development adjacent to these waterbodies.

In this Plan, the flooding hazard limit is defined as the level of the 100-year flood or the Regional flood, whichever is greater. In view of the absence of detailed mapping, the Township shall seek the general technical assistance of the Ministry of Natural Resources and shall use the boundaries of the *Environmental Protection Areas* delineated on the schedules to this Plan and the flood elevations listed below as a general guideline in the preparation of the Zoning By-law and the assessment of development proposals.

The Ministry of Natural Resources has determined stillwater and regulatory flood elevations for Georgian Bay and for Lakes Rosseau and Joseph based on Engineering Studies. These elevations are provided below in Table D.1. In all cases, new development and site alteration shall not be permitted lower than the regulatory flood elevation, except in the case of overwater structures such as docks, boathouses and boatports. The Township may consider permitting development below the identified regulatory flood elevation where a supporting engineering flooding hazard / coastal engineering study or report is submitted addressing such items as fetch, wind setup, wave uprush, and potential ice damage. The flooding hazard study shall be prepared and stamped by a qualified professional in the relevant field and shall have regard to all Federal and Provincial legislation, policies and guidelines and best management practices within the field. The study may be the subject of a peer review in accordance with the policies of Section B.14 of this Plan.

Table D.1

Lake	Stillwater Flood Elevation	Regulatory Flood Elevation including wave run-up (wave up-rush)
Georgian Bay	177.8 m	178.3 m (0.5 m)
Lake Joseph	226.70 m	227.93 m (1.16 m)

Lake Rosseau	226.70m	227.99 m (1.22 m)

* Elevations are referenced above Canadian Geodetic Datum

In this regard, it should be noted that, due to the flood susceptibility of some areas along the shoreline of Georgian Bay, Lake Joseph and Lake Rosseau, determination of the boundaries of the flooding hazard limit by an Ontario Land Surveyor will be required for development proposals and implemented in the Zoning By-law. The Zoning By-law will identify the regulatory flood elevation requirements and setback requirements for new development on these three lakes. The Zoning By-law will also place flood plains in the Environmental Protection Zone of the Zoning By-law. In addition, the flooding hazard of the areas along all watercourses, including the Seguin, Boyne, and Shadow River, may limit development in some areas. Development proponents may be required to obtain detailed, engineered floodplain mapping completed in accordance with the Ministry of Natural Resources Technical Guidelines to the satisfaction of the Township. This mapping will be incorporated into this Plan by amendment.

Minor alterations to the boundaries of the *Environmental Protection Areas* resulting from some more detailed mapping, which are implemented in the Zoning By-law, will not require an Amendment to this Plan provided the general intent of this Plan is maintained. Existing detailed mapping, regulatory flood elevations, and setback requirements will be placed in the Zoning By-law and amended as new mapping becomes available.

It shall be the policy of this Plan to impose building setbacks from the *Environmental Protection Areas,* the established flood elevations, and identified erosion hazards in the Implementing Zoning By-law in relation to the extent and severity of the existing or potential hazard. It shall also be a policy of this Plan that the removal or placement of fill in flooding hazard areas is prohibited. In addition, new structures which require by necessity to be located adjacent to the water may be permitted subject to the provisions and performance standards of the Zoning By-law. Major new structures or major expansions to existing structures, which by their nature must be located adjacent to the water, such as docks, may require the submission of a Flooding Hazard / Coastal Engineering Study to determine the appropriateness of the structure and to ensure that no impacts occur to adjacent lands and structures.

Where this Plan and the Implementing Zoning By-law require minimum lot areas, those areas shall be calculated based on the amount of land above the flood elevations shown on Table D.1.

Development or site alteration shall not be permitted in areas of potential erosion hazards where the use is:

a) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;

b) An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or

c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Potential erosion hazards have not been mapped. Therefore, proponents may be required to retain a qualified professional engineer to provide an opinion on whether the area is susceptible to erosion hazards.

Development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, can be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

a) Development and site alteration are carried out in accordance with floodproofing standards, protection works standards, and access standards;

b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies;

c) New hazards are not created, and existing hazards are not aggravated; and

d) No adverse environmental impacts will result.

D1.2 WILDLAND FIRE HAZARDS

In accordance with the Wildland Fire Risk Assessment and Mitigation Manual provided by the Province, development shall be directed away from areas having hazardous forest types and development applications in areas of high to extreme risk for wildland fire must be supported by a risk assessment that identifies mitigation measures to lower the risk. Wildland Fire risk areas are identified on Appendix #.

The FireSmart Program in Ontario is designed to reduce the risk of wildland fire damage to communities, where development meets forests and other natural areas. The Program aids in enhancing public safety, protecting property, and promoting wildland fire resilient landscapes through education, planning, and community/individual participation.

Land owners are encouraged to review the FireSmart Program in an effort to minimize exposure to potential wildland fires in the Township. It is recognized that mitigation measures may be implemented in order

to protect against potential wildland fire hazards associated with both new development and alterations associated with existing development. The Municipality shall utilize Site Plan Control to implement recommended mitigation measures, generally supported by a risk assessment in order to lower the risk to buildings and structures from potential wildland fire risks.

Where there is conflict between the FireSmart principles and the environmental policies of the Official Plan, efforts should be made through the planning process to ensure risk to public health and safety is mitigated while encouraging the protection of the natural environment.

D.2 MINERAL RESOURCE POTENTIAL AREA AND AGGREGATE RESOURCE POTENTIAL AREA

Areas having high aggregate or mineral resource potential are identified on Schedule "C" attached to this Plan as *Aggregate Resource Potential Area Overlay and Mineral Resource Potential Overlay* designations. These areas shall generally be protected for long-term use for resource extraction. The underlying land use designations shown on the Schedules to this Plan have generally been determined to be compatible with the long-term protection of these areas for resource extraction. New development in these areas for purposes other than resource extraction will not be permitted except where it can be shown that the proposed development has a greater long-term public interest than the extraction of the resource and that the proposed use will not hinder or preclude the establishment of future extractive activities or that the extraction of the resource is not feasible and that issues of public health, public safety and environmental impact have been addressed. Proponents of non-aggregate land uses in these areas or adjacent to these areas will be required to submit technical reports to the satisfaction of the Township to support the application for alternate land uses.

Once the mineral aggregate potential of an identified site has been exhausted or shown to be insignificant, development may proceed in accordance with the land use designations delineated on the Schedules to the Plan or in accordance with the approved development application.

Some of the lands identified as *Mineral Resource Potential or Aggregate Resource Potential Areas* are also within or adjacent to the Natural Heritage System. As stated in Sections A and C of this Plan, new development within the Natural Heritage System is strongly discouraged by this Plan, given that one of the underlying philosophies of this Plan is that the protection of the environment shall take precedence over the development of these same lands. However, there may be cases where it can be shown that aggregate extraction will not have a negative

impact on the significant natural heritage features and ecological functions. In such cases, the Township shall be satisfied that the criteria set out in this Plan are met to their satisfaction prior to approving new extraction activities in these areas.

D.3 WASTE DISPOSAL ASSESSMENT AREA OVERLAY

The *Waste Disposal Assessment Area* Overlay identifies areas where the existing or prior use of the lands for the disposal of waste may have an impact on future uses of these lands and possibly adjacent lands. An overlay *Waste Disposal Assessment Area* is denoted on Schedule "C" to this Plan and identifies lands for which the following policies are intended to ensure that all development recognizes the existing or prior waste disposal use in the area so as to safeguard all future uses.

In areas identified as being located within a *Waste Disposal Assessment Area,* uses may be permitted by the Township in consultation with the Ministry of the Environment and in accordance with the underlying land use designation, subject to the following policies:

a) Written approval has been received from the Ministry of the Environment that the development satisfies the provisions of the *Environmental Protection Act*;

b) Studies have been carried out to the satisfaction of the Township and in accordance with the policies of this Section of the Plan that show that the development is compatible and can safely take place;

c) The Township shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies;

d) Studies of gas, leachate, and hydrogeology shall be carried out by a qualified engineer and/or Hydrogeologist;

e) The Township shall be satisfied with the required studies with respect to any matter regarding structural stability, safety, and integrity of any and all structures; and

f) Notwithstanding the land use designations on the various Schedules to this Plan, residential development will not be allowed to proceed on areas identified by Sections (b) and (d) above, as containing organic or chemical wastes.

In areas subject to a *Waste Disposal Assessment Area* Overlay, only land uses compatible with the potential impacts of waste disposal sites or their engineered controls will be permitted and may have to be determined by Amendment to the Zoning By-law as supported by the results of studies conducted under this Section.

Land subject to a *Waste Disposal Assessment Area* Overlay may be zoned in a holding category as an interim measure. When such areas are deemed suitable for development, lands affected by the overlay and Holding zone may be rezoned in accordance with the policies of this Plan.

New accessory buildings, such as barns or private garages and renovations to existing residential buildings shall not be subject to the policies of this section.

D.4 NATURAL HERITAGE FEATURES

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

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

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

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

D.4.1 DEER WINTERING AREAS

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

Stratum 2 forms the entire deer wintering habitat and is the area occupied by deer in early winter or occasionally all winter during mild winters. A mild winter occurs when the snow cover in the area is light and fluffy, and less than 30 centimetres in depth. Stratum 1 is the core of the deer's wintering habitat. It is primarily composed of coniferous

trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%, which limits snow depth. Deer use this area when mobility is most restricted by snow deeper than 50 centimetres.

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

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

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

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

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

D.4.2 MOOSE AQUATIC FEEDING AREAS

The Township recognizes the importance of protecting moose aquatic feeding areas, which are shown on Schedule "C" of this plan.

Moose aquatic feeding areas are a form of wildlife habitat. Accordingly, development proposed within and adjacent to a moose aquatic feeding area shall require the preparation of an EIS and is subject to site plan control.

Development and site alteration will not be permitted unless it has been demonstrated that there would be no negative impact on the features and ecological functions of the habitat.

D.4.3 WETLANDS

The Township of Seguin contains numerous wetlands. 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.

D.4.4 PROVINCIALLY SIGNIFICANT WETLANDS

The province has identified five evaluated Provincially Significant Wetlands in Seguin Township. These wetlands are identified on Schedule "C" to the plan and are referred to as the Haines Lake Wetland, Rintoul Lake Wetland, McAmmond's Wetland, Haines Creek Wetland and Rose Point Trail Wetland. Development and site alteration are not permitted within Provincially Significant Wetlands. If new Provincially Significant Wetlands are identified, they should also be recognized through the policies of this Plan.

Where development is proposed on adjacent lands to a Provincially Significant Wetland, an assessment of negative impacts is required to be completed by a qualified wetland specialist. Development and site alteration will not be permitted unless the ecological function of the adjacent lands has been assessed and it has been demonstrated that there would be no negative impacts on the natural features or on their ecological functions.

D.4.4.1 Haines Lake Wetland

The Haines Lake Wetland is recognized as being high in biodiversity and contains special feature components. Special feature components include a heronry, species of special concern (snapping turtle), significant wildlife habitat and a locally significant fishery.

D.4.4.2 Rintoul Lake Wetland

Rintoul Lake Wetland is recognized as being high in biodiversity and contains special feature components. The wetland contains attributes that contribute to high biodiversity scores because of the size of the wetland and the diversity of wetland types and vegetative communities. Special feature components include threatened species (blandings turtle), a species of special concern (snapping turtle), significant wildlife habitat and a locally significant fishery.

D.4.4.3 Rose Point Trail Wetland

Rose Point Trail Wetland is recognized as being high in biodiversity and contains special feature components and relatively high scores in the hydrological and social sections. The wetland contains attributes that contribute to high biodiversity scores because of the size of the wetland and the diversity of wetland types and vegetative communities. Special feature components include threatened species (Blandings Turtle), significant wildlife habitat and a coastal wetland score. The area has a

high flood attenuation score and a high score for water quality improvement.

D.4.4.4 McAmmond's Wetland

McAmmond's Wetland is located primarily in McDougall and McKellar Townships. Parts of this wetland extend into Lots 33 and 34, Concession 14 in the former Township of Christie.

D.4.4.5 Haines Creek Wetland

Haines Creek Wetland is located primarily within Concession B, Lots 121, 122 and 123 in the former Township of Foley on the west side of Highway 400 at the Horseshoe Lake Road interchange.

D.4.5 SIGNIFICANT WILDLIFE HABITAT

Significant Wildlife Habitat is important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through an EIS that the development will not result in negative impacts on the natural features or their ecological functions.

D.4.6 HABITAT OF ENDANGERED OR THREATENED SPECIES

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 are 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.

All development must ensure that the habitat of threatened and 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 adjacent to the significant habitat of endangered or threatened species, an environmental impact study (EIS) shall be required. In order for development to proceed it shall be demonstrated that the proposed development will have no negative impact on the natural habitats of the features or their ecological function. The EIS may also recommend mitigation measures.

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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.

D.4.7 AREAS OF NATURAL AND SCIENTIFIC INTEREST

There are two types of Areas of Natural and Scientific Interest (ANSI). These include earth science ANSIs and Life Science ANSIs. The Seguin River Marble Gorge is a life science ANSI which is located in the Seguin River Valley. It is considered to be regionally significant and is the only ANSI identified in the Township of Seguin, and is identified on Schedule "C" to the Plan.

D.4.8 FISH HABITAT

Fish habitat should be protected from incompatible development.

Development of boathouses shall require the preparation of an EIS to identify appropriate locations for development. The EIS shall identify mitigation strategies to limit impacts on fish habitat. Replacement of existing structures shall not require the preparation of an EIS.

D.4.9 ADJACENT LANDS

Adjacent lands are the lands relevant to which impacts of a development must be considered. The effect 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;
- 50 metres of the boundary of other wetlands;
- 30 metres of any watercourse;
- 50 metres from the boundary of a provincially or regionally significant earth Area of Natural and Scientific Interest;
- 120 metres from the boundary of a provincially or regionally significant life science Area of Natural and Scientific Interest;
- 120 metres from the boundary of a fish habitat area;
- 300 metres from the shoreline of a Lake Trout lake which is at capacity;

- 120 metres from the boundary of significant habitat of endangered or threatened species;
- 120 metres from significant wildlife habitat;
- 120 metres from deer wintering areas; and,
- 120 metres from moose aquatic feeding habitat.

D.6 EMPLOYMENT CORRIDOR AREA

Lands identified within the *Employment Corridor Area* Overlay designation on Schedule "C" to this Plan support a range of existing employment uses and have certain locational attributes as an employment corridor that would lend itself to the establishment of appropriate new employment uses. Accordingly, development of new employment uses within the *Employment Corridor Area* Overlay shall be permitted and shall occur by Amendment to the Zoning By-law and will not require an Amendment to this Plan. This overlay shall consider historic legal non-conforming development within the context of the Plan.

It is a policy of this Plan that only those uses that require larger land areas, can be considered "dry uses", and are typically accessed by vehicle, would be considered appropriate within the *Employment Corridor Area.* Permitted uses could include manufacturing, outdoor storage, warehousing, building supply depots and automotive sales. Uses permitted shall not include any form of manufacturing or assembly operation that uses significant water in the processing, cooling, cleaning, or making of a product. Low water demand uses shall generally limit water use to the potable supply for staff and visitors.

For the purposes of this Section, low water usage shall be defined as 50,000 litres per day or less, but the following also applies for various assessments and approvals:

a) for employment uses that have an average daily flow greater than 4,500 litres per day, the B-7 Guideline "Incorporation of the Reasonable Use Concept into Groundwater Management Activities" will apply.

b) for employment uses that have subsurface sewage disposal systems of greater than 10,000 litres per day, a Certificate of Approval from MOE will be required. For subsurface sewage disposal systems of 10,000 litres per day or less, a *Building Code Act* permit is required from the appropriate approval body.

New employment uses that will require more than 50,000 litres per day shall require an Amendment to this Plan and the Zoning By-law, as well as a Permit to Take Water under the Ontario Water Resources Act.

Any application for Amendment to the Zoning By-law for new employment uses shall be supported by studies that address:

a) the potential impacts of the operation on:

   i) the natural heritage features and ecological functions on the site and in the area;

   ii) nearby residential uses and communities, and other sensitive land uses in accordance with the MOE D series guidelines;

   iii) the character of the area;

   iv) the quality and quantity of groundwater and surface water;

   v) the groundwater recharge functions on the site and in the immediate area; and,

   vi) nearby wells used for drinking water purposes.

b) the effect of the increased traffic on the residential uses in the area and the existing road network;

c) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;

d) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation; and,

e) how the impacts from the proposed operation on adjacent uses will be mitigated.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed use on the items listed in this Section that also take into account the impacts from existing uses in the immediate area. In considering the added impact of the new employment use to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

Applicants shall consult with the Township to determine the nature, scope, and terms of reference for the required supporting studies under

this section. The preparation of the supporting studies shall be subject to the policies of Section B.14 of this Plan. In addition, all applications shall have consideration of the policies of Section C.2.2 of this Plan with respect to new employment uses and mitigating the negative impacts of those uses.

D.7 MINE HAZARDS

Mine hazards and former mineral mining operations shall be rehabilitated and safety hazards mitigated prior to the approval of new development on, abutting, or adjacent to these lands. Any development on or adjacent to lands affected by mine hazards must be supported by a study that:

a) identifies any potential safety hazard;

b) demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;

c) establishes procedures for site rehabilitation and mitigation of the safety hazard; or,

d) provides evidence that potential hazards do not exist on the site.

There are a number of known mine hazards located in the Township, as shown on Schedule "C" as Abandoned Mine Sites that must be addressed, in accordance with the policies of this Plan, prior to final development approval. Other mine hazards may exist in the Township, and these sites, when identified by the Ministry of Northern Development and Mines or the Township, shall be added to Schedule "C" without the need for an amendment to this Plan. A list of potential mine hazards is available at the Township, being the Ministry of Northern Development and Mines' "Abandoned Mines Report" dated February 13, 2013.

Where development is proposed on lands which include, or are abutting or are within 1,000 metres of lands affected by mine hazards, former mining operations, or former mineral resource operations, the development will be permitted only if rehabilitation measures, to address and mitigate known or suspected hazards, are underway or have been completed such that there will be no adverse effects. The approval authority will require documentation from a development proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazards.

Where a development is confirmed to be affected by a mine hazard and rehabilitation has not occurred or is not underway, and depending on the extent of the hazard, the feasibility to mitigate and rehabilitate the hazard as required under the *Mining Act*, the development may not proceed.

D.8 NARROW WATERBODIES

Narrow waterbodies are identified as areas on a river where the distance from shoreline to shoreline is less than 50 metres, or areas on lakes where the distance from shoreline to shoreline is 150 metres. These areas have been identified as development may have an impact on the character of the shoreline or water-based navigation. Narrow waterbodies are generally identified on Schedule "C" to the Official Plan.

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

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

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

The Implementing Zoning By-law may place properties in narrow waterbodies in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures, in comparison to other waterfront areas.

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PART E

TRANSPORTATION AND SERVICING

E.1 TRANSPORTATION

E.1.1 OBJECTIVES

It is the objective of this Plan to:

a) facilitate the movement of people and goods within the Township's communities and to and from adjacent municipalities;

b) establish an integrated transportation system that safely and efficiently accommodates various modes of transportation, including rail, automobiles, trucks, cycling and walking;

c) protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses due to the inter-dependency of land use and transportation planning decisions in relation to environmental and topographical features;

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 road 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.

E.1.2 ROAD NETWORK

E.1.2.1 Road Classification System

For the purposes of this Plan, all roads in the Township are classified as follows:

a) Provincial Highway;
b) Arterial Road;
c) Collector Road;
d) Local Road; and,
e) Private Road / Condominium Road/Private Laneway

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The types of roads described in this section of the Plan are shown on Schedule B. New roads and reconstructed roads shall be developed to comply with the classification, function and general design requirements outlined in Table E.1.2 - Road System Function and Classification.

Any road transferred from the Province of Ontario to the Township shall be considered an Arterial Road for the purposes of this Plan.

The location of any future roads shown on Schedule B are approximate. The exact alignment of future roads shall be determined either through municipal studies or during the consideration of development applications. No Amendment to the Official Plan will be required to modify the locations of future roads, provided their function and location will continue to generally conform with the intent of the Official Plan.

Table E.1.2 – Road System Function and Classification

Type of Facility	**Function**	**General Design Guidelines***
Provincial Highways (Highways 518, 400, 141, 632 and Lake Joseph Road)	♦ Serve mainly regional (inter-municipal) travel demands ♦ General design guidelines for Provincial highways will be as determined by the Ministry of Transportation ♦ May function as aggregate haul routes	♦ Up to 6 travel lanes ♦ Road allowance width generally 50 m but to be determined by MTO ♦ Access is restricted (under the jurisdiction of MTO) to one property – one access, where permitted ♦ Surface upgrades may be required for haul routes
Arterial Roads	♦ Major transportation routes carrying heavy volumes of inter-regional traffic ♦ Connect communities to Provincial Highways ♦ Provides internal truck routes ♦ When in *Settlement Areas* has moderate	♦ Up to 6 travel lanes ♦ Road allowance width generally 30 m ♦ Consolidated access points where possible ♦ On-street parking may be permitted where appropriate ♦ Access is partially controlled ♦ Surface upgrades may be required for haul routes ♦ Designed to accommodate all vehicle types ♦ Road width and intersection improvements

	property and intersection access ♦ May function as aggregate haul routes	shall be designed so as to encourage through traffic to use these routes rather than adjacent/parallel collector or local roads ♦ Direct access to abutting properties may not be permitted
Collector Roads	♦ Collect traffic from individual local roads and direct it to arterial roads, while direct access to abutting properties is typically minimized to the extent possible, collectors balance land access with traffic movement	♦ Designed to accommodate all vehicle types ♦ Road width and intersection improvements shall be designed so as to encourage through traffic to use these routes rather than adjacent/parallel collector or local roads ♦ Direct access to abutting properties may not be permitted
Local Road	♦ Provide direct access to land uses ♦ Connect individual properties to highways and arterials ♦ Carry comparatively low volumes of traffic	♦ 2 travel lanes Road allowance width up to 20 m in *Settlement Areas* ♦ Road allowance width up to 26 m in rural areas ♦ Convenient linkages to collector roads and arterial roads as well as providing access to abutting development. ♦ Parking in rural areas is generally restricted ♦ Parking in urban areas may be allowed on both sides depending on pavement widths ♦ Access control not required ♦ The primary function of local roads is to provide access to abutting properties ♦ Road capacity is typically lower on local roads, reflective of the number of driveways and access points ♦ Travel speeds on local roads can vary from 40 to

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		80km/h depending on the roadside environment (i.e. urban vs. rural) and level development ♦ 400 vehicles per hour per lane ♦ 4000 vehicles per day per lane ♦ No haul routes are permitted
Private Roads		

E.1.2.2 Highway Entrance Requirements

The Township supports the continued maintenance and upgrading of Highway 400 and other Provincial Highways in the Township. In order to preserve the functions and efficiencies of Provincial Highways, the number of new entrances to Highways will be limited and controlled by the Ministry of Transportation. Highway 400 is a controlled-access highway with all access restricted to interchanges. The Ministry of Transportation must approve any new entrances or changes to existing entrances to Provincial Highways.

Any development in proximity to existing or future Provincial Highways will require review by the Ministry of Transportation and may require permits in accordance with the Public Transportation and Highway Improvement Act. The Ministry of Transportation's permit control jurisdiction can extend out to 800 metres from a highway limit in some circumstances, and pre-consultation with the MTO is encouraged.

In addition to all the applicable municipal requirements, all proposed developments located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the Township identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged.

Development adjacent to a provincial highway may be required to undertake various operational and safety studies, including, but not limited to, a traffic impact study, drainage and stormwater management study, exterior illumination study, environmental impact study, or noise impact study, all in accordance with Section B.14 of this Plan. The Ministry of Transportation is not financially responsible for development-

driven studies or any highway improvements deemed necessary by MTO through the review of those studies.

E.1.2.3 Road Allowance Widths

Road allowance widths for every type of road are set out in Table E.1.2. The road allowance width for any public road may allow for the placement of travel lanes, turning lanes, utilities, infrastructure, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.

In addition to the road allowance widths set out in Table 1, the Township may, without the need for an Amendment to the Official Plan, require the dedication of lands to be used for daylight triangles to provide sufficient sight distances and turning lanes and/or traffic control devices to provide safe and appropriate access to major generators or attractors of traffic. A greater road allowance width may be required in cases where design solutions require additional land for road improvements.

As a condition of a development approval, land for road widenings shall be conveyed at no expense to the Township in accordance with the provisions of the *Planning Act*. As a general principle, required road widenings will be taken equally from both sides of the road allowance. Unequal road widenings may be considered by the Township where:

a) the area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,

b) the location of an identified cultural heritage resource limits design options; and/or,

c) the presence of a natural heritage feature limits design options; and/or,

d) the preservation of mature trees that contribute to the character of an area is desired.

Notwithstanding the policies set out in this Plan, the Township recognizes that the reconstruction of roads to approved minimum standards in some existing developed areas may not be appropriate from a road allowance acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No Amendment to the Plan shall be required to implement such a modification to the road allowance.

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E.1.2.4 Financing of Road Construction

Construction of any part of the road network shall be in accordance with the ability of the authority having jurisdiction to finance such infrastructure. In addition, road construction under the jurisdiction of the Township shall be in accordance with the approved Capital Budget and/or the Capital Forecast. In addition, any new road proposed shall be the subject of a detailed financial analysis with respect to the cost to maintain the road and the projected tax revenue from the adjacent development. The Township may refuse to approve a new road where the cost of maintenance is considered too high in relation to the projected revenues. Road improvements or new roads which are required as a result of a development will be the financial responsibility of the developer.

E.1.2.5 Road Design Standards

Council may prepare and endorse a road standard design manual that reflects the Township's design policies and which will serve as the basis for the construction and design of roads that are under the jurisdiction of the Township. The Township may consider alternative design standards to provide for the more efficient use of land in certain development applications. Changes to standards and design criteria for such roads and facilities may be permitted without an Amendment to this Plan.

E.1.2.6 Road Closures and Public Lands Sale

The Township may stop up and close existing local roads, shoreline road allowances, concession road allowances and road related facilities subject to the provisions of the *Municipal Act, 2001* as amended and, where applicable, subject to the provisions of the Public Transportation and Highway Improvement Act, and in accordance with any Municipal land sale policy without the need to amend the Official Plan.

The Township may impose such conditions and requirements on the sale of public lands, including existing local roads, concession road allowances and shore road allowances, that the Township deems appropriate and necessary to further advance the objectives and policies of this Plan.

The Township will not stop up or sell concession road allowances, other roads or public lands that provide access to lakes and rivers unless alternative access options are available in the immediate areas.

Where historic building or structure encroachments exist, the Township may only consider the sale of a road allowance or public land to correct the encroachment in accordance with the policies of this section and where the relocation of the building or structure is not practical or feasible.

Generally, Shoreline road allowances that abut Type 1 Fish Habitat should not be sold unless the Township and owner have entered into a Site Plan Agreement restricting the use and development of the lands abutting the Type 1 Fish Habitat.

E.1.2.7 Use of Township Roads by Trucks

Truck traffic, and specifically truck traffic generated by aggregate operations, is expected to use Provincial Highways and Arterial Roads as shown on Schedule B to this Plan and may be discouraged from using Collector and/or Local Roads. All haul routes may be regulated in accordance with the policies of this Plan and the provisions of a By-law passed pursuant to the *Municipal Act*.

E.1.2.8 Special Road Policies

a) Schedule "B" to this Plan identifies a number of road improvements and or extensions. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area.

b) Schedule "B" to this Plan is intended to identify roads that require, because of volume, planned function, or substandard width, road widenings to the required width. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area. The road widenings as identified will be included in this Plan through an Amendment.

c) Schedule "B" to this Plan identifies a number of intersections and bridges requiring improvement because of volume or substandard level of service. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by developments in the area.

E.1.2.9 Roads Needs Plan

The Township has completed a Roads Needs Study as input into this Plan and for the Five-Year Capital Budget.

Efficient use of existing roads is a priority ahead of the development of new roads.

The overall transportation system of the Township will be planned, maintained and, where possible, improved, including connections with and coordination with neighbouring municipalities.

E.1.3 PRIVATE ROADS

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Private roads are lanes, roads or rights-of-way providing access to two or more lots maintained by private individuals or Condominium Corporations. New Private Roads may be permitted to facilitate access to existing lots of record. New Private Roads that access new lots are only permitted to be developed as a Plan of Condominium. New Private Roads shall not be situated in areas of natural heritage.

Development on private roads shall be subject to a Private Road Agreement. The Private Road Agreement shall contain wording that indicates that:

a) 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;

b) the owner acknowledges and agrees that the Township does not, or is not, required to maintain or plow the said private road, and will not provide certain line services, including garbage collection or school busing;

c) 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;

d) 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,

e) 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.

E.1.4 OFF-STREET PARKING

The Township shall require that, as a condition of development or redevelopment, adequate off-street parking and loading facilities be provided. In addition, points of ingress/egress to parking areas shall be limited in number, and the sharing of access points with adjacent similar uses shall be encouraged.

The Township shall review off-street and on-street parking regulations to reflect evolving patterns of automobile use and automobile size at the time of the preparation of the Implementing Zoning By-law. Reduced parking requirements may be considered where sufficient public off-street and on-street parking facilities exist within the Settlement commercial areas. In addition, parking requirements may be reduced if the uses on the lot each require parking at different times of the day. Opportunities for the sharing of parking in mixed-use development will be considered during the review of a development application.

New development based on water access shall be contingent on deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot.

E.2 RAILWAYS

The following policies apply to the rail network in the Township as shown on Schedule "B" to this Plan, when new development is proposed:

a) New sensitive land uses shall not be encouraged adjacent to or in proximity to rail facilities. Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines);

b) The Township shall work with the Railway Corporations, the Federal, and the Provincial government to establish grade-separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.

b) The Township will work with the appropriate Provincial and Federal authorities regarding the long-term potential of a passenger train stop or station being located at the Airport Employment Node, as shown on Schedule 'B' to this Plan;

All proposed developments located in proximity to rail facilities shall evaluate, prioritize, and secure grade separation of railways and major roads, in cooperation with Transport Canada and the appropriate railway operator;

All proposed vehicular property access points should be located at a minimum 30-meter setback from at-grade railway crossings;

A chain link fence of a minimum of 1.83 meters in height should be installed and maintained along the mutual property line shared with the railway right-of-way for all proposed developments.

c) Industrial uses that are adjacent to existing rail lines will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, aggregate extraction operators will be encouraged to utilize rail wherever possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses and the natural environment.

All proposed buildings to be occupied by an industrial use shall be setback 15 meters from a Principal main line;

d) All proposed development adjacent to railway corridors shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Township in consultation with the appropriate rail authority. The development shall also comply with the sightline requirements of Transport Canada and the appropriate railway.

e) The implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title will be secured through appropriate legal mechanisms to the satisfaction of the Township and the appropriate railway.

f) All proposed buildings to be occupied by sensitive uses should be setback 30 meters from a Principal main line in conjunction with the appropriate crash barriers in accordance with the FCM/RAC Guidelines;

All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;

All proposed residential developments or other sensitive uses located adjacent to railways shall implement, secure, and maintain any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses, and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway operator;

g) New residential development or other sensitive land uses shall not be permitted within 300 metres of a rail yard. Please refer as well to Section B.20 Land Use Compatibility and Sensitive Land Uses.

The required safety berm shall be adjoining and parallel to a Principal main line right-of-way with returns at the ends, 2.5 meters above grade at the property line, with side slopes not steeper than 2.5 to 1;

Reduced setbacks can be considered in certain circumstances, depending on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;

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h) The Township shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the Township.

Railway corridors/properties with their relatively flat profile are not typically designed to handle additional flows from neighbouring properties. Therefore, future developments should not discharge or direct stormwater, roof water, or floodwater onto a railway right-of-way. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the appropriate railway operator.

Stormwater or floodwater flows should be designed to maintain the structural integrity of the railway corridor infrastructure, avoid sediment deposits, and prevent adverse effects on the railway right-of-way. Drainage systems should be designed to capture storm waters on-site or divert the flow away from the rail corridor to an appropriate drainage facility.

Stormwater management facilities must be designed to control stormwater runoff to pre-development conditions, including the duration and volume of the flow and accordingly have no impacts on the railway right-of-way, including ditches, culverts, and tracks.

To mitigate any potential trespassing onto the railway right-of-way, we recommend the installation of a minimum 1.83-metre-high chain link safety fence along public parks and trails and site-specific landscaping design to improve the visual quality of the areas adjacent to the railway corridors.

E.3 TRAILS, CORRIDORS AND PORTAGES

The Township currently contains a number of trail and corridor systems that support a wide range of linear recreational activities, including snowmobiling, ATV's, walking, biking, and skiing. The trail systems and the activities that they support are significant components of the Township's tourism and active transportation infrastructure. As such, it is a goal of this Plan to identify, protect, improve and expand the network of trail and corridor systems for the Township and for the broader regional economic benefits. The existing trail systems, including the "Park to Park", Seguin, Rose Point and the Nipissing Trails, are shown on Schedule "B" to this Plan. The Township is also the home of a number of TOPS snowmobile trails, which also provide a significant contribution to the local economy.

Portages provide important links between lakes and for waterway travel. The maintenance of Portages is important for supporting recreational paddling opportunities in the Township.

It is a policy of this Plan that any proposed development abutting the trail systems and portages shall be required to consider the impact of the development on the continued functioning of the trail or portage and identify potential impacts and mitigation measures with respect to ensuring the continued operation of the trail or portage. It is also a policy of this Plan that any proposed development adjacent to the trail systems shall consider possible linkages to the system.

E.3.1 TRAILS MASTER PLAN

The Township may expand the existing system of interconnected trails, providing access to major activity and recreational areas in the Township. In this regard, the Township may develop a Trails Master Plan to provide the basis for the establishment of an expanded trail network in the Township.

In the Master Plan, the Township should:

a) consider the provision of safe and convenient trails in the Township which are publicly accessible and suitable for persons of all ages and abilities;

b) consider linkages to existing trail systems both inside and outside the Township, including the TOPS system and the Trans Canada Trail system;

c) encourage and support measures which will provide for barrier-free design of trail systems and facilities;

d) ensure that lands for trails are included within the plans for development;

e) ensure that the rights and privacy of adjacent property owners are factored into the design process for the trail system;

f) consider the development of a comprehensive signage system for the trail system; and,

g) ensure that new trails protect natural heritage features and their ecological functions.

E.3.2 ACTIVE TRANSPORTATION

The active transportation system connects people and places and is an important component of promoting healthy lifestyles.

The Township will encourage the creation, upgrading and expansion of an active transportation network or trails and shared roadways. During road improvements and new road construction, consideration will be

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given to ways to further improve the active transportation system, including, through the creation of on-road active transportation corridors.

During major road reconstruction, particularly roads that connect the settlement areas of the Township, the Township will consider and promote the development of wider shoulders that promote various active transportation options.

The Township may require buffering and screening of land uses adjacent to the active transportation system as a condition of Planning Act approvals.

The Township may require dedication of lands for use as part of the active transportation system as a condition of Planning Act approvals.

As part of this Official Plan, Schedule 'B' has identified "Future Potential Active Transportation Linkages." Future Potential Active Transportation Linkages are routes in the Township that have been identified as currently experiencing high levels of cycling or other active transportation participation. Road and trail improvements in these areas should recognize the existing demand and should strongly consider incorporating initiatives to make active transportation safer.

The Township may seek to partner with the Ministry of Transportation to improve Active Transportation opportunities.

E.4 AIRPORT

All development in the Municipality shall recognize the importance of air transportation to the economy of the Municipality. When considering applications for development The Township shall ensure that the ability to expand existing air transportation services throughout the Municipality is not restricted.

Notwithstanding any other provisions in this Plan to the contrary, no new residential development or other sensitive land uses will be permitted in areas near the airport above 30 NEF/NEP as set out on maps (as revised from time to time) approved by Transport Canada.

Subject to conformity with other policies of this Plan, redevelopment of existing residential uses and other sensitive land uses or infilling of residential uses may be considered above 30 NEF/NEP if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.

All new development adjacent to the airport is subject to the Federal Zoning regulations for the airport.

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E.5 WATER AND SEWAGE SERVICES

E.5.1 GENERAL PRINCIPLES

Historically, development in the Township has been serviced by individual on-site sewage services and individual on-site water services. The proposed servicing approach, as set out in this Plan, will continue to rely primarily upon individual on-site servicing options; however, the Township will consider the appropriateness of municipal sewage services and municipal water services in the *Settlement Areas* of the Township. The Township will require higher forms of servicing as part of any development applications, subject to the policies of this Plan in accordance with MOE's D-5 Series (5-1 to 5-5) Guidelines on Planning for Sewage and Water Services. Private communal sewage and water services proposed to services residential development shall require an amendment to this Official Plan.

The principles for water and sewage servicing for the Township are as follows:

a) The approval of development must be coordinated to ensure that adequate services are available to provide for the proposed use;

b) Servicing options should be based on a hierarchy which considers environmental, technical, capital and operating costs to determine the appropriateness of the servicing for new developments;

c) This Plan recognizes that certain uses due to their scale, nature or size should be directed to *Settlement Areas* that either have or can be provided with communal or full municipal services;

d) Servicing must be adequate to the proposed use and in relation to the capacity of the lands to support the servicing;

e) Innovative fiscal arrangements and partnerships with other levels of government and the private sector may provide opportunities for the cost effective provision of infrastructure services in the future and should be explored.

E.5.2 SEWAGE TREATMENT SERVICING

Generally, throughout the Township, the minimum servicing requirement shall be individual on-site sewage services. Individual systems shall be approved by the appropriate agency pursuant to the *Ontario Building Code Act* or the *Environmental Protection Act*. It is a goal of this Plan that new individual on-site sewage services utilize the most current technologies available. In the *Shoreline Areas* and *Settlement Areas,* all development and redevelopment shall use appropriate sewage systems and where recommended by a Site

Evaluation Report, tertiary treatment systems that reduce or eliminate phosphorus and nitrate from reaching the shoreline shall be used.

Prior to the approval of any development application for three or more residential lots less than 1.0 hectare, or for industrial and commercial developments generating wastewater in excess of 10,000 litres per day, a Hydrogeological Study shall be submitted to demonstrate that the sewage systems will operate satisfactorily with no impact on water quality. In addition, prior to the approval of all new development, the proponent shall provide confirmation that arrangements can or have been made for the treatment of the hauled sewage generated from the development at a duly licensed facility. In the case of waterfront lots, a Hydrogeological Study supporting lot sizes of less than 1.0 hectares shall not be required where the proposed water supply will be treated lake source water. The Township will require, in such cases, an appropriate agreement ensuring that the potable water supply shall be treated lake source water.

All sewage treatment systems should be set back a minimum of 20 metres from the shoreline in order to protect vegetation in proximity to the shoreline and to protect water quality. A greater setback may be imposed in order to address water quality issues and/or improve vegetation in proximity to the shoreline for shoreline character and aesthetic improvements.

The Township may establish and/or participate where appropriate, in programs to inform residents about the proper care and maintenance of individual on-site sewage treatment systems and establish an active re-inspection program for existing in-ground sewage treatment systems.

E.5.3 WATER SERVICING

Generally, throughout the Township, the minimum water servicing requirement shall be individual on-site water services via a well. Shoreline development may also be serviced by individual on-site systems that use surface water. Private wells shall be constructed in accordance with the *Ontario Water Resources Act.*

Prior to the approval of any development application for three or more residential units or industrial and commercial developments, a Hydrogeological Study shall be prepared and submitted and have demonstrated that such wells will provide sufficient quantity and quality of potable water without impacting adjacent wells.

E.5.4 NORTH SEGUIN DEVELOPMENT AREA SERVICING

Development in the North Seguin Development Area is preferred to be serviced with municipal water and sewer services. Confirmation will be

required that there is uncommitted reserve sewer and water capacity to accommodate the development.

Where services are not available, it is the responsibility of the property owner to extend the services.
All sanitary sewers shall be connected to the central collection system and treatment facility.

The Comprehensive Zoning By-law implementing this Official Plan may prohibit the use of land, buildings or structures for urban purposes where satisfactory roads, hydro-electric power, municipal water supply, sanitary sewers, sewage treatment facilities and storm drainage are not available.

A developer shall be permitted to construct services only when such developer enters into an agreement to construct such services to the standards and specifications set from time to time by the Township.

Where sanitary or storm trunk sewers are to be constructed in a service area, the Township shall ensure that such sewers are of adequate depth and capacity to serve the development likely to take place in the entire service area.

The disposal of storm water and sanitary sewage shall be through two systems completely separated from each other.

Any form of servicing shall be considered per the applicable Provincial Policy and approved by the Township as part of a development's approval.

E.6 STORMWATER MANAGEMENT

All major commercial, industrial, institutional and residential development (three or more lots) proposals shall be supported by a Stormwater Management (SWM) report. The content and scope of the SWM report shall be determined through pre-consultation with the Township when the development is proposed.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township and the appropriate agencies and be prepared in accordance with the Ministry of the Environment "Stormwater Management Practices Planning and Design Manual" (2003) and the Fish Habitat Protection Guidelines for Developing Areas (1994) or their successors, and shall:

a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to

and including the 1:100 year flood and the Regional storm flood, and consider the impacts of a changing climate;

b) document the possible impacts of development on watershed flow regimes, including their interconnection with groundwater resources;

c) provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate, which may include the use of low-impact design;

d) document the means by which stormwater volume control will be provided; and,

e) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

All stormwater management facilities shall be placed in the Environmental Protection Zone in the Implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township may be required as a condition of approval to provide for their continued maintenance.

E.7 TELECOMMUNICATIONS FACILITIES

Residents of the Township of Seguin are becoming increasingly dependent on wireless communications to enhance their daily lives from both a business and personal perspective. Emergency response services such as 911, police, fire and ambulance services also rely on wireless communication to reduce response times and ultimately keep the Municipality's residents safe.

In order to increase the level of service that telecommunication carriers provide, there must also be an increase in the associated infrastructure. In anticipation of this increased demand, this policy is intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers) and stealth and unobtrusive design. In the future, as service providers scale down and localize their networks, it is anticipated that stealth design in telecommunication towers will be the vehicle of choice for carriers. As a result, this policy encourages stealth applications in all areas of the Township. Before stealth design becomes viable throughout the Township, the Municipality will promote co-location and unobtrusive design. It must be noted that co-location and unobtrusive design are mutually exclusive. Co-location towers are more bulky in order to support increased load and, therefore

a more obtrusive design. The Municipality will work with service providers to determine which option best suits each location. Emphasis will be placed on co-location.

Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and, as such, are regulated by Innovation, Science and Economic Development Canada (ISED). Through CPC-2-0-03 (Environmental Process, Radio frequency Fields and Land-Use Consultation), ISED has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although ISED requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a cooperative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Township.

The Township of Seguin realizes the need for wireless communication infrastructure in the Municipality and will work in co-operation with the wireless service providers to develop site locations within the Municipality. The Township may develop a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Township.

E.8 ENERGY EFFICIENCY AND ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

E.8.1 GENERAL PRINCIPLES

The Township supports the reduction of greenhouse gas emissions and preparing for the impacts of a changing climate through the use of energy-efficient building materials and designs, and low impact development and landscaping design practices, and the use and development of alternative energy systems and renewable energy systems. The Township understands that energy-efficient design and alternative and renewable energy systems can form a part of the "Environment First" principle of this Plan. However, the Township wishes to ensure that any decisions on alternative or renewable energy systems respect the overall "Environment First" principle of the Plan and protect the other goals and objectives of the Plan as set out and described in Section A.2 of this Plan.

The principles for energy efficiency and alternative and renewable energy systems are therefore as follows:

a) The Township encourages the use of energy-efficient building materials and designs, and low-impact development landscaping design practices in all development in the Township;

b) The Township will actively participate with the responsible authorities in planning for the future expansion and location of electricity generation facilities and transmission and distribution systems servicing the Township and the area. The proponents of such expansions or new uses, such as energy storage systems, district energy or other renewable energy systems or alternative energy systems, will satisfy the Township that there will be no major impacts from the development as related to environmental, economic, social, transportation and other concerns as determined by the Township;

c) Reducing energy use, providing the Township residents with access to green energy sources, and developing energy-efficient building designs are encouraged by this Plan;

d) Wind energy, both individual-scale generating systems and larger-scale commercial wind farms are permitted in the Township subject to the policies and guidelines of this Plan;

e) Other alternative energy systems and renewable energy systems may be considered in accordance with the polices and guidelines of this Plan

E.8.2 ENERGY EFFICIENCY

The Township encourages the use of energy-efficient building materials and designs, and low-impact development and landscaping design practices in all development in the Township. The Township will consider a program of municipal retrofits of all Township-owned facilities utilizing the best energy efficiency systems and alternative methods. Alternative methods of heating, cooling and constructing buildings to assist in reducing greenhouse gas emissions will be considered in all new Township buildings and facilities.

Archaeological assessments and Heritage Impact assessments may be required to determine whether a proposed development would impact cultural heritage resources.

The Township may establish and/or participate where appropriate in programs to conserve energy and improve energy efficiency across the entire Township. The Township also encourages the use of energy-efficient building materials and designs, and low-impact development and landscape design practices, including:

a) utilizing techniques and materials that increase energy efficiency;

b) siting buildings so as to best use passive solar energy and utilizing existing or planted tree shade to reduce summer energy use;

c) designing buildings that meet LEED (Leadership in Energy and Environmental Design) or equivalent standards.

Retrofitting built heritage resources may only be considered if there is no impact on the heritage attributes and the retrofitting maintains the heritage integrity.

E.8.3 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

Alternative and renewable energy systems are encouraged in the Township as being complementary and supportive of the Plan's overall "Environment First" principle. The Plan recognizes that alternative and renewable energy systems can help reduce the output of greenhouse gases and contribute to the quality of the environment in Seguin Township.

Given the important characteristics of the settlement areas, rural areas and shoreline areas of the Township, it is important that this Plan provide direction for the locating of alternative and renewable energy facilities in the Township.

The following criteria are important to the development of alternative energy systems and renewable energy system facilities:

a) Alternative and renewable energy system facilities should be discouraged in locations that are visible from lakes in the Township. The exceptions shall be ground-mounted individual wind turbines in the rear yard and solar systems mounted on the roof of a building.

b) Ancillary/accessory Alternative and renewable energy system facilities may be permitted on shoreline structures, provided it does not negatively impact the shoreline character.

c) In accordance with the Goals, Objectives and Policies of this Plan, shoreline vegetation areas are to be maintained adjacent to waterbodies. Alternative and renewable energy system projects should not be located in these areas.

d) Alternative and renewable energy system facilities are encouraged to locate in rural areas, outside of settlement areas.

e) alternative and renewable energy system facilities should not be located on Class 1-3 agricultural lands or in or adjacent to natural heritage features.

f) Alternative and renewable energy system facilities should not be located in areas that may impact cultural heritage resources, including cultural heritage landscapes.

g) Where renewable energy system facilities and projects are proposed, the Township should request the following information to assist in reviewing the project:

i) A noise study to identify the setbacks or other mitigation measures, if any, required to meet the applicable Ministry of Environment standards;

ii) A visual impact study analyzing the impact on the landscape as viewed from arterial roads, shorelines and area residences and the mitigation measures required, if any;

iii) A study on impacts on storm water management and potential impacts of ground and surface waters;

iv) A study analyzing the potential amount of adverse shadow or light reflection effects on sensitive uses adjacent to the subject property and the related mitigation measures, if any;

v) A study of any impacts on natural heritage features and their ecological functions, such as bird migration and feeding activities; and

vi) A study outlining the potential impact on agriculture and required mitigation measures.

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PART F

PLAN IMPLEMENTATION AND INTERPRETATION

F.1.1 ZONING BY-LAWS

a) It is the intent of the Township that this Plan will be implemented through a Comprehensive Zoning By-law. The land use designations in this Plan shall be implemented through an appropriate zone or zones, as is determined by the Township and in accordance with the policies of this Plan.

b) Notwithstanding any designation shown on the schedules to this Plan, the areas of the Township where development is not imminent and/or the specific pattern of land use, such as density and form, road design and layout, or other requirements have not been determined, the lands may be placed in a deferred development zone or a Rural/Resource zone category. For development to occur, an Amendment to the Zoning By-law must be approved.

F.1.2 TEMPORARY USE BY-LAWS

The Township may pass Temporary Use By-laws that apply to private land permitting:

a) temporary housing;

b) temporary tourist uses and facilities; and,

c) specific one-time events.

These temporary uses may be authorized for a specific time period as permitted by the Planning Act and should be applied where it is considered inappropriate by the Township to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. A Temporary Use By-law may be extended in accordance with the Planning Act, after which the use must cease or an application to amend the Zoning By-law must be made in order to make the use a permanent permitted use on the lands. Once the By-law has lapsed, the use must cease or otherwise will be viewed as contravening the Implementing Zoning By-law. Council may, by By-law, delegate the authority to approve a Temporary Use Zoning By-law.

Prior to the approval of a Temporary Use Zoning By-law, the Township shall be satisfied that the following principles and criteria are met:

a) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;

b) The proposed use shall be compatible with adjacent land uses

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and the character of the surrounding neighbourhood, and will not negatively impact natural heritage features or their ecological functions;

c) The proposed use shall not require the extension or expansion of existing municipal services;

d) The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;

e) Parking facilities required by the proposed use shall be provided entirely on-site;

f) The proposed use shall generally be beneficial to the neighbourhood or the community as a whole; and,

g) The owner has entered into an agreement with the Township and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the By-law.

F.1.3 HOLDING PROVISIONS

In accordance with the *Planning Act*, the Township may use a Holding (H) symbol in conjunction with the zoning of land to prohibit development until specific conditions of the Township have been met. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within the language of a Zoning By-law Amendment. Council may, by By-law, delegate the authority to approve a Zoning By-law to remove a Holding provision. The objective of utilizing a Holding Provision is to ensure that:

a) the appropriate phasing of development or redevelopment occurs;

b) development does not proceed until services and utilities are available to service the development; and/or,

c) agreements respecting the proposed land use or development are entered into.

F.1.4 SITE PLAN CONTROL

All areas of the Township are designated as proposed Site Plan Control areas under the provisions of the *Planning Act*. Specific uses subject to Site Plan Control as described in this Plan shall be identified in the Township's Site Plan Control By-law passed under the provisions of the *Planning Act*.

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The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the goals and strategic objectives of this Plan. Any required site plan agreement shall deal with the following, as appropriate:

a) road widenings;

b) location of vehicular access points;

c) loading, parking and driveway locations;

d) the surfacing of loading, parking and driveway areas;

e) the location and design of walkways and walkway ramps, including those for persons with disabilities;

f) the location, massing and conceptual design of any buildings and structures;

g) the location and type of lighting, landscaping, and preservation of natural vegetation;

h) the location and type of garbage storage;

i) the location and nature of easements;

j) the grade and elevation of the land;

k) the type and location of storm, surface and wastewater disposal facilities;

l) the location and type of snow removal facilities; and,

m) the protection of cultural heritage resources.

The design and development of the shoreline areas of the Township and the integration of the site design practices and approaches set out in this Plan are of critical importance to achieving the Plan's goals and objectives for excellence in waterfront design. Therefore, all lands that front onto a lake or river in the Township are hereby designated pursuant to Section 41 (5) of the *Planning Act* as areas where the following drawings may be required:

a) the massing and conceptual design of the proposed building(s);

b) the relationship of the proposed building(s) to adjacent buildings, streets, and exterior areas to which members of the public have access; and

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c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings.

The Township may consider external building design elements and architectural controls through the Site Plan process in accordance with the *Planning Act* and its Regulations.

The Township may also secure off-site boulevard enhancements through the Site Plan process, such as landscaping, paving materials and street furniture.

F.1.5 DESIGN GUIDELINES

The Township is vitally concerned about the development and design of new development, particularly in its main community *Settlement Areas*, on the waterfront of its lakes and at the critical corridor gateways into the Township.

In order to ensure that all new development conforms to and achieves the Vision, Goals, Objectives, and policies of this Plan, the Township may direct the preparation of "Design Guidelines". The Design Guidelines will provide a more specific articulation of the design policies of this Plan and a translation of the policies into specific design guidelines and standards regarding the full range of public and private realm design issues.

Design Guidelines should be prepared with the full participation of the residents of the community or lake association. Once prepared and adopted by the Township, the Design Guidelines will be used in the review of all applications for Amendments to the Official Plan and Zoning By-law, applications for subdivision and condominium, and applications for Site Plan Approval.

The Township recognizes the importance of low-impact or Dark Sky-compliant lighting in maintaining the natural night skies of all areas of the Township. The Township will consider the development of a Dark Sky lighting by-law, protocol and information pamphlet to encourage the use of Dark Sky lighting techniques and to educate the community.

F.1.6 COMMUNITY IMPROVEMENT PLANS

F.1.6.1 Purpose of Community Improvement Plans

Community Improvement Plans identify the specific projects that need to be carried out in a particular area to improve the quality of life, heritage conservation and the protection, maintenance and upkeep of cultural heritage resources and the built environment in an area.

Community Improvement Project Areas may be established by the Township and designated by By-law, in accordance with the provisions of the *Planning Act* if:

a) a number of the non-residential land uses conflict with residential uses in a predominantly residential area;

b) a number of incompatible land uses conflict with commercial or industrial uses in a commercial or industrial area;

c) the area contains a number of buildings in need of maintenance, repair or rehabilitation;

d) there are deficiencies in the drainage or stormwater systems in the area;

e) there are deficiencies in the road network and associated infrastructure in the area;

f) there is a lack of appropriate parkland and other recreational facilities within the area;

g) the potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement;

h) a number of environmental problems, such as soil contamination, exist in the area; or,

i) there are a number of screening, buffering or landscaping deficiencies in the area.

Areas identified for Community Improvement Plans are identified as the settlements of Rosseau, Humphrey, Foley Centre, and Orrville.

F.1.7 COMMUNITY PLANNING PERMIT SYSTEM

Section 70.2 of the *Planning Act* permits the Province to pass a regulation to establish a Community Planning Permit System that a municipality may adopt by By-law in order to control land use development in the Municipality.

The Community Planning Permit System generally replaces the various planning tools under Part V of the Act (Zoning By-law, Minor Variances, and Site Plan Control) with a single approval process. The main objectives of a Community Planning Permit System is to create a quick and efficient approval process that combines all elements of the three systems into one approval.

The Township may consider adopting a Community Planning Permit System, subject to the requirements of the Provincial regulations issued

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pursuant to Section 70.2 of the *Planning Act*. The Township may consider the establishment of a Community Planning Permit System for all or part of the lands *within the Township's boundaries*. An Amendment to this Plan will not be required to establish a Community Planning Permit System, but a public meeting shall be held to consider a By-law under Section 70.2 of the *Planning Act* to establish a Community Planning Permit System.

The Township may use a Community Planning Permit System By-law, in lieu of a Zoning By-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as Community Planning Permit areas under this Plan. All designations as delineated in Schedule XX of this Plan are Community Planning Permit areas.

Within the Community Planning Permit System By-law, Council may delegate its decision-making authority as prescribed to a committee or staff. This authority may include approving or refusing development permit applications, entering into agreements, and issuing development permits with or without conditions. All such decisions shall be in compliance with the policies of this Plan and the Community Planning Permit System By-law.

Criteria for decision-making shall be provided in the Community Planning Permit System By-law in accordance with relevant general and specific policies in this Plan and any other criteria that more specifically provide necessary guidance to achieve the Official Plan goal(s) and objectives that are applicable to the Community Planning Permit System By-law area.

F.1.8 CONDOMINIUM DESCRIPTIONS

The Township shall consider for approval applications for a Plan of Condominium that conform to the following criteria:

a) The Plan of Condominium conforms to the Vision, Goals, Objectives and policies and land use designations of this Plan;

b) The Plan of Condominium conforms to the provisions of the Zoning By-law or an Amendment to the By-law;

c) The Plan of Condominium conforms to the provisions and regulations of the Condominium Act;

d) The Plan of Condominium proposes a form of development that can adequately address the full requirements of the development, including access, servicing, design and massing, landscaping, and other relevant development conditions; and,

e) The Township shall use condominium agreements and/or site plan agreements to ensure that appropriate conditions and

requirements of development are satisfied as part of the development.

F.1.9 SECONDARY PLANS

Secondary Plans may be prepared or required for specific areas of the Township or in relation to a development application where it is considered necessary to provide more detailed planning objectives and policies for the development of a specific area of the Municipality. Secondary Plans may be prepared for established, partially developed or undeveloped areas within existing community *Settlement Areas*. As well, a Secondary Plan may be required as part of an expansion to an existing *Settlement Area* or as a requirement of a policy area overlay designation as contained in this Plan.

Secondary Plans may be incorporated into this Official Plan by Amendment or may be adopted as a separate document that conforms to the Official Plan but details specific planning objectives and policies for the defined area. Secondary Plans shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.

Secondary Plans may include some or all of the following, as deemed necessary by the Township:

a) land use structure, density, and design;

b) transportation;

c) environmental protection, enhancement, and management;

d) heritage/archaeological potential;

e) storm water management;

f) servicing strategy;

g) integration and compatibility of the Secondary Plan area with the adjacent uses; and,

h) other relevant issues as deemed required by the Township.

A Secondary Plan may be required by the Township where an expansion to a *Settlement Area* is warranted, where a major development is proposed that would significantly impact the community, or where the basic assumptions and policies of this Plan need to be revised.

F.1.10 ZONING WITH CONDITIONS

Recent amendments to Section 34 of the Planning Act provide

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municipalities with the authority to implement zoning with conditions. However, at the time this Plan was prepared, the necessary Ontario Regulation had not been brought into effect by the Province.

Subsequent to the enactment of the applicable Regulation, this policy shall enable the Township to implement zoning with conditions, provided such a By-law is used exclusively to facilitate and regulate site alteration and development within the Township.

The consideration of a broader application of zoning with conditions will be required, though an Official Plan Amendment or an Official Plan Review.

Zoning with conditions may be implemented through an agreement registered on the title of a property.

F.1.11 FIRST NATION ENGAGEMENT

The Township of Seguin is located on the traditional lands of the Anishinabek peoples. In the spirit of reconciliation, the Town will continue to work on building relationships with First Nations communities in the area.

The Township of Seguin will undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

The Township may work towards establishing notification and consultation protocols as necessary to ensure that culturally appropriate consultation is occurring prior to making decisions on major planning and development matters.

F.2 PLAN IMPLEMENTATION – REGULATORY BY-LAWS

The goals, objectives, policies and guidelines of this Plan may be implemented through a number and range of tools, including regulatory By-laws passed under the Municipal Act and other legislation. All regulatory By-laws shall consider the goals and objectives of this Official Plan and be in conformity with this Plan.

F.2.1 PROPERTY STANDARDS BY-LAWS

F.2.1.1 Minimum Standards

The Township may enact a Property Standards By-law in accordance with the *Ontario Building Code Act,* regarding minimum standards for the following:

a) the physical condition of buildings and structures;

b) the physical condition of lands;

c) the adequacy of sanitation;

d) the fitness of buildings and structures for occupancy; and,

e) To prescribe minimum standards for the maintenance of heritage attributes for properties designated under the Ontario Heritage Act.

F.2.1.2 Property Standards By-law

The By-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of substandard property, and require the demolition and clearing of such property which the owner does not intend to repair and maintain. Upon passing a Property Standards By-law, the Township shall appoint a Property Standards Officer who will be responsible for administering and enforcing the By-law.

F.2.1.3 Property Standards Committee

The Township shall also appoint a Property Standards Committee, in accordance with the *Ontario Building Code Act*, for the purpose of hearing appeals against an order issued by the Property Standards Officer.

F.2.2 TREE CUTTING BY-LAW

The Township may enact a Tree Cutting By-law in accordance with the *Municipal Act,* and such By-law may include the following:

a) the area or areas of the Municipality where tree cutting control will be applied;

b) the restrictions and regulations on the cutting of trees within the defined area(s);

c) the requirements for obtaining a permit to cut trees within the defined area(s);

d) the exemptions from having to obtain a permit in the tree cutting control areas; and,

e) the administrative requirements of the By-law, including fees, forms, and fines.

F.2. 3 ADULT ENTERTAINMENT ESTABLISHMENTS

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The following provides specific policy guidance with respect to adult entertainment establishments:

a) Adult entertainment parlours and body rub parlours are restricted to areas that are designated and zoned for industrial purposes.

b) Both adult entertainment parlours and body rub parlours are required to be set back a minimum of 100 metres from a Provincial Highway, major arterial, or collector road right-of-way. Notwithstanding these setbacks, both uses are required to be set back a minimum of 300 metres from any institutional or residential zone boundary and from a residential dwelling and a school.

c) Adult entertainment parlours are not permitted to be located on a lot in conjunction with any other use. Body rub parlours are only permitted within a multiple-unit building in order to minimize the visual impact of such a use. Body rub parlours are only permitted to occupy less than 15 percent of the floor area of the multiple-unit building.

d) The establishment of adult entertainment parlours shall be permitted through an Amendment to the Zoning By-law, provided a minimum separation distance of 500 metres between parlours is maintained.

e) Body rub parlours shall be permitted through an Amendment to the Zoning By-law, provided a minimum separation distance of 500 metres between body rub parlours is maintained.

f) Adult video stores and adult specialty stores shall be permitted as of right in specified Commercial zones, excepting the *Settlement Area* Commercial zones, and as further detailed in the land use policies of this Plan.

g) The Implementing Zoning By-law shall contain specific provisions regarding adult entertainment parlours, body rub parlours, adult specialty store and adult video outlets. Performance standards for each type of use are also to be contained within the By-law. The By-law will also require that such uses be separated by an appropriate distance from each other.

F.2.4 SITE ALTERATION BY-LAW

The Township may enact a Site Alteration By-law in accordance with the *Municipal Act,* and such by-law may include the following:

a) the area or areas of the municipality where site alteration will be

permitted;

b) the restrictions and regulations on the site alteration within the defined area(s);

c) the requirements for obtaining a permit for site alteration within the defined area(s);

d) the exemptions from having to obtain a permit for site alteration; and,

e) the administrative requirements of the By-law, including fees, forms, and fines.

F.3 NON-CONFORMING USES

F.3.1 INTENT OF OFFICIAL PLAN

As a general rule, existing uses that do not conform to the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the Implementing Zoning By-law. In some instances, it may be necessary and practical to allow the extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the Implementing Zoning By-law. In such instances, the Township shall have regard for the following principles:

a) The feasibility of acquiring the property for holding, sale, lease or development by the Township for a more appropriate permitted use; and,

b) The possibility of relocating the non-conforming use to another site.

F.3.2 ROLE OF THE COMMITTEE OF THE ADJUSTMENT

If the property cannot be acquired or a building relocated, the Committee of Adjustment may, without an Amendment to this Plan, allow an extension or enlargement to a non-conforming use. Prior to such approval, the Committee shall consider the following:

a) The size of the extension or enlargement in relation to the existing operation;

b) Whether the proposed extension or enlargement is compatible with the character of the surrounding area;

c) The characteristics of the existing use in relation to size, bulk, height, setbacks, noise, vibration, fumes, dust, smoke, odours,

lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and,

d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.

F.3.3 ROLE OF THE IMPLEMENTING ZONING BY-LAW

Existing uses which do not conform with the policies of this Official Plan may be zoned in the Implementing Zoning By-law in accordance with their present use, provided that:

a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;

b) the uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature; and

c) the uses do not interfere with the appropriate development of the surrounding lands.

F.4 NON-COMPLYING BUILDINGS, STRUCTURES OR LOTS

A non-complying building, structure or lot does not comply with the regulations and performance standards of the Implementing Zoning By-law.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

a) does not further increase a situation of non-compliance unless otherwise granted by a zoning by-law amendment, minor variance or the issuance of a community planning permit;

b) complies with all other applicable provisions of this Plan and the Implementing Zoning By-law or Community Planning Permit By-law;

c) does not substantially increase the amount of floor area in a required yard or setback area; and,

d) will not pose a threat to public health or safety; and,

e) it results in an improvement to water quality.

The Implementing Zoning By-law shall contain specific provisions regarding the enlargement, repair or renovation of non-complying

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structures in *Shoreline Areas*. Performance standards for the enlargement, repair or renovation of non-complying structures in *Shoreline Areas* shall be contained within the By-law and may contain standards respecting maximum width of the addition, maximum size of the dwelling or structure, maximum height, and other relevant standards.

A non-complying lot in existence prior to the effective date of the Implementing Zoning By-law that does not meet the lot area and/or lot frontage requirements contained within the Implementing Zoning By-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the Implementing Zoning By-law, and the buildings or structures comply with all of the other provisions of the Implementing Zoning By-law.

Notwithstanding the policies of Section C.3.1.3.11 f) vii), where a lot does not have sufficient frontage or area for a boathouse. The boathouse may be permitted by minor variance. The Committee of Adjustment may grant a variance to permit a boathouse or boatport on a lot having lesser frontage or area than required, where the application meets the intent of the following guidelines:

a) The proposed size, height and location of the structure will be kept to a minimum so as not to dominate the shoreline.

b) The proposed structure is limited to 1 storey in height and is set back from the side lot lines in order to minimize impacts on adjacent lands.

c) The proposed location should maximize the amount of shoreline that will be left as a natural vegetation buffer.

d) The proposed location should not require major landscape changes through either filling or blasting;

e) The size of the boathouse should be compatible with the existing shoreline structures on the lake and in the immediate area;

f) The structure shall have no impact on navigation;

g) The structure shall maintain the general intent of the other policies of section C.3.1.3.11 of this Plan;

h) The Committee may request a Site Evaluation Report in accordance with Section C.3.1.3.3 where the lands contain or are adjacent to Type 1 Fish Habitat, shoreline wetlands, or other natural heritage features;

i) The approval shall be subject to site plan control.

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F.5 AMENDMENTS TO THE PLAN

It is the intent of this Plan to serve as the basis for managing change in the Township for the next 20 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2045.

It is the intent of the Township that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by the Township.

The Township may eliminate notice to the public and a public meeting for a minor Official Plan Amendment that does the following:

a) Changes the number of sections or the order of sections in the Plan, but does not add or delete sections;

b) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;

c) Corrects grammatical or typographical errors in the Plan that do not affect the intent or affect the policies or maps;

d) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,

e) Translates measurements to different units of measure or changes reference to legislation where the legislation has changed.

In all other instances, notification to the residents of the Township of public meetings held by the Township shall be given in accordance with the procedures of *The Planning Act* and this Plan.

F.6 PUBLIC NOTICE AND PUBLIC CONSULTATION

F.6.1 ADMINISTRATIVE CHANGES

The Township may eliminate notice to the public and a public meeting for a minor Official Plan Amendment or Zoning By-law Amendment that does the following:

a) Changes the number of sections or the order of sections in the Plan or By-law, but does not add or delete sections;

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b) Consolidates previously approved Official Plan or By-law Amendments in a new document without altering any approved policies or maps;

c) Corrects grammatical or typographical errors in the Plan or By-law which do not affect the intent or affect the policies or maps;

d) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,

e) Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification to the residents of the Township of public meetings held by the Township shall be given in accordance with the procedures of the *Planning Act*.

F.6.2 ALTERNATIVE NOTICE PROCEDURES

In order to ensure that the public is given the greatest opportunity to participate in the local planning approval process and in order to ensure the Council is provided sufficient time to make informed decisions, the following alternative procedures are hereby established:

a) All Official Plan, Zoning By-law, Subdivision or Consent applications for new waterfront commercial or industrial uses that require a statutory public meeting shall be circulated to property owners within 400 metres of the subject lands and to the affected cottage owners or Lake Association;

b) Wherever possible, within the timeframes set out in the *Planning Act*, public meetings for purposes of new waterfront commercial and industrial development shall be held between Victoria Day and Thanksgiving during the summer season to accommodate seasonal residents; and,

c) A Notice of public meeting may establish a timeline for the submission of written comments, a minimum of one week (7 days) prior to the formal public meeting. Notices as required by the *Planning Act* shall therefore be increased by seven (7) days to accommodate this timeline for submission of written comments. Verbal submissions and comments shall still be accepted at the formal public meeting.

F.6.3 OPEN HOUSES

In addition to the public meeting requirements of the Planning Act, significant *Planning Act* applications may be subject to additional Open

House meetings at the discretion of the Township. These meetings are important, given the large seasonal population in the Township, as they provide additional opportunities for public comment.

F.7 PRECONSULTATION REQUIREMENTS

The Township encourages applicants to pre-consult with the Township prior to submission of a *Planning Act* Application.

The consultation should identify the necessary materials and supporting information, including supporting studies, to be provided with an application to enable an appropriate review of the application. The submission of the information identified through pre-consultation would be a component of the information required for a complete application.

F.8 COMPLETE APPLICATION REQUIREMENTS

The Township and/or its delegate shall not declare any application made under the *Planning Act* to be complete until the Township is provided with information, studies or drawings specified in the *Planning Act* or this Plan that are necessary to inform the public and make a decision on the application. Potential supporting studies are listed in Section B.14 of this Plan. Until an application is submitted that addresses pre-consultation and complete application requirements as specified by this Plan and the *Planning Act*, the Township and/or its delegate shall deem such applications to be incomplete.

The following list is a guide to the minimum information that is to be provided as part of a complete application submission.

a) Prescribed application fee;

b) Completed application form together with requisite authorizations, and cost acknowledgement agreement if necessary;

c) Prescribed information and material as required by Planning Act Regulations;

d) Covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);

e) Concept plans and/or drawings;

f) Identification of the new parcels that are to be created as part of a consent application;

g) Copy of the property deed; and,

h) Any studies identified as necessary through pre-consultation

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The determination of a Complete Application does not infer support of the application by the Township or that an application will be approved by Council. Notice of a Complete Application simply recognizes that the required information has been provided by the applicant.

Council may, by By-law, delegate the authority to declare planning applications complete to the Chief Administrative Officer or the Director of Planning.

As part of the complete application process, the Township will identify potential lands to which parkland dedication may apply.

F.9 INTERPRETATION

All development applications, municipal actions and land use decisions shall be guided by the Township's Official Plan

References to "we" or "our" in terms of a regulatory requirement refer to the Township or other applicable approval authority in accordance with the Planning Act.

Where conflicts arise between policies in the Township Official Plan, the policy that gives the greatest protection to the ecological health of the Township prevails.

The location of roads shown on the relevant Schedule shall be considered approximate only. Amendments to this Plan, therefore, will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

It is not intended that this Plan be amended unless substantial evidence can be presented that justifies such an amendment, which is based on good planning. In determining whether or not an amendment to the Plan is appropriate, regard shall be had to the Vision, the objectives and goals, implementation and interpretation policies, general policies, as well as the policies, study requirements and evaluation criteria within the respective land use designations.

Wherever a use is permitted under a land use classification, it is intended that accessory uses, buildings or structures normally incidental, accessory or essential to the primary permitted use may also be permitted, subject to any applicable policies regarding those uses.

Appendices in this Official Plan are for the purpose of providing background information or explanation and are not statutory components of the Official Plan. Appendices may show future planning

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considerations beyond the 20-year planning horizon for the purposes of informing longer-term infrastructure and community decisions.

Use of "shall" and "will" in this Plan denotes matters and actions that are mandatory, where appropriate and feasible. Use of "should" in this Plan denotes a matter or action that is desired but not mandatory.

It is the intent of this Plan to prioritize existing and future infrastructure and public service facilities within settlement areas in order to support intensification and the achievement of complete communities.

Where numerical quantities are identified in this Plan, such quantities will be interpreted as guidelines, and minor deviations to specific requirements may be permitted provided that the intent of the Plan is maintained.

F.9.1 BOUNDARIES

a) The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.

b) It is recognized that the boundaries of the *Environmental Protection Area* designation may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies. Any minor refinement to the *Environmental Protection Area* designation shall not require an Amendment to this Plan.

c) Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

d) Schedules may be hosted on the Township of Seguin's website.

F.9.2 DEFINITIONS

For the purposes of interpretation of this Plan, the definitions in the *Planning Act*, R.S.O. 1990, the Provincial Planning Statement 2024, and other applicable legislation shall apply. In all other instances, terms shall be defined in accordance with common usage and, if necessary, reference to the **Canadian Oxford Dictionary, 2nd Edition.**

F.10 OFFICIAL PLAN REVIEW PROCESS

The assumptions, objectives and policies of this Plan shall be reviewed 10 years after it comes into effect, and at least once every five years thereafter at a meeting of Council, which shall be advertised in accordance with the *Planning Act*, as amended.

The ten and five-year reviews shall consist of an assessment of:

a) the effectiveness of the Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the general environment within the Township;

b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;

c) the degree to which the objectives of this Plan have been met;

d) the amount and location of lands available for urban development;

e) whether the Township has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;

f) the Township's role within the District and its relationship with other municipalities;

g) development trends in the District and their effect on development in the Township; and,

h) the nature of any Province-wide planning initiatives and their implications on the Township of Seguin.

i) regard to provincial interests under Section 2 of the *Planning Act,* as amended from time to time, and, consistency with the Provincial Planning Statement, 2024, as amended or revised from time to time

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Schedule B to PL-2026-59

May 5, 2026

Comment Response Matrix
Seguin Official Plan – Five-Year Review

This Table summarizes the comments provided between July 2025 and April 20, 2026, on the Seguin Official Plan Review.

	Douglas Gammage **11-July-2025**	
#	**Comment**	**Comment Response**
1.	You will remember me as an advocate for those in the Village of Rosseau wishing for dedicated mooring slips in Rosseau Harbour. My focus today is to ensure that the covenant on Water Street in Rosseau Harbour, in favour of the residents in the Village of Rosseau and contained in the pre-amalgamation village plan, is returned to the Official Plan. This feature is unique to the Rosseau Settlement area and does not create precedent for other areas. After Amalgamation, at some point it was dropped from the Official Plan. It was evident when I last addressed Council that it was not contained in the most recent Official Plan. I was not able to attend the open house held for comments on the Official Plan. I have reviewed the draft Official Plan and wish to register the above concern. I am glad to read of resolve to preserve Cultural Heritage in protecting the recreational and social uses. (A.2.6). For generations there was a trail, now long covered in overgrowth. I recall my predecessors telling me of walking from swimming in the shallows of Shadow River to their grandparent and granduncle's boat works, which stood approximately where today's marina is. How nice it would be to see a promenade around the harbour shoreline to be enjoyed by all, residents and visitors, whether they have direct access or no access to the lake. In the past there were unfortunate sales to adjoining property owners, specifically at the place of the present marina and just to the west where shoreline parcels and lake parcels were sold. Interestingly, there were small pass ways in the property to the west retained, which indicates to me there was concern that public movement	Thank you for your comment. The old Official Plan of the Humphrey – Rosseau – Christie Planning Area; the Village of Rosseau Section, was examined. It did not indicate a covenant on Water Street in Rosseau Harbour, and permitted the original shore allowance to be stopped up and sold for waterfront development. The Township has retained portions of this original area for the Rosseau Waterfront Park to provide continued access to the waterfront for residents. Language has been included in the Official Plan that the Township will explore opportunities to promote public usage of the shoreline, including Rosseau, where appropriate. The Township is also preparing a Parks, Recreation & Culture Master Plan, and we encourage you to submit comments on this process.

	Douglas Gammage 11-July-2025	
#	**Comment**	**Comment Response**
	through the area was to be retained. I would hope present owners of the Marina would welcome circulation past their commercial establishments. Regardless of what has passed, we must protect and preserve this open passageway for all residents to use and to a time that proves right to develop and as envisioned by those who created this privilege. As they loosely put it, time changes all, and we must respect the best use of the time. Please make sure this unique right of the residents in the Village of Rosseau is retained and enshrined in the Official Plan.	

	2116592 Ont Inc 9-July-2025	
#	**Comment**	**Comment Response**
2.	The owners of 2116592 Ont Inc. respectfully request your consideration of a small readjustment of the current boundaries of the MZO in your Official Plan Review to include our lands indicated on the attached sketch as crosshatched in red. These lands are sandwiched between the commercial properties to the North in the Town of Parry Sound and the existing Colonization Road to the South. Their only realistic use would be one of described uses in the Minister's Zoning Order Lands not RU as currently shown. When the existing open road gets upgraded for the redevelopment of adjoining lands, we are certain a commercial use will require a rezoning, but in the mean time an official plan designation would more properly reflect the intended uses. We know these lands meet the Objectives as outlined in A.2.7.2 and should be treated as being enclosed in the North Seguin Development Area. Thank You for your kind consideration of our request	Mapping has been updated to reflect the comment.

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
3.	The Muskoka Lakes Association ("MLA") has reviewed the draft Official Plan Amendment (OPA) that would be of interest and/or has the potential to impact our 2,000 member families. We support the environment first	Thank you for providing your comments.

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
	approach in the draft OPA. Further to our comments of June 30, 2022, we appreciate this opportunity to provide comments on the redlined December 2022 draft of the Townships' new Official Plan. The following is a summary of those policies and modifications for consideration.	
4.	A.1, A-3 Natural Systems are multi-jurisdictional. Comment: It may be helpful to clarify the Township's level of oversight …….It is also the intent of this Plan to permit the continued functioning of Natural Systems, maintain the pattern of Crown Lands [INSERT: ,in so far as jurisdictional oversight will accommodate,] and large parcel sizes and a landscape dominated by forests.	Section amended.
5.	A.2.5.2 e) To use an agricultural system approach to protect agricultural lands and ensure that agricultural uses remain a part of the landscape of the Township. Comment: Clarify what agricultural system? Given that agricultural lands are not as fertile as southern Ontario this wording could inadvertently open the door to development on lands that are considered good in Seguin i.e. relatively fertile, but poor compared with southern Ontario and lands could be agriculturally viable for other than field crops.	An agricultural system is a term defined by the Province to describe a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector. Although many lands in Seguin are not as well-suited for agriculture as those in Southern Ontario, the agricultural system is more than just the land. The objectives in the Rural and Resource area align to protect agricultural lands in the Township. In addition, Section C.1.3.3 contains policies requiring the protect of agricultural lands in the Township.
6.	A2.10 Comment: This section would benefit from including additional factors such as: resilience/adaptation for wildfire, drought, heat in addition to energy sources	Section amended.
7.	A2.11.2 Comment: Add an additional goal that mineral resources will be sited away from sensitive receptors including the waterfront.	This has been captured by objective b) that states "To encourage the proper management of mineral aggregate

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
		operations to minimize potential negative environmental and social impacts."
8.	B.1.9 There is pressure in Muskoka to redevelop old resort properties zoned commercial with commercial densities into quasi "residential". In doing so, there is very little employment associated with the proposed development. Suggest some language to ensure a new development demonstrates increased local employment. Comment: Tourist commercial uses are uses that have a primary focus of providing services to visitors. Tourist Accommodation uses are commercial uses that provide accommodation to the travelling public such as hotels, motels, bed and breakfasts and resorts. Applications to establish or expand a tourist commercial or tourist accommodation use shall demonstrate how the proposed use will be compatible with nearby uses, [INSERT: increase employment,] and how the proposed use will maintain the character of the area.	Section amended.
9.	B 3 B-4 We offer some clarifying language below. Comment: It is a basis of this Plan that the overall quality of the Township's lakes is [DELETE: not comprised of a single element of a lakes "capacity", but] [INSERT: comprised of a combination] of three interrelated components [DELETE "," INSERT":"] water quality, visual quality, and recreational quality.	Section amended.
10.	B.15 The EIS scope as described relies on information prepared by several specialists, not one. Comment: Would suggest that B.15 a) specifies "qualified professionals" as a team that will need to be involved to complete an adequate assessment.	Section amended to include the plural form.
11.	B 17 Comment: Throughout the draft the use of the terms quarry and pit are used individually and together depending on the policy. It is unclear why the terms are being used separately as it is our view they should be subject to the same policies.	The Plan requires and OPA and ZBA for a new quarry. The Plan requires a ZBA for a new pit. The Plan treats the two operations differently.
12.	C1 Comment: Significant Wildlife habitat and the habitat of designated species at risk should be included in the list of natural heritage layers where known.	Modifications to the first paragraph of Section C. 1 have been made.
13.	C1 a) states "establish a balanced relationship between development and nature by preserving natural features and ecological systems and protecting people and property from environmental hazards. This is inconsistent with clause l) and the stated goal of the plan of environment first. To balance development means that sometimes the environment will not come first.	C1 l) refers to the 'Environment-First' principle stated in A.2.1.1. The intent is that the environment does come first, but there is a need to balance with development applications. These sections complement one another. The Goal is to "environment-first" and achieving a balance between development and nature

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
	Comment: Add clarifying language that ensures that the environment comes first.	can be achieved in the consideration of development applications.
14.	C 1.1.1 The list does not specifically capture land based environmental protection areas. Comment: Should have the same lists/features/components carried through when referenced	Section C.1.1.1 states, "EP area designation is land and water areas containing natural features….
15.	C1.1.4 Suggest adding in another objective as noted below. Comment: h) ensure new mineral aggregate operations are not located within 1,000 m of the Waterfront Area designation, because of the potential negative environmental, social, and/or economic impacts (visual and otherwise) related to area lakes and rivers. For consistency with neighbouring municipalities, we suggest using 2,000 m instead of 1,000m as a precautionary distance from any recreational lake.	The Province requires municipalities to protect mineral aggregate resources for long-term use. Restricting new operations in proximity to the Waterfront Area designation would effectively prevent their use and be contrary to Provincial policies.
16.	C1.4.3 b) We offer some clarifying language below with suggested change from C1.1.4 above. Comment: …..When new or expansion development of a sensitive use is proposed within 1,000 metres of quarry [INSERT: or a new pit or quarry is to be situated within 1,000m of a sensitive land use]	Policy C1.4.3b) addresses sensitive land uses in proximity to existing quarries. The requirements for new quarries or expansions are detailed in C1.4.3c) and required to address impacts on sensitive land uses.
17.	C1.4.3 f) An application for a quarry shall not be approved unless the applicant demonstrates that: Add in a point 5 below: v) their aggregate operation will not have a negative impact on air quality emissions for PM 2.5, PM 10 and crystalline silica that affect public health. Comment: Crystalline silica dust is a naturally occurring mineral, is a health hazard when inhaled, potentially causing respiratory diseases like silicosis and lung cancer. It is found in common materials like sand, stone and concrete. PM2.5 refers to particulate matter with a diameter of 2.5 micrometers or less, posing a significant risk to health. PM10 refers to inhalable particles, with diameters that are generally 10 micrometers and smaller.	Section amended to include policy on air quality.
18.	C.3.1.3.7 Resort Commercial Uses, in the first paragraph, last sentence, please consider changing "personal" to personnel": Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other similar personal [personnel] and staff members. Comment: This appears to be in the nature of a typo.	Typo corrected, thank you.
19.	C.3.3.3.7 Resort Commercial Uses, in the first paragraph and in subparagraphs e), g) and i), please consider adding the words "or redevelopments" or "or	Modification to e, but no modifications made to g) and i)

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
	redevelopment", as applicable, after the words "expansions" or "expansion". Comment: We suggest it is not only an expansion of an existing resort, but also a redevelopment of an existing resort that should be covered. This language was included in the relatively recently approved Township of Muskoka Lakes (TML) OP.	
20.	C.3.1.3.7 Resort Commercial Uses, please consider adding a new subparagraph j) to the end as follows: "j) Ensure the resort remains commercial in nature and continues to operate as a commercial use in the future, so travellers and vacationers continue to visit the Township and contribute to the local economy. Commercial use and maintenance of the commercial components of the resort shall be prescribed in greater detail in the implementing Zoning By-law and/or site plan agreement and condominium agreement (if applicable). Comment: There are concerns about the enforceability of use restrictions and the potential for resorts to be used for residential instead of commercial purposes. The proposed language is drawn from Section F2d) of the TML OP which states that: "Ensure that existing and new commercial resorts are commercial in nature at the outset and continue to operate as commercial uses in the future, so that travellers and vacationers continue to visit the Township and contribute to the local economy;" and Section F3.3.2c) which states in part that: "Commercial use and maintenance of the commercial components of a commercial resort development are set out in Sections F3.4.1 to F3.4.3 and shall be prescribed in greater detail in the implementing Zoning By-law and/or site plan (or a Community Planning Permit agreement, if applicable), and condominium agreements…."	The Draft Official Plan policies in Section C.3.1.3.7 require a re-zoning to convert tourist commercial to a residential use and requires consideration of the impact of the proposed change of use on the economy, environment and surrounding area (Paragraph 3). Additional language included at the end of the third paragraph.
21.	C.3.1.3.8 Fractional Ownership, please consider changing the title from "Fractional Ownership" to "Fractional Ownership and Condominium Ownership" and add the following sentence to the end of such section: "With respect to resort commercial condominiums, the unit must be made available to rent via the commercial resort's mandatory rental program a minimum of 26 weeks per year, including 5 weeks in the months of July and August." Comment: This has been a huge issue in the District of Muskoka. Without specific language, the Ontario Land	See modifications to Section C.3.1.3.7. The Township does not consider there to be a risk associated with the conversion of tourist commercial properties to residential condominiums. Section C.3.1.3.7 provides the basis for the consideration of the conversion of tourist commercial uses, and Section E.5 has been updated to provide policies guiding servicing within the Township. There are currently no municipal sewage

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
	Tribunal has accepted resort commercial condominiums with units in a rental pool a minimum of 10 weeks per year and 2 weeks in the period from mid June to mid September (that is, 42 weeks exclusive use by the resort commercial condominium unit owner and essentially all of the summer). Section F3.3.2.1c) of the TML OP (and a virtually identical provision in TML's OPA relating to the Resort Village of Minett) contains the minimum of 26 weeks per year and 5 weeks in July and August language. The District of Muskoka is currently updating its resorts policies and the draft OP also contains the minimum of 26 weeks and 5 weeks language.	treatment systems, and the policies do not support the establishment of communal sewage treatment systems.
22.	E 6 Storm Water Management Comment: In keeping with modern standards reference to source, conveyance (low impact development) and end of pipe measures should be considered	Reference added to Low Impact Development in subsection c)
23.	F2.4 Site Alteration Control By-Law Comment: Blasting, filling and soil stripping should be specifically mentioned	These activities are captured under the umbrella of the Site Alteration By-law.
24.	In section F9 – Interpretation in the last paragraph on page F-18 it states: "Where numerical quantities are identified in this Plan, such quantities will be interpreted as guidelines and minor deviations to specific requirements may be permitted provided that the intent of the Plan is maintained." Reading this as a general policy it may seem to be quite reasonable, with the intent being to provide some flexibility. We acknowledge the benefit of having flexibility, but we have three concerns that are summarized below. • In application, the policy wording could be more problematic given that a "minor deviation" is not defined. Nor does the policy identify who will make the determination if a requested change is minor? Without some clearly identified guardrails to define a minor deviation, an applicant is free to ask for what they want and then debate what is minor. • Another part that is concerning is that this policy is saying numerical quantities, which are throughout the draft OP, are just a guideline, implying they are just a suggestion. In our view if a numerical quantity is stated it should be adhered to, subject to a defined way to determine if a minor deviation is warranted.	This proposed modification has been included in the Draft Official Plan to provide flexibility and avoid the requirement of an Official Plan Amendment.

	Muskoka Lakes Association 15-July-2025	
#	**Comment**	**Comment Response**
	• The last concern relates to how a minor deviation is evaluated relative to ensuring the intent of the Plan is maintained. Is the intent to allow a minor deviation as-of-right or to allow a minor deviation if a strong case is presented that shows the change is warranted and does not change the intent of the Plan? We appreciate that by addressing our above concerns this will require further details be included in this policy but we believe it is better to provide this level of clarity in the OP versus leaving some open questions to be clarified at a later date.	

	Three Lakes Ratepayers Association 20-July-2025	
#	**Comment**	**Comment Response**
25.	Seguin's 2007 Official Plan is widely regarded as a model ecological plan. Its Vision Statement, created through robust public consultation, puts Environment First and balances environmental stewardship with responsible growth. The Redlined Version now before Council introduces substantial, un-mandated changes that risk diluting that vision, expanding administrative discretion, and weakening public trust. We request that Council: 1) Re-affirm the 2007 Vision Statement verbatim until a similarly rigorous public participation process justifies change. 2) Undertake a statistically valid, Township-wide survey of permanent and seasonal residents, and stakeholders *before* altering any foundational language. 3) Address thirteen critical policy gaps (pp. 7-23 below) that the Redlined Version leaves unresolved, from illegal Commercial STRs and recreational-trail loopholes to MZO overreach and staffing discretion. Failure to make these amendments will undermine Seguin's ecological leadership, erode confidence in the planning system, and expose sensitive lake environments to irreparable harm.	1) The Vision Statement remains largely unchanged, with the exception of additions based on population and growth projections. 2) A survey has not been contemplated as part of the OP Review work plan. 3) Acknowledged.
26.	Context & Process Concerns • Planning Fatigue. Long overdue, abortive reviews since 2012, most notably the abandoned 2018-	Acknowledged.

	Three Lakes Ratepayers Association 20-July-2025	
#	**Comment**	**Comment Response**
	19 process, have left residents "tired" and disengaged. • Provincial Dysfunction. Accelerated deregulation (Bills 108, 109, 23) and ad-hoc MZOs have sidelined local authority, deepened cynicism, and compromised environmental safeguards. • Administrative Drift. The Draft subtly has shifted accountability from "Council" to "Township", enlarging unelected staff discretion and reducing transparency. These trends make it essential that Seguin's guiding Vision, Goals & Objectives remain crystal-clear, democratically endorsed, and resistant to quiet reinterpretation.	
27.	**Vision Statement** The Vision is *not* a technical clause; it is the moral compass of the Plan. Altering tone or intent without clear mandate: • Undermines 18 years of policy coherence. • Weakens external credibility, planners such as Robert Lehman, FCIP cite Seguin's Vision as a provincial exemplar. • Risks litigation where applicants rely on previous wording for expectations. **Requested Edits:** Restore 2007 Vision Statement verbatim; annotate future review triggers (e.g., 2030 statutory review) and public-consultation requirements.	The Vision Statement remains largely unchanged, except for additions based on population and growth projections.
28.	**Systemic Issues Impacting Seguin** • Provincial Overreach & MZOs – Bypass public input, skew growth allocation. • Short-Termism – Bills 108/109/23 favour expediency over sustainability. • Planning Complexity – Rising costs, slower approvals, eroding trust. Seguin must insulate its Official Plan from these pressures by codifying strong local checks and clear environmental thresholds.	The Township is subject to the Provincial *Planning Act* process, and there are no mechanisms to deny an MZO if approved by the Minister of Municipal Affairs and Housing.
29.	**Illegal STRs & Fractional Ownership** • Draft silent on distinction between residential use vs. transient accommodation. • Action: Add definition; prohibit commercial STRs & fractional ownership resorts in shoreline residential areas.	Short-term Rentals are intended to be dealt with through a separate process outside of the Official Plan Review.

	Three Lakes Ratepayers Association 20-July-2025	
#	**Comment**	**Comment Response**
30.	**Recreational Trail Loophole** • Development sneaks into EP zones via "recreational trails" • Action: Declare recreational trails are not to be used for motorized access or subdivision of EP land.	Restricting uses in the Environmental Protection (EP) Zone can be explored during the update to the Township Zoning By-law. Section C.1.2.3g g) provides clarity that the Seguin trail can be used to access existing lots of record.
31.	**Lake Capacity & Development Prohibitions** • Need clear "stop-sign" language for high-sensitivity or at-capacity lakes. • Action: No consents/site plans permitted without OPA + peer-reviewed EIS once thresholds hit.	Section B.3.1.1.1 a) provides restrictions on development for high-sensitivity and over-threshold waterbodies.
32.	**North Seguin Development Area (MZO Lands)** Including these lands now contradicts the Environment-First Vision and lacks infrastructure, environmental, and inter-municipal analysis. We request full removal from this OPR and initiation of a joint Municipal Comprehensive Review (MCR) with Parry Sound & District municipalities that will be impacted.	The Township is subject to the Provincial *Planning Act* process, and is required to implement the MZO in the Official Plan.
33.	**Implementation & Next Steps** • Further Board Review. TLRA Directors to comment line by line of all Redlined Version changes before second Open House. • Member Survey. If Board concurs, circulate summary to membership for endorsement. • Submission to Township. Final PDF + cover letter delivered no later than statutory deadline (currently UNKNOWN). • Delegation. Request delegation slot at next Council OPR meeting to speak to key points.	No delegation request is required to speak at the Open House or Public Meeting.
34.	**Conclusion** Seguin's ecological legacy, and public faith in land-use planning, rests on retaining a clear, democratically endorsed Official Plan Vision and closing policy gaps that invite over-development. By adopting the recommendations herein, Council can re-affirm Environment First, strengthen transparency, and position Seguin as a leader in sustainable rural governance.	Acknowledged.

	Robert Lehman, on behalf of Bloom Resorts 8-August-2025	
#	**Comment**	**Comment Response**
35.	I have been retained by Bloom Resorts who recently purchased an existing 300 acre campground in Seguin with the intent to enlarge it. I see in the draft OP the	Modifications have been proposed to the draft policies.

	Robert Lehman, on behalf of Bloom Resorts 8-August-2025	
#	**Comment**	**Comment Response**
	following policy. Can you give me some background as this will obviously be an issue. B.21 NEW CAMPGROUNDS, TRAILER PARKS, MOBILE HOME PARKS a) New campgrounds, trailer parks, mobile home parks, and park model home parks or expansion to existing uses shall not be permitted. b) A travel trailer or recreational vehicle, mobile homes, or park model home shall not be permitted on any vacant lot in the Township. Recreational vehicles or travel trailers shall be permitted on a developed lot.	

	Rosseau Springs Limited (RSL) 20-August-2025	
#	**Comment**	**Comment Response**
36.	1. Official Plan Review Process In case you were unaware, neither I personally as a cottage owner in Seguin, nor RSL received notice of the special Council meeting held on June 16, 2025 or the open house held on July 3, 2025 at which the draft OP was presented. We subsequently discovered, as stated on the OP review website, that further statutory public meetings will be organized at later dates. We ask that all future Official Plan Review correspondence, including notices of any further statutory meetings, be sent to me and Leo DeLoyde, our planner, so we may engage in the OP update process.	Acknowledged.
37.	2. RSL Official Plan Amendment, Rezoning, and Subdivision Applications RSL has been working with Seguin Township staff and their consultants over the past five years to create an environment-first approach to our applications for a 49-lot rural residential plan of subdivision that will help meet documented housing demand in east Seguin Township by 2050. The attached proposed plan of subdivision is based on privately serviced lots having frontage on existing and proposed rural standard public roads. RSL's applications deemed complete on July 29, 2025 and are currently under active review by the Township, external agencies, and its consultants. The formal Public Meeting is scheduled for September 15, 2025.	The Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision are to be dealt with through a separate process outside of the Official Plan Review. These applications are currently under review and will be brought forward to Council for consideration in the near future.

	Rosseau Springs Limited (RSL) 20-August-2025	
#	**Comment**	**Comment Response**
	Prior to the formal submission of the RSL applications, we engaged with the Township to have Beacon Consultants conduct a peer review of our Environmental Impact Study (EIS). Our team subsequently updated the EIS to create a final document that considered Beacon's recommendations which has previously been submitted and a copy can be found here for ease of reference: Final EIS Rosseau Springs January 2025 - revised to address peer review June 2025 pdf. RSL hosted a well-advertised and attended, developer sponsored, pre-application public meeting on April 22, 2025, to explain the considerable background studies undertaken and the environmental and planning rationale underlying the proposed plan of subdivision. Our team answered questions and felt that overall, the plan was well received by the community. The first draft red-line OP proposal raises two fundamental concerns for us. First, the draft wording proposes that development take place in Settlement Areas such as Rosseau Village situated immediately east of our proposed subdivision. However, the attached Housing Needs study demonstrates there is latent demand for housing in east Sequin Township. Over the years, landowners in Rosseau Village have not proceeded with residential development despite having had long standing permission to do so under the current OP. The proposed RSL subdivision can be delivered relatively quickly and thus help alleviate pent-up housing demand in east Sequin Township. We ask that the first draft OP be revised to permit the proposed RSL subdivision to satisfy local housing needs. In the alternative, we ask that Rosseau Village settlement area designation be expanded to the west to include our RSL lands.	
38.	Second, the first draft OP mandates a minimum residential lot frontage of 90 m and a minimum lot area of 1.2 hectares. The RSL environment-first subdivision design was calibrated to minimize building footprints and lot sizes to achieve conservation design goals that maximize retention of documented environmental features as set out in the FRi Environmental Impact Study.	The lot sizes and frontages proposed in the Draft Official Plan are typical of a rural settlement area in order to accommodate a well and septic services.

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	We ask that recognition be given in future OP drafts to RSL's proposed 0.4-hectare lot areas and 30m frontages to minimize development footprints to achieve Seguin Township's environment first policy objectives.	
39.	Finally, there was no mention of the RSL proposed development applications in the listing of in-progress development applications in the first draft OP. We ask that you take into consideration RSL's active development applications in the Official Plan review process and include our applications in the list of in-progress development applications in Schedule D of the next draft OP.	Thank you for your comment. The RSL application was submitted after this Draft version was published. We will ensure it is included in future drafts.

	Ruth Victor & Associates, on behalf of Bloom Resorts **21-August-2025**	
#	**Comment**	**Comment Response**
40.	I am the land use planner representing Bloom Resorts, owner and operator of 105 Blue Lake Road (hereafter referred to as the subject property). The June 2025 draft Official Plan proposes policy changes to Campgrounds, Trailer Parks, and Mobile Home Parks, including prohibiting the expansion of existing facilities in a new draft Policy B.21. Therefore, any proposed expansion to a campground, trailer park or mobile home park would be subject to an Official Plan Amendment. The purpose of this letter is to highlight why the expansion of campgrounds and trailer park sites should be permitted through a set criteria provided through policy within the updated Official Plan, instead being identified as a prohibited use. This would ensure that land use requirements are being met for expansion, while allowing owner and operators of these lands the opportunity to grow.	Modifications have been proposed to the draft policies.
41.	Within the draft Official Plan, Section B, General Policies, a new Policy B.21 is proposed stating, "New campgrounds, trailer parks, mobile home parks, and park model home parks or expansion to existing uses shall not be permitted." The Township has advised that the intent of this policy is to only permit expansion through an Official Plan Amendment. However, it is difficult to see how an Official Plan Amendment for a new or an expansion of an existing use could be successful when the Official Plan expressly does not permit that expansion. If the intention is to create clear criteria for	Modifications have been proposed to the draft policies.

	Ruth Victor & Associates, on behalf of Bloom Resorts **21-August-2025**	
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	an expansion to occur and to ensure a rigorous assessment of the expansion, we recommend revising the policy to permit expansion based on a defined set of criteria, rather than adding a policy to outright prohibit expansion.	
42.	<u>Provincial Planning Statement, 2024</u> The Provincial Planning Statement, 2024 (PPS) is a planning document that guides land use planning and development within the Province of Ontario. The PPS identified policies specific to the use of rural areas and lands within municipalities, including the policies below as it relates to the subject property's use and potential future expansion. *2.5 Rural Areas in Municipalities* *1. Healthy, integrated and viable rural areas should be supported by:* *a) building upon rural character, and leveraging rural amenities and assets;* *b) promoting regeneration, including the redevelopment of brownfield sites;* *c) accommodating an appropriate range and mix of housing in rural settlement areas;* *d) using rural infrastructure and public service facilities efficiently;* *e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;* *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* *h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.* *2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.* *3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in*	Acknowledged.

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	accordance with policy 2.6, including where a municipality does not have a settlement area. *2.6 Rural Lands in Municipalities* *1. On rural lands located in municipalities, permitted uses are:* *b) …resource-based recreational uses (including recreational dwellings not intended as permanent residences);* *2. Development that can be sustained by rural service levels should be promoted.* *3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.* *4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.* The PPS supports opportunities for recreation and tourism on rural lands, such as campgrounds and trailer park sites. The use and potential expansion of the use is permitted within the PPS, so long as expansion of the lands are done appropriately with regard to existing and future infrastructure (including private services) and protecting agriculture and resource related uses. The proposed prohibition policy in the June 2025 Draft Official Plan is not consistent with the PPS.	
43.	<u>Potential Criteria for Reviewing an Application</u> An official plan should instead identify a list of criteria that can be assessed through a zoning by-law amendment. The Township already does this for other uses: for example, for garden suites (Policy B.9), backlot development in a cottage context [Policy B.12.2.4(c)], waterfront landings (Policy B.12.2.8), various housing forms and non-residential uses in settlement areas (Policy C.2.1.2, with development criteria in Policies C.2.1.3.3 through C.2.1.3.6) and resort commercial uses covering tent and trailer camps, rental cabins and housekeeping cottages in Policy C.3.1.3.7. Any expansion would be required to meet all other environmental approvals, including avoiding habitat of endangered species and a septic system design to meet either Ontario Building Code or Ministry of the	Modifications have been proposed to the draft policies.

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	Environment, Conservation and Parks requirements (ECA, or Environmental Compliance Approval). Council might consider an approach similar to that being used for many other uses in the Township. Although the criteria are specific to each municipality, the following policies are being proposed by the Town of the Blue Mountains in their draft new Official Plan (November 2024 version). *B4.4.4.5 Recreational Uses* *The development of new recreational uses shall require an amendment to the Zoning By-law and shall be subject to Site Plan Control. Before considering an amendment to the Zoning By-law, Council shall be satisfied that:* *a) The proposed use or expansion is compatible with the rural character of the area.* *b) The development can be designed and sited to blend in with surrounding land uses.* *c) The proposed use or expansion is located where it will not impact existing agricultural operations on adjacent lands.* *d) The proposed use can be serviced with an appropriate water supply and means of sewage disposal.* *e) If an expansion is proposed, the entire use is serviced by an appropriate water supply and means of sewage disposal.* *f) The proposed use is to be accessed by open maintained municipal roads that can accommodate the increased traffic generated by the proposed use.* *g) The proposed use can be appropriately buffered from adjacent residential uses.* *h) an appropriate monitoring program, administered by the landowner and reviewed by the Town, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is developed.* The Township of Seguin could consider a similar policy structure which would allow for new or expanded campgrounds and trailer parks—based on clear criteria, considered through a public process, and formalized through a Zoning By-law Amendment. The approach allows the Township to retain control over the use, but also provides direction to landowners who want to	

	Ruth Victor & Associates, on behalf of Bloom Resorts **21-August-2025**	
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	expand or establish a new campground, trailer park or mobile home park as to what locations are preferable.	
44.	Allowing for campground and trailer park expansions through clear, criteria-based policies will ensure that environmental and land use considerations are addressed, while also supporting responsible growth of local businesses. Bloom Resorts, and operators like them, contribute significantly to the local economy by attracting tourism, creating jobs, and investing in the community. A balanced policy approach that guides these types of development, rather than prohibiting it outright, will allow the Township to both uphold responsible land use policies and enable long-standing businesses to thrive and grow. I would also like to request to be added to the project mailing list and to receive a copy of all notices going forward, including statutory meetings and decisions. We look forward to reviewing the second draft of the Official Plan once it is released.	Modifications have been proposed to the draft policies.

	Robert Lehman, on behalf of the Lake Joseph North Association **3-September-2025**	
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45.	Lake Capacity and RCC – What is the reason to not change these policies to be consistent with those applying to the south half of Lake Joseph?	No changes to the Lake Capacity and RCC policies are proposed as part of the Official Plan review. Significant public comment was provided through the preparation of the Official Plan. Council may wish to consider revisions to the Lake Capacity policies in the future through a separate exercise, but modifications are not proposed through the OP review process.
46.	Use Permissions in Shoreline Areas – changed to no new tourist commercial or accommodation uses, expansions are permitted. The question is – if the current zoning allows an expansion how will this policy be implemented?	Through the Zoning By-law review staff will determine whether existing Zoning remains or whether the existing Zoning requires modification in order to conform to the proposed policy.
47.	Guest Cabins – there are new size and height limits and character requirements, what are the reasons for the changes.	The proposed modifications to the guest cabin policies are recommended by Township Staff based on application review and common requests through the planning approvals processes.

	Robert Lehman, on behalf of the Lake Joseph North Association 3-September-2025	
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48.	Shoreline setbacks – the standard for new waterfront lots is 20m. There is an allowance for reduction in 20m setback if many criteria are met. What is the planning rationale for the changes. The new policies are shown in red below: In unique circumstances, where a setback of less than 20 metres is proposed, the following shall be considered: a) Character of the area; b) Vegetation characteristics on the lot between the shoreline and the proposed development location; c) Topography constraints on the lot; d) Balance between the built from the natural environment on the lot. When considering a reduction to the required 20 metre setback, the following may be required an a condition of approval: f) Upgrading of the sewage system; g) Replanting and enhancing shoreline vegetation; h)Relocating or demolishing other structures which are visible from the lake, or within the 20 metre setback; i) Or other measures to mitigate potential environmental impact and mitigate potential visual impact of proposed development. Notwithstanding C 3.1.3.6, to further complement the natural waterfront character, improve shoreline buffering, and reduce the impact of development on lakes, for lots created after the adoption of this Plan, buildings, other than accessory buildings typically located in proximity to the shoreline, shall be set back a minimum of 30 metres from the high-water level. These lots shall be rezoned and placed into a special zoning category that requires a 30 metre setback. j) A setback of less than 30 metres may be considered in accordance with the policies of Section ___ Site alteration and disturbance of vegetation within a 20 metre natural vegetation setback to be provided shall be limited in order to preserve natural and native vegetation in the front yard of shoreline lots. Vegetation removal within 20 metres of the shoreline shall only be permitted in accordance with the Township's Tree Conservation By-law. k) Revegetation of shorelines with local native species shall be a condition of development or redevelopment. In these instances, undisturbed shorelines shall be used	The additional criteria are provided as a result of staff review of applications and to provide clearer framework for proponents, planning staff, and committee/Council when submitting, reviewing and considering Planning Act applications.

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	as an example of how to appropriately revegetate a disturbed shoreline.	
49.	Enlarging non-conforming buildings – Again what is the planning rationale for the change.	Changes requested by planning staff as a result of the processing of planning applications.
50.	Limiting the location and size of boathouses – these are significant changes, what are the reasons for the changes.	The Official Plan modifications with respect to boathouses propose to provide clarification of lakes where boathouses are permitted. Boathouse height details are from the Zoning By-law and are intended to emphasize the importance of limiting boathouse height in maintaining the character of shoreline areas.
51.	Setbacks for sport courts and large pools – these are new, what is the basis for the setback distances.	These setbacks are the same used by the Township of Muskoka Lakes so that there will be consistency on Lake Joseph. The intent is to maintain the natural character of shoreline areas. The Draft has been modified to remove numbers as these will appear in the Zoning By-law.
52.	Boating Impact Studies – The section of the Draft OP that lists supporting studies, B 14.1, does not list a boating impact study but the existing OP policy suggests a boating study may be needed.	Boating Impact Study added.
53.	Character Policies – was there any consideration of having a maximum size? The TML OP states: b) The maximum gross floor area of a dwelling in the Township shall be 696 square metres (7,491.7 square feet), unless otherwise specified.	There has been no direction from Council to include a maximum size limitation in the Zoning By-law.
54.	Floating Cottages – Severn and Georgian Bay Townships have amended their zoning by-law to prohibit floating accommodation, which is defined.	Floating accommodations are specifically prohibited on Crown Land. OP policy has been added pertaining to floating accommodation in Section C.3.1.4.4.

	John McCash, on behalf of Three Lakes Ratepayers Association 9-September-2025	
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55.	**Part I – Environmental & Ecological Policy Issues** **1. Vision Statement** • **TLRA Position**: Restore the 2007 Vision Statement verbatim; amend only through township-wide statistically valid survey.	The Vision Statement remains largely unchanged, with the exception of additions based on population and growth projections.

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	• **Rationale**: Vision is not technical but moral compass. Altering weakens credibility, undermines 18years of coherence, risks litigation.	
56.	**2. EP Zones & Development Prohibitions** • **TLRA Position**: Prohibit all development in EP zones; close recreational trail loophole. • **Rationale**: EP must mean ecological protection, not discretionary development. Recreational trails being misused as access for development.	Development in Environmental Protection (EP) Zones will be addressed in the Zoning By-law update.
57.	**3. Lake Capacity & Water Quality** **TLRA Position**: • Apply Recreational Carrying Capacity restrictions to **all lakes** (remove 40-hectareexclusion). • No development on lakes at or above recreational carrying capacity without OPA + peer-reviewed EIS + consultation. • Acknowledge Seguin Water Quality Model is not valid for all lakes. • Acknowledge that Lake Rosseau, Lake Joseph and Georgian Bay shall have separate policy	No changes proposed to Lake Capacity and Water Quality policies through the OP review process.
58.	**4. Seguin River Simplified Water Management Plan (SRSWMP)** • **TLRA Position**: Do not adopt 97.89 m ASL Whitefish Dam drawdown as OP baseline. • **Rationale**: Ecological risks not assessed; public and expert consultation required.	Acknowledged.
59.	**Part II – Governance, Administrative & Land Use Issues** **5. Council vs. Administrative Authority** • **TLRA Position**: Reinstate "Council" as decision-maker. • **Rationale**: Specifically reflect wording of the Ontario Planning Act and Ontario Municipal Act, avoids ambiguity and drift of authority to unelected unaccountable staff.	Staff have delegated authority for several matters as directed by Council.
60.	**6. Short-Term Rentals (STRs) & Fractional Ownership** • **TLRA Position**: Explicitly prohibit commercial STRs and fractional resorts in shoreline residential areas. • **Rationale**: Enforcement gaps threaten shoreline neighbourhoods; precedent in Bali Hai/Seasons OPA No. 10.	Short-term Rentals are intended to be dealt with through a separate process outside of the Official Plan Review.
61.	**7. STR Legal Authority – Tiny Township Precedent**	Short-term Rentals are intended to be dealt with through a separate process outside of the Official Plan Review.

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	• **TLRA Position**: Acknowledge Tiny Township OMB/LPAT decision confirming municipalities can prohibit commercial STRs in shoreline residential zones.	
62.	**8. Minister's Zoning Orders (MZOs) & North Seguin Lands** **TLRA Position**: • Remove North Seguin Development Area from OPR. • Acknowledge MZO was requested by Mayor/CAO, not provincially initiated. • Note inconsistency with Growth Plan and PPS, especially given Parry Sound approvals and or development proposal on land with municipal services.	The Township is subject to the Provincial *Planning Act* process, and there are no mechanisms to deny an MZO if approved by the Minister of Municipal Affairs and Housing.
63.	**9. Racetracks** • **TLRA Position**: Insert unambiguous prohibition. • **Rationale**: Recurring issue; needs final closure.	Acknowledged. To be discussed further with Township staff.
64.	**10. Property Standards By-law** • **TLRA Position**: Adopt and enforce within 12 months.	The Official Plan is not an appropriate location to consider a Property Standards By-law
65.	**11. Legal Non-Conforming Uses** • **TLRA Position**: Inventory and cap expansion of grandfathered shoreline commercial uses.	The *Planning Act* provides direction on legal non-conforming uses. No additional policies are proposed in the Official Plan.
66.	**Part III – Systemic & Process Concerns** • Provincial overreach (Bills 108/109/23, MZOs) undermines local control. • Past abandoned reviews damaged trust: Seguin must restore "Environment First" leadership. • Administrative drift to unelected unaccountable staff undermines democracy.	The "Environment-First" principle remains in the Official Plan.
67.	Conclusion: Seguin should use GIS to integrate ecological mapping directly into planning but initially recognize that the province is better positioned to create and maintain superior, standardized datasets. Seguin should lobby for a provincial-level service delivered in partnership with all municipalities, to be more effective, efficient, and economical, while also ensuring that ecological planning respects natural systems that cross municipal boundaries. TLRA would encourage Seguin's planning staff to investigate a collaborative relationship with a Canadian University.	Thank you for your comments.

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68.	We are pleased to provide you with our comments on the draft Official Plan circulated this summer. We have retained a planning consultant, Bob Lehman, who has assisted in our review. Many of our comments come with questions which we hope will be responded to such that we might have a further and more informed discussion with the Township.	Thank you for your comments.
69.	Our letter comments on the following: 1. Maximum size of dwellings 2. Public notice on planning applications 3. Redevelopment of tourist properties 4. Water access only standards 5. Boating impact studies 6. Lake capacity and recreational carrying capacity 7. Floating cottages 8. Use permissions in shoreline areas 9. Shoreline setbacks 10. Enlarging non-conforming buildings 11. Limiting the location and size of boathouses 12. Setbacks for sports courts and large pools 13. Support for specific sections	No comment response required, for information only.
70.	**1. Maximum size of dwelling and coverage** The current Seguin and draft OP states: *Buildings in the Shoreline Area will be designed and constructed to blend in to the natural environment and preserve the historic architectural characteristics of the area. Council may adopt Design Guidelines for the Shoreline Area that will include architectural details and landscape elements that will implement the policies of this Plan. The Zoning By-law implementing this Official Plan will include regulations that will:* *i) limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which may be less than permissible lot coverage;* *ii) limit the size of the waterfront dwellings based on the height of the dwelling;*	No comment response required, for information only.
71.	The existing zoning by-law has Table 6.3 which establishes maximum dwelling unit gross floor area as a function of the lot frontage for buildings located within 60m of the shoreline. For buildings beyond 60m the maximum is a function of the coverage permitted plus height and in all cases the maximum gross floor area for a dwelling is 700 square metres.	No comment response required, for information only.

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72.	Including the 10% coverage as a maximum should possibly be qualified as recently, this metric was used to argue that a cottage restricted to 6.75% in the zoning bylaw should be allowed 10% because the 10% was stated in the OP. Please consider language such as *… establish a sliding scale of coverage from 5% for the largest lots to 10% for the smallest lots* consistent *with objectives A.2.2.2*	Subsection f)i) provides direction to the Zoning By-law to limit lot coverage. The Zoning By-law may establish lot coverages that are less than 10%, based on lot characteristics, in order to implement the policies of the Official Plan.
73.	**2. Public notice of planning applications** A greater notice distance is required to include properties on a lake that may be impacted. A notice distance of 400m often does not accurately include lands affected by a development proposal. The property most affected by what is being built on the shoreline may be on the opposite shoreline rather than land a few 100 metres away on the same shore. The existing policy states: *All Official Plan, Zoning By-law, Subdivision or Consent applications for new waterfront commercial or industrial uses that requires a statutory public meeting shall be circulated* *to property owners within 400 metres of the subject lands and to the affected cottage owners or Lake Association;* We think it would be appropriate to introduce a policy that directed notice to be given to those that may be impacted, no matter what the distance. We realize that this would involve some discretion, but we would be pleased to work with the Township on a policy that could achieve appropriate notice. We note the existing Plan policy to notify the "*affected…Lake Association*". We are unaware of receiving such notices and would like to have this policy implemented. We can provide a map of the properties within our geographic area.	Comment acknowledged. Council direction is required to provide additional notice provisions in the Official Plan. Your association is welcome to circulate applications to your members. The Township will work to establish a notice protocol to implement the policy of the Official Plan requiring notification to the lake association.

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74.	**3. Redevelopment of tourist properties** The Township has received a commenting letter from the Muskoka Lakes Association that raises issues about resorts with condos in the rental pool. Their letter states, in part: **"C.3.1.3.8** Fractional Ownership, please consider changing the title from "Fractional Ownership" to "Fractional Ownership and Condominium Ownership" and add the following sentence to the end of such section: "With respect to resort commercial condominiums, the unit must be made available to rent via the commercial resort's mandatory rental program a minimum of 26 weeks per year, including 5 weeks in the months of July and August." We are in strong agreement with this perspective. It is our understanding that the District of Muskoka is currently updating its resorts policies and is considering a policy that would require the minimum 26/5 weeks as noted in the MLA letter.	The comment is unclear with respect to what it is trying to achieve. If you are able to identify the concern, we could attempt to modify or craft a policy to address the comment. Section C.3.1.3.7 Resort Commercial Uses provides policies pertaining to resort commercial properties and recognizes the importance of maintaining these properties for their continued commercial use.
75.	**4. Water access only development** The draft has slightly more relaxed requirements with a new 90m frontage permission reduced from 120m. The draft reads, with changes in red for any new residential lots: *b) The minimum size for new lot creation on islands with water only access shall generally be 1.2 hectares above the normal controlled high water level. The minimum lot frontage shall generally be 90 metres.* We do not support a reduction in lot frontage. We would ask for the planning rationale for this reduction.	Modified to 120 metres to align with C.3.1.3.1 b)

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76.	**5. Boating Impact Studies** The section of the Draft OP that lists supporting studies, B 14.1, does not list a boating impact study but the existing OP policy suggests a boating study may be needed. We would ask that Section B 14.1 be amended to add the boating impact study as a potential requirement. The OP currently states: *The Plan recognizes that recreational boating impacts on small lakes may be less than the recreational boating impacts on larger lakes. On this basis, on lakes that are less than 40 hectares in surface area, development in excess of the capacity identified in Appendix II may be permitted, provided it is demonstrated to Council's satisfaction that the recreational amenity of the lake will be maintained.*	Boating Impact Study added.
77.	**6. Lake Capacity and RCC** While no changes are proposed to these policies, we are aware that the District of Muskoka Official Plan has taken a different approach which now applies to the south half of Lake Joseph. Any policies that are based on water quality or lake capacity should be consistent for the entire lake. We understand that changing these policies this is a very important and relatively complex issue that deserves a specific process involving stakeholders. As such we agree that it is better dealt with as part of a broader review and our Association would like to be directly involved in any such process.	Acknowledged. Council may consider future changes to Lake Capacity and RCC policies outside of the Official Plan Review.
78.	**7. Floating Cottages** We note that there are no proposed policies to deal with floating cottages. This is an issue of concern to our members, and we are aware that Severn and Georgian Bay Townships have amended their zoning by-law to prohibit floating accommodation. We request that the Seguin Official Plan include a policy dealing with a prohibition on floating cottages such that zoning regulations can be introduced.	Policies related to floating cottages have been included in Section C.3.1.4.4 of the Draft Official Plan.
79.	**8. Use Permissions in Shoreline Areas** These permissions are proposed to be changed to require compatibility of any new use or expansion, which we agree with. Our question is that if expansion is permitted by the as-of-right zoning, how will this policy be implemented?	If permissive zoning exists, Official Plan policy implementation only occurs for proposals requiring zoning approvals.
80.	**9. Shoreline setbacks**	The intent of the additional setback for development is to provide for added

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	We would like to understand the rationale for these changes. The 30m setback for septic systems is in the current Official Plan for all waterfront development. The draft OP is extending the 30m setback to all buildings on any new residential lots both on islands and the mainland. The relevant section states:	opportunities for vegetation preservation in the front yard of shoreline lots. This has potential character impacts, natural heritage and water quality impacts.
81.	*Notwithstanding C 3.1.3.6, to further complement the natural waterfront character, improve shoreline buffering, and reduce the impact of development on lakes, for lots created after the adoption of this Plan, buildings, other than accessory buildings typically located in proximity to the shoreline, shall be set back a minimum of 30 metres from the high-water level. These lots shall be rezoned and placed into a special zoning category that requires a 30 metre setback*	No comment response required, for information only.
82.	We support this change for environmental reasons but have a significant concern on what may be an unintended consequence. The topography of some of the Lake Joseph shoreline has a steep slope such that locating a building further from the lake is also further up the hill or cliff creating a potential for visual impact that would be very difficult to mitigate, not to mention creating construction difficulties. We would like further discussion on this proposal.	There are other policies of the Official Plan that support planning relief based on unique site circumstances, such as those described. See C.3.1.3.12.
83.	Current Section C3.1.3.11 of the Official Plan states: *vi)limit the height of buildings within the front 60 metres of a lot to ensure that the building height does not intercept the natural tree line when viewed from the water;* We would also ask for consideration that this policy be revised to either apply to a greater depth or apply to any building on the slope visible from the water.	The Zoning By-law contains maximum building heights. Should amendments to the by-law be required, other character policies of the plan come into play with respect to evaluating increases in heights. Reference to the first 60 metres removed.
84.	**10. Enlarging non-conforming buildings** We would appreciate understanding the planning rationale for the new policies. The regulations in the current zoning bylaw were developed with our involvement and we are not aware of any need for change in either the Official Plan or zoning by-law.	Enlarging or expanding non-conforming or non-complying buildings is permitted in the *Planning Act* under certain circumstances. The policies have been updated to reflect these changes.
85.	**11. Location and size of boathouses** There are some significant changes in policy affecting boathouses. We would appreciate a planning justification for the changes. We recognize that height	Acknowledged. The intent is to maintain the natural character of shoreline areas. The regulations will be determined in the Zoning By-law that will be updated at a

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	and built form is an important element of character and it may be appropriate to include the revised policy. The changes are shown below: *g) Establish regulations in the Zoning By-law for boathouses, and boat ports, by establishing requirements that:* *i) restricts lakes on which boathouses may be permitted subject to the character and natural features of the lakes. Only lakes that have historically allowed boathouses shall be permitted these structures, which is limited to Lake Joseph, Lake Rosseau, Little Lake Joseph, Portage Lake, Georgian Bay, Whitefish Lake, Little Whitefish Lake, Horseshoe Lake and Otter Lake. This will ensure the natural character of non-boathouse lakes is preserved and the shoreline remains in a natural state.* *ii) establish minimum lot frontage standards to permit boathouses including boat ports;* *iii) establish maximum height and length standards; and* *iv) shall define and only permit 1 ½ storey boathouses on Lake Joseph, Lake Rosseau, Georgian Bay, Little Lake Joseph and Portage Lake to ensure the shorelines of smaller and medium-sized lakes are not negatively impacted, and the natural landscape is preserved. Where a ½ storey is permitted, above the first storey by the implementing Zoning By-law, human habitation may be permitted subject to the additional storey being counted as a guest cabin. A ½ storey shall be considered synonymous with human habitation.* *v) Width, height and setback standards in the implementing Zoning By-law will limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline.* *vi) Where human habitation is permitted by the implementing Zoning By-law, the human habitation use shall be permitted subject to the use being counted as a guest cabin and to* *the establishment of maximum floor area regulations.*	future date upon approval of the Official Plan.
86.	**12. Setbacks for sport courts and large pools** We understand that these new standards are the same as used by the Township of Muskoka Lakes. We would ask for clarification if sport courts or swimming pools are included in the calculation of lot coverage. The changes shown below in red:	Setbacks will be determined in the Zoning By-law that will be updated at a future date upon approval of the Official Plan.

	Nancy Cohen, on behalf of Lake Joseph North Association **5-October-2025**	
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	vii) Require at least 30 metre setbacks from the shoreline for space expansive uses, such as sport's courts or large pools. On lots that do not meet the requirements of the Zoning By-law sports courts or large pools shall not be permitted within 60 metres of the water and shall be screened from the shoreline by natural and native vegetation.	
87.	**13. Issues to indicate support for** We would like to indicate our support for three specific changes that are proposed: • the proposal for a community planning permit system • the addition of a Visual Analysis Impact Study in Section B 14.1. • new size and height limits and character requirements proposed for guest cabins.	Acknowledged.
88.	Please contact us should you want clarification on any of the above. We look forward to your response on the question raised. Please include us on all correspondence and meeting notices related to this process. We appreciate the opportunity to speak up for our members concerns and to work together to safeguard our beautiful lake side environment for future generations.	Thank you for your comments.

	Anonymous **8-December-2025**	
#	**Comment**	**Comment Response**
89.	As residents of the area, we have followed the Clear Lake Estates development located on Salmon and Clear Lakes. However, due to the contentious nature of the is subdivision, we only feel comfortable bringing our comments to your attention anonymously. Upon reviewing the draft Official Plan ("OP"), we noticed that section B.2 Natural Heritage contains the following language, "as new inventories or evaluations of components of the Natural Heritage System are completed, the Township will endeavor to update this Plan to ensure that the significant features and functions as well as important linkages within the Natural Heritage System are identified, protected and preserved". In this regard, we bring to your attention Environmental Registry of Ontario ("ERO") Permit 019-2607 (en closed) as it identifies habitat creation for two	Acknowledged. Township staff will explore including these areas in future drafts of Schedule C.

	Anonymous **8-December-2025**	
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	at-risk species - the Massasauga Rattlesnake and the Eastern Hog Nosed snake. The ERO permit requires 3.6 hectares of habitat to be created to "achieve an overall benefit" to the species. Attachments 1 to 3 show pictures of the sign age and a portion of the vegetation clearing located along Zhaawashkwaa Miikan Rd. and Attachment 4 is an aerial view of the nine habitat patches that were created. Since the Official Plan is now being updated, this would be an opportunity to update these Natural Heritage Features on Schedule "C" as outlined in OP section D.4.6 Habitat of Endangered or Threatened Species. Thank you both for your attention to this matter.	

	Peter and Anita Trinz **19-January-2026**	
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90.	For the past dozen years, we have been the owners of 7 Rice Street and 26A Oak Street in Rosseau, located on Rosseau Bay, close to the Rosseau Bay Marina. We are very appreciative that the Township is giving us the opportunity to provide input into the Official Plan Review. Historically, some people have pushed to have the Township provide broader public access to shoreline road allowances (SRAs). While claiming this is a public service, there is no doubt that public access to SRAs has deceptively been used in the past by some people without shoreline properties to allow them to build docks and boathouses on lakes and rivers. We believe this is grossly unfair to adjacent property owners and goes against the vision outlined in Seguin's Official Plan. So we wanted to specifically bring up the SRA in the Rosseau Bay area. In some surveys, it is referred to as 'Water Street', although that is a very misleading name. Because of its dimensions and topographical obstacles, it is a sure bet that a road will never be built on this particular SRA (see Figure 1). In fact, the topography will likely prevent even a walkway from ever being built, except by some extremely expensive engineering and construction.	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter and Anita Trinz 19-January-2026	
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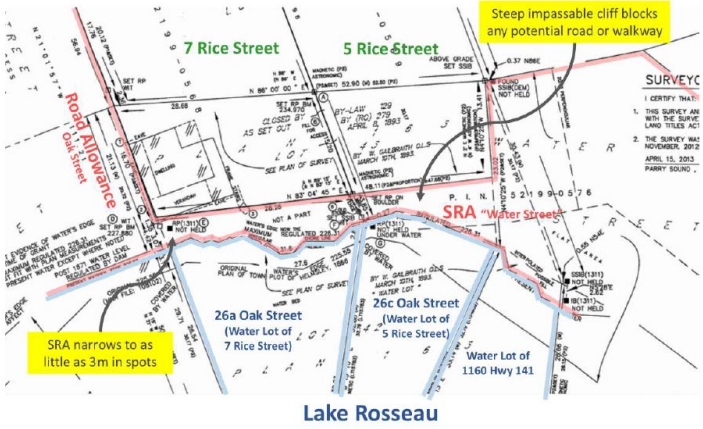
	It is important to remember that shoreline road allowances were originally allocated around most lakes in Ontario in the 19th century. At that time, their primary purpose was to provide pubic access to waterways for logging and transportation businesses, giving the general public access to waterways, and allowing access to the shore for people suffering from boating emergencies. Nowadays, these are archaic and obsolete purposes, and the SRAs are now mainly referenced (and mimicked as building setbacks in bylaws) as physical and environmental shoreline buffer zones for buildings.  *Figure 1. Survey shows the layout and dimensions of a section of the Shore Road Allowance (aka "Water Street") immediately west of the Rosseau Bay Marina. The SRA narrows to as little as 3m in multiple places, and a steep cliff at 5 Rice Street makes it difficult, impractical and uneconomical for even a walkway to be built.*	
91.	So, back to the Water Street SRA: • The logging and transportation aspects of SRAs are no longer needed for Rosseau; • The general public has nearby alternative access options (see section E.1.2.6 of the Official Plan) to the lake via a beautiful public park, beach, boat launch and extensive docks built in 2010, as well as via the Ash Street and Oak Street road allowances. • Emergency shoreline access for shipwreck survivors is now afforded by hundreds of docks along the lake's shore.	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.
92.	As for a walkway along the SRA, the topography at 5 Rice Street makes the SRA impassable (see Figure 2), where it also narrows to approximately 3m in spots. The question then becomes, what purpose would people have to walk from the marina along this treacherous shoreline. If they need access to the	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter and Anita Trinz 19-January-2026	
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	boathouses on the north shore of Rosseau Bay, then they can do so via the Oak Street and Ash Street road allowances – and they are doing that today. This SRA is of concern to us and some of our neighbours, because we see no other reason that anyone would promote constructing access and opening up this SRA more broadly to the public, except in order to build some sort of dock or boathouse in front of properties that front onto the lake (i.e. backlot development). *Figure 2. Photos show an example of the terrain of the Shore Road Allowance (aka "Water Street") at 5 Rice Street. The SRA is narrow and treacherous in spots, making it unrealistic and a legal liability as a public thoroughfare.*	
93.	As outlined above and in addition to its impracticality, there is no longer a public need for a shoreline road allowance on the north shore of Rosseau Bay. Instead, we propose that the Township give exclusive option to the owners of lakefront properties along the north shore of Rosseau Bay to purchase the SRA from the Township and to close the SRA where appropriate. There are a number of reasons why this approach makes sense: • This would effectively discourage backlot development, and enforce section B.12.2.4.c of the Official Plan "… An unopened road allowance or right-of-way to the lake is not an appropriate form of access to permit backlot development." • There have been previous precedents, including when the Township closed a portion of this specific SRA to Muskoka Lakes Marine. Also, Bracebridge, Gravenhurst and many other municipalities throughout Ontario have sold a large number of SRAs to adjacent property	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter and Anita Trinz 19-January-2026	
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	owners, citing that there will no longer be any reasons to keep them. • It would eliminate the Township's legal liability for anything on the SRA. For example, there are many mature trees on this SRA. If one of these trees falls on a dock, on a boat, on a cottage, is the Township on the hook for the costs? Will the Township pay if a tree needs limbing or needs to be removed? What about non-compliant boathouses or buildings catching fire or creating an environmental incident, etc? • It would enable the connection of several properties with water lots to eliminate the strip of land separating the land and water lots. • It gives the lakefront property owners ability and motivation to maintain the natural and environmental aspects of the shoreline. As owners, we are the stewards of our properties. For example, we have planted roughly 50 trees on our previously neglected property and have revitalized and returned our adjacent shoreline to a woodland environment, which is in line with the vision of the Official Plan. Conversely, there are plenty of examples of non-conforming structures on SRAs being neglected and becoming a highly visible eyesores. They should be formally discouraged in the Plan. • It would discourage people from trespassing and infringing on the privacy of lakefront properties.	
94.	We respectfully request that our concerns be recorded, and that it be entered into the official record regarding the Official Plan Review, and would greatly appreciate the Township's and Council's consideration of our suggested way forward.	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter Trinz 25-January-2026	
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95.	Thank you so much for forwarding the 1980 Official Plan from the predecessor municipalities of Seguin Township. I agree that the sections you identified (3.4, 4.7.1.1, 4.7.2.4) are the ones that pertain to the issues around the shore road allowance (SRA aka Water Street). In my chat with Mr Gammage at the Open House last Wednesday, I believe it is these particular sections that he grandly refers to as the	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter Trinz 25-January-2026	
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	historical 'covenant'. In referring to these sections as a 'covenant', it appears he is implying that they form some sort of permanent legal contract or inalienable right. Although these sections are not in the current or previous Seguin OPs (which underwent the extensive OP process with the required public consultation), they are being used to justify some sort of wide-open approach to the Rosseau waterfront. So I'd like to take a detailed look at what they actually say. Reading the 1980 OP sections, it is quite obvious that the authors were putting in place guidelines to prevent the further cluttering of Rosseau's waterfront, primarily on the north side of the bay. It is also obvious that they recognized that the existing random, non-compliant, unauthorized, and in some cases, dilapidated and orphan non-abutting-property-owned boathouses were not conducive to presenting the Village of Rosseau in a positive light as a tourism destination.	
96.	Section 3.4 states very clearly that the shoreline needs to have its natural beauty preserved, the environment protected and all structures maintained to a high standard. It also states that public accesses need to be maintained, and it is important to note that this has been accomplished, as there is a new public beach, large public docks, as well as open access to the lakefront via Jim Swift Drive, and the Ash Street, Oak Street, Rice Street and Victoria Street road allowances. Section 4.7.2.4 is quite clear in that the consolidation of boathouses and dockage into one or two points was an important goal, which has been accomplished in the ensuing 45 years via the extensive public docks and expanded marina.	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.
97.	Mr Gammage and others have claimed that these sections in the 1980 OP were meant to allow any and all residents or non-residents of Rosseau to access the SRA, place moorings anywhere along it and do what they want. I think it is clear in Section 4.7.2.4 that this is not the case. It specifically states "Attempts will be made to consolidate boathouse and dockage development into one or two points so that the majority of the Village does not become cluttered and unattractive. Such development may be a commercial operation or carried on by the municipality as a paying proposition…" As mentioned above, this has now	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter Trinz 25-January-2026	
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	been done and is more than sufficient. Mr Gammage also suggests that the entire SRA be converted to a land condominium, where any resident can purchase / lease a piece of the SRA in order to gain moorage and perhaps erect other structures. Aside from sounding like Marxism, this is diametrically opposed to the spirit and intent of what was written in the 1980 OP.	
98.	Allowing people – other than those who own adjacent lakefront properties – to essentially squat on the SRA by building boathouses and dockage has led to the current situation. Some of the boathouses have been sold to people not tied to lakefront (or other) properties and in a number of cases this has led to structures that are in disrepair or are derelict. This has compounded the visual eyesore of the clutter on the north side of the bay. It is interesting that the entire SRA in the 1980 OP encompasses approximately 1,300m of shoreline, yet the focus now seems to be on barely 450m just on the north shore of the bay. If the shore allowance is "preserved for the enjoyment of all the residents of Rosseau" and that is extrapolated to mean unfettered access, then perhaps we should let Rosseau Lake College know that they can expect people to take advantage of the SRA along their 800m of shoreline. My understanding is that the ongoing uncertainty surrounding this Shore Road Allowance has been divisive and has caused a lot of bad blood over the years. The reality is that nobody is using this SRA and there really aren't any realistic reasons for people to do so anymore, as laid out above.	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.
99.	So in summary, the alleged 'covenant' from the 1980 OP did not permit or encourage everyone in Rosseau to set up their own personal moorage in front of existing lakefront property owners. Nor would that even be applicable today. On the other hand, the people in the best position to support the Township's goals of maintaining the natural beauty of the Rosseau waterfront, as well as its environment, are the owners of the adjacent lakefront properties. We are the stewards of our properties and are both motivated and in the best position to support those goals. So the Township's vision is best served by giving them the exclusive option to buy the adjacent piece of the shore road allowance, and put this contentious issue to	The Township is not proposing any policies in the Official Plan with respect to the shore road allowance in Rosseau.

	Peter Trinz **25-January-2026**	
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	bed for once and for all.	

	Three Lakes Ratepayers Association Inc. **30-January-2026**	
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100.	The Draft Official Plan Review Comment Response Table, that forms part of the materials released for the Statutory Open House held on Wednesday, January 21, 2026, fails to meaningfully address the substance, intent, and technical concerns raised by the Three Lakes Ratepayers Association Inc. While the TLRA's submissions were acknowledged procedurally, they were not engaged substantively. The deficiencies fall into the following key areas: 1. Superficial Acknowledgement Without Policy Integration The Response Table largely notes comments as "received," "noted," or "will be considered," without demonstrating how or where the Three Lakes submission has influenced draft policies, mapping, or implementation mechanisms. There is no traceable link between the submission and any specific policy amendment, schedule change, or strengthened protection. 2. Failure to Address Lake Capacity, Cumulative Impact, and Carrying Capacity Core concerns raised by Three Lakes regarding: • lake sensitivity, • cumulative shoreline development impacts, • infrastructure and septic capacity, • and long-term ecological carrying capacity are either ignored outright or dismissed with generic references to existing provincial policy. The response does not demonstrate that Seguin has undertaken, or intends to undertake, lake-specific or watershed-based planning consistent with the scale of development permitted under the current Draft Official Plan. 3. Over-Reliance on Provincial Minimums Where Three Lakes requested higher local standards (consistent with Seguin's unique lake system and permanent resident pressures), staff responses default to statements that the Draft Plan "meets Provincial Policy requirements." This sidesteps the Township's authority — and	Thank you for your previous comments. Responses to each have been provided in this document.

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	responsibility — to adopt stronger, place-specific policies, particularly where environmental risk is well documented. 4. No Response to Requests for Clear, Enforceable Language The Three Lakes submission emphasized the need for: • clearer definitions, • objective standards, • limits on interpretation, • and reduced reliance on discretionary approvals. The response table does not explain why these requests were rejected, nor does it propose alternative wording or mechanisms to achieve the same outcomes. As a result, the Draft Plan remains overly permissive and discretionary. 5. No Engagement with Ratepayer Representation or Local Expertise The Three Lakes Ratepayers Association Inc. represents long-standing landowners and permanent residents with decades of observed environmental change. The response table treats the submission as equivalent to general public comment, without recognizing its technical, cumulative, or representational value, nor offering meetings, follow-up, or detailed explanation. 6. Absence of a "How This Changed the Plan" Narrative Best planning practice includes a consultation summary that explains: • what was heard, • what was accepted, • what was rejected, • and why. The Response Table does none of this. It provides no rationale for dismissing key concerns and no demonstration that Council's decision-making is being informed by the Three Lakes submission in any meaningful way. Overall Conclusion The Draft Comment Response Table does not meet the standard of meaningful consultation under the Planning Act. It treats the Three Lakes submission as a procedural checkbox rather than as substantive input. As drafted, it fails to demonstrate that Council can rely on the Official Plan Review as:	

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	• environmentally defensible, • locally responsive, • or protective of Seguin's lakes as permanent community assets rather than development commodities.	
101.	The following consolidation of proposed Official Plan Amendments is submitted by Three Lakes Ratepayers Association Inc. (TLRA) for formal consideration by the Mayor and Members of Council as part of the Township of Seguin's 2025 Official Plan Review. This submission integrates all TLRA concerns raised throughout the review into a single, coherent, statutory-format package, suitable for direct incorporation into the Official Plan or for adoption as a series of related Official Plan Amendments. The intent is to strengthen planning clarity, restore democratic accountability, protect sensitive lake and watershed systems, and ensure conformity with provincial policy. This aggregate submission consolidates TLRA's proposed Official Plan Amendments into a unified policy framework addressing critical deficiencies identified in the Draft and Redlined Official Plan. The amendments focus on: • Preventing inappropriate development through Site Plan or administrative loopholes. • Ensuring environmental decisions are science-based, peer-reviewed, and transparent. • Restoring Council authority over land use decisions. • Protecting lake systems from overdevelopment and ecological decline; and • Requiring regional and intermunicipal planning where impacts extend beyond Seguin's boundaries. Collectively, these amendments reinforce Seguin's stated commitment to being a "Natural Place to Be" while providing legally defensible, policy-consistent direction that reduces appeal risk	Thank you for providing additional comments.
102.	Removal of the North Seguin Development Area (MZO Lands) Policy Amendment: Notwithstanding any other provision of this Plan, lands commonly referred to as the North Seguin Development Area, including lands subject to a Minister's Zoning Order, shall be excluded from the scope of this Official Plan Review. No land use designation, growth	The MZO was approved by the Minister of Municipal Affairs and Housing, and its inclusion in the Official Plan is required.

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	allocation, or policy framework shall apply to these lands through this Plan. Justification: • Inconsistent with PPS 1.1.1, 1.1.3, and 1.6 (coordinated, infrastructure-supported growth). • Contrary to Seguin's environment-first vision. • Bypasses required studies and public process.	
103.	Mandatory Intermunicipal Municipal Comprehensive Review Policy Amendment: Any future planning for the North Seguin Development Area shall occur only through a separate Municipal Comprehensive Review or equivalent intermunicipal planning process, jointly undertaken with the Town of Parry Sound and other affected District municipalities. The process shall include: • Servicing and infrastructure capacity analysis. • Fiscal and growth impact assessment. • Peer-reviewed environmental studies; and • Full public consultation.	Municipal Comprehensive Review is no longer a mechanism under the *Planning Act*. The MZO does not exempt downstream approvals (e.g., plans of subdivision) from Provincial and local Official Plans policies. Any future development proposals are required to be consistent with and/or conform to Provincial and municipal policies.
104.	Prohibition of Racetracks and Noise-Intensive Uses Racetracks, motocross facilities, and similar noise-intensive recreational uses are not permitted in any land use designation within the Township of Seguin. This prohibition applies regardless of tenure, site plan approval, or claimed accessory status.	See section B.1.10. Modifications have been proposed to the draft policies.
105.	Legal Non-Conforming Commercial Shoreline Uses The Township shall identify, map, and document all legal non-conforming commercial uses within shoreline residential and lake-related designations. Such uses: • Shall be limited to their historical scale and intensity. • Shall not be expanded, intensified, or redeveloped beyond historical use. • Shall comply with current OBC, ESA, and environmental standards.	Thank you for your comment. Township staff will require formal direction from Council and associated funding to proceed with the described mapping exercise. Section F.3 provides direction for non-conforming uses. The Planning Act and Zoning By-law also contain provisions pertaining to non-conforming uses. Expansion requires compliance with planning documents.
106.	Balanced Rural Development The Official Plan shall recognize the importance of responsible rural development and private property rights, ensuring that environmental protection policies do not unreasonably restrict lawful rural land use without clear scientific justification. Local discretion and context-sensitive decision-making shall be preserved.	It is unclear what this comment is recommending. Rural designation provides policies for rural areas. Section B and Section D also provide general policies and policies surrounding resources and natural heritage features that apply throughout the rural area.
107.	Environmentally Protected Areas and Buffers	Development in natural heritage features and adjacent lands is prohibited. An

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	Development shall be prohibited within Environmentally Protected (EP) areas and within a defined buffer distance unless: • An Official Plan Amendment is approved. • A comprehensive, peer-reviewed Environmental Impact Statement is submitted; and • Full public consultation is completed.	Environmental Impact Study (EIS) is required to support development on adjacent lands or any Official Plan Amendment.
108.	Shoreline Flexibility and Existing Uses Policies respecting shoreline buffers and vegetation removal shall include explicit exemptions for: • Minor maintenance and repairs. • Grandfathered structures and uses; and • Site-specific permitting where no net environmental impact is demonstrated.	These matters are more appropriate for the Township Zoning By-law, Site Alteration By-law, and Tree Conservation By-law.
109.	Scientific Validity and Transparency Lake classification systems and development capacity thresholds shall be based on current, publicly available, peer-reviewed scientific data. Models acknowledged as unreliable or non-universal shall be treated as guidelines only, not determinative standards.	Lake classification and development capacity thresholds included in the Official Plan have been developed in accordance with Provincial guidelines.
110.	Development Prohibitions on At-Capacity or High-Sensitivity Lakes No new development, lot creation, or intensification shall be permitted on lakes deemed at capacity, high sensitivity, or closed for development without: • An Official Plan Amendment; and • A peer-reviewed Environmental Impact Statement.	Development on at-capacity lakes is restricted and requires the completion of a Site Evaluation Report and Environmental Impact Study. Section B.3.1 provide restrictions on over-threshold and high-sensitivity lakes. Policies do not require an OPA, but do require supporting studies.
111.	Recreational Carrying Capacity No development that would cause or contribute to the exceedance of a lake's Recreational Carrying Capacity (excluding Georgian Bay, Lake Joseph, and Lake Rosseau) shall proceed without: • An Official Plan Amendment; and • A peer-reviewed Environmental Impact Statement.	Development that would exceed the recreational carrying capacity is restricted and requires the completion of a Site Evaluation Report. The policies do not require an Official Plan Amendment. RCC is not specifically an environmental issue. No EIS is required.
112.	Historical Water Levels as Policy Baseline The Official Plan shall recognize historical water levels within the Three Lakes sub watershed as the appropriate policy baseline. Preliminary or non-enforceable targets under the Seguin River Simplified Water Management Plan shall not be adopted as definitive standards.	The Seguin River Simplified Water Management Plan is not incorporated into the Official Plan.
113.	Whitefish Lake Dam Drawdown Limits The proposed 97.89 m ASL drawdown level shall not be adopted as a baseline standard without comprehensive	The Whitefish Lake Dam drawdown is not incorporated into the Official Plan.

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	ecological review, climate resilience analysis, and full stakeholder engagement.	
114.	Restoration of Council Authority All references in the Official Plan that replace "Council" with "Township" in matters of land use decision-making shall be reverted to ensure decisions are made by elected officials, subject to public oversight. Administrative approvals shall not be used to bypass policy intent or public process.	Council retains the right to delegate certain matters to Township staff as they see fit.
115.	Provincial Policy and Growth Plan Conformity These amendments conform with: • PPS 1.1, 1.6, 2.1, 2.2, 2.4. • Growth Plan for Northern Ontario policies on coordinated growth, infrastructure readiness, and environmental stewardship. • Planning Act principles of transparency and public participation.	No comment response required, for information only.
116.	This submission is made by the Three Lakes Ratepayers Association Inc. (TLRA) in response to the Township of Seguin's statutory Official Plan Review under the *Planning Act*. The submission advances sixteen (16) proposed Official Plan amendments intended to address identified systemic policy deficiencies, implementation gaps, and internal inconsistencies arising from historical planning practices within the Township during the period 2007-2026. The proposed amendments are advanced on a reasoned, evidence-based planning rationale and are intended to assist Council in adopting an Official Plan that is consistent with the Provincial Policy Statement (PPS), conforms with applicable provincial plans, and satisfies the tests of good planning, procedural fairness, and legal defensibility as applied by the Ontario Land Tribunal (OLT). TLRA submits that, taken collectively, the proposed amendments are necessary to: • Clarify and strengthen policy direction where ambiguity has resulted in inconsistent interpretation or application; • Ensure appropriate protection of lake-based, environmental, and rural systems in accordance with provincial policy; • Improve transparency, predictability, and accountability in land use decision-making; • Reduce exposure to avoidable appeals by resolving policy deficiencies at the Official Plan	No comment response required, for information only.

	Three Lakes Ratepayers Association Inc. 30-January-2026	
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	level rather than through site-specific applications; and • Align the Official Plan with the Township's long-standing settlement pattern, environmental constraints, and community expectations. The proposed amendments do not seek to frustrate appropriate development. Rather, they are intended to ensure that future growth and land use decisions occur within a clear, comprehensive, and internally consistent policy framework that balances private interests with the broader public interest, as contemplated by the *Planning Act*. This submission is provided to assist Council in fulfilling its statutory obligation to adopt an Official Plan that represents sound planning policy, is capable of withstanding scrutiny before the Ontario Land Tribunal, and provides clear guidance to landowners, applicants, staff, and decision-makers over the long term. The Three Lakes Ratepayers Association Inc. – Proposed Official Plan Amendments Date: January 25, 2026 Proponent: The Three Lakes Ratepayers Association Inc. Location & Affected Municipalities: Township of Seguin, Town of Parry Sound, District of Parry Sound 1. Regulation of Short-Term Rentals and Fractional Ownership in Shoreline Residential Areas 2. Protection of Environmentally Protected Lands from Recreational Trail Development 3. Lake Capacity and Development Restrictions for High-Sensitivity Lakes 4. Natural Heritage and Shoreline Policies – Flexibility for Maintenance and Existing Uses 5. Lake System Health and Development Capacity – Science-Based Criteria and Transparency 6. Development Prohibitions and Environmental Impact Requirements for High-Sensitivity Lakes 7. Adoption and Integration of a Property Standards By-law 8. Rural Development and Property Rights – Balancing Local Discretion and Environmental Protection 9. Prohibition of Racetracks and Noise-Intensive Recreational Uses 10. Environmental Protection Zone Clarity – Development Restrictions and Required Environmental Impact Review	

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	11. Recreational Carrying Capacity – Protection of Small Lakes from Overdevelopment 12. Decision-Making Authority – Restoration of Council Accountability 13. Legal Non-Conforming Commercial Uses in Shoreline Areas – Identification, Limitation, and Management 14. Historical Water Levels and Water Management Policy for the Three Lakes Sub watershed – Whitefish Lake Dam and SRSWMP 15. Strengthening Local Planning Authority and Environmental Safeguards in Response to Systemic Pressures 16. Removal of the North Seguin Development Area (NSDA / MZO Lands) from the Official Plan Review	
117.	Title: Regulation of Short-Term Rentals and Fractional Ownership in Shoreline Residential Areas Purpose of the Amendment: The purpose of this Amendment is to define and regulate short-term rentals (STRs) and fractional ownership in residential shoreline areas to protect the character, environmental integrity, and long-term sustainability of Seguin Township's lakes and shoreline communities. Rationale: The Draft Official Plan Review is currently silent on the distinction between permanent residential use and transient accommodation in shoreline residential zones. Unregulated STRs and fractional ownership resorts: • Undermine the residential character of lakeshore communities. • Increase traffic, noise, and environmental pressure on sensitive shoreline ecosystems. • Create enforcement challenges for municipal by-laws. This Amendment introduces clear definitions, restrictions, and enforcement mechanisms to ensure shoreline residential areas remain consistent with the Township's 2007 Official Plan Vision and "Environment First" philosophy. Amendments to the Official Plan Section C 1 – Short-Term Rentals (STRs) and Fractional Ownership 1) Definitions	Council has directed that policies regarding Short-Term Rentals (STRs) shall be addressed outside of the Official Plan review process. Please monitor the Township website for notice on this process, and we encourage you to submit your comments then.

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	a. Short-Term Rental (STR): A residential dwelling, or part thereof, offered for temporary accommodation for periods of less than 30 consecutive days in exchange for consideration, including but not limited to payment or services. b. Fractional Ownership: A property ownership arrangement in which multiple individuals own a share of a dwelling, typically allowing each owner the right to occupy the property for limited periods of the year, often marketed as vacation or recreational use. c. Shoreline Residential Area: Lands designated "Residential" or equivalent on the Official Plan Land Use Schedules, and located within 300 m of the shoreline of any lake, river, or water body. 2) Policy – Prohibition in Shoreline Residential Areas a. Short-Term Rentals: Commercial STRs are prohibited in Shoreline Residential Areas. Permanent residential use of dwellings is the only permitted residential occupancy. b. Fractional Ownership Resorts: The development, operation, or marketing of fractional ownership arrangements is prohibited in Shoreline Residential Areas. c. Existing residential dwellings currently operating as STRs or fractional ownership resorts must cease such activities within 12 months of adoption of this Amendment unless approved through a separate Official Plan Amendment and subject to full public consultation. 3) Implementation and Enforcement a. The Township shall incorporate this policy into zoning by-laws, licensing, and property standards by-laws as appropriate. b. Council shall adopt monitoring and enforcement mechanisms, including penalties or compliance measures, to ensure adherence to this policy.	

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	c. Any exceptions to these policies must be requested through a formal Official Plan Amendment, accompanied by a public consultation process and Council approval. Effect of the Amendment: This Amendment explicitly prohibits commercial short-term rentals and fractional ownership resorts in Shoreline Residential Areas, providing clarity, enforceability, and alignment with the Township's Vision to protect environmental integrity, community character, and sustainable growth. Official Plan Schedules Affected: No land use redesignations are proposed; the Amendment applies as a policy overlay to existing Shoreline Residential Areas. Implementation: The Township shall adopt this policy through the Official Plan and ensure related zoning, licensing, and property standards by-laws reflect the prohibition, with enforcement commencing upon approval.	
118.	Title: Protection of Environmentally Protected Lands from Recreational Trail Development Purpose of the Amendment: The purpose of this Amendment is to prevent recreational trails from being used as a loophole for development or motorized access within lands designated Environmentally Protected (EP). This ensures that EP zones retain their ecological function and integrity and that municipal planning objectives are upheld. Rationale: The Draft Official Plan Review does not currently address the misuse of recreational trails as de facto access roads or development corridors in EP zones. Without explicit policy: • Sensitive natural heritage and shoreline areas remain vulnerable to encroachment. • Municipal enforcement and ecological protection objectives are weakened. • The Township's Vision of "Environment First" is undermined.	No new lot creation or dwellings are permitted which gain access from multi-use trails. No development or site alteration, including recreational trails, is permitted in the Environmental Protection Area designation without the completion of an Environmental Impact Study.

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	This Amendment introduces clear restrictions to prevent recreational trails from being used for motorized access, subdivision, or development within EP lands. Amendments to the Official Plan Section C-2 – Recreational Trail Loophole 1. Definitions a. Recreational Trail: Any pathway or corridor intended primarily for non-motorized recreational use, including hiking, cycling, cross-country skiing, or similar activities, whether publicly or privately owned. b. Environmentally Protected (EP) Lands: Lands designated EP on the Official Plan Land Use Schedules, including wetlands, shorelines, significant woodlands, and other sensitive ecological areas. c. Motorized Access: Use of any motorized vehicle, including cars, trucks, ATVs, snowmobiles, or other machinery, for ingress, egress, or construction access. 2. Policy – Prohibition of Trail-Based Development in EP Areas a. Recreational trails shall not be used as motorized access to EP lands for any purpose, including construction, subdivision, or site alteration. b. Recreational trails may not serve as a trigger, access route, or basis for development approvals within EP zones. c. Any development proposed within or adjacent to EP lands must comply with the applicable EP policies, including the requirement for an Official Plan Amendment, Environmental Impact Statement (EIS), and full public consultation. 3. Implementation and Enforcement a. The Township shall integrate this policy into zoning and property standards by-laws to ensure compliance. b. Council shall establish monitoring and enforcement measures to prevent unauthorized motorized access or development via recreational trails. c. Any exceptions to these policies may only occur through a formal Official Plan Amendment with Council approval and public consultation.	

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	Effect of the Amendment: This Amendment closes the loophole that allows recreational trails to facilitate development in EP lands, strengthens municipal oversight, protects natural heritage areas, and reinforces Seguin Township's ecological stewardship objectives. Official Plan Schedules Affected: No changes to land use designations are proposed. Policies apply as a procedural and protective overlay to all EP-designated lands. Implementation: The Township shall incorporate these policies into the Official Plan and related by-laws, ensuring that recreational trails cannot be used for development, motorized access, or as subdivision triggers within EP lands.	
119.	Title: Lake Capacity and Development Restrictions for High-Sensitivity Lakes Purpose of the Amendment: The purpose of this Amendment is to establish clear thresholds for lake capacity and to prohibit development approvals (consents, site plans, or other permits) on lakes that have reached ecological, hydrological, or infrastructural capacity, except where an Official Plan Amendment (OPA) and peer-reviewed Environmental Impact Study (EIS) have been completed. Rationale: Certain lakes within Seguin Township have high ecological sensitivity and limited capacity for additional development. Unrestricted approvals can: • Overload sewage, water, and stormwater systems. • Degrade water quality and aquatic ecosystems. • Undermine long-term environmental and community sustainability. This Amendment introduces explicit "stop-sign" policies that prevent incremental development once lake-specific thresholds are reached, ensuring environmentally responsible growth and protection of lake ecosystems. Amendments to the Official Plan	Development on at-capacity lakes is restricted and requires the completion of a Site Evaluation Report and in some cases an Environmental Impact Study. See Section B.3.

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	Section C-3 – Lake Capacity and Development Prohibitions 1. Definitions a. High-Sensitivity or At-Capacity Lake: A lake or water body designated as such by Council based on criteria including ecological sensitivity, cumulative development density, water quality, shoreline integrity, and hydrological limits. b. Development Approvals: Any planning approvals, including severances (consents), site plan approvals, minor variances, zoning by-law amendments, or other municipal permits allowing new residential or commercial construction. c. Environmental Impact Study (EIS): A peer-reviewed study evaluating potential environmental impacts of proposed development, including effects on water quality, shoreline vegetation, habitat, and hydrology. 2. Policy – Prohibition of Development on At-Capacity Lakes a. Once a lake is identified as high-sensitivity or at-capacity, no development approvals, consents, or site plans shall be granted within its watershed or shoreline area unless: i. A formal Official Plan Amendment (OPA) has been approved by Council; and ii. A peer-reviewed Environmental Impact Study (EIS) demonstrating no adverse ecological, hydrological, or community impacts has been submitted and approved by Council. b. Applications that do not meet these requirements shall be refused. c. Council shall periodically review and update the list of high-sensitivity or at-capacity lakes based on updated scientific data, monitoring reports, and stakeholder input. 3. Implementation and Enforcement a. The Township shall maintain a publicly accessible register of high-sensitivity or at-capacity lakes and related development restrictions. b. Planning staff shall ensure that all applications comply with this policy before processing consents, site plans, or other approvals. c. Any deviations from this policy may only	

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	occur through a formal Official Plan Amendment with full public consultation and Council approval. Effect of the Amendment: This Amendment provides clear, enforceable "stop-sign" policies for lakes at or near ecological capacity, protects water quality and shoreline environments, and ensures that any future development occurs only with robust scientific review and Council approval. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply as an overlay to identified high-sensitivity or at-capacity lakes and their shorelines. Implementation: The Township shall integrate these policies into the Official Plan, zoning, and site plan approval processes, ensuring that development on sensitive lakes is halted unless the criteria of OPA + peer-reviewed EIS are satisfied.	
120.	Title: Natural Heritage and Shoreline Policies – Flexibility for Maintenance and Existing Uses Purpose of the Amendment: The purpose of this Amendment is to clarify and provide flexibility within the Township's Natural Heritage and Shoreline policies. While continuing to protect ecological features, the Amendment ensures that existing development rights, minor maintenance, and historically established uses are recognized and accommodated. Rationale: The Draft Official Plan proposes prescriptive buffers (e.g., 30-metre setbacks) and restrictions on site alteration and vegetation removal along shorelines. Without clear exemptions, these policies may: • Conflict with existing development rights and longstanding residential or recreational use patterns. • Impede reasonable maintenance of structures, docks, septic systems, and shoreline vegetation. • Create unnecessary enforcement challenges and reduce public support for environmental policies.	No modifications are proposed to the Natural Heritage and Shoreline policies based on these comments.

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	This Amendment ensures that environmental protection is balanced with property rights and practical stewardship. Amendments to the Official Plan Section 6 – Natural Heritage and Shoreline Policies 1. Definitions a. Minor Maintenance: Routine activities required to maintain existing structures, docks, boathouses, septic systems, pathways, or vegetation, without altering the footprint or substantially affecting natural features. b. Grandfathered Uses: Existing legally established structures or land uses that predate the adoption of the Official Plan or relevant zoning by-law provisions. 2. Policy – Exemptions and Flexibility a. The Township shall recognize exemptions for minor maintenance, repairs, and upgrades to existing shoreline structures and uses, provided that such activities do not increase environmental impacts beyond current conditions. b. Grandfathered uses may continue subject to reasonable site-specific permitting to ensure minimal ecological disturbance. c. Site-specific permits may be issued for activities within the 30-metre shoreline buffer that are: i. Consistent with existing structures and uses; ii. Necessary for environmental stewardship, access, or maintenance; and iii. Evaluated for minimal ecological impact. d. The Township shall develop clear administrative guidelines for staff to assess and approve site-specific permits while protecting natural heritage features. 3. Implementation and Enforcement a. Council shall ensure that the Official Plan and relevant by-laws reflect these exemptions and permit procedures. b. Planning staff shall maintain a register of approved site-specific permits and exemptions for public transparency. c. The Township shall monitor cumulative effects on shoreline and natural heritage areas and update policies as required.	

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	Effect of the Amendment: This Amendment provides clarity and flexibility in Natural Heritage and Shoreline policies, protecting sensitive ecological areas while allowing reasonable maintenance, grandfathered uses, and site-specific exceptions. It ensures that environmental stewardship and property rights are balanced, minimizing conflicts and enhancing enforceability. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all lands within shoreline buffers and designated natural heritage areas. Implementation: The Township shall incorporate these exemptions and site-specific permitting procedures into the Official Plan and supporting zoning or property standards by-laws. Staff shall administer the provisions to ensure both ecological protection and practical usability for property owners.	
121.	Title: Lake System Health and Development Capacity – Science-Based Criteria and Transparency Purpose of the Amendment: The purpose of this Amendment is to ensure that policies governing lake system health and development capacity are based on current, scientifically valid, and publicly available data, with full transparency and stakeholder participation in the evaluation process. Rationale: The Draft Official Plan introduces a lake classification system and thresholds for development capacity. Amendment No. 9 applied these measures despite acknowledged limitations of Seguin's water quality model. Independent academic and planning professionals have confirmed that the model "does not work for all lakes," making it unreliable as the sole basis for development decisions. Unreliable application of lake health thresholds risks: • Over- or under-restricting development on individual lakes. • Reducing public trust in planning decisions. • Compromising environmental protection and sustainable shoreline development.	No Amendments are proposed to the Lake System Health section based on these comments.

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	This Amendment ensures decisions are guided by peer-reviewed, up-to-date science and involve affected stakeholders. Amendments to the Official Plan Section 7 – Lake System Health and Development Capacity 1. Definitions a. Lake Health Threshold: A scientifically determined standard for water quality, ecological integrity, and shoreline capacity, used to guide development approvals. b. Peer-Reviewed Scientific Data: Research, monitoring, or modeling validated by qualified experts and publicly available for review. c. Stakeholders: Property owners, residents, environmental organizations, and municipal authorities affected by lake system management decisions. 2. Policy – Evidence-Based Development Capacity a. Development approvals, consents, or site plans shall rely on lake health thresholds derived from peer-reviewed scientific studies that are publicly available and updated regularly. b. Seguin Township shall document and publish the methodology, assumptions, and criteria used for all lake classification and capacity determinations. c. In cases where existing models (e.g., the Seguin Water Quality Model) are known to have limitations, supplementary studies or site-specific assessments must be conducted to confirm lake capacity. 3. Policy – Stakeholder Participation and Transparency a. Affected stakeholders shall be provided an opportunity to review and comment on lake capacity evaluations prior to final adoption of thresholds. b. Public meetings, technical briefings, or consultation forums shall be held as part of the evaluation process. c. Council shall ensure that all lake capacity decisions are accompanied by accessible reports describing the scientific basis, assumptions, and any uncertainties.	

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	4. Implementation and Enforcement a. Planning staff shall ensure that development applications consider the most recent, scientifically valid data for lake capacity determinations. b. Any new lake health threshold applied to guide development approvals shall be documented and publicly posted, with rationale and supporting studies. c. Amendments to lake classification or capacity thresholds may only occur through Council adoption following peer-reviewed scientific assessment and public consultation. Effect of the Amendment: This Amendment ensures that lake system health and development capacity decisions are: 1. Grounded in current, reliable scientific evidence. 2. Transparent and publicly accessible. 3. Inclusive of affected stakeholders, protecting both ecological integrity and public confidence in planning decisions. Official Plan Schedules Affected: No changes to land use designations are proposed. Policies apply as procedural and protective overlays to all lakes and their associated shorelines within the Township. Implementation: The Township shall integrate this policy into the Official Plan and related procedures, including lake classification, development approvals, and site plan review, ensuring decisions reflect robust science, transparency, and stakeholder involvement.	
122.	Title: Development Prohibitions and Environmental Impact Requirements for High-Sensitivity Lakes Purpose of the Amendment: The purpose of this Amendment is to provide clear, enforceable guidance on when new development is prohibited and when an Environmental Impact Statement (EIS) is required for lakes classified as high sensitivity, at capacity, or closed for development. This ensures consistency, transparency, and protection of sensitive lake ecosystems. Rationale:	No Amendments are proposed to the Lake Capacity section based on these comments.

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	The Redlined Version of the Draft Official Plan currently lacks: • Explicit language identifying the point at which development is prohibited on high-sensitivity or at-capacity lakes. • Clear thresholds or procedural guidance for requiring an Environmental Impact Statement (EIS). • Consistency across municipal decision-making, creating uncertainty for applicants, staff, and the public. Without clear policy, sensitive lake ecosystems are at risk from incremental development that may exceed ecological capacity. This Amendment establishes firm, science-based standards for all high-sensitivity lakes in the Township. Amendments to the Official Plan Section 8 – High-Sensitivity Lakes: Development Prohibitions and Environmental Impact Requirements 1. Definitions a. High-Sensitivity Lake: Any lake designated by Council as ecologically sensitive due to water quality, shoreline integrity, habitat, or cumulative development pressure. b. At-Capacity Lake: A high-sensitivity lake where existing development has reached ecological, infrastructural, or cumulative thresholds such that additional development could cause significant adverse impacts. c. Closed for Development: Lakes officially identified by Council where no further development is permitted based on ecological or cumulative capacity assessments. d. Environmental Impact Statement (EIS): A peer-reviewed technical report assessing the potential ecological, hydrological, and cumulative impacts of proposed development, prepared by qualified professionals. 2. Policy – Prohibition of New Development a. No new development, consents, lot creation, or site plan approvals shall be permitted on lakes classified as at capacity or closed for development, except where: i. A formal Official Plan Amendment (OPA) has been approved by Council; and ii. A comprehensive, peer-reviewed	

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	Environmental Impact Statement (EIS) demonstrates no significant adverse environmental impacts. b. Any development proposal not meeting these criteria shall be refused. 3. Policy – Environmental Impact Statement Requirements a. An EIS is mandatory for any proposed development adjacent to or within the watershed of a high-sensitivity lake, including applications for minor variances or expansions. b. The EIS must: i. Be prepared by a qualified professional in accordance with recognized standards; ii. Evaluate water quality, shoreline integrity, habitat, and cumulative impacts; iii. Be made publicly available for review and comment by affected stakeholders. c. Council shall use the EIS to determine whether a lake's capacity has been exceeded or whether an OPA is required. 4. Implementation and Enforcement a. Planning staff shall ensure consistent application of these policies across all high-sensitivity lakes. b. A publicly accessible register of lakes classified as high-sensitivity, at-capacity, or closed for development shall be maintained by the Township. c. Any deviations or exceptions require Council approval through an OPA, following public consultation and review of a peer-reviewed EIS. Effect of the Amendment: This Amendment provides clear, enforceable policies regarding development prohibitions and EIS requirements for high-sensitivity lakes. It eliminates discretionary ambiguity, ensures consistency across the Township, and protects sensitive lake ecosystems using sound, transparent, and peer-reviewed environmental science. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply as procedural and protective overlays to all high-sensitivity, at-capacity, or closed-for-development lakes.	

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	Implementation: The Township shall integrate these policies into the Official Plan, zoning, and site plan review processes, ensuring that high-sensitivity lakes are protected and that all development decisions are transparent, science-based, and publicly accountable.	
123.	Title: Adoption and Integration of a Property Standards By-law Purpose of the Amendment: The purpose of this Amendment is to formally recognize the need for a Township-wide Property Standards By-law within the Official Plan. This policy ensures that the safety, health, and aesthetic quality of Seguin Township are maintained, consistent with the Township's Vision and Goals emphasizing environmental stewardship, community well-being, and long-term property values. Rationale: The absence of a formal Property Standards By-law leaves Seguin Township vulnerable to: • Property neglect, deterioration, and unsafe conditions. • Environmental degradation, particularly in sensitive shoreline and natural heritage areas. • Disputes among residents and negative impacts on neighbourhood character and property values. A clear and enforceable Property Standards By-law aligns with the Township's Vision, supports tourism and seasonal residency, and ensures consistent application of standards across all properties. Integrating this policy into the Official Plan Review signals Council's commitment to proactive community management and regulatory accountability. Amendments to the Official Plan Section 9 – Property Standards By-law 1. Policy – Adoption and Implementation a. Council shall adopt a Township-wide Property Standards By-law in accordance with the Municipal Act, 2001, and related provincial regulations. b. The By-law shall establish minimum standards for: i. Building and property maintenance; ii. Landscaping, shoreline protection, and environmental stewardship;	The Official Plan provides the Township with the ability to implement a Property Standards By-law. Introduction of this By-law will be at the discretion of Council.

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	iii. Waste management and debris removal; iv. Safety, health, and aesthetic conditions affecting both residential and commercial properties. c. The By-law shall provide clear procedures for inspection, enforcement, and compliance, including timelines and remedies for violations. 2. Policy – Public Consultation and Transparency a. Council shall develop and implement the Property Standards By-law in consultation with residents, stakeholders, and community organizations. b. Public engagement may include open houses, surveys, and notice of proposed standards to ensure the by-law reflects community values while maintaining regulatory effectiveness. 3. Policy – Integration with Official Plan Objectives a. The Property Standards By-law shall support the Township's Official Plan objectives related to: i. Environmental protection and shoreline stewardship; ii. Maintaining the quality and character of neighbourhoods; iii. Encouraging sustainable development and investment; iv. Preserving public health, safety, and well-being. b. Council shall review and update the By-law as part of the statutory five-year Official Plan review to ensure continued alignment with community and environmental objectives. Implementation and Enforcement a. Planning staff, in coordination with municipal enforcement officers, shall administer and monitor compliance with the Property Standards By-law. b. A publicly accessible register of enforcement actions, compliance notices, and inspections shall be maintained to ensure transparency. c. Any amendments to the By-law shall be adopted by Council following public consultation. Effect of the Amendment: This Amendment formally establishes the adoption and enforcement of a Property Standards By-law as a policy priority within the Official Plan. It ensures that Seguin Township maintains safe, healthy, and aesthetically	

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	appealing communities, protects property values, and reinforces environmental stewardship consistent with the Township's Vision and Goals. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply across all land use designations and residential, commercial, and shoreline properties within the Township. Implementation: Council shall direct the timely development and adoption of a Property Standards By-law, including public consultation, administrative procedures, and integration into the Township's planning and enforcement framework.	
124.	Title: Rural Development and Property Rights – Balancing Local Discretion and Environmental Protection Purpose of the Amendment: The purpose of this Amendment is to clarify and reinforce policies that support responsible rural development while ensuring that private property rights and local discretion are respected. The Amendment aims to balance environmental protection with social, economic, and community interests. Rationale: The Draft Official Plan introduces language that may overly centralize control over rural lot creation, land use, and development approvals. This approach can: • Limit fair and reasonable use of private property. • Undermine the character and function of established rural communities. • Impose unnecessary administrative burdens on rural landowners. Responsible rural development policies must recognize the rights of property owners while protecting natural features, supporting economic viability, and maintaining community character. Amendments to the Official Plan Section 10 – Rural Development and Property Rights 1. Policy – Recognition of Property Rights a. The Township shall ensure that rural landowners retain reasonable rights to use, maintain, and develop their properties, consistent with applicable environmental, health, and safety standards.	No modifications are proposed based on this comment.

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	b. Policies affecting rural property use shall be applied equitably and transparently, with clear criteria for approvals and restrictions. 2. Policy – Responsible Rural Development a. Rural development shall be permitted where it: i. Aligns with the character and density of the surrounding community; ii. Preserves key natural heritage, water resources, and environmentally sensitive areas; iii. Supports sustainable economic activities, including agriculture, cottage development, and small-scale commercial uses compatible with rural areas; iv. Complies with established setback, shoreline, and environmental protection standards. b. Lot creation and subdivision in rural areas shall balance ecological limits with property owners' reasonable development expectations, using clear, evidence-based criteria. 3. Policy – Local Discretion and Decision-Making a. Council and municipal staff shall maintain appropriate discretion in evaluating rural development applications, allowing for site-specific flexibility while safeguarding environmental and community objectives. b. Decisions on rural development shall consider: i. Environmental impacts; ii. Social and economic effects on the community; iii. Compatibility with surrounding land uses and settlement patterns; iv. Infrastructure capacity and servicing requirements. 4. Policy – Public Consultation and Transparency a. The Township shall engage affected landowners and stakeholders in decisions affecting rural development, including opportunities for comment on draft policies, site-specific applications, and amendments. b. Clear guidelines shall be provided to applicants regarding requirements, evaluation criteria, and appeal processes to ensure predictability and fairness. 5. Implementation and Enforcement a. Planning staff shall administer rural	

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	development policies consistently, providing transparent rationale for approvals, conditions, or refusals. b. Council shall monitor cumulative impacts of rural development and revise policies periodically to ensure alignment with community character, environmental protection, and property rights. Effect of the Amendment: This Amendment ensures that rural landowners are treated fairly and that development policies balance environmental protection with social, economic, and community considerations. It reinforces property rights while providing clear guidance for responsible, site-specific rural development. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all lands within rural designations across the Township. Implementation: The Township shall integrate these policies into the Official Plan and zoning framework, ensuring fair, transparent, and predictable decision-making for rural development applications.	
125.	Title: Prohibition of Racetracks and Noise-Intensive Recreational Uses Purpose of the Amendment: The purpose of this Amendment is to explicitly prohibit racetracks and other noise-intensive recreational uses in all land use designations within Seguin Township, ensuring environmental protection, community well-being, and adherence to applicable provincial noise standards. Rationale: The Ontario Camp for the Deaf has been operating motocross racing facilities in a manner that exceeds Ministry of the Environment (MOE) noise limits, adjacent to environmentally sensitive lands, without an Official Plan Amendment or full public consultation. Key concerns include: • Racetracks are not a permitted land use under the current Official Plan or Zoning By-law.	Modifications have been proposed to the draft policies. See Section B.1.10.

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	• Noise levels have been measured to exceed MECP NPC-300 limits for stationary and transportation sources. • Site Plan Approval alone has been insufficient to prevent or regulate the activity. • Lack of explicit prohibitive language undermines municipal authority and public confidence in the planning framework. This Amendment ensures that racetracks and similar uses are unequivocally prohibited and cannot be introduced via procedural loopholes. Amendments to the Official Plan Section 11 – Prohibited Land Uses: Racetracks and Noise-Intensive Recreational Facilities 1. Policy – Prohibition of Racetracks a. Racetracks, including motocross, dirt bike tracks, karting tracks, and other motorized racing facilities, are expressly prohibited in all land use designations within Seguin Township. b. This prohibition applies regardless of the method of establishment, including private, commercial, or recreational use. 2. Policy – Environmental Protection and Noise Compliance a. Any proposed recreational or commercial activity must comply with the Environmental Protection Act, R.S.O. 1990, c. E.19, and applicable MECP noise guidelines (NPC-300, 2013). b. Noise-intensive uses that exceed permissible levels for adjacent sensitive land uses, including residential, institutional, and environmentally protected lands, shall be denied approval. 3. Policy – Development Approvals and Public Consultation a. Any use not explicitly permitted under the Official Plan or Zoning By-law that may generate significant environmental, noise, or community impacts shall require: i. A full Official Plan Amendment approved by Council; and ii. Public consultation and opportunity for stakeholder input. b. Reliance solely on Site Plan Approval or minor variances to permit prohibited uses is not permitted.	

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	4. Policy – Enforcement a. The Township shall enforce this policy through existing planning, zoning, and property standards mechanisms. b. Any unauthorized racetrack or noise-intensive facility shall be subject to enforcement action, including cessation orders, fines, or remediation as applicable. Effect of the Amendment: This Amendment establishes an unequivocal prohibition on racetracks and other noise-intensive recreational uses, ensuring compliance with provincial noise standards, protecting environmentally sensitive areas, and reinforcing municipal authority and planning integrity. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all lands in the Township. Implementation: Council shall integrate this policy into the Official Plan and Zoning By-law, ensuring all current and future land use approvals comply. Planning staff and enforcement officers shall monitor and address any violations, including existing unauthorized facilities.	
126.	Title: Environmental Protection Zone Clarity – Development Restrictions and Required Environmental Impact Review Purpose of the Amendment: The purpose of this Amendment is to provide clear, enforceable guidance for development adjacent to or within Environmentally Protected (EP) zones, ensuring consistent interpretation, environmental stewardship, and meaningful public consultation. Rationale: Recent Ontario Land Tribunal (OLT) and Ontario Municipal Board (OMB) decisions—including the Johnson Oastler Lake and McTaggart Lake severance cases—have highlighted ambiguity in how EP zones are evaluated for development. Additional municipal decisions, such as: • Construction of access roads through major EP areas (e.g., Blue Lake Road), and • Expansion and relocation of the Parry Sound Area Municipal Airport runway through EP lands	No changes proposed to the EP designation. EP Zone permitted uses will be considered through a future Zoning By-law update.

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	demonstrate a lack of clarity and inconsistent application of EP policies. Without explicit policy: 1. Development can occur within or immediately adjacent to sensitive natural areas. 2. Public consultation and environmental review may be bypassed. 3. The Township's "Environment First" vision is undermined, eroding public trust and environmental protection. This Amendment closes these gaps and codifies strict, science-based rules for development near EP zones. Amendments to the Official Plan Section 12 – Environmentally Protected Zones: Development Restrictions and Environmental Review 1. Policy – Prohibition of Development within EP Zones a. Development, including buildings, lot creation, roads, or site alteration, is prohibited within lands designated as Environmentally Protected (EP). b. A buffer zone of a minimum of 30 metres from the boundary of EP lands is also subject to development restrictions. Exceptions require: i. Approval of an Official Plan Amendment (OPA); and ii. Submission of a comprehensive, peer-reviewed Environmental Impact Statement (EIS). 2. Policy – Environmental Impact Statement (EIS) Requirements a. An EIS must: i. Assess potential impacts on water quality, natural heritage, habitat, and cumulative effects; ii. Be prepared by a qualified professional in accordance with recognized environmental standards; iii. Be publicly available for review and comment prior to Council decision. b. Council shall use the EIS to determine whether development is permissible, and to establish appropriate mitigation measures. 3. Policy – Official Plan Amendment and Public Consultation	

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	a. Any development proposal within or adjacent to EP lands that requires an OPA must include: i. Public notice and consultation; ii. Opportunity for affected stakeholders to review and comment on EIS findings; iii. Documentation of Council's consideration of environmental and community impacts in the decision record. b. Reliance solely on minor variances, site plan approvals, or administrative discretion to approve development near EP lands is prohibited. 4. Policy – Enforcement and Monitoring a. Planning staff shall maintain a publicly accessible register of EP lands, approved buffer zones, and related development decisions. b. Council shall review cumulative impacts of development near EP zones and update policies or buffer standards as needed to ensure long-term ecological protection. Effect of the Amendment: This Amendment removes ambiguity regarding development within or adjacent to Environmentally Protected zones. It ensures: • Development is prohibited unless justified by an OPA and supported by a peer-reviewed EIS; • Buffer zones are respected; • Public consultation is mandatory; • Environmental stewardship is consistently applied across the Township. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply as procedural and protective overlays to all EP-designated lands. Implementation: Council shall integrate these policies into the Official Plan, zoning framework, and development approval process. Planning staff will ensure consistent application, monitoring, and enforcement to protect environmentally sensitive areas.	
127.	Title: Recreational Carrying Capacity – Protection of Small Lakes from Overdevelopment	No changes proposed to RCC based on comments. Council could consider applying RCC provisions to small lakes.

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	Purpose of the Amendment: The purpose of this Amendment is to ensure that development on small and sensitive lakes does not exceed their recreational carrying capacity, restoring public oversight and requiring science-based evaluation before approvals. Rationale: Decisions in the Clear Lake and McTaggart Lake cases have exposed significant gaps in the Official Plan: 1. Development proceeded on lakes already exceeding recreational carrying capacity. 2. Technical loopholes (e.g., exclusion of lakes under 40 hectares) were used to justify development without public input. 3. Site Plan Approval alone allowed bypassing of Official Plan Amendment (OPA) requirements and Environmental Impact Statement (EIS) review. Without clear policy: • Sensitive lakes are at risk of overuse, ecological degradation, and loss of recreational and aesthetic value. • The Township cannot ensure equitable public participation or evidence-based decision-making. This Amendment establishes a clear, enforceable framework to protect recreational carrying capacity on all lakes except those specifically noted for exemption. Amendments to the Official Plan Section 13 – Recreational Carrying Capacity 1. Policy – Limitation on Development a. No new development, including buildings, lot creation, or commercial recreational uses, shall be permitted on lakes where recreational carrying capacity has been exceeded, except for Georgian Bay, Lake Joseph, and Lake Rosseau, which are exempt due to scale and existing management practices. b. Development proposals that would contribute to exceeding recreational carrying capacity require: i. An Official Plan Amendment (OPA) approved by Council; and ii. Submission of a comprehensive, peer-reviewed Environmental Impact Statement (EIS).	

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	2. Policy – Environmental Impact Statement (EIS) Requirements a. The EIS shall evaluate: i. Existing recreational use levels; ii. Ecological and water quality impacts; iii. Cumulative impacts of proposed development; iv. Long-term sustainability of recreational and natural resources. b. The EIS shall be prepared by a qualified professional and made publicly available for review and comment prior to Council's decision. 3. Policy – Public Consultation a. Any development application on a lake subject to this policy must include meaningful public consultation, including notice to affected stakeholders and an opportunity to provide input on the OPA and EIS. b. Council shall consider all submissions in its decision-making process, documenting rationale for approvals, conditions, or refusals. 4. Policy – Monitoring and Enforcement a. Planning staff shall maintain records of lake recreational carrying capacity assessments and development approvals. b. Cumulative recreational impacts shall be reviewed periodically, and policies updated as necessary to prevent overuse and protect ecological and community values. Effect of the Amendment: This Amendment ensures that development on lakes is strictly regulated according to recreational carrying capacity, requiring an Official Plan Amendment, peer-reviewed EIS, and public consultation. It restores transparency, evidence-based decision-making, and protection of sensitive water resources across the Township. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply as a procedural overlay to all lakes except Georgian Bay, Lake Joseph, and Lake Rosseau. Implementation: Council shall integrate these policies into the Official Plan and development approval framework. Planning	

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	staff shall monitor lake capacity, enforce restrictions, and ensure public and scientific review prior to any development approvals.	
128.	Title: Decision-Making Authority – Restoration of Council Accountability Purpose of the Amendment: The purpose of this Amendment is to clarify and restore that all significant land use decisions within Seguin Township are made by elected Council, rather than being delegated to Township staff or administrative bodies. This ensures transparency, democratic oversight, and consistent application of Official Plan policies. Rationale: The Redlined Version of the Seguin Official Plan proposes replacing the term "Council" with "Township" throughout the document. This shift: • Reduces public oversight, as administrative decisions are not subject to statutory public meetings, recorded votes, or constituent scrutiny. • Expands the authority of Site Plan Approval to potentially significant development changes without public debate. • Diminishes transparency, as Council agendas, minutes, and opportunities for public delegations are bypassed. • Increases staff discretion, allowing policy interpretation and application without the checks and balances provided by elected officials. This change fundamentally undermines the democratic principle that elected representatives are accountable to residents for land use decisions and policy enforcement. Amendments to the Official Plan Section 14 – Decision-Making Authority 1. Policy – Retention of Council Authority a. All land use decisions under this Official Plan, including but not limited to: i. Zoning amendments; ii. Official Plan Amendments; iii. Major Site Plan Approvals; iv. Development agreements affecting scale, use, or environmental impact; shall be made by the elected Township Council.	Council retains the right to delegate certain matters to Township staff as they see fit. No changes proposed based on comments.

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	2. Policy – Limitation of Administrative Authority a. Township staff and administration may provide recommendations, enforce regulations, and administer minor procedural matters, but shall not make decisions that materially alter land use or development outcomes without Council approval. b. Any delegation of authority to staff must be explicitly authorized by Council and limited to administrative or technical functions. 3. Policy – Public Engagement and Transparency a. Decisions by Council shall follow standard procedural rules, including: i. Notice of public meetings; ii. Publication of agendas and minutes; iii. Opportunity for public delegations and written submissions. b. Administrative recommendations or reports must be publicly available prior to Council consideration to ensure informed decision-making. 4. Policy – Accountability and Consistency a. Council decisions must be consistent with the Official Plan and any relevant policies, by-laws, and provincial legislation. b. Township staff shall document recommendations, conditions, and rationale to support transparency and consistency in Council deliberations. Effect of the Amendment: This Amendment restores decision-making authority to elected Council members, ensuring: • Transparency in land use and development approvals; • Public oversight and accountability; • Consistent application of Official Plan policies; • Protection of community input and environmental stewardship. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all land use decisions, approvals, and amendments throughout the Township. Implementation: Council shall ensure that all relevant references in the Official Plan reflect that Council, not the Township, is	

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	the decision-making authority for significant land use matters. Staff recommendations may inform Council but shall not substitute for Council approval.	
129.	Title: Legal Non-Conforming Commercial Uses in Shoreline Areas – Identification, Limitation, and Management Purpose of the Amendment: The purpose of this Amendment is to identify, inventory, and manage legal non-conforming commercial uses in shoreline areas, ensuring that such uses are clearly documented, limited to historical scale, and aligned with Seguin's environmental and community values. Rationale: Legal non-conforming uses—commercial operations lawfully established under previous zoning but no longer compliant with current land use policies—can, if left unregulated: 1. Be misinterpreted as precedent for new or expanded commercial activity; 2. Lead to intensification, redevelopment, or expansion inconsistent with shoreline protection policies; 3. Increase environmental impacts, including noise, traffic, and habitat disruption; 4. Undermine Council's ability to enforce planning policies and maintain community trust. A structured approach is necessary to: • Ensure clarity and control over future development; • Prevent commercial "creep" into residential or environmentally sensitive areas; • Support enforcement and uphold planning integrity; Protect community and environmental objectives, including water quality, natural heritage, and recreational values. Amendments to the Official Plan Section 15 – Legal Non-Conforming Commercial Uses in Shoreline Areas 1. Policy – Inventory and Documentation a. Township staff shall compile and maintain a comprehensive registry of all legal non-conforming commercial uses within shoreline areas. b. The registry shall include:	Thank you for your comment. Township staff will require formal direction from Council and associated funding to proceed with the described registry exercise.

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	i. Location and parcel information; ii. Nature and type of commercial use; iii. Date of establishment; iv. Existing scale of operations (e.g., number of units, bedrooms, slips, or facilities); v. Historical approvals and permits. c. The inventory shall be publicly accessible and updated annually. 2. Policy – Limitations on Use and Scale a. Legal non-conforming uses shall be permitted to continue only at their historical scale, subject to compliance with current Ontario Building Code (OBC), Environmental Assessment (ESA), and other regulatory requirements. b. Any proposed intensification or expansion beyond historical use shall require: i. An Official Plan Amendment (OPA); ii. Submission of a peer-reviewed Environmental Impact Statement (EIS); iii. Public consultation to assess community and environmental impacts. c. Example: A lakeside resort historically consisting of ten two-bedroom cottages may only be redeveloped to a maximum of twenty bedrooms, provided compliance with up-to-date OBC, ESA, and environmental standards is demonstrated. 3. Policy – Enforcement and Compliance a. The Township shall enforce restrictions on non-conforming uses to prevent unauthorized expansion or intensification. b. Staff shall monitor compliance and maintain documentation supporting enforcement actions or decisions on redevelopment applications. 4. Policy – Integration with Shoreline Protection Objectives a. Identification and limitation of legal non-conforming uses shall support: i. Preservation of low-impact, residential, and natural waterfront character; ii. Protection of water quality, fish habitat, and natural heritage; iii. Consistent application of Official Plan policies across all shoreline areas. 5. Policy – Public Transparency a. The registry and any changes to non-conforming uses shall be made available to the	

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	public. b. Council shall consider public input and environmental assessments in all decisions relating to non-conforming uses. Effect of the Amendment: This Amendment ensures that: • Legal non-conforming commercial uses are clearly identified, mapped, and limited to historical scale; • Opportunities for inappropriate intensification or expansion are eliminated; • Township planning decisions maintain environmental protection, community character, and transparency; Residents and stakeholders have clarity and confidence in shoreline planning. Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all shoreline areas where legal non-conforming commercial uses exist or may exist. Implementation: Council shall direct Township staff to: 1. Complete the shoreline non-conforming use inventory; 2. Enforce scale limitations consistent with historical use; 3. Ensure compliance with all applicable building, environmental, and zoning regulations; 4. Require OPA, EIS, and public consultation for any proposed expansion or intensification beyond historical use.	
130.	Title: Historical Water Levels and Water Management Policy for the Three Lakes Sub watershed – Whitefish Lake Dam and SRSWMP Purpose of the Amendment: The purpose of this Amendment is to ensure that the Official Plan recognizes historical water levels in the Three Lakes Sub watershed (Clear Lake, Whitefish Lake, Little Whitefish Lake, Baby Lake, and Cosh Lake) and provides policies consistent with ecological health, shoreline integrity, and recreational usability, rather than adopting preliminary, non-enforceable targets set under the Seguin River Simplified Water Management Plan (SRSWMP).	No changes to the proposed. The Zoning By-law could be amended to specify high water levels for individual lakes.

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	Rationale: The preliminary SRSWMP targets, including the maximum drawdown level of 97.89 metres ASL for the Whitefish Lake Dam, are: • Inconsistent with historical lake levels; • Impractical for ecological sustainability; • Harmful to shoreline wetlands, aquatic habitats, and recreational use. TLRA's long-term data, supported by ecological observation, demonstrates that strict adherence to these targets may: • Cause erratic drawdown patterns; • Result in low summer lake levels, adversely affecting lake trout spawning and wetland ecosystems; • Degrade recreational usability of the lakes. Without explicit Official Plan policy aligning water level management to historical and ecologically sustainable levels, the Township risks codifying environmentally unsound standards. Amendments to the Official Plan Section [X] – Water Levels and Three Lakes Sub watershed Management 1. Policy – Rejection of SRSWMP Preliminary Targets as Policy Baseline a. The preliminary maximum drawdown level of 97.89 metres ASL proposed under the SRSWMP shall not be adopted as an Official Plan policy baseline. b. Township staff and Council shall ensure that Official Plan policies governing lake and dam operations reflect historical water levels and ecological conditions. 2. Policy – Ecologically Based Water Management a. Water level management shall prioritize the protection of: i. Aquatic ecosystems, including fish habitat and wetland integrity; ii. Shoreline vegetation and riparian buffers; iii. Recreational use and navigability. b. Management of Whitefish Lake Dam and connected lakes shall be guided by historical water levels, ecological requirements, and climate resilience modeling, in consultation with stakeholders and scientific experts.	

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	3. Policy – Stakeholder Engagement and Evidence-Based Decision Making a. Decisions affecting lake levels, drawdowns, or dam operations must incorporate: i. TLRA and other stakeholder input; ii. Peer-reviewed ecological studies; iii. Localized hydrological data including groundwater-surface water interactions. b. Any amendments to operational targets must be supported by transparent documentation and made publicly available for review prior to adoption. 4. Policy – Adaptive and Sustainable Management a. The Township shall require that any future water management plans, amendments, or operational protocols: i. Incorporate long-term ecological sustainability; ii. Maintain historical minimum and maximum water level ranges wherever feasible; iii. Avoid operational regimes that threaten lake ecology, shoreline integrity, or recreational utility. 5. Policy – Official Plan Alignment a. All policies related to the Three Lakes Sub watershed, including dam operations, drawdown, and lake capacity, shall align with historical lake conditions and shall not codify preliminary or non-peer-reviewed targets without full ecological justification. b. Policies shall be reviewed periodically in consultation with stakeholders to ensure long-term environmental and community protection. Effect of the Amendment: This Amendment ensures that: • Historical water levels guide management of the Whitefish Lake Dam and associated lakes; • Preliminary SRSWMP targets are not codified as policy baselines; • Stakeholder engagement and ecological review are mandatory for future water level policies; • The Township protects aquatic ecosystems, shoreline integrity, and recreational values in the Three Lakes Sub watershed.	

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	Official Plan Schedules Affected: No land use redesignations are proposed. Policies apply to all lakes in the Three Lakes Sub watershed above the Whitefish Lake Dam. Implementation: Council shall direct Township staff to: 1. Suspend adoption of the SRSWMP 97.89 m ASL drawdown target as a baseline; 2. Conduct a comprehensive ecological review of water levels in consultation with TLRA and other stakeholders; 3. Incorporate historical water levels and peer-reviewed scientific data into Official Plan policy and lake management protocols; 4. Ensure ongoing monitoring, reporting, and adaptive management aligned with environmental and recreational objectives.	
131.	Title: Strengthening Local Planning Authority and Environmental Safeguards in Response to Systemic Pressures Purpose of the Amendment: The purpose of this Amendment is to address systemic issues impacting the integrity of Seguin Township's land use planning framework, specifically: • Provincial Overreach & Minister's Zoning Orders (MZOs) – ensuring meaningful public participation in land use decisions and alignment with the Township's Vision. • Short-Termism in Provincial Legislation (Bills 108, 109, 23) – prioritizing sustainable, long-term planning over expedited approvals. • Planning Complexity and Administrative Drift – improving transparency, reducing undue administrative discretion, and maintaining public trust. Rationale: Seguin Township's Official Plan must protect the Vision and Goals adopted in 2007, which emphasize ecological stewardship, public participation, and local accountability. Recent legislative and administrative trends, including Minister's Zoning Orders and accelerated provincial development legislation, have bypassed local decision-making, undermined sustainability objectives, and created public disengagement. This Amendment seeks to codify	Council, as well as members of the public, are permitted to comment on MZOs on the Environmental Registry of Ontario. The Township is subject to the Provincial *Planning Act* process, and is required to implement MZOs that are approved.

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	safeguards ensuring that future land use decisions remain locally accountable, transparent, and environmentally responsible. Amendments to the Official Plan Section B – Systemic Issues Impacting Seguin 1. Provincial Overreach and MZOs a. The Township shall require that any proposed Minister's Zoning Order or similar provincial directive affecting lands within Seguin be subject to a Council review process, with opportunities for public input prior to consideration. b. Council shall formally assess and document the alignment of any such order with the Township's Official Plan Vision, Goals, and Objectives, and may recommend modifications where misalignment exists. c. Lands affected by MZOs shall not be incorporated into the Official Plan Review process without prior Council approval and public consultation. 2. Sustainability and Long-Term Planning a. The Township shall evaluate all development applications and policy updates for consistency with long-term sustainability principles, prioritizing environmental, social, and infrastructural resilience over short-term expediency. b. Council shall ensure that Official Plan amendments and land use approvals comply with ecological thresholds established in lake management and environmental protection policies. 3. Transparency, Administrative Accountability, and Planning Complexity a. Decision-making authority on Official Plan policies, land use approvals, and development applications shall remain vested in Council, with clear reporting and documentation of all administrative recommendations. b. Staff and external consultants shall act within mandates prescribed by Council and the Official Plan; any policy interpretation or deviation must be documented, publicly posted, and approved by Council. c. The Township shall maintain accessible and timely public records, including:	

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	i. Notices of all planning decisions and amendments; ii. Supporting studies, technical reports, and environmental assessments; iii. Opportunities for public input in advance of final decisions. Implementation and Monitoring a. Council shall adopt a policy framework for periodic review of systemic pressures, including provincial legislative changes and administrative practices, to ensure ongoing alignment with the Official Plan's Vision. b. Independent environmental review and public consultation shall be required for developments affecting sensitive natural heritage areas or high-capacity lakes. c. Council shall prepare an annual report summarizing compliance with these policies, public engagement outcomes, and environmental stewardship measures. Maps and Schedules: No change to land use designations is proposed in this Amendment. Policies in Section B are intended to strengthen procedural and governance safeguards. Effect of the Amendment: This Amendment reinforces Seguin Township's Vision of Environment First, strengthens local decision-making authority, ensures public engagement, and protects the long-term sustainability of the Township's natural and community resources. It does not re-designate lands or modify zoning. Official Plan Schedules Affected: None. Amendment pertains solely to policies under Section B – Systemic Issues Impacting Seguin. Implementation: The Township shall incorporate these policies into the Official Plan upon approval by Council and the Ministry of Municipal Affairs and Housing, and shall enforce them in all relevant planning processes.	
132.	Title: Removal of the North Seguin Development Area (NSDA / MZO Lands) from the Official Plan Review PART A – PREAMBLE 1.0 Purpose	The Township is subject to the Provincial *Planning Act* process, and is required to implement MZOs that are approved.

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	The purpose of this Official Plan Amendment is to exclude the North Seguin Development Area (NSDA), including lands subject to the Minister's Zoning Order (MZO), from the Township of Seguin's 2025 Official Plan Review, and to require that any future planning for these lands occur through a separate, comprehensive intermunicipal planning process consistent with provincial policy, regional infrastructure capacity, and the Township's Vision, Goals, and Objectives. 2.0 Location The lands subject to this Amendment are known as the North Seguin Development Area (NSDA), located north of the Town of Parry Sound settlement boundary, and include lands affected by a Minister's Zoning Order issued under the Planning Act. 3.0 Basis and Rationale This Amendment is based on the following planning considerations: a) The NSDA extends well beyond the Northwest Seguin Development Study Area identified on Schedule "C" of the Official Plan and represents a scale of development not contemplated by the Township's long-term growth strategy; b) The Minister's Zoning Order pre-empted the Township's established planning framework, bypassing requirements for: • a comprehensive development concept plan, • peer-reviewed technical studies, • servicing agreements with the Town of Parry Sound, and • meaningful public consultation; c) The NSDA is physically adjacent to and functionally dependent upon the Town of Parry Sound and has direct implications for regional water, wastewater, transportation, emergency services, housing supply, and environmental systems; d) Inclusion of the NSDA within the Official Plan Review would undermine planning integrity, environmental protection, regional coordination, and public confidence; e) Provincial policy requires coordinated, infrastructure-ready, environmentally responsible growth, particularly where development has cross-boundary impacts. PART B – DETAILS OF THE AMENDMENT	

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	4.0 Amendments to the Official Plan The Township of Seguin Official Plan is amended as follows: 4.1 Removal from Official Plan Review 4.1.1 The North Seguin Development Area (NSDA), including lands subject to the Minister's Zoning Order, shall not be included within the scope of the 2025 Official Plan Review. 4.1.2 No land use designation, policy framework, development permissions, or growth allocations for the NSDA shall be established or confirmed through this Official Plan Review. 4.2 Requirement for Intermunicipal Planning 4.2.1 Any future consideration of development within the NSDA shall occur only through a separate, comprehensive intermunicipal planning process, jointly led by: • The Township of Seguin; • The Town of Parry Sound; and • Other affected District of Parry Sound municipalities and agencies, as appropriate. 4.2.2 The intermunicipal planning process shall result in a stand-alone planning document or Municipal Comprehensive Review, and shall include, at a minimum: a) Demonstrated regional servicing capacity for water, wastewater, stormwater, roads, and emergency services; b) An integrated land use, housing, employment, and transportation strategy; c) Comprehensive environmental, watershed, and natural heritage assessments; d) Climate resilience and fiscal impact analysis; and e) Meaningful public consultation across affected municipalities. 4.3 Provincial Policy Conformity 4.3.1 Planning for the NSDA shall demonstrate conformity with: • The Provincial Policy Statement (2020); • The Growth Plan for Northern Ontario; and • The Vision, Goals, and Objectives of the Township of Seguin Official Plan. PART C – IMPLEMENTATION AND INTERPRETATION	

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	5.0 Implementation This Amendment shall be implemented through subsequent intermunicipal agreements, joint planning studies, and adoption of a separate planning instrument prior to any consideration of zoning, subdivision, or site plan approval. 6.0 Interpretation Nothing in this Amendment shall be interpreted as conferring development rights or recognition of land use permissions arising from the Minister's Zoning Order.	
133.	Subject Removal of the North Seguin Development Area (NSDA / MZO Lands) from the 2025 Official Plan Review Purpose To maintain planning integrity, environmental protection, and regional coordination by excluding the NSDA from the current Official Plan Review and requiring a comprehensive intermunicipal planning process. Key Issue The draft Official Plan continues to incorporate the NSDA despite the fact that: • The MZO bypassed Seguin's Official Plan process; • The lands are regionally interconnected with the Town of Parry Sound; • Infrastructure, environmental, and fiscal impacts extend beyond Seguin's jurisdiction. Why Removal Is Necessary • Planning Integrity: Inclusion legitimizes a process that bypassed technical review and public consultation. • Regional Infrastructure: Water, wastewater, roads, and emergency services are shared systems requiring joint planning. • Environmental Risk: Watersheds, wildlife corridors, and natural heritage systems cross municipal boundaries. • Policy Compliance: Provincial policy requires coordinated, infrastructure-ready growth. Recommendation That Council: 1. Exclude the NSDA from the 2025 Official Plan Review; and	The Township is subject to the Provincial *Planning Act* process, and is required to implement MZOs that are approved.

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	2. Initiate a separate intermunicipal planning process with Parry Sound and affected District municipalities. Outcome This approach protects the Township from appeal risk, restores public trust, and ensures that any future development is evidence-based, policy-compliant, and regionally coordinated.	

	Rosseau Springs Limited (RSL) 26-February-2026	
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134.	Further to my correspondence of August 20, 2025, I am writing on behalf of RSL regarding the Seguin Township Official Plan Review process and the first draft Official Plan (OP) update. Rosseau Springs is proposing to develop a 49-lot environment first, non-waterfront development straddling Mapleview Road south of Hwy 632 just east of the hamlet of Rosseau. Rosseau Springs submitted applications for an official plan amendment, rezoning amendment, and a plan of subdivision on June 25, 2025. It is our view that policy permissions for these applications should be considered as part of the official plan review process as documented in Rosseau Springs' comments on the previous draft official plan contained in the August 2025 MHBC consultant's report. The NBLC housing needs study submitted with the Rosseau Springs planning applications demonstrates a need to increase housing in east Seguin Township over the next 20-25 years.	This application is proceeding as a site-specific application and has not been included in the Official Plan review.
135.	The FRi ecological report submitted with the applications identifies a sound ecological science foundation for a land efficient subdivision that preserves existing natural features to the maximum possible degree. The FRi report demonstrates that lots having lot areas of .4 ha and 30 m of frontage accommodates dwellings and private services while reducing rural residential sprawl and protecting the natural environment.	This application is proceeding as a site-specific application and has not been included in the Official Plan review.
136.	A couple of my partners in Rosseau Springs attended the January 2026 Seguin Township open house and learned that the latest Seguin official plan draft continues to	No decision has been made on the Rosseau Springs Official Plan Amendment

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	designate most of the Rosseau Springs lands as "Rural and Resource Area" without any special provisions to accommodate our proposed unique, rural residential subdivision.	application. As a result, it has not been incorporated into the Draft Official Plan.
137.	Rosseau Springs Requests to Revise the Draft Official Plan Policies and Schedule A. Rosseau Springs requests that the latest draft official plan be revised to permit its proposed subdivision through a special exception to the final Rural and Resource designation and lot creation policies. Alternatively, a special policy area overlay should be included in the final official plan update on the Rosseau Springs lands that specifically allows an environment-first rural residential subdivision to satisfy demand for low density, housing opportunities in east Seguin Township. Rosseau Springs is seeking an exception to the lot creation, minimum lot area and frontage requirements, and other setbacks in the draft official plan to allow its environment-first 49-lot rural residential subdivision to proceed in an efficient, ecologically sound manner.	This application is proceeding as a site-specific application and has not been included in the Official Plan reviews.

	Rian Allen – Our Muskoka Stakeholder Association 08-April-2026	
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138.	"The Structure of the Plan"- bottom of page. Municipal building standards cannot exceed the requirements of the Ontario Building Code. Requirements for phosphorous attenuation for septic systems exceeds the requirements of the Building Code - See OLT-24-000423-JUL-02-2024 decision related to this matter.	Zoning By-laws are permitted to provide increased requirements in comparison to the Ontario Building Code as it relates to setbacks.
139.	A.3.3 Lake Systems- bottom of page. Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 requires marinas to be authorized as permitted uses, which would allow for new marina uses, not just existing uses	Section amended. It is noted that Bill 98 has not yet been approved. The Official Plan includes policies that would have to be met for a property to be rezoned to permit a marina.
140.	B.3 Lake Capacity d) viii) Municipalities cannot apply building standards that are more strict than the Ontario Building Code,, including for septic systems - see OLT-24-000423-JUL-02-2024	Septic systems are considered structures and can be regulated through zoning.
141.	B.3.1 Recreational Water Quality The District of Muskoka no longer uses phosphorous concentrations as part of lot creation considerations.	The Township of Seguin is not within the District of Muskoka. Council may wish to consider revisions to the water quality

	Rian Allen – Our Muskoka Stakeholder Association 08-April-2026	
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	The phosphorous modeling is not predicative and best development practices are now applied instead.	policies in the future through a separate exercise, but modifications are not proposed through the Official Plan review process.
142.	B.12.2.4 Waterfront Lots a) i) and ii) Including specific lot area and frontage number is a regulation and is more appropriate for a Zoning By-law than Official Plan policy If the numbers are included, the word 'Shall' should be changed to "Generally Shall' to provide flexibility.	Acknowledged.
143.	B.12.2.4 Waterfront Lots a) iv) and v) Including specific lot area and frontage number is a regulation and is more appropriate for a Zoning By-law than Official Plan policy. If the numbers are included, the word 'Shall' should be changed to "Generally Shall' to provide flexibility	Acknowledged.
144.	B12.2.5 Rural and Resource Area- New Lots for Residential Purposes b) Municipal building standards cannot exceed the requirements of the Ontario Building Code. Requirements for phosphorous attenuation for septic systems exceeds the requirements of the Building Code - See OLT-24-000423-JUL-02-2024 and Evans v. Muskoka Lakes (Township) Chief Building Official, 2025 ONSC 2558 related to this matter.	Please see the previous comment above regarding Zoning By-laws.
145.	B12.2.5 Rural and Resource Area- New Lots for Residential Purposes e), f), h), i) Too strict. No flexibility. Including specific lot area and frontage number is a regulation and is more appropriate for a Zoning By-law. If the numbers are included, the word 'Shall' should be changed to "Generally Shall' to provide flexibility. Is this change Justified?	The wording and numbers in the Official Plan have been applied to provide policy strength where Council has determined it to be appropriate. These numbers and the language have a carry-over from the current Official Plan.
146.	B.14.1 General Policies q) Too strict of a requirement. When will it be applied and how will it be used?	The list of studies are potential studies that may be required. The circumstances of each application will dictate what supporting studies will be required.
147.	B21 New Campgrounds, Trailer Parks, Mobile Home Parks Land use policy cannot prohibit uses. The Zoning By-law is the appropriate place to prohibit uses	Please see the current draft with updated policies.

	Rian Allen – Our Muskoka Stakeholder Association 08-April-2026	
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148.	C.1.2.3 General Policies g) Add 'and new lots, where appropriate'	Please see the current draft with updated policies.
149.	C.1.3.1 Basis and General Objectives a) add 'with agricultural potential'	Please see the current draft with updated policies.
150.	C.1.3.2 Permitted Uses a) Listing specific permitted uses in land use policy is too regulatory. Leave these details to the Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
151.	C.1.3.2 Permitted Uses o) Add 'other rural uses, where appropriate' to provide flexibility.	Please see the current draft with updated policies.
152.	C.1.3.3 General Policies e) iii) Too regulatory and not flexible. What is the justification for the restriction? Wording should be more general.	Policies are intended to prevent land use compatibility issues between commercial/industrial uses and sensitive land uses.
153.	C.1.3.3 General Policies f) Agricultural capacity of the land should also be considered	Please see the current draft with updated policies.
154.	C.2.1.2 Permitted Uses Listing specific permitted uses in land use policy is too regulatory. Leave these details to the Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
155.	"Certain commercial uses" Listing specific permitted uses in land use policy is too regulatory. Leave these details to the Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
156.	C.2.1.2 Permitted Uses z) Too regulatory. Leave details to Zoning By-law	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
157.	C.2.1.6 North Seguin Development Area i) Listing specific permitted uses in land use policy is too regulatory. Leave these details to the Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
158.	C.2.2.2 Permitted Uses a) Too regulatory. Leave details to Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
159.	C.2.3.2 Permitted Uses a) Too regulatory. Leave details to Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
160.	C.3.1.2 Permitted Uses Too regulatory. Leave details to Zoning By-law.	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
161.	C.3.1.3.1 Residential Development Policies d) Too regulatory. Leave details to Zoning By-law	It is appropriate for an Official Plan to list permitted uses. Just as the PPS lists permitted uses.
162.	C.3.1.3.1 Residential Development Policies d) Can or should a fridge or sink be regulated through land use policy?	This is intended to describe what cooking facilities consist of.
163.	C.3.1.3.1 Residential Development Policies d)	The wording and numbers in the Official Plan have been applied to provide policy

	Rian Allen – Our Muskoka Stakeholder Association 08-April-2026	
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	Including specific numbers is too regulatory. Leave details to Zoning By-law	strength where Council has determined it to be appropriate. These numbers and the language have a carry-over from the current Official Plan.
164.	Underneath C.3.1.3.1 Residential Development Policies d) Add the word 'generally' is numbers are used	Acknowledged. No change proposed at this time.
165.	C.3.1.3.1 Residential Development Policies e) Too restrictive.	Acknowledged. No change proposed at this time.
166.	C.3.1.3.1 Residential Development Policies e) & f) Add ',where necessary' to increased setback requirements to provide flexibility and allow for site specific considerations	Acknowledged. No change proposed at this time.
167.	C3.1.3.6 Preserving Vegetation i), j) & k) Significant change. Too restrictive with no flexibility. Change is not justified to apply increase standard to all new lots. Too regulatory. Setback numbers should included in Zoning By-law. The word 'generally' should be added if numbers are used.	Acknowledged. No change proposed at this time.
168.	C.3.1.3.11 Waterfront Building Design f) iv) This is a significant change. The use of 'shall' is much too restrictive. Reduced front yard setbacks should be permitted where appropriate based on impacts. This policy should be changed to provide flexibility and not strict conformity with every requirement	Acknowledged. No change proposed at this time.
169.	C.3.1.3.11 Waterfront Building Design f) v) Consideration of negative character impacts is too subjective.	Acknowledged. No change proposed at this time.
170.	C.3.1.3.11 Waterfront Building Design f) vi) Too regulatory. More general wording should be used and setback and height requirements included in Zoning By-law	Acknowledged. No change proposed at this time.
171.	C.3.1.3.11 Waterfront Building Design g) i) Should not apply to changes to existing boathouses and boatports	Acknowledged. No change proposed at this time.
172.	C.3.1.3.11 Waterfront Building Design g) iv) Add a policy that permits a portion of the lower level use of a boathouse to be used for non-boat storage uses that are not used for human habitation.	Acknowledged. No change proposed at this time.

	Rian Allen – Our Muskoka Stakeholder Association 08-April-2026	
#	**Comment**	**Comment Response**
173.	D.1. Flooding and Erosion b) & c) How does this impact access to sleeping cabins in boathouse's? How will this be implemented?	Sleeping cabins are an accessory structure; they are not considered a dwelling unit and do not require the same access standards.
174.	E.2 Railways b) Too regulatory. More appropriate for Zoning By-law.	Acknowledged. This comment was received from the railways and is typical in other municipal Official Plans.
175.	F.4 Non-Complying Building, Structures or Lots e) Requiring an improvement of water quality for all applications related to non-complying buildings and lots is too strict of a requirement. Should be more flexible and based on the details of the proposed development and lot conditions. How is this policy to be implemented?	Applicants will have to demonstrate that any changes will not result in negative impacts to water quality. This could be through revegetation or changes to the septic system design.

	Rian Allen – Our Muskoka Stakeholder Association 09-April-2026	
#	**Comment**	**Comment Response**
176.	WALKING THROUGH THE DOCUMENT; DISCUSSION POINTS/ Questions. A-15: Why was the term 'existing' added? Will this prevent new commercial uses?	"existing" has been removed.
177.	B-8: The District of Muskoka no longer uses phosphorus considerations as part of lot creation considerations.	No modifications are proposed to the water quality sections of the OP as part of the OP review.
178.	B-30: h) Like the use of 'shall generally' here.	Acknowledged. No modification proposed.
179.	B-31 i) & ii) & iv) could benefit from the use of " shall 'generally' to allow for more flexibility	Acknowledged. No modification proposed.
180.	B-32. B.12.2.6d) Municipal building standards cannot be stricter than the Ontario Building Code, which requires a min. 15m setback, and demonstration of phosphorus retention is not required. This policy should be removed or modified. 30 metres changed from 20 metres. 30 metres is too strict and has no flexibility. Can it SAY generally be 30 metres? So a variance would be triggered by 30 instead of 20 metres. How many lots are vacant? How many lots do you think can still be severed?	Zoning standards may exceed OBC standards. The second sentence of subsection d) does provide flexibility to consider variances/amendments in unique circumstances.
181.	For non-compliant structures, what kind of changes need to take place? Can we discuss what property owners are proposing?	Unclear on the question.

	Rian Allen – Our Muskoka Stakeholder Association 09-April-2026	
#	**Comment**	**Comment Response**
182.	B-40 g) too strict a requirement to add. B.14.1. q. The addition is a very strict requirement- will all new applications be held to this standard? How do you see this being used? This is a big expense.	This is a study that could be requested where visual analysis is a key planning issues.
183.	B-49 a & b) land use policy cannot prohibit uses. Correct?	Incorrect.
184.	C-8 g. Add "and new lots, where appropriate."	Section permits limited rural lot creation where appropriate.
185.	C.1.3.1 a) add " with agricultural potential	
186.	C-9: C.1.3.2, C-21& 22: C.2.1.2, C-32: C.2.2.2, C-35: C.2.3.2, C40: C.3.1.2; permitted uses- to regulatory, leave these details to the Zoning by-law or add " other rural uses" or "other" as an option to add for innovative future uses.	Permitted uses contain a number of categorical permitted uses. "Other Rural uses" added as a permitted use.
187.	C-10: e) iii) Too regulatory & not flexible	Policy exists to ensure land use compatibility with settlement area and shoreline area uses. No changes proposed.
188.	C-11: f) Agricultural capacity of the land should also be considered.	Reference to soil classification included.
189.	C-41: d) Too regulatory. Leave details to the Zoning By-law. Shall generally being used give some flexibility? Can the municipality regulate cooking facilities? No sink or fridge- no plumbing. Can't have over 60 square metres. Use more general wording. The guest cabins shall be very limited instead of putting a number in.	No changes proposed.
190.	C-42: E) too restrictive. Last sentence: If permitted additional dwelling units, guest cabins, or accessory structures shall, **where necessary (appropriate? acceptable?),** have increased setbacks to ensure minimal impact to the character of the lake.	Modified from "shall" to "may".
191.	C-46: i) significant change* too restrictive with no flexibility. Change is not justified to apply an increased standard to all new lots. All development should be 30 metres. Only applies to new lots. What benefit is that? More flexibility is needed. If all other cottages are 20 metres or less, people would not want people looking through them from behind. Keep it as it is- be with the neighbours. Site-specific conditions on the lot.	In an effort to preserve more vegetation and to set back development further from the HWM, the OP is proposing that new lots have a 30 metre setback from the HWM. Understand that this is a different standard from existing lots.
192.	C-51: Waterfront Design: iv)1-4: Too restrictive. Minor front and setbacks should be permitted where appropriate, based on impacts. Consideration of negative character impacts is too subjective. 1. "Generally, no further encroachment…" Allows for no minor variance for a situation. 4. How is this assessed? viii) Too regulatory, more general wording should be used, and details should be included in the Zoning By-	Section moved to end of C.3.1.3.11. No changes proposed to boathouse and boatport section

	Rian Allen – Our Muskoka Stakeholder Association 09-April-2026	
#	**Comment**	**Comment Response**
	law. g) Restrictive. Should not apply to changes to existing boathouses and boat ports.	
193.	D-4: b) How does this impact access to sleeping cabins in boathouses?	Sleeping cabins in boathouses are accessory. This would apply to principal dwellings.
194.	E-10: "A chain link." Too regulatory. More appropriate for the Zoning By-law with the detailed number	Comments are from railway and will be uses when applying site plan control
195.	F-13: e) Too strict. How is this to be demonstrated?	No change proposed. Could be through plantings or demonstration of how run-off is to be mitigated.

	John Jackson 07-May-2026	
#	**Comment**	**Comment Response**
196.	Recommended policy on Rural Lot Creation by Plan of Subdivision. B.12.2.5.1 New Rural Lots By Plan of Subdivision a) There may be instances where it is appropriate to consider new rural lots by subdivision where the number of lots exceed the limits on lot creation by consent. b) This plan is not intended to prohibit the consideration of draft plans of subdivision in the Rural and Resource areas so long as the following criteria are met. i) The lot areas and frontages are sufficient to sustain individual private services including frontages on a publicly maintained road at a minimum of 60 metres and 0.8 hectares of area; ii) Compliance with applicable general development policies contained this plan; iii) Regard for the matters set out in Section 51(24) of the Planning Act; iv) Consistency with the most current provincial planning statement; v) Consideration of any impacts on the character of the Rural Area.	In this instance, we feel that the PPS policies related to rural development are most appropriately implemented by restricting new lot creation in rural areas to the consent process. Allowing rural lot creation by plan of subdivision could lead to rural areas being the focus of growth as opposed to settlement areas being the focus of growth.

Staff Reports

Prepared for: Members of Council

Subject: Delegation of Authorities

From: Andrea Spinney, Deputy Clerk

Agenda Date: May 19th, 2026 **Report No:** CL-2026-003

Executive Summary:

The Municipal Act, 2001, Section 23.1 provides the authority for Council to delegate routine powers and duties to a person or body, subject to certain restrictions set out in Section 23.3.

As well various other legislation provides for various delegations of authority.

This report outlines the powers and duties currently delegated to Township staff, as well as additional delegations proposed to improve administrative efficiency and streamline Township operations.

Prepared for: Members of Council

Subject: Delegation of Authorities

From: Andrea Spinney, Deputy Clerk

Agenda Date: May 19th, 2026 **Report No:** CL-2026-003

Recommendation:

That Council agrees in principle to the proposed delegations of authority and directs staff to prepare the required documents to delegate the authorities, for Council's consideration at a future meeting.

Background & Analysis:

Section 23.1 of the Municipal Act, 2001 permits Council to delegate powers and duties considered to be minor in nature, subject to the restrictions in Section 23.3, This provides for administrative efficiencies and streamlining of Township operations while maintaining Council's authority over strategic, governance and legislative matters. As well various other legislation provides for various delegations of authority.

Current delegated powers and duties are outlined in the chart below.

Currently Delegated Powers & Duties:

Department:	**Powers & Duties**	**Currently Delegated to:**
All Departments	Procurement of goods and services to certain dollar thresholds as per the procurement policy.	Director, Treasurer, CAO dependent on threshold limit
All Departments	Authority to waive various fees under special circumstances.	CAO or respective Department Head
CAO	Authority to direct the half-masting of flags in the event of the death of someone not	CAO

	identified in the flag policy or to recognize/commemorate a solemn occasion.	
CAO	Powers to hire, dismiss or exercise any other prescribed employment powers with respect to the head of any division or the head of any other part of the organization structure, as well as the power to determine the organization structure of the Municipality.	CAO
Clerk's	Administration and issuance of Municipal Lottery Licenses.	Clerk
Clerk's	Authority to act as the "Head" for Freedom of Information Requests received under the *Municipal Freedom of Information and Protection of Privacy Act*.	Clerk
Clerk's	Authorization to enter into agreements for the sale and transfer of cemetery interment rights.	Deputy Clerk
Community Services	Authority over requests for Reduction/Waiver of fees related to municipally owned facilities.	Director of Community Services
Community Services	Issue permits for the temporary use or access to a park or to temporarily close a park.	Director of Community Services
Community Services	Issue a permit for a temporary exemption for a person to moor, launch and/or recover a Commercial boat at a municipal dock and boat launch.	Director of Community Services
Treasury	File complaints to the Assessment Review Board relating to requests for reconsideration of assessment and to settle assessment appeals and request for reconsideration of assessment.	Treasurer
Public Works	Establish reduced load periods on roads.	Director of Public Works
Public Works	Declare a significant weather event.	Director of Public Works

Public Works	Area/municipal weed inspector.	Specific appointment of Debi Allen
Fire/By-law	Issue burn permits.	Fire Chief
Fire/By-law	Issue commercial fireworks permits.	Fire Chief
Fire/By-law	Issue noise exemption permits.	Fire Chief
Fire/By-law	Authority to make administrative changes to the Emergency Management Plan as appropriate to keep the Plan current.	Fire Chief
Planning	Consent granting authority for the approval of all consent applications that are not subject to any objections after the required period of circulation/notice and when the Applicant concurs with all proposed conditions of the decision. - Staff are proposing to amend this current delegation so that only non-waterfront, non-contested consent application approvals are delegated to staff.	CAO *staff proposing to delegate this to the Director of Planning.
Planning	Authority to waive the requirement for pre-consultation regarding applications under the Planning Act.	CAO *staff proposing to delegate this to the Director of Planning.
Planning	Deeming Planning applications complete.	CAO *staff proposing to delegate this to the Director of Planning.
Planning	Issue certificate under Consent.	CAO *staff proposing to delegate this to the Director of Planning.

Planning	Authority regarding site plan control.	CAO *staff proposing to delegate this to the Director of Planning.

Staff have identified additional powers and duties for Council to consider for delegation in an effort to improve responsiveness and administrative efficiencies in operations. The additional powers and duties are outlined in the chart below.

Proposed Delegations of Powers & Duties

Department	**Proposed Powers & Duties**	**Proposed Delegation to:**
CAO	Property acquisition and disposition (limited) – ability to execute offers of purchase and sale subject to final Council approval.	CAO, Treasurer and/or Clerk
CAO	Develop, approve and implement administrative and operational policies and procedures. - Any governance or strategic policies, or policies affecting levels of service, and policies under Section 270(1) of the Municipal Act would remain under Council's approval authority.	CAO
CAO	For the 2026 election, authority to take action regarding restricted Acts between Nomination Day and next Council Term (Lame Duck period). - a separate by-law would be done for each election.	CAO
Clerk's	Amendments to records retention periods to ensure they remain relevant with legislation. - This would be captured in the records retention by-law.	Clerk

Treasury	Financial/Grant Applications – ability to submit applications for funding with Council having final authority through approval of any required agreements.	Treasurer
Public Works	Public Works is currently developing a separate by-law that would cover the following delegated authorities: - Authority to regulate the use of municipally owned rights of ways and to establish a permit system to allow construction or occupation within and along rights of ways. - Temporary road closures for events.	Director of Public Works
Planning	Consent applications - Staff are proposing to amend the current delegation so that only non-waterfront, non-contested consent application approvals are delegated to staff.	Director of Planning
Planning	Minor by-laws – temporary use of lands - This requires an Official Plan policy and will be part of the Official Plan Review	Director of Planning
Planning	Minor by-laws – "h" symbol lifting - This requires an Official Plan policy and will be part of the Official Plan Review	Director of Planning

Financial Impact:

There are no financial implications directly tied to this report.

Strategic Plan Alignment:

Foundation 3. Provide service excellence
Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Delegating routine powers and duties to staff improves the efficiency of the Township's day-to-day operations, while Council retains authority over strategic and governance matters. Provided Council agrees in principle to the proposed delegations of authority, staff will prepare the required documents to delegate the authorities, for Council's consideration at a future meeting.

Prepared by:

Andrea Spinney,
Deputy Clerk

Reviewed by:

Craig Jeffery,
Clerk

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Prepared for: Members of Council

Subject: Rosseau Memorial Hall Revitalization Project – PINs Consolidation & Title Merger

From: Clerk, Community Services, Building & Planning

Agenda Date: May 19, 2026 **Report No:** CS-2026-003

Executive Summary:

The Rosseau Memorial Hall Revitalization Project has been underway for an extended period and has progressed through several important planning and design stages.

Through the course of this work, the Project Team has also been assessing site conditions, building code requirements, and the physical constraints of the property to bring the Project to a construction-ready stage.

The Township of Seguin has title to properties currently under 2 Property Identification Numbers (PINs); these lands are where the Hall and Veterans Park are located (1 PIN 52199-0513) as well as the adjacent land where the antique store operates is located (1 PIN 52199-0514) – see Schedule "A" PIN Map. There are existing encroachments across a property boundary between the 2 PINs, the Hall and the antique store property and the current design of the Hall revitalization would continue and expand upon that encroachment condition to accommodate access to the proposed new addition.

Staff recommend the 2 PINs be consolidated and merged into 1 title to meet requirements under the Building Code for the issuance of a Building Permit for the proposed Revitalization Project.

Prepared for: Members of Council

Subject: Rosseau Memorial Hall Revitalization Project – PIN Consolidation & Title Merger

From: Clerk, Community Services, Building & Planning

Agenda Date: May 19, 2026 **Report No:** CS-2026-003

Recommendation:

That Council authorize and direct staff to have Property Identification Number (PIN) 52199-0513 and PIN 52199-0514 consolidated and merged into one title.

Background & Analysis:

The Rosseau Memorial Hall Revitalization Project has been underway for an extended period and has progressed through several important planning and design stages. Beginning with the Master Plan, the Project was initiated to address the long-term use, functionality, and improvement of the Hall as a key community facility. Since that time, the Project has moved through conceptual planning, design development, and technical review, with work undertaken by the project architects and supporting consultants to refine the scope of the proposed revitalization and addition. The Project is now at the building permit application stage, supported by detailed subconsultant reporting, including mechanical and electrical reviews.

The Township of Seguin has title to properties currently under 2 Property Identification Numbers (PINs); these lands are where the Hall and Veterans Park are located (1 PIN 52199-0513) as well as the adjacent land where the antique store operates is located (1 PIN 52199-0514) – see Schedule "A" PIN Map. There are existing encroachments across a property boundary between the 2 PINs, the Hall and the antique store property and the current design of the Hall revitalization would continue

and expand upon that encroachment condition to accommodate access to the proposed new addition.

Building Department Comments:
The proposed design of the Rosseau Memorial Hall addition presents Ontario Building Code compliance challenges with respect to the required spatial separation distances to the mutual property line between the two adjacent township owned properties. There are also existing and proposed encroachments to address access to the new entry to the building and washrooms. Merging the two properties together under one PIN and ownership will eliminate any OBC compliance issues with the property line and address the existing encroachments thus permitting the proposed addition to be issued a building permit as designed.

Planning Department Comments:
From a land use planning perspective, there are no cons to merging the lots into a single conveyable parcel or consolidating the PINs. The Township is not subject to its Zoning By-law (ZBL), and per our legal counsel the land described PINs -0513 and -0514 would constitute one single conveyable lot for the purpose of the ZBL. Although the boundaries of a parcel shown on a PIN map may align with a lot boundary, they are not necessarily lot boundaries for the purpose of Zoning or the Building Code Act. Since the Township can create lots essentially at will, the Township is not losing a conveyable parcel (by merging PINs & title) as it can be recreated with a legal description/survey if required in the future. Merging the lots will still allow for the lease and operation of the antiques store from a zoning perspective.

Financial Impact:

The financial impact is negligible; there would be some legal costs to have the PINs merged.

Strategic Plan Alignment:

This matter is not directly tied to the Goals and Objectives of the Strategic Plan and is an administrative function undertaken by staff.

Options/Alternatives:

Option 1: Consolidate PINS 52199-0513 and 52199-0514 and merge title.

Option 2: Do not consolidate the PINs and merge titles and redesign the proposed design of the Project.

Conclusion:

Staff recommend Option 1, that Council authorize and direct staff to consolidate PINs 52199-0513 and 52199-0514 and merge into 1 title.

Prepared by:

Craig Jeffery,
Clerk

Prepared by:

Dominique O'Brien,
Director of Community Services

Prepared by:

Curtis Livingstone,
Chief Building Official

Prepared by:

Taylor Elgie,
Director of Planning Services

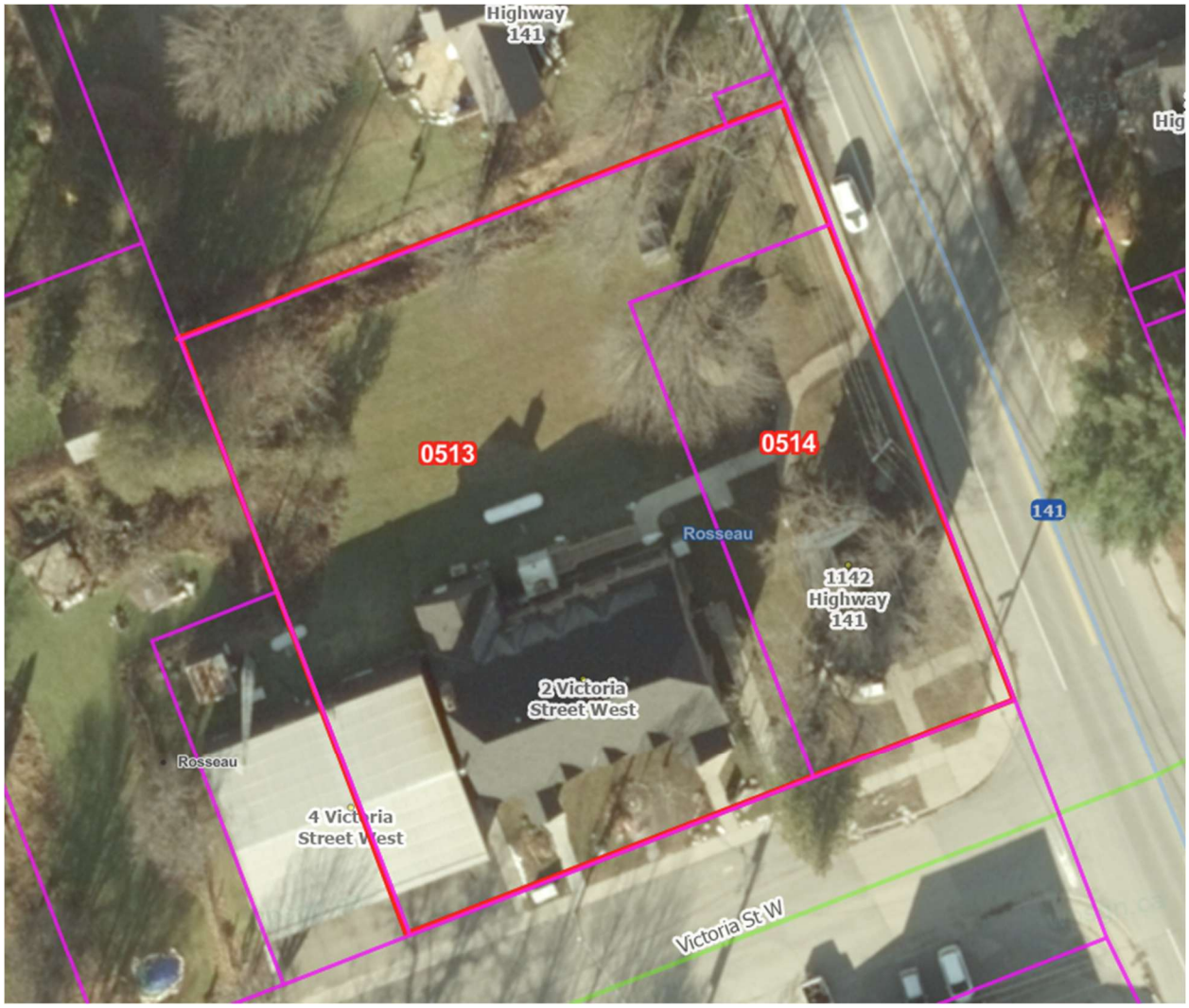
Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

- Schedule "A" – PIN Map

Schedule "A" to Staff Report No. CS-2026-003


Highway 141
0513
0514
Rosseau
141
1142 Highway 141
2 Victoria Street West
Rosseau
4 Victoria Street West
Victoria St W

Prepared for: Mayor and Members of Council

Subject: Rosseau Memorial Hall Heritage Approval

From: Dominique O'Brien, Director of Community Services

Agenda Date: May 19, 2026 Report No: CS-2026-004

Executive Summary:

The purpose of this report is to obtain Council approval to proceed with the proposed scope of work for the renovations and expansion of the Rosseau Memorial Hall. The proposed work is intended to preserve the building, address required repairs and upgrades, and support its continued use as a community facility. As the property is designated under the Ontario Heritage Act, Council approval is required for alterations to the building. In the absence of a Municipal Heritage Committee, Council is the approval authority for the heritage permit.

Prepared for: Mayor and Members of Council

Subject: Rosseau Memorial Hall Heritage Approval

From: Dominique O'Brien, Director of Community Services

Agenda Date: May 19, 2026 Report No: CS-2026-004

Recommendation:

It is recommended that Council approve the proposed scope of work for the renovations to the Rosseau Memorial Hall, a property designated under the Ontario Heritage Act, in order for the project to proceed. The work is to be undertaken in accordance with the submitted plans and scope.

Background:

The proposed alterations are intended to preserve the building, address repair requirements, and support its continued functional use. The masonry repointing and stonework repairs will assist in conserving important heritage attributes of the property, providing the materials and methods that are compatible with the existing historic construction.

The proposed rear addition is located in a manner that reduces impact on the historic character of the building. Retention of the original stonework as an interior feature wall allows an important heritage element to remain visible and conserved as part of the renovated structure. Updates to the electrical and mechanical systems are necessary to maintain the building's ongoing use and serviceability.

The proposal is consistent with the intent of the Ontario Heritage Act and the Standards and Guidelines for the Conservation of Historic Places in Canada, which support repair, conservation of character-defining elements, and sensitive integration of new work.

Financial Impact:

Project costs will be addressed through the Township's approved capital budget and related procurement and project approval processes.

Strategic Plan Alignment:

Goal #1: Lead

1.1 Advocate for infrastructure and services that support a healthy, active, and engaged community.

Goal #2: Grow

2.3 Create Opportunities to be an attractive tourism destination.

Conclusion:

The proposed work represents a reasonable and supportable approach to conserving Rosseau Memorial Hall while allowing necessary improvements to proceed. Staff recommend approval of the scope of work for the renovations to the Rosseau Memorial Hall, a property designated under the Ontario Heritage Act.

Dominique O'Brien
Director of Community Services

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

- *Schedule A – Rosseau Memorial Hall Design Development*

22-219_Rosseau Memorial Hall

2 Victoria St W, Rosseau, ON P0C 1J0

22-219

Issued For

100% DESIGN DEVELOPMENT

March 2, 2026

ERA

CIVIL/SEPTIC

TY Lin Group

380 Wellington St W, Toronto, Ontario, M5V 1E3

DRAWING LIST

ELECTRICAL

Introba

380 Wellington St W, Toronto, Ontario, M5V 1E3

DRAWING LIST

MECHANICAL

Introba

380 Wellington St W, Toronto, Ontario, M5V 1E3

DRAWING LIST

STRUCTURAL

TY Lin Group

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DRAWING LIST

ARCHITECT

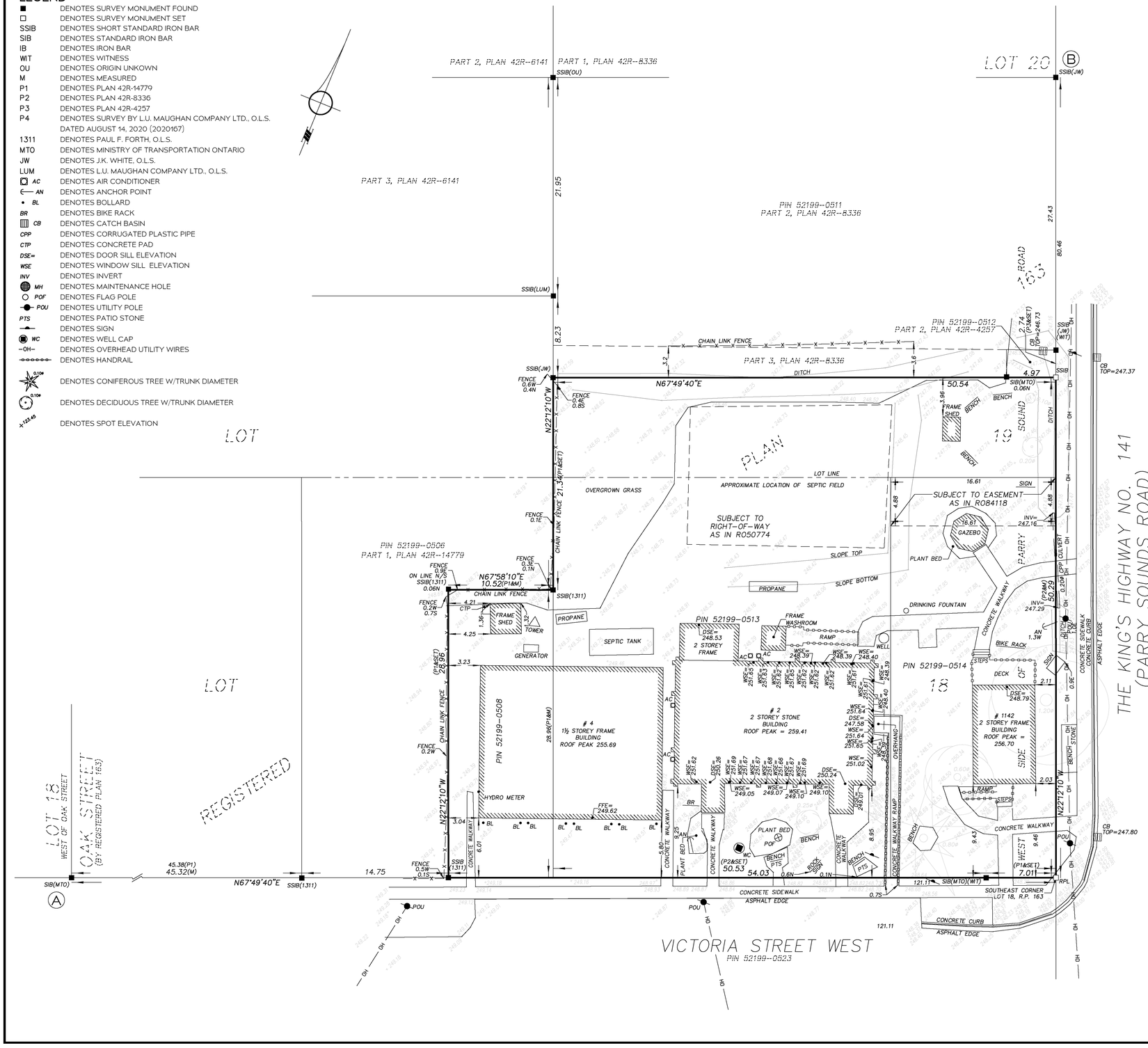
ERA Architects Inc.

625 Church St, Suite 600, Toronto, Ontario, M4Y 2G1

DRAWING LIST

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKOWN
M	DENOTES MEASURED
P1	DENOTES PLAN 42R-14779
P2	DENOTES PLAN 42R-8336
P3	DENOTES PLAN 42R-4257
P4	DENOTES SURVEY BY L.U. MAUGHAN COMPANY LTD., O.L.S. DATED AUGUST 14, 2020 (2020167)
1311	DENOTES PAUL F. FORTH, O.L.S.
MTO	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
JW	DENOTES J.K. WHITE, O.L.S.
LUM	DENOTES L.U. MAUGHAN COMPANY LTD., O.L.S.
AC	DENOTES AIR CONDITIONER
AN	DENOTES ANCHOR POINT
BL	DENOTES BOLLARD
BR	DENOTES BIKE RACK
CB	DENOTES CATCH BASIN
CPP	DENOTES CORRUGATED PLASTIC PIPE
CTP	DENOTES CONCRETE PAD
DSE=	DENOTES DOOR SILL ELEVATION
WSE	DENOTES WINDOW SILL ELEVATION
INV	DENOTES INVERT
MH	DENOTES MAINTENANCE HOLE
POF	DENOTES FLAG POLE
POU	DENOTES UTILITY POLE
PTS	DENOTES PATIO STONE
	DENOTES SIGN
WC	DENOTES WELL CAP
–OH–	DENOTES OVERHEAD UTILITY WIRES
	DENOTES HANDRAIL
0.10ø	DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
0.10ø	DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
+123.45	DENOTES SPOT ELEVATION



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PLAN OF SURVEY WITH
TOPOGRAPHIC DETAIL OF

PART OF LOTS 18 & 19, WEST SIDE OF PARRY SOUND ROAD, REGISTERED PLAN 163

VILLAGE OF ROSSEAU, NOW IN THE
TOWNSHIP OF SEGUN
DISTRICT OF PARRY SOUND
SCALE 1 : 250 METRES

0 1 2 3 4 5 10 20

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1,P2,P3,P4 - 0°55'50" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999706.

MONUMENTATION NOTES

SSIB'S HAVE BEEN SET AT LOCATIONS WHERE THE LACK OF OVERBURDEN WILL NOT ALLOW FOR SETTING SIB'S.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28:78) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 2, 2025.

AUGUST 11, 2025
DATE

ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-109381

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)v7(2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	5012425.37	606550.90
B	5012545.55	606632.67

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

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF DF	DRAWN AAC	CHECKED AL	PLOT DATE: AUGUST 13, 2025

FILE: A-053803-PSTP_v4

A-053803

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	REVISION / ISSUANCE
1	20251211	DD COORDINATION
2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

DRAFT

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T: 416.963.4497 | F: 416.963.8761
625 Church St, Suite 600
Toronto, Ontario, M4Y 2G1

Project	22-219_Rosseau Memorial Hall
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	
Drawn by	IBW SURVEYORS
Reviewed by	IBW SURVEYORS
Drawing title	Existing Survey
Sheet no.	A001

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NO.	DATE	REVISION / ISSUANCE
1	20251211	DD COORDINATION
2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

- EXISTING BUILDING
- PROPOSED CONSTRUCTION
- PROPERTY LINE
- BUILDING ENTRANCE

SHED
TOWER
GENERATOR
PROPANE TANK
PROPOSED SEPTIC TANK
EXISTING SEPTIC FIELD
10903 [35' - 9"]
11255 [36' - 11 1/8"]
CXL SEPTIC DISTRIBUTION PIPE
4964 [16' - 5 3/4"]
PROPOSED ADDITION
FIRE STATION 20
ROSSEAU MEMORIAL HALL
894 [2' - 11 1/4"]
8887 [29' - 1 7/8"]
CONCRETE SIDEWALK
VICTORIA STREET WEST
SHED
VETERANS MEMORIAL PARK
GAZEBO
16616 [54' - 6 1/8"]
2828 [9' - 3 3/8"]
PROPOSED BENCH
PROPOSED RETAINING WALL
PROPOSED CONCRETE STEPS
EXISTING CONCRETE SIDEWALK
DN
EXISTING WELL CAP
PROPOSED CANOPY
CONCRETE CURB
EXISTING RAMP
ANTIQUE STORE
CONCRETE CURB
CONCRETE CURB
HWY 141
248.55
248.11
248.07
247.53
247.97
249.44
247.53
249.36
248.70
248.05
248.88
248.83
248.82
248.70
248.76

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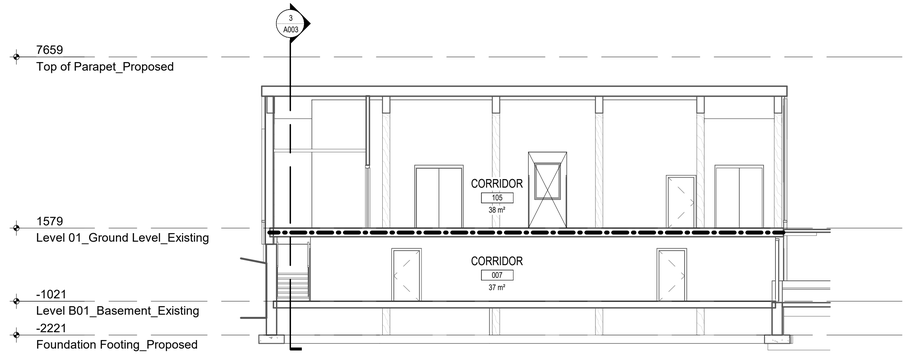
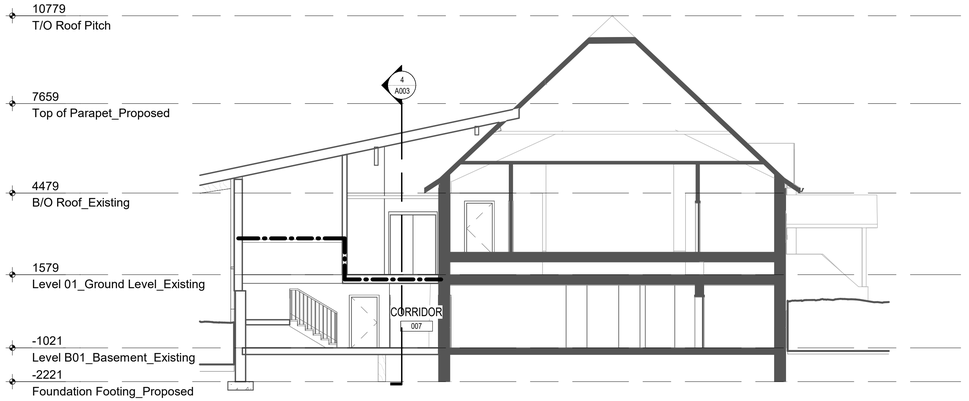
Project
22-219_Rosseau Memorial Hall

Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 100
Drawn by	KK
Reviewed by	AP/SL
Drawing title	Proposed Site Plan & Project Information
Sheet no.	A002



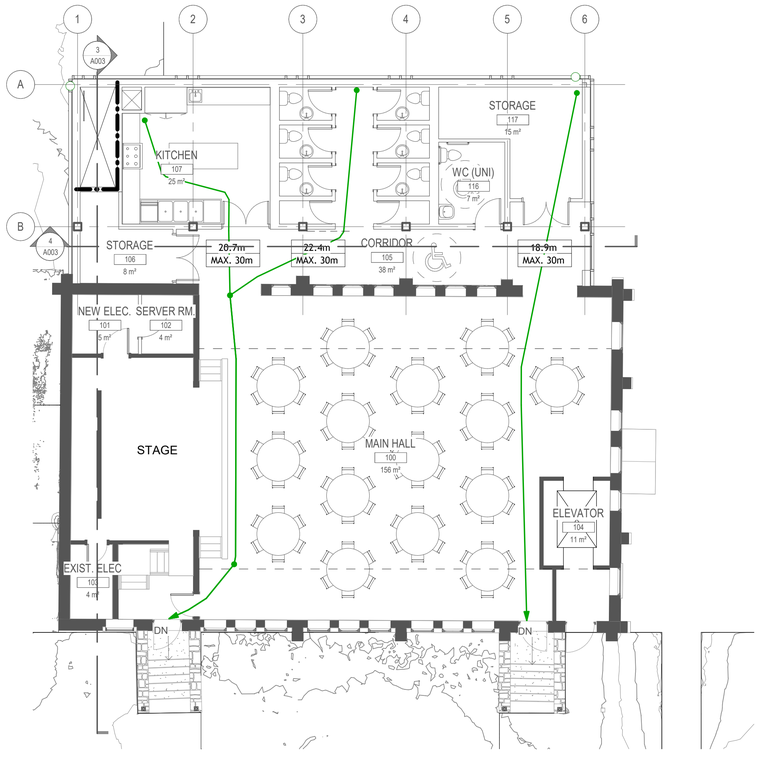
Building Section - East-West - Life Safety 4 / A003

1 : 100



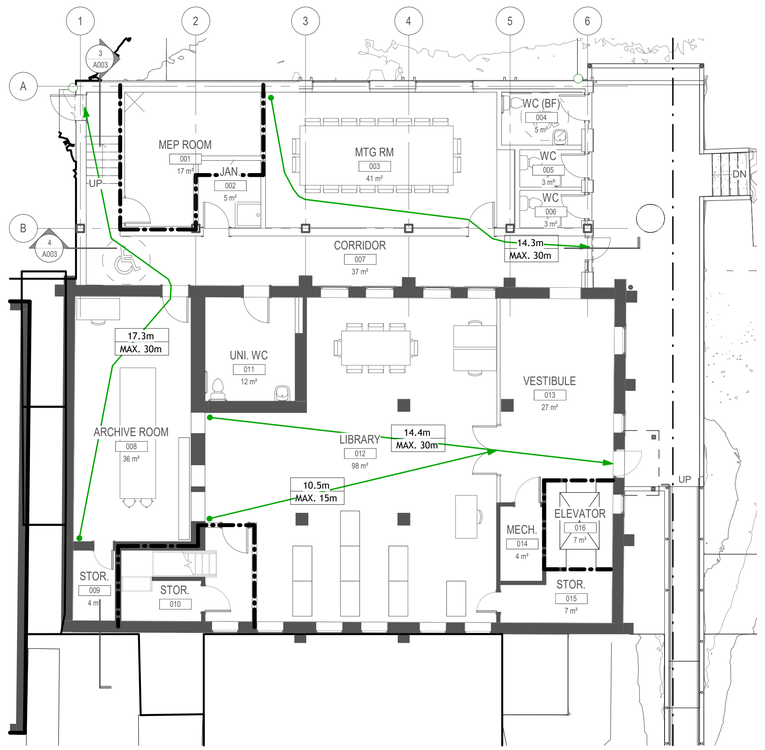
Building Section - North-South - Life Safety 3 / A003

1 : 100



Upper Level - Floor Plan - Life Safety 2 / A003

1 : 100



Lower Level - Floor Plan - Life Safety 1 / A003

1 : 100

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2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

- EXISTING BUILDING
- PROPOSED CONSTRUCTION
- PATH OF TRAVEL
- 1-HR FIRE RESISTANCE RATING

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Project

22-219_Rosseau Memorial Hall

Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 100
Drawn by	Author
Reviewed by	Checker

Drawing title

Life Safety

Sheet no.

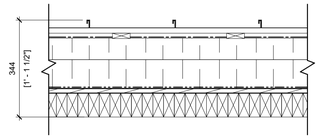
A003

OBC SB-10 (CLIMATE ZONE 6, TABLE 5.5-6-2017)

EXTERIOR ROOF ASSEMBLIES

STANDING SEAM METAL, SLOPED ROOF (OBC...)

R1



EXTERIOR

- STANDING SEAM, PREFINISHED PAINTED METAL ROOF
- 19mm (3/4") HORIZONTAL TREATED WOOD STRAPPING
- 19mm (3/4") VERTICAL TREATED WOOD STRAPPING
- ROOF SYSTEM VAPOUR BARRIER
- 180mm (7") XPS RIGID INSULATION (R-35)
- 16mm (5/8") PLYWOOD SHEATHING
- 85mm DLT TIMBER ROOF STRUCTURE
- *or 105mm CLT /w no plywood*

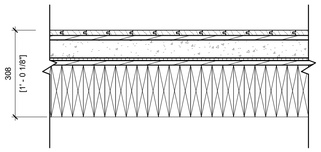
INTERIOR

R.S.I = (R-VALUE = 36) *(MIN. R-35)*

FX - FIRE-RATED INTERIOR FLOOR ASSEMBLIES

WOOD JOIST FLOOR (2hr FRR, >50 STC)

FL1



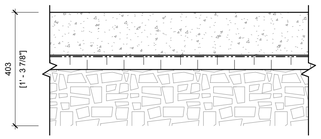
- 19mm T&G HARDWOOD FLOOR FINISH TBD
- 16mm (5/8") PLYWOOD SUBFLOOR
- 64mm (2 1/2") CONCRETE TOPPING
- 10mm (3/8") ACOUSTIC MAT
- 16mm (5/8") PLYWOOD SHEATHING
- DLT-8

STC = >50 (ESTIMATED)
FRR = 2 hr *(MIN. 1hr)*

FLOOR ASSEMBLIES

CONCRETE SLAB ON GRADE

FL2



INTERIOR

- FLOOR FINISH
- 150mm (6") REINFORCED CONCRETE SLAB ON GRADE
- 15 mil POLY VAPOUR BARRIER - ALL EDGES TAPED AND SEALED
- 51mm (2") XPS RIGID INSULATION (R-10)
- 203mm (8") COMPACTED GRANULAR FILL

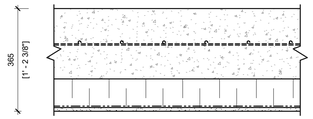
EXTERIOR

R.S.I = (R-VALUE = 10) *(MIN. R-10)*

EXTERIOR WALL ASSEMBLIES

INSULATED CAST-IN-PLACE CONCRETE WALL

W1



EXTERIOR

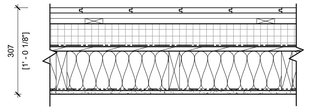
- 250mm (10") CAST-IN-PLACE REINFORCED STRUCTURAL CONCRETE WALL
- 102mm (4") XPS RIGID INSULATION (R-20)
- 10 mil VAPOUR RETARDER
- 1 LAYER 13mm (1/2") GWB

INTERIOR

R.S.I = 0.5283 (R-VALUE = 20) *(MIN. R-19 C.I.)*

INSULATED WOOD CLADDING ON 2X6 LOADBEARING WOOD STUD WALL

W2



EXTERIOR

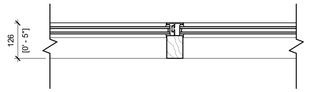
- 19 x 187mm (3/4 x 7-3/8") T&G WOOD CLADDING
- 38mm (1-1/2") HORIZONTAL AND VERTICAL WOOD FURRING STRIPS @ 610mm O.C
- 76mm (3") SEMI-RIGID MINERAL WOOL INSULATION (R-12)
- AIR BARRIER
- 16mm (5/8") OSB EXTERIOR SHEATHING
- 38 x 140mm (2X6) STUD FRAMING @ 406mm (16") O.C
  - INFILLED WITH MINERAL WOOL BATT INSULATION (R-22)
- 10 mil VAPOUR RETARDER
- 1 LAYER 13mm (1/2") GWB

INTERIOR

R.S.I = (R-VALUE = 22 + 12 C.I.) *(MIN. R-13 + 10 C.I.)*

ALUMINUM-CLAD WOOD WINDOW WALL

W3



EXTERIOR

- DOUBLE PANE, INSULATED GLAZING
- 5" THERMALLY BROKEN ALUMINUM-CLAD WOOD MULLIONS

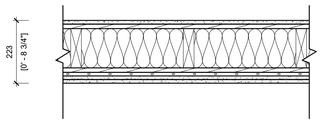
INTERIOR

R.S.I = (U-VALUE =) *(MAX. U = 0.38)*

PX - FIRE-RATED INTERIOR PARTITIONS

LOADBEARING 2X6 WOOD STUD WALL (OBC W4a, 1 hr FRR, 51 STC)

PX1

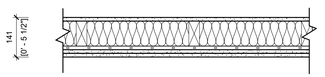


- 1 LAYER 16mm (5/8") TYPE X GWB
- 16mm (5/8") OSB SHEATHING
- 38 x 140mm (2X6) WOOD STUD FRAMING @ 406mm (16") O.C
  - INFILLED WITH MINERAL WOOL BATT INSULATION
- 16mm (5/8") OSB SHEATHING
- 13mm (1/2") RESILIENT METAL CHANNEL
- 2 LAYERS 16mm (5/8") TYPE X GWB

STC = 51 (ESTIMATED)
FRR = 1 hr *(MIN. 1 hr)*

NON-LOADBEARING 2X4 WOOD STUD WALL (OBC W4a, 1 hr FRR, 51 STC)

PX2



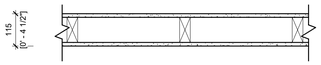
- 1 LAYER 16mm (5/8") TYPE X GWB
- 16mm (5/8") OSB SHEATHING
- 38 x 89mm (2X4) WOOD STUD FRAMING @ 406mm (16") O.C
  - INFILLED WITH MINERAL WOOL BATT INSULATION
- 16mm (5/8") OSB SHEATHING
- 13mm (1/2") RESILIENT METAL CHANNEL
- 2 LAYERS 16mm (5/8") TYPE X GWB

STC = 51
FRR = 1 hr *(MIN. 1hr)*

P - INTERIOR PARTITIONS

NON-LOADBEARING WALL

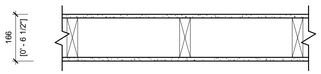
P1



- 13mm (1/2") GWB
- 38 x 89mm (2X4) WOOD STUD FRAMING @ 406mm (16") O.C
- 13mm (1/2") GWB

NON-LOADBEARING WALL, PLUMBING CHASE

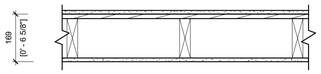
P2



- 13mm (1/2") GWB
- 38 x 140mm (2X6) WOOD STUD FRAMING @ 406mm (16") O.C
- 13mm (1/2") GWB

LOADBEARING WALL

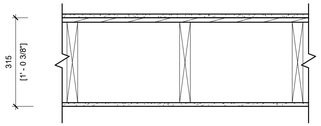
P3



- 13mm (1/2") GWB
- 16mm (5/8") PLYWOOD SHEATHING
- 38 x 140mm (2X6) WOOD STUD FRAMING @ 406mm (16") O.C
- 13mm (1/2") GWB

LOADBEARING WALL, PLUMBING CHASE

P4



- 13mm (1/2") GWB
- 16mm (5/8") PLYWOOD SHEATHING
- 38 x 285mm (2X12) WOOD STUD FRAMING @ 406mm (16") O.C
- 13mm (1/2") GWB

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NO.	DATE	REVISION / ISSUANCE
1	20251211	DD COORDINATION
2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

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Project

22-219_Rosseau Memorial Hall

Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 10
Drawn by	Author
Reviewed by	Checker

Drawing title

Construction Assemblies

Sheet no.

A004

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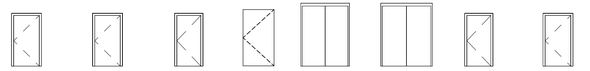
Window Schedule_Proposed

Mark	Type Mark	Level	Orientation	Width	Height	Sill Height	Remarks	Phase Created	Phase Demolished
W001	A	Level B01_Basement_Existing	North	2058	1300	725		New Construction	None
W002	A	Level B01_Basement_Existing	North	2058	1300	725		New Construction	None
W003	C	Level B01_Basement_Existing		1000	1500	688		New Construction	None
W004	C	Level B01_Basement_Existing		1000	1500	688		New Construction	None
W005	C	Level B01_Basement_Existing		1000	1500	688		New Construction	None
W006	C	Level B01_Basement_Existing		1000	1500	688		New Construction	None
W101	A	Level 01_Ground Level_Existing	North	2058	1300	1016		New Construction	None
W102	B	Level 01_Ground Level_Existing	North	915	1300	1016		New Construction	None

Door Schedule_Proposed

Mark	Type Mark	Level	Function	Width	Height	Door Material	Frame Type	Frame Material	Frame Finish	Hardware	Fire Rating	Remarks
D001	H	Level B01_Basement_Existing	Interior	910	1800							
D002	B	Level B01_Basement_Existing	Interior	910	1800						45 MIN	
D003	A	Level B01_Basement_Existing	Interior	910	1800							
D005	A	Level B01_Basement_Existing	Interior	910	1800							
D006	H	Level B01_Basement_Existing	Interior	910	1800							
D007	G	Level B01_Basement_Existing	Interior	851	1800							
D008	G	Level B01_Basement_Existing	Interior	851	1800							
D009	A	Stage_Existing	Interior	910	1800							
D010	A	Level B01_Basement_Existing	Interior	910	1800							
D011	A	Level B01_Basement_Existing	Interior	910	1800							
D101	E	Level 01_Ground Level_Existing	Exterior	1626	2134							
D102	C	Level 01_Ground Level_Existing	Interior	851	1800							
D103	C	Level 01_Ground Level_Existing	Interior	851	1800							
D104	C	Level 01_Ground Level_Existing	Interior	851	1800							
D105	C	Level 01_Ground Level_Existing	Interior	851	1800							
D106	C	Level 01_Ground Level_Existing	Interior	851	1800							
D107	C	Level 01_Ground Level_Existing	Interior	851	1800							
D108	A	Level 01_Ground Level_Existing	Interior	910	1800							
D109	E	Level 01_Ground Level_Existing	Exterior	1626	2134							
D113	B	Level B01_Basement_Existing	Interior	910	1800						45 MIN	
D114	F	Level B01_Basement_Existing	Exterior	1727	2134							
D115	D	Level B01_Basement_Existing	Exterior	788	2158	Glass		Wood	Aluminum Clad			Max. U-0.45
D119	E	Level 01_Ground Level_Existing	Exterior	1626	2134							
D122	I	Level 01_Ground Level_Existing	Interior	800	1800							
D123	I	Level 01_Ground Level_Existing	Interior	800	1800							



Door Types

1 : 100

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E.R.A. Architects Inc.

Project

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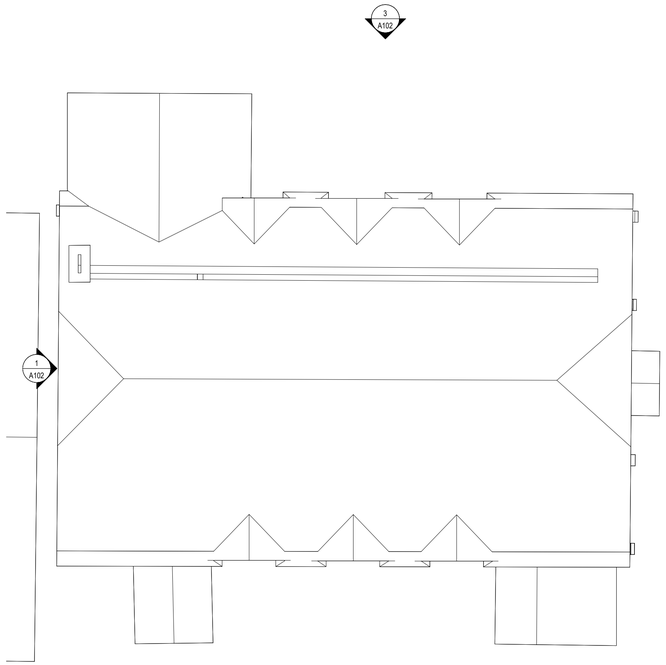
Scale at Arch D	1 : 100
Drawn by	Author
Reviewed by	Checker

Drawing title

Door & Window Schedules

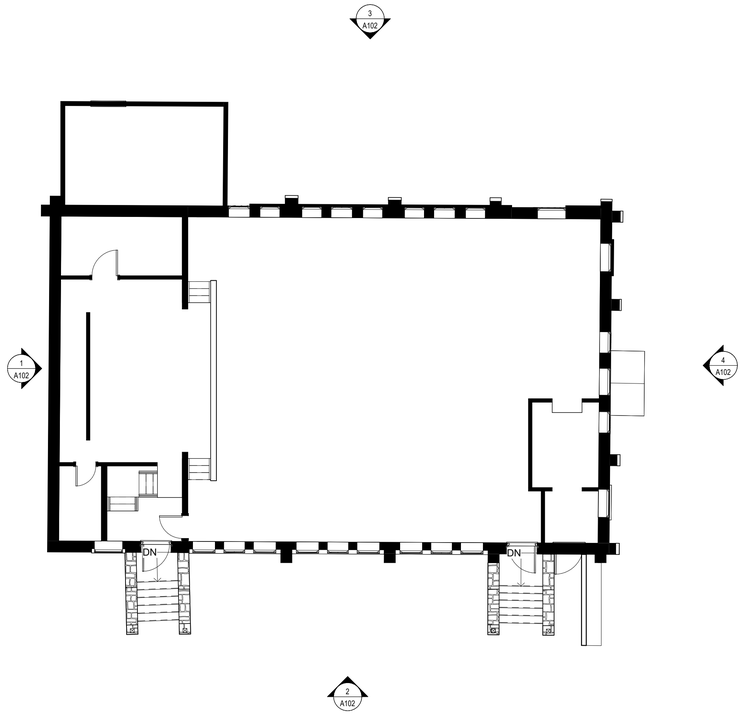
Sheet no.

A005



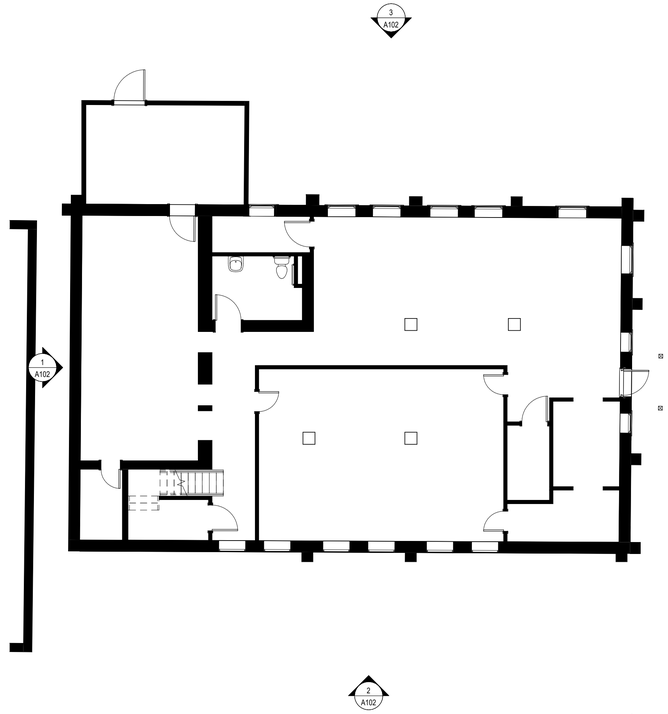
T/O Roof Pitch 3 A101

1 : 100



Upper Level - Existing 2 A101

1 : 100



Lower Level - Existing 1 A101

1 : 100

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LEGEND

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Reviewed by	Checker

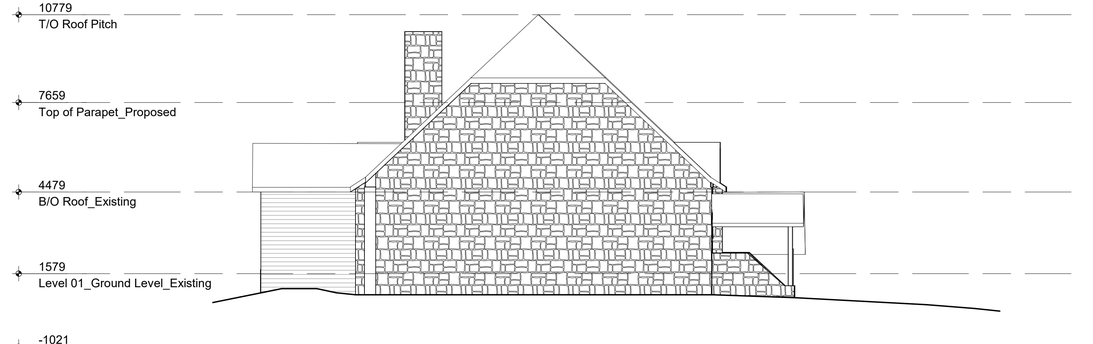
Drawing title

Floor Plans and Roof Plan - Existing

Sheet no.

A101

Elevation_South_Existing 2
1 : 100 A102



Elevation_West_Existing 1
1 : 100 A102

Elevation_North_Existing 3
1 : 100 A102

Elevation_East_Existing 4
1 : 100 A102

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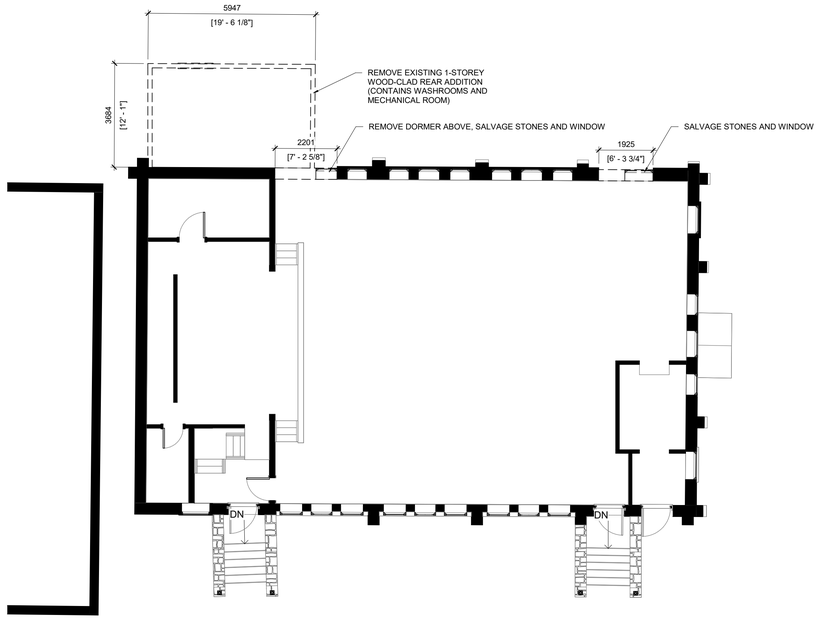
Project
22-219_Rosseau Memorial Hall

Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 100
Drawn by	Author
Reviewed by	Checker

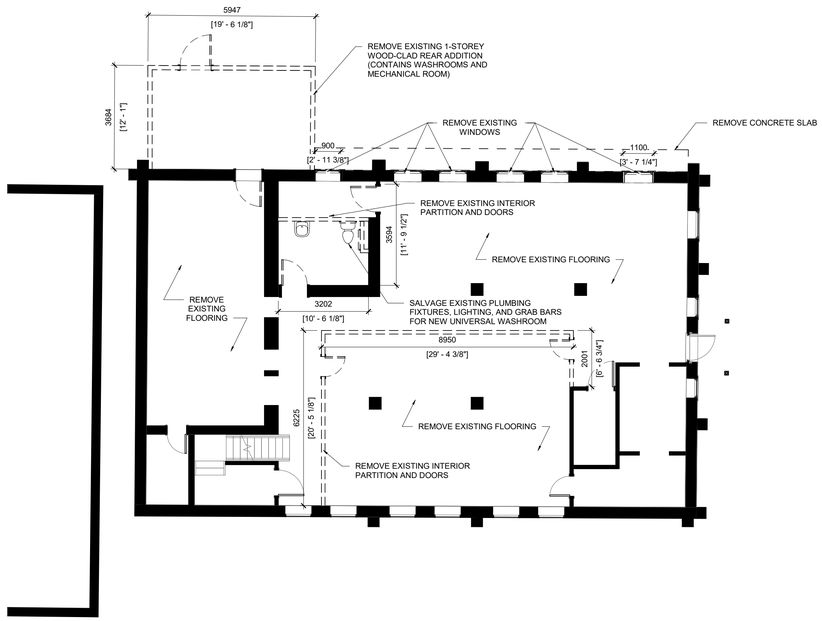
Drawing title
Elevations - Existing

Sheet no.
A102



Level 01_Ground Floor_Demolition 1

1 : 100 A200



Level B01_Basement_Demolition 2

1 : 100 A200

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NO.	DATE	REVISION / ISSUANCE
1	20251211	DD COORDINATION
2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

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Project

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For	Seguin Township
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Scale at Arch D	1 : 100
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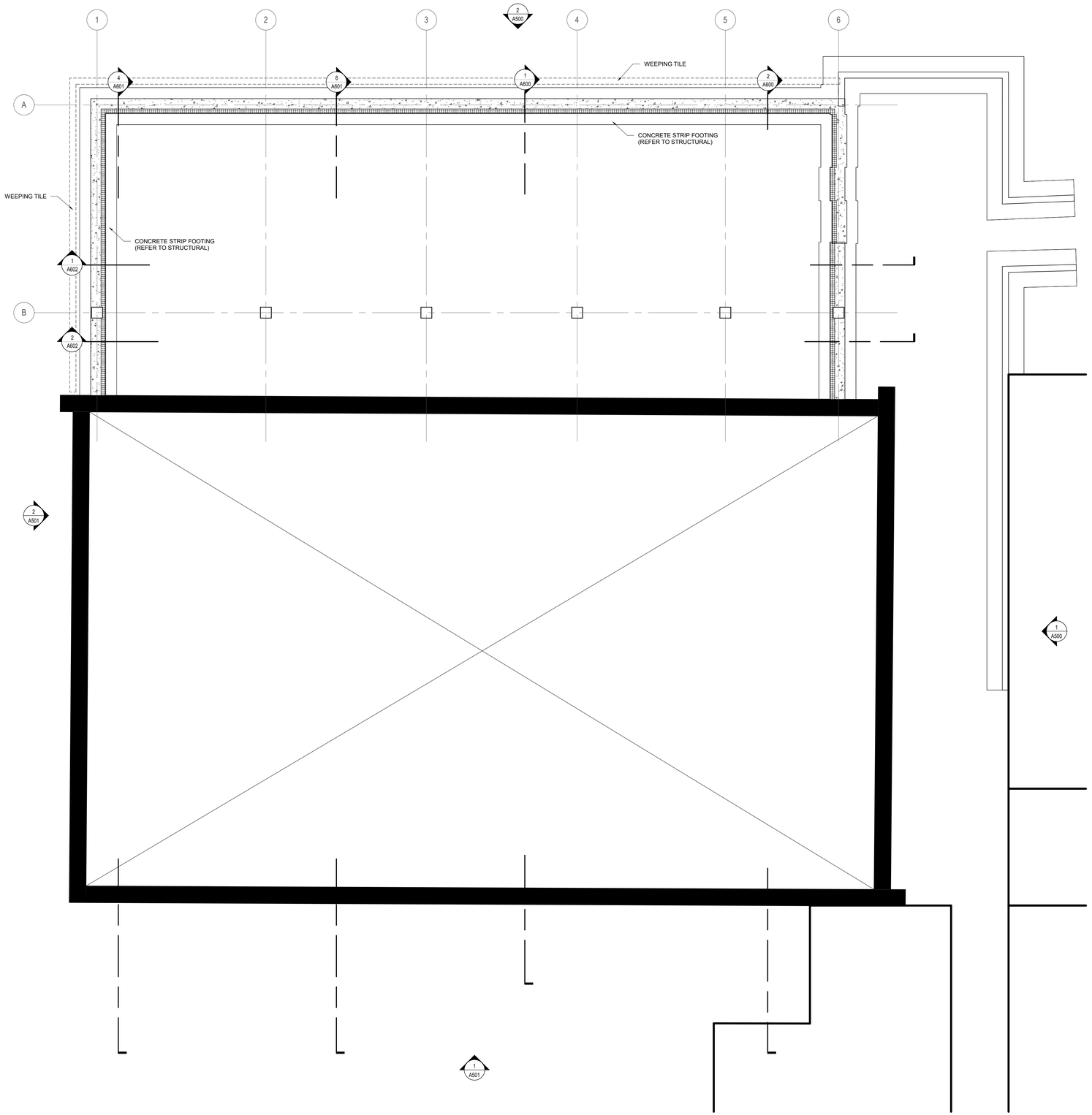
Drawing title

Demolition

Sheet no.

A200



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Project

22-219_Rosseau Memorial Hall

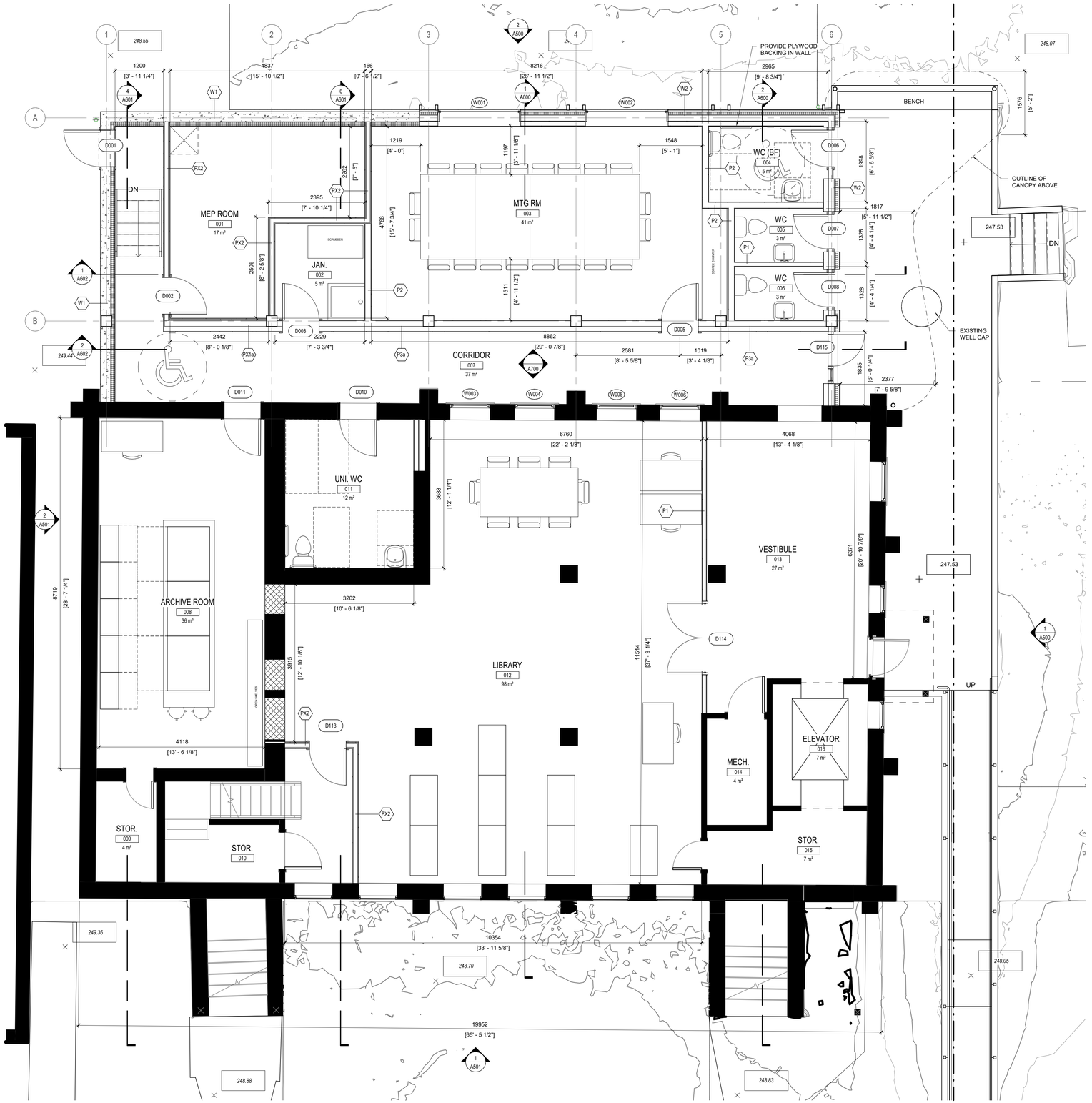
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

Foundation Plan - Proposed

Sheet no.

A301



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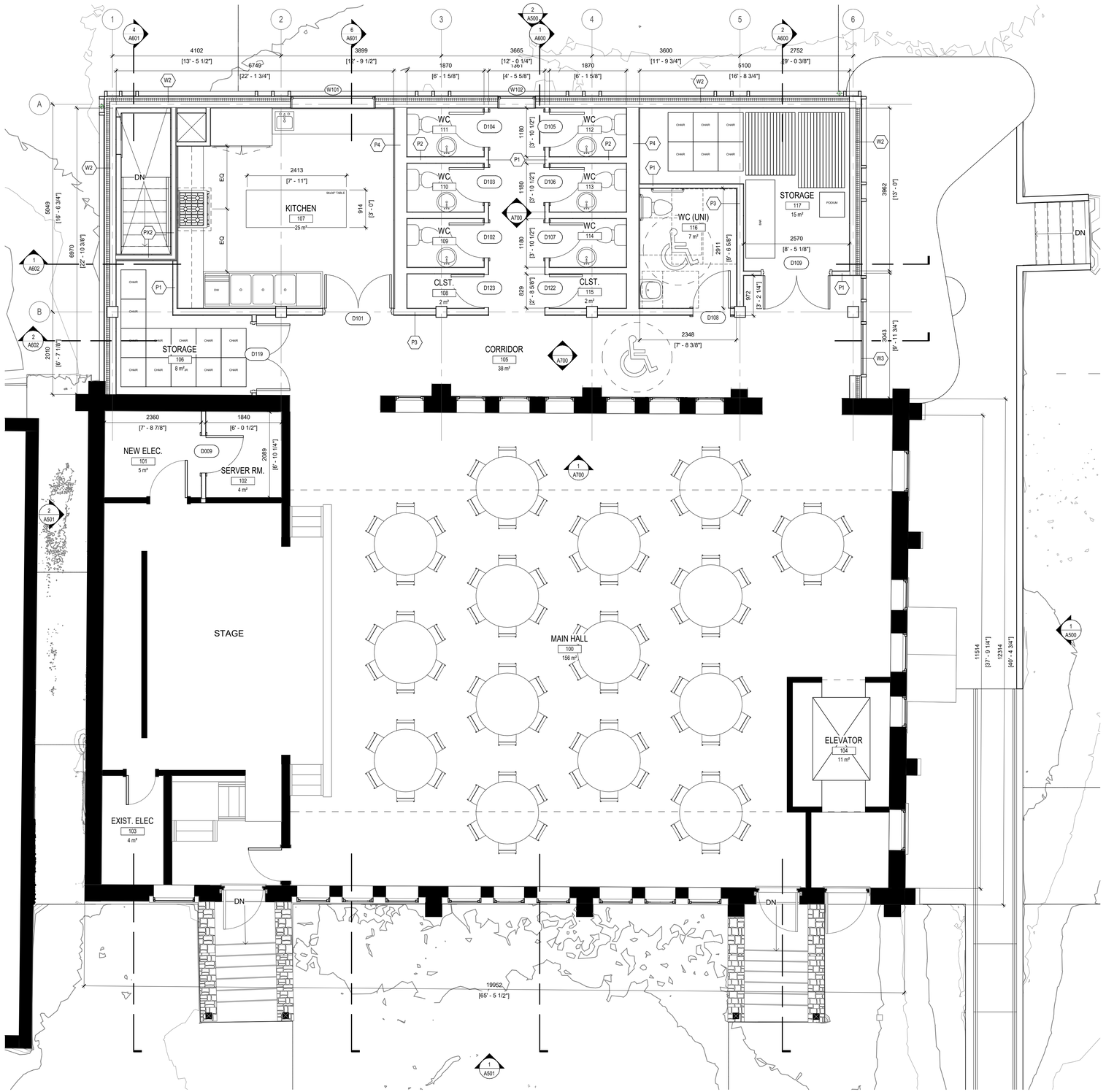
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

Lower Level Floor Plan - Proposed

Sheet no.

A302



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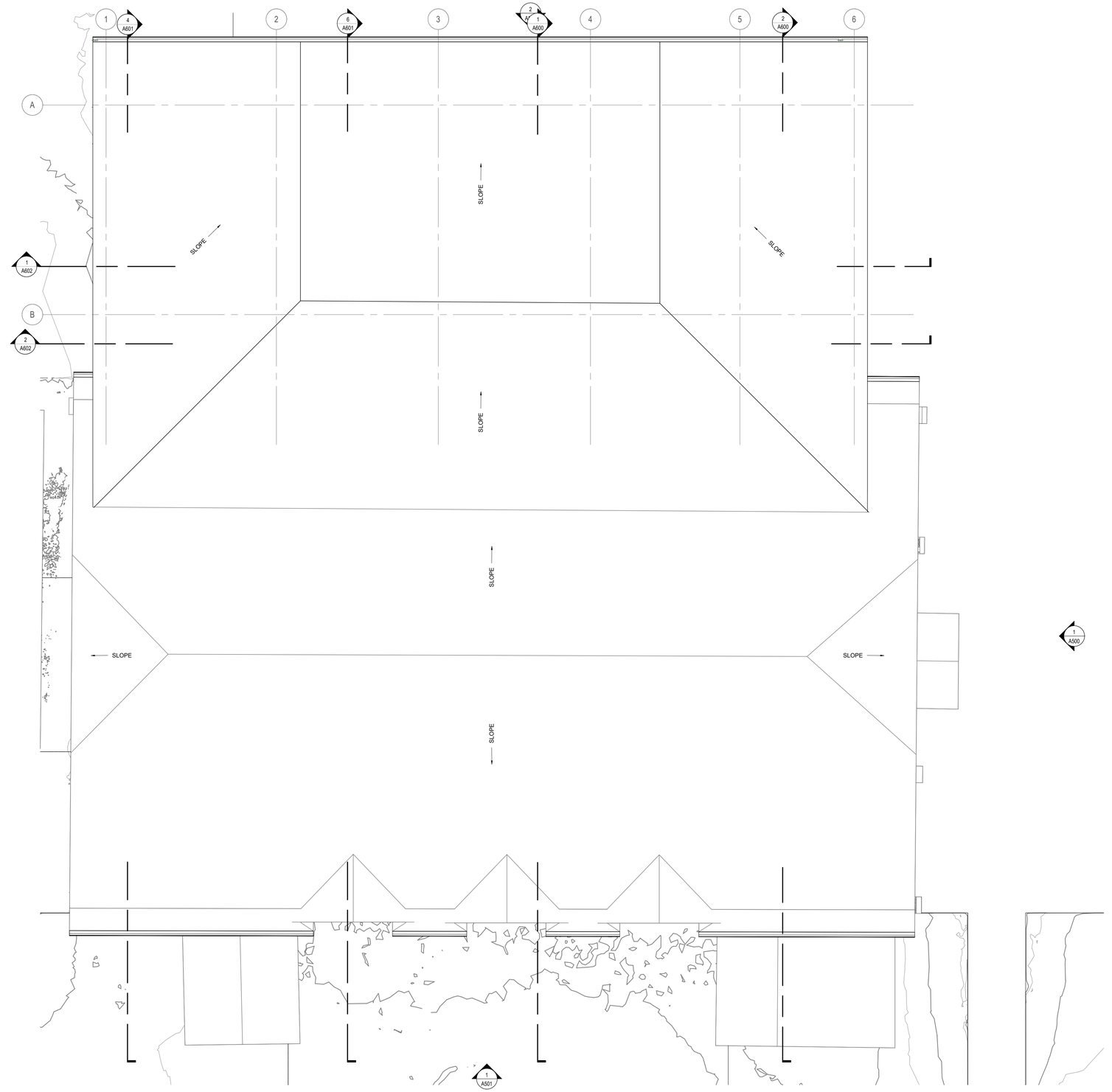
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

Upper Level Floor Plan - Proposed

Sheet no.

A303



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Project

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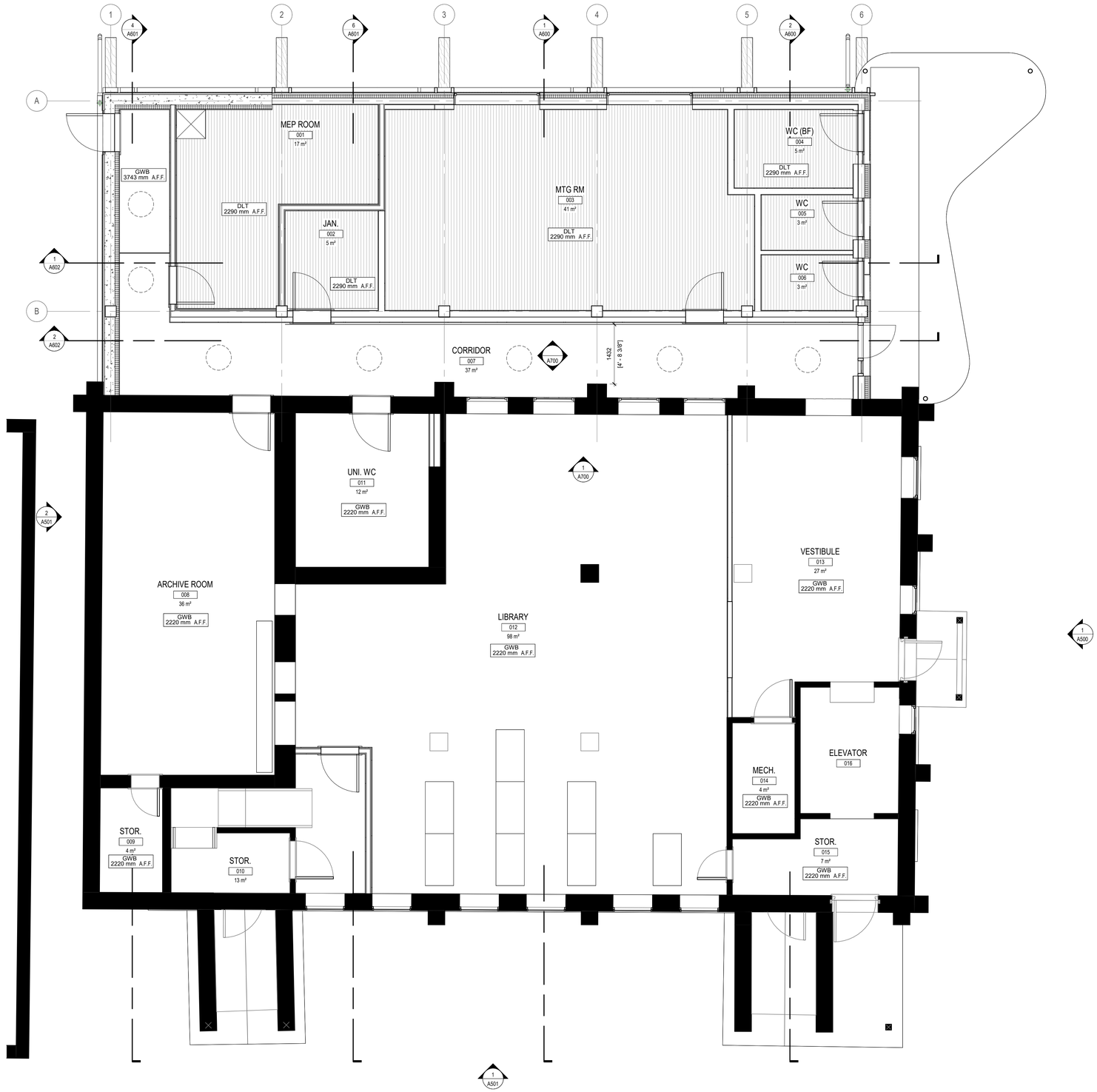
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

Roof Plan - Proposed

Sheet no.

A304



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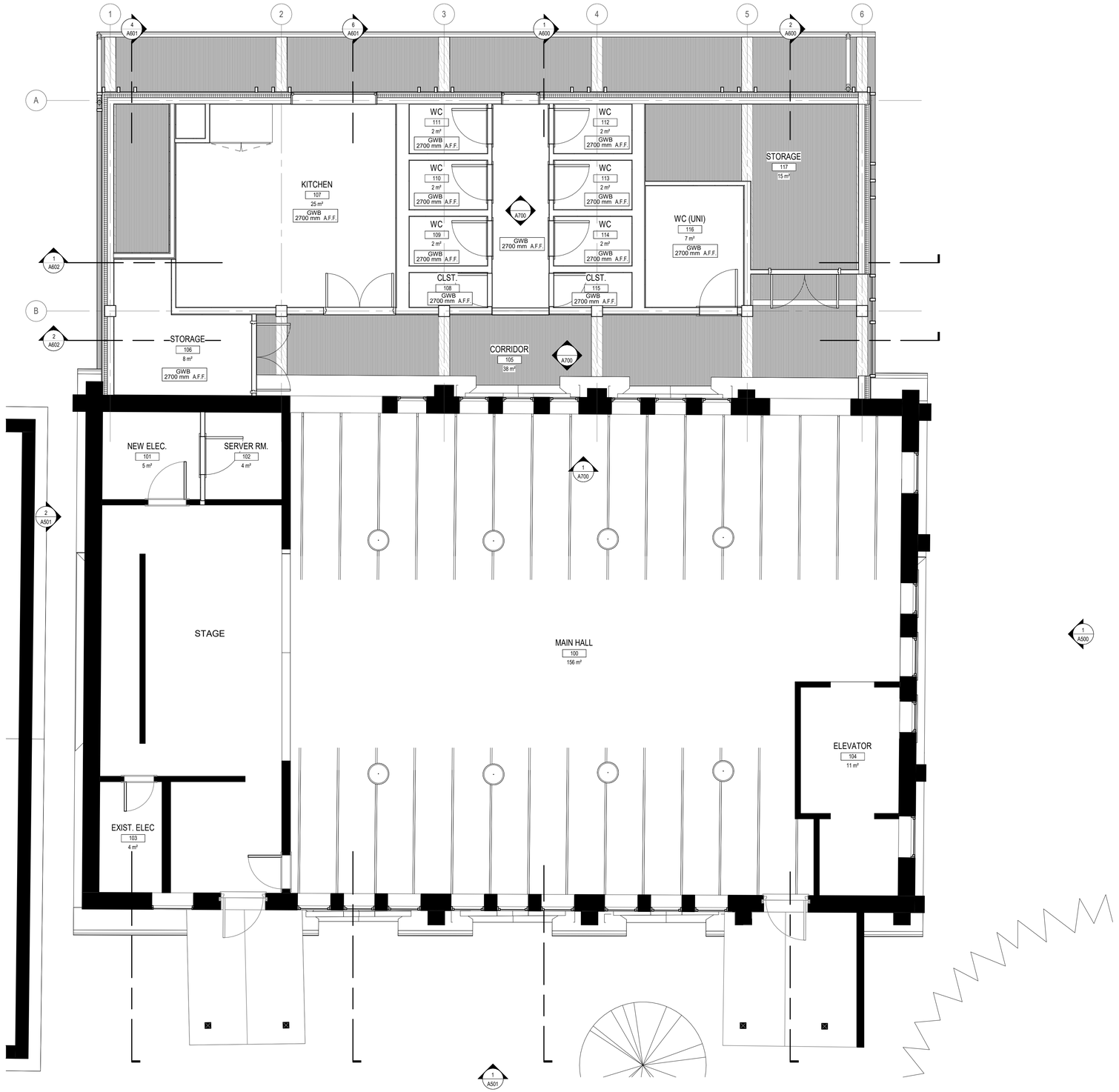
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

Lower Level - RCP - Proposed

Sheet no.

A400



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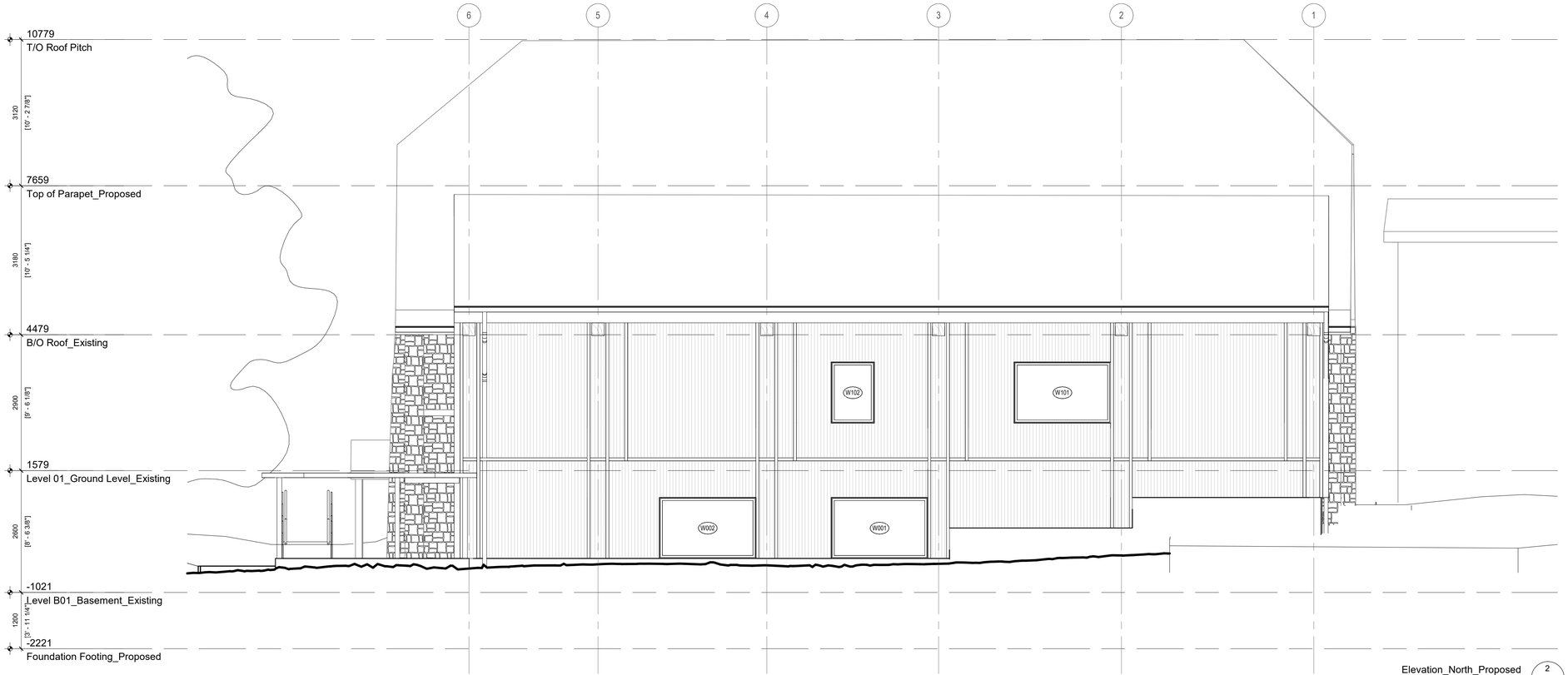
Reviewed by	Checker

Drawing title

Upper Level - RCP - Proposed

Sheet no.

A401



Elevation_North_Proposed 2
1 : 50 A500

Elevation_East_Proposed 1
1 : 50 A500

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Drawn by	Author
Reviewed by	Checker

Drawing title

East & North Elevations - Proposed

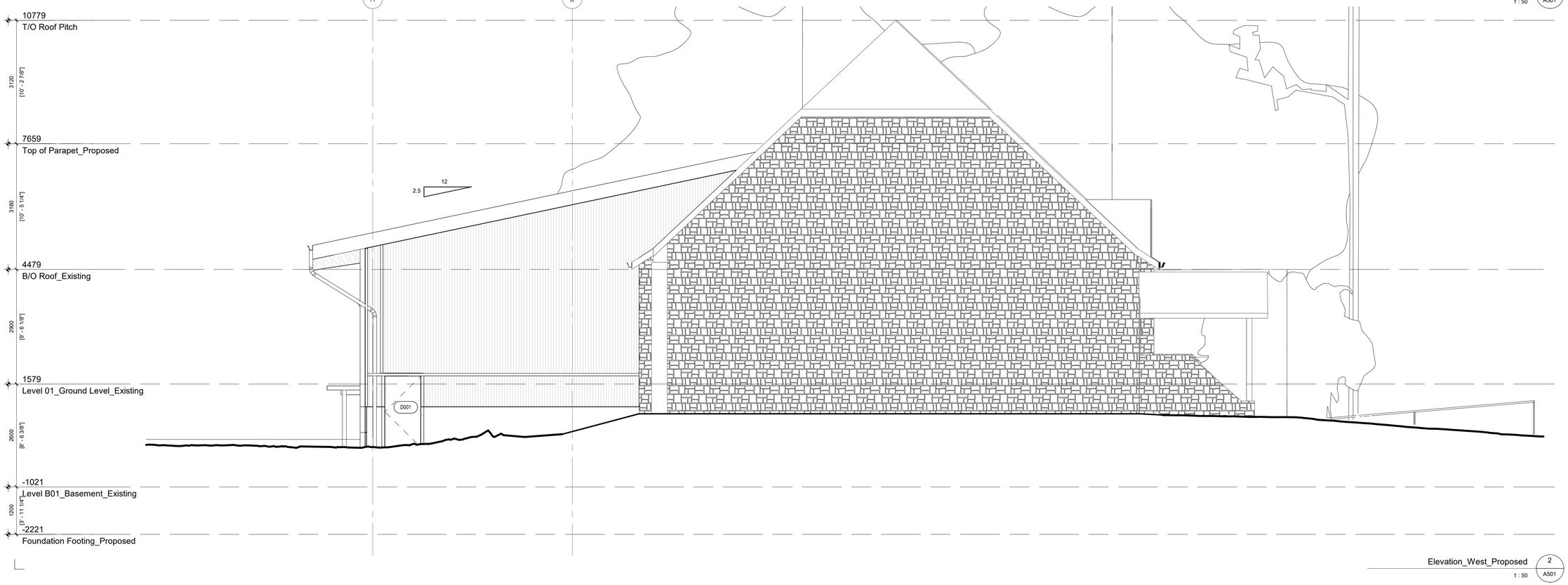
Sheet no.

A500

Elevation_South_Proposed

1 : 50

1 / A501



Elevation_West_Proposed

1 : 50

2 / A501

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Project

22-219_Rosseau Memorial Hall

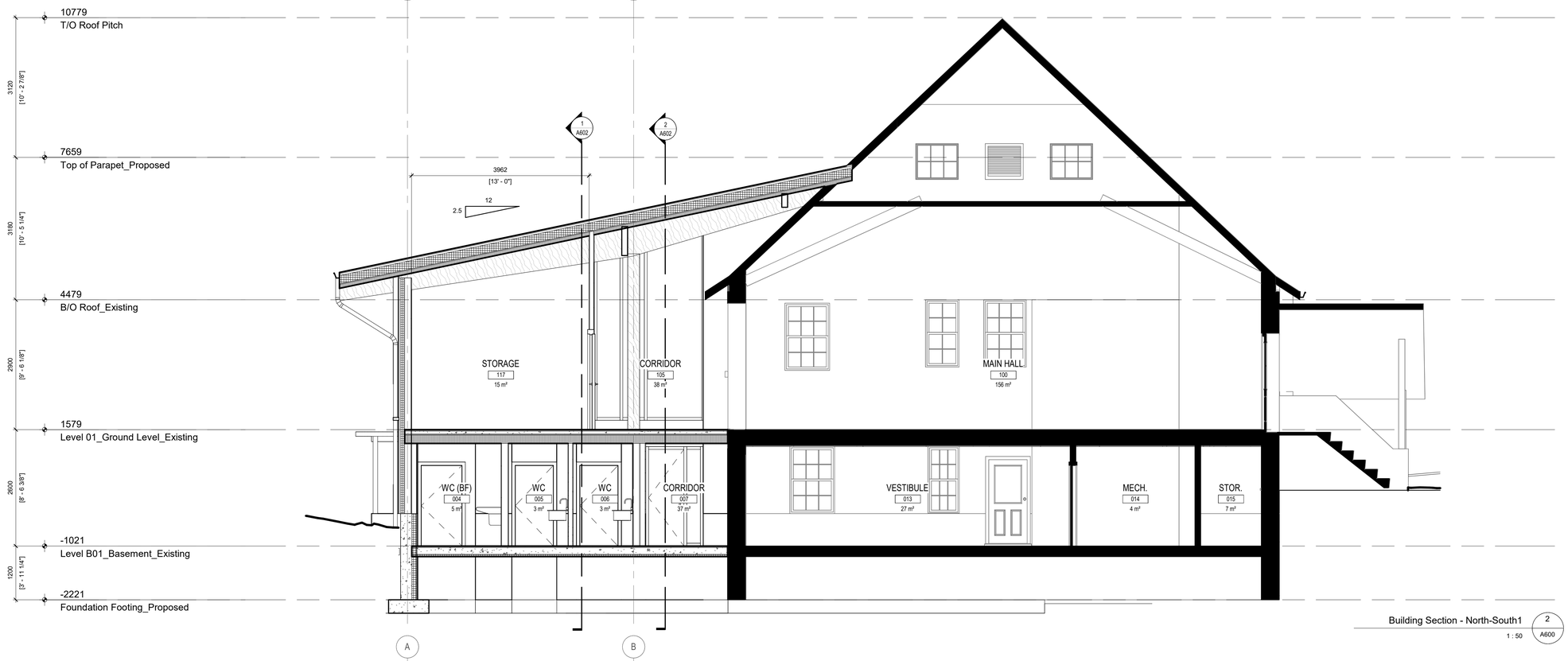
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	Author
Reviewed by	Checker

Drawing title

South & West Elevations
- Proposed

Sheet no.

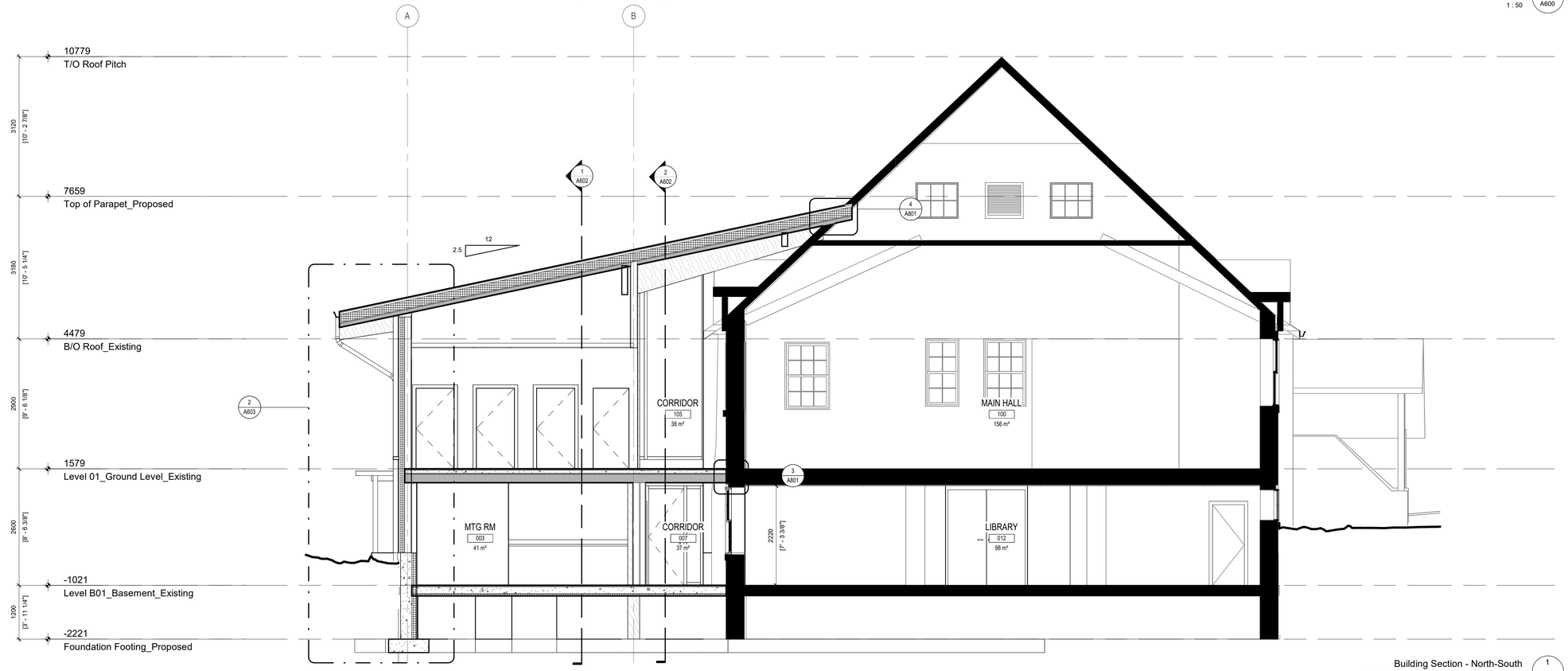
A501



Building Section - North-South1

1 : 50

2 A600



Building Section - North-South

1 : 50

1 A600

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22-219_Rosseau Memorial Hall

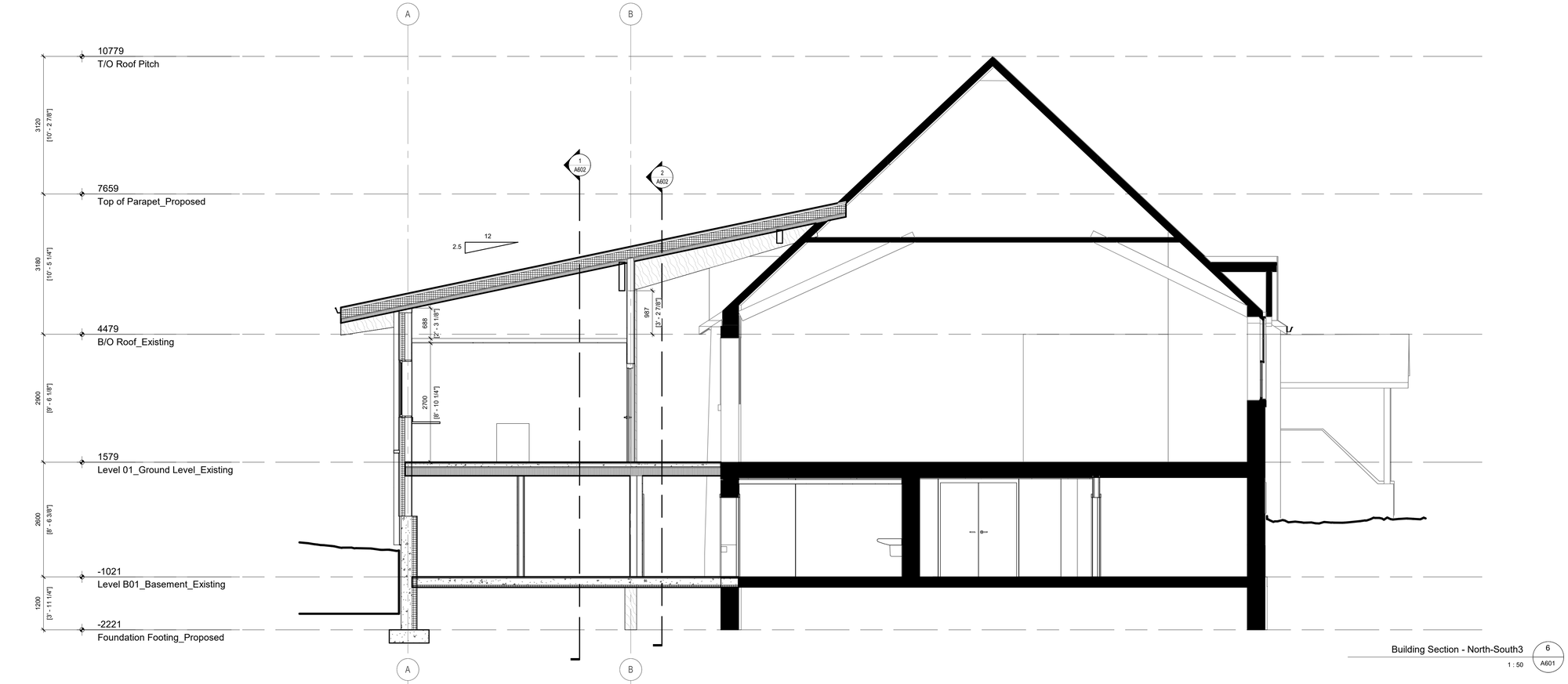
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 50
Drawn by	KK
Reviewed by	BH/AP

Drawing title

Building Sections - Proposed

Sheet no.

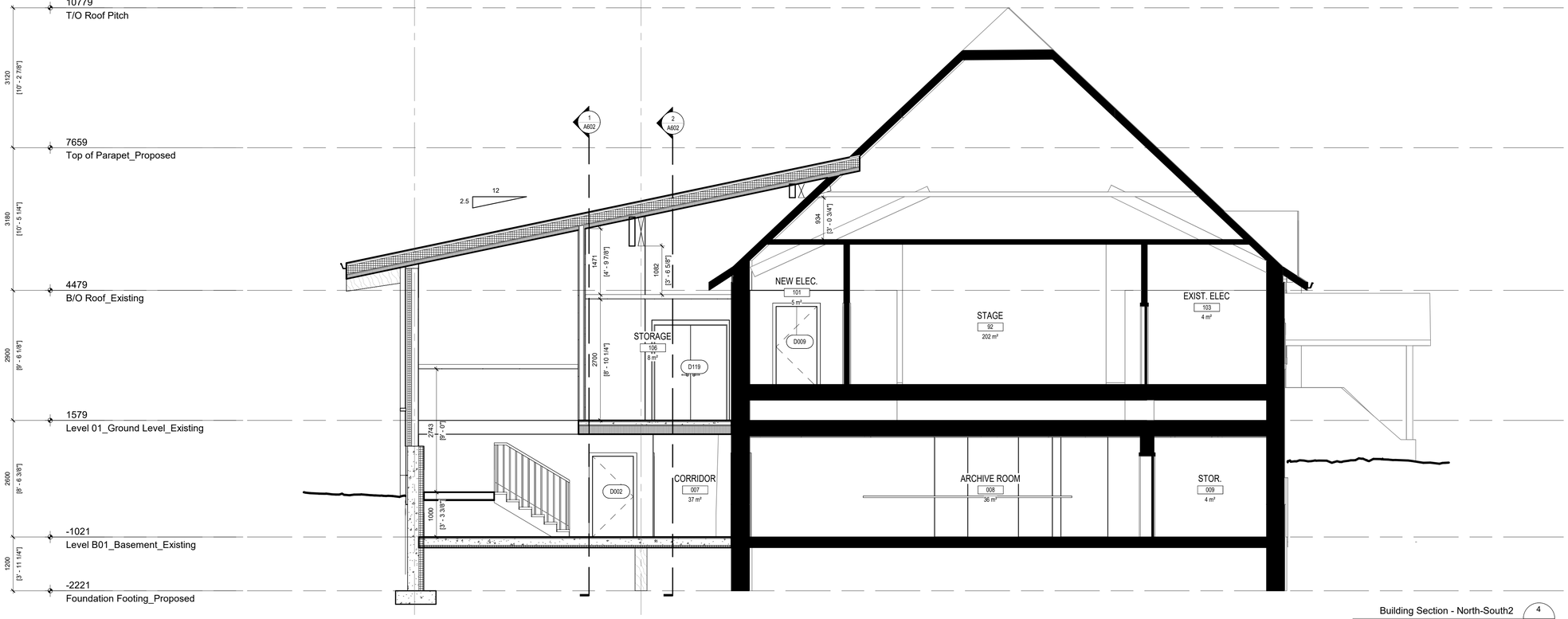
A600



Building Section - North-South3

1 : 50

6
A601



Building Section - North-South2

1 : 50

4
A601

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For	Seguin Township
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Scale at Arch D	1 : 50
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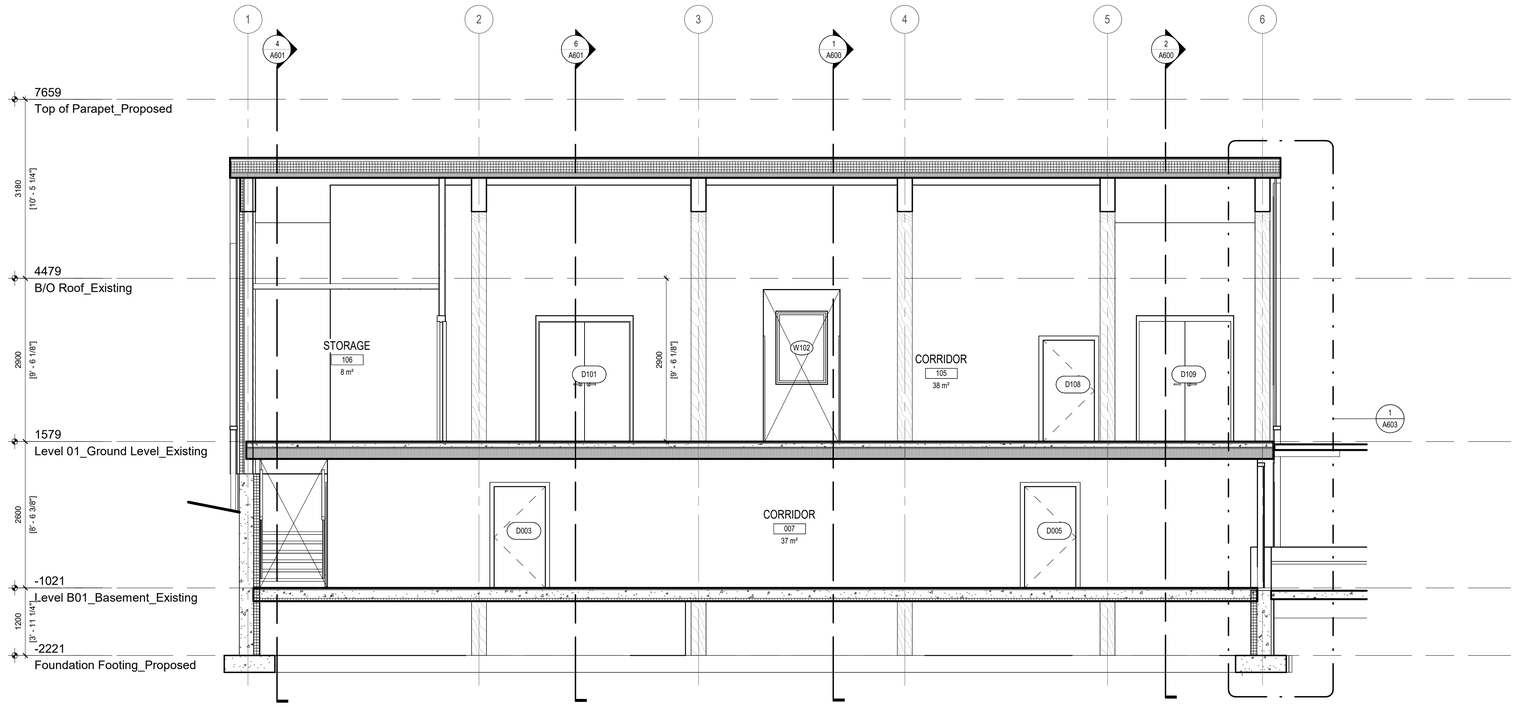
Drawing title

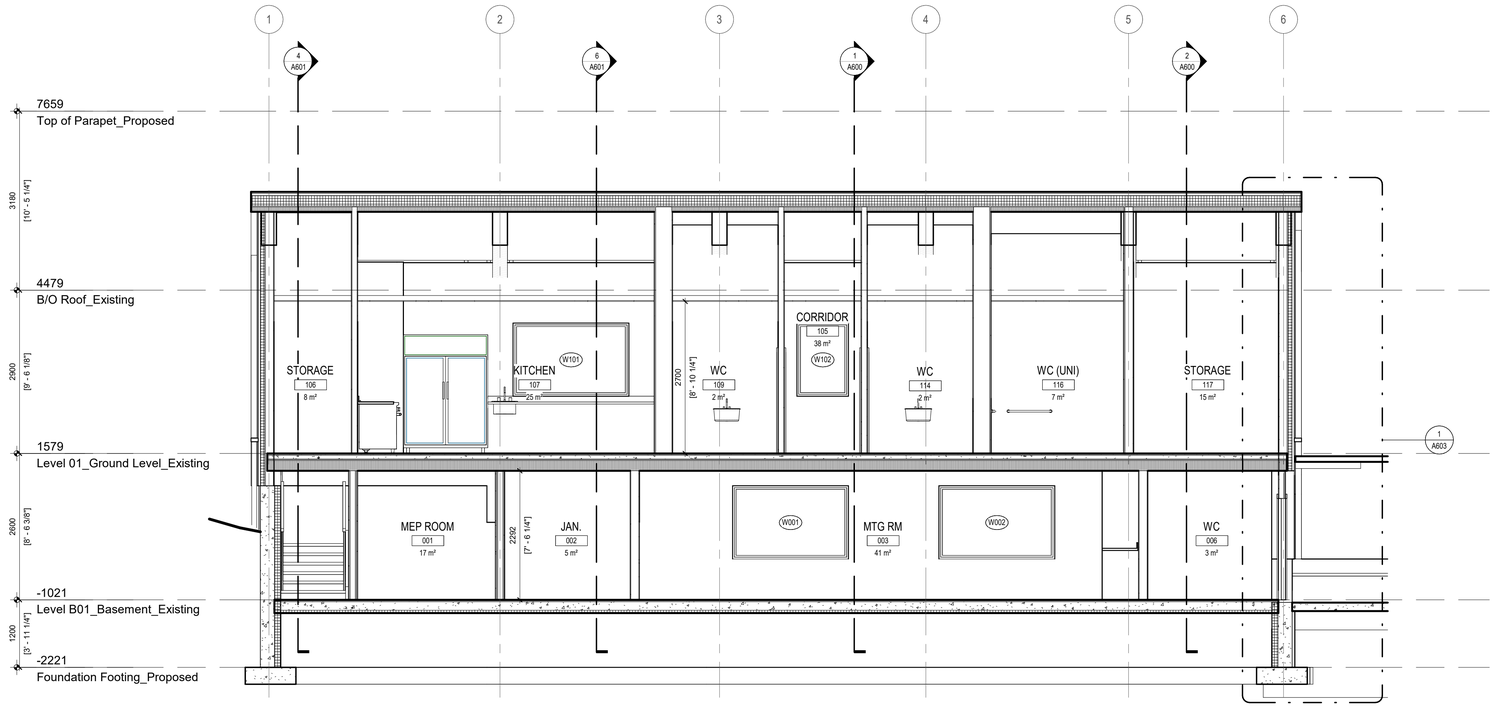
Building Sections - Proposed

Sheet no.

A601



Building Section - East-West 2
1 : 50 A602



Building Section - East-West1 1
1 : 50 A602

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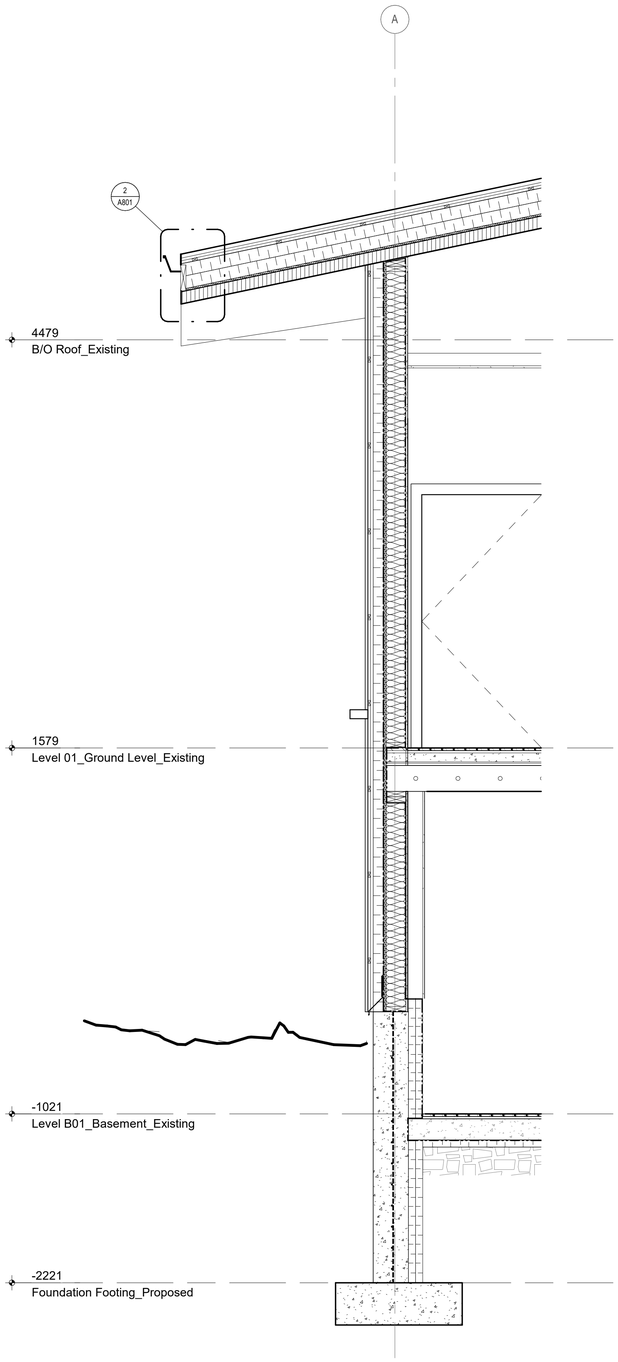
Drawing title

Building Sections - Proposed

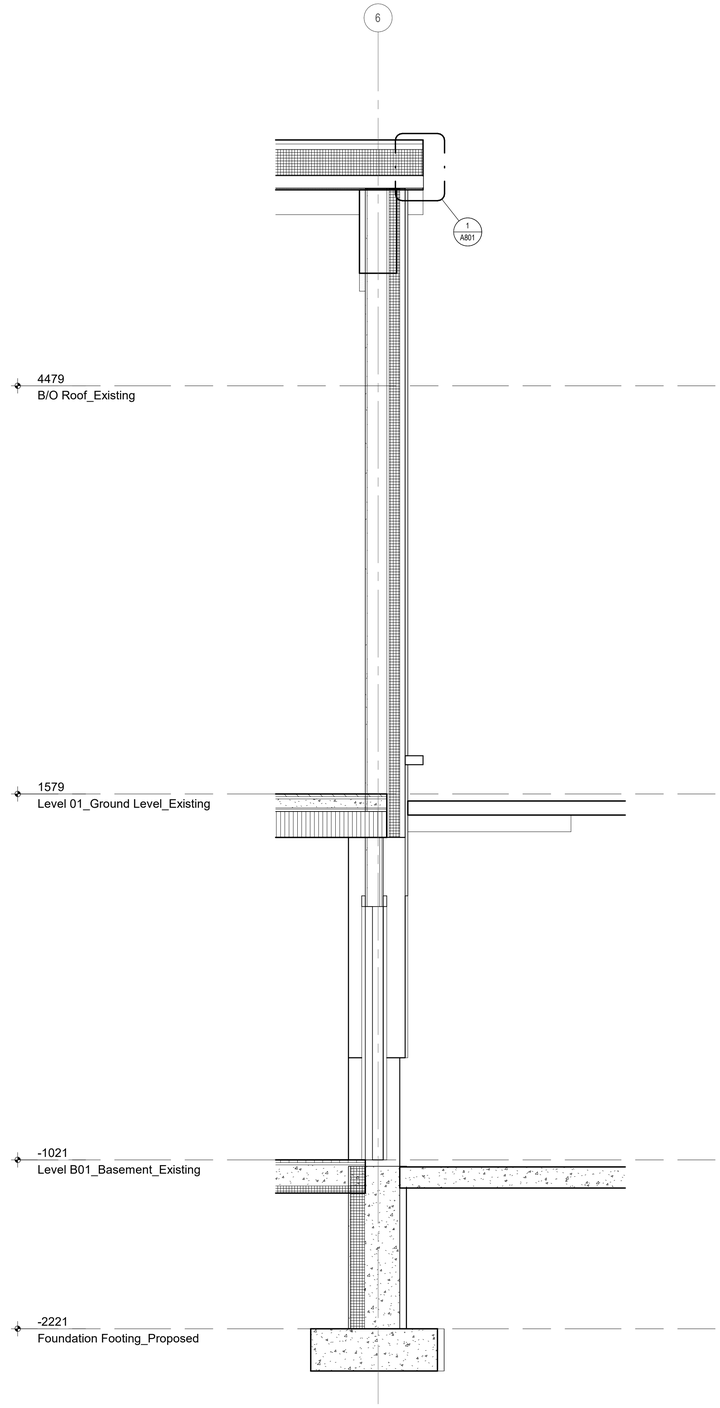
Sheet no.

A602



Typical Wall Section - North 2 / A603

1 : 20



Typical Wall Section - East 1 / A603

1 : 20

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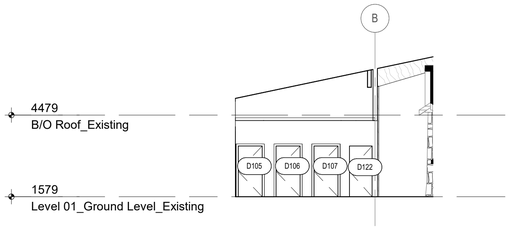
Drawing title

Wall Sections - Proposed

Sheet no.

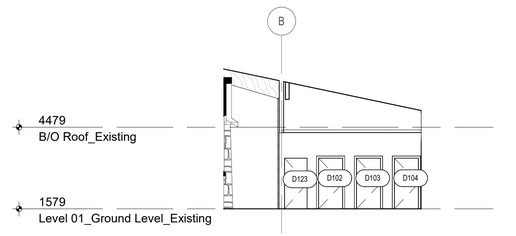
A603



Interior Elevation - WC Hallway - East Wall

1 : 100

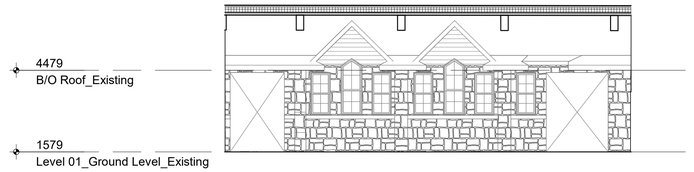
7 / A700



Interior Elevation - WC Hallway - West Wall

1 : 100

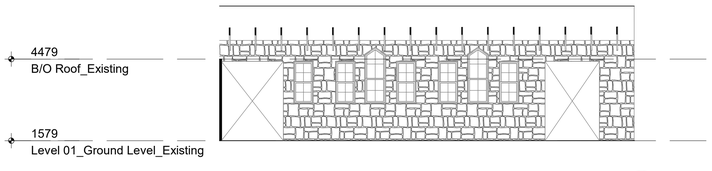
6 / A700



Interior Elevation - Ground Level Corridor - South Wall

1 : 100

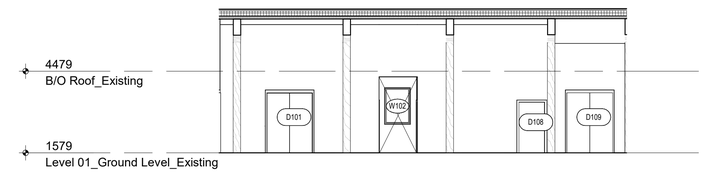
2 / A700



Interior Elevation - Ground Level Hall - North Wall

1 : 100

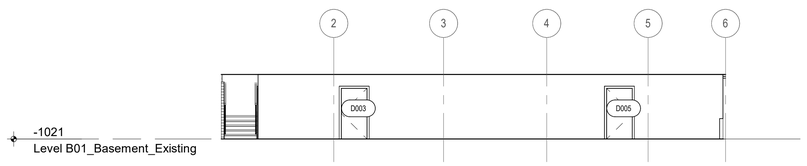
1 / A700



Interior Elevation - Ground Level Corridor - North Wall

1 : 100

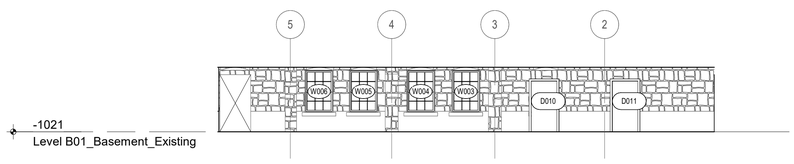
3 / A700



Interior Elevation - Basement Corridor - North Wall

1 : 100

5 / A700



Interior Elevation - Basement Corridor - South Wall

1 : 100

4 / A700

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NO.	DATE	REVISION / ISSUANCE
1	20251211	DD COORDINATION
2	20260302	100% DD

NOT FOR CONSTRUCTION

LEGEND

DRAFT

E R A

info@eraarch.ca | www.eraarch.ca
T: 416.963.4497 | F: 416.963.8761

625 Church St, Suite 600
Toronto, Ontario, M4Y 2G1

E.R.A. Architects Inc.

Project

22-219_Rosseau Memorial Hall

Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 100
Drawn by	Author
Reviewed by	Checker

Drawing title

Interior Elevations - Proposed

Sheet no.

A700

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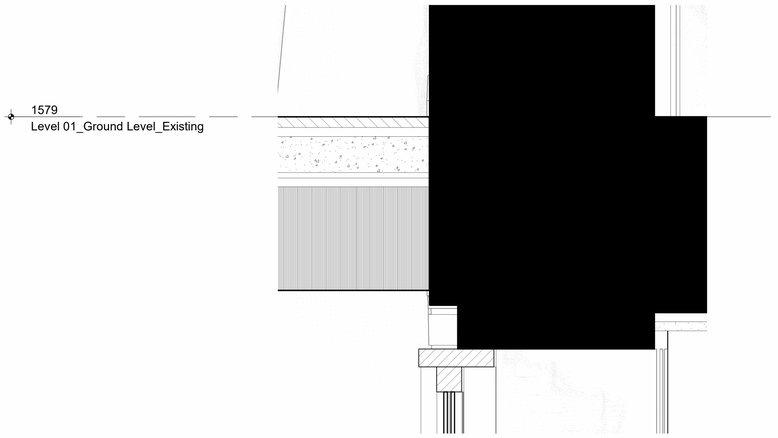
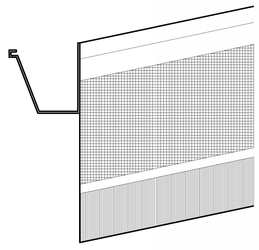
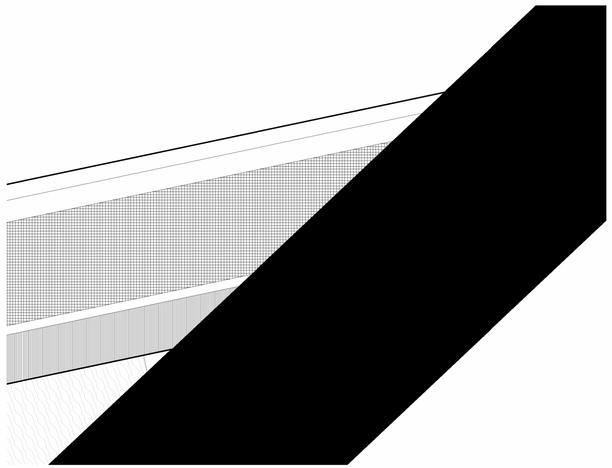
LEGEND



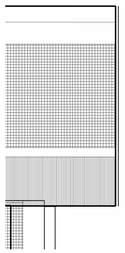
Floor Connection Detail Section 3 / A801
1 : 5



Fascia & Gutter Section Detail (Typical) 2 / A801
1 : 5



Roof Connection Detail Section 4 / A801
1 : 5



Fascia Section Detail (Typical) 1 / A801
1 : 5

DRAFT

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Toronto, Ontario, M4Y 2G1

Project

22-219_Rosseau Memorial Hall

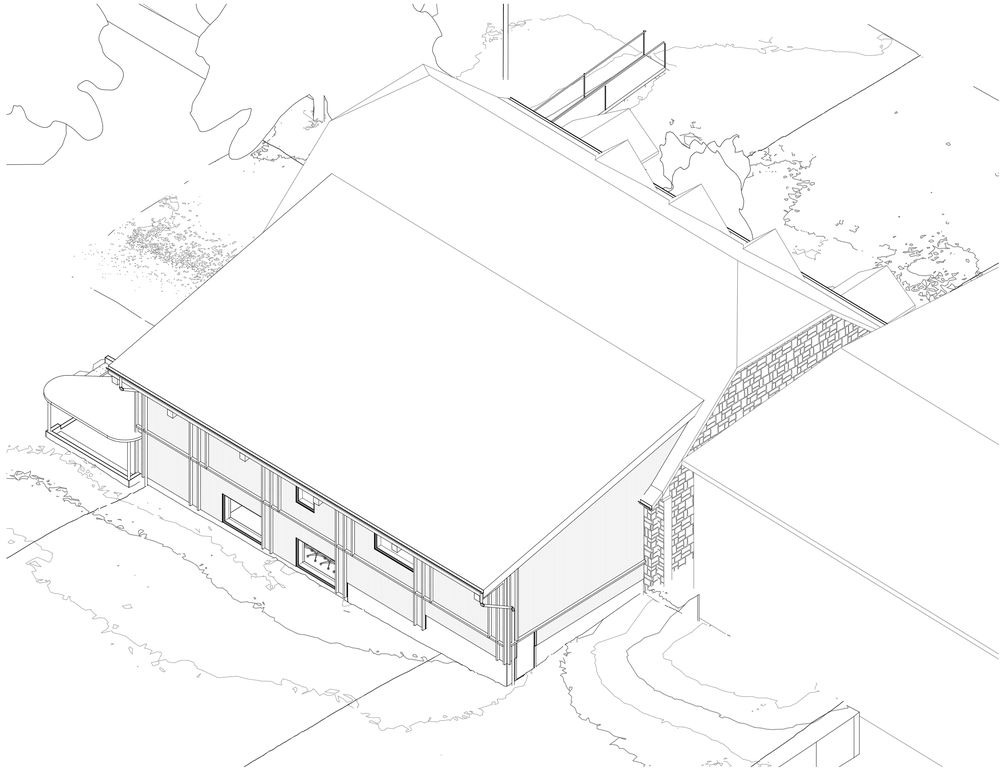
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	1 : 5
Drawn by	Author
Reviewed by	Checker

Drawing title

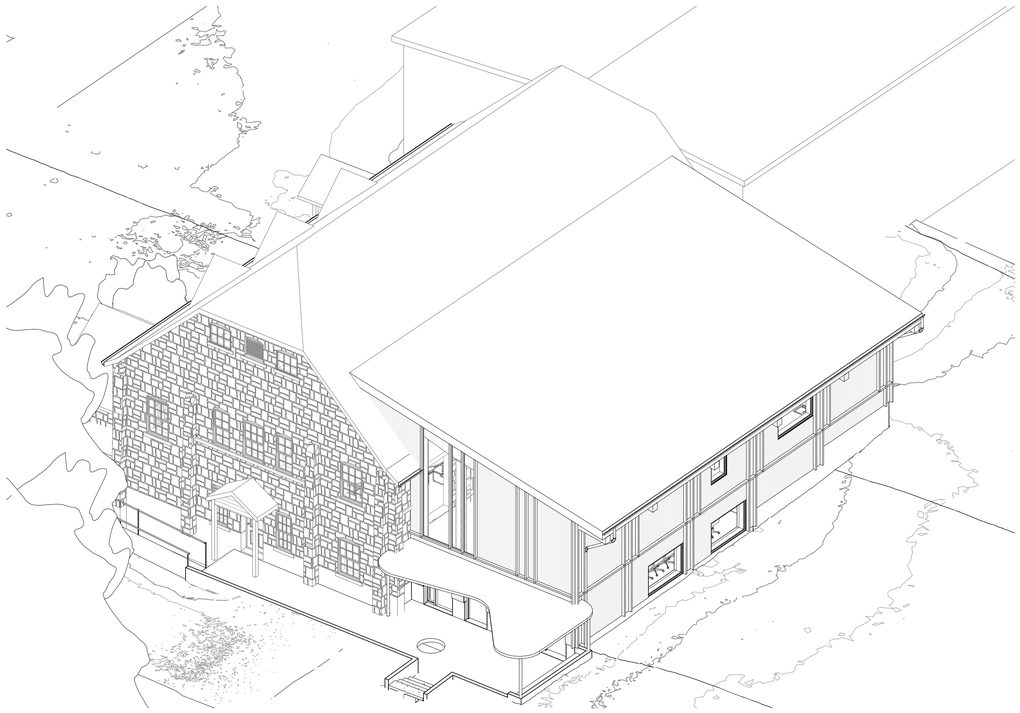
Details_Proposed

Sheet no.

A801



3D Aerial View - NW Corner 4 A900



3D Aerial View - NE Corner 3 A900

Interior View, Looking East in Upper Corridor 5 A900

View from Ramp to New Addition 2 A900

View from Hwy 101 1 A900

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2	20260302	100% DD

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E.R.A. Architects Inc.

Project	22-219_Rosseau Memorial Hall
Address	2 Victoria St W, Rosseau, ON P0C 1J0
For	Seguin Township
Project no.	22-219
Scale at Arch D	
Drawn by	KK
Reviewed by	SL/AP
Drawing title	3D Views
Sheet no.	**A900**

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: May 19, 2026 Report No: PL-2026-055

Recommendation:

That By-law 2026-039 be passed.

Memo:

At the April 20th Council meeting, a decision was deferred. Staff were directed to amend the by-law to be more specific.

The request remains the same per the table below, and the by-law has been amended accordingly. Staff still recommend approval.

	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 dwelling's setback is 7.2 metres)*	- 6.6 metres *- 8.6 metres*	- 20 metres required
Lot Coverage	23.4%*(14.3% existing)*	19.8%	8% *(14.3% existing)*
Max Dwelling GFA	164.45 sq m (99.9 sq m existing)	160 sq m	132.7 sq m (99.9 sq m existing)

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-2026-055

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-2026-055

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 19th day of May 2026.

_____
Ann MacDiarmid
Mayor

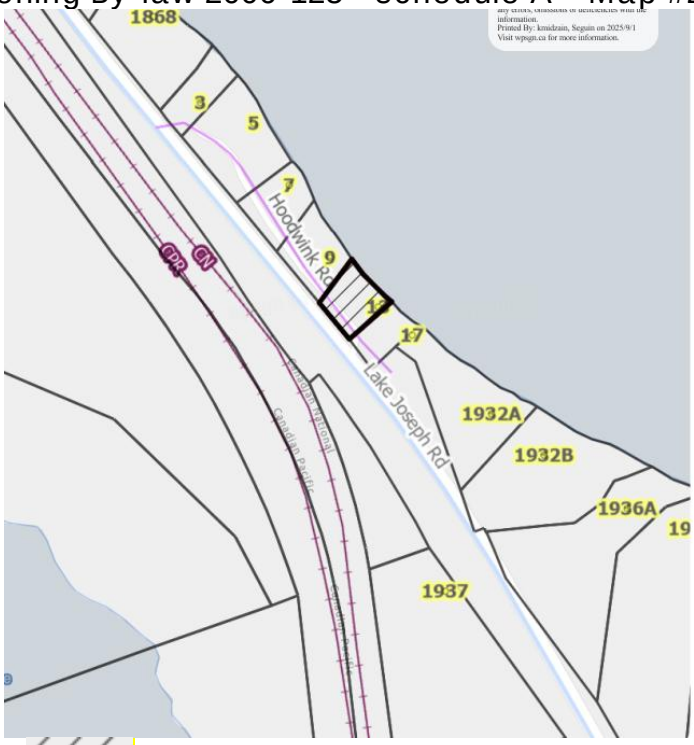
_____
Craig Jeffery
Clerk

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

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-055

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-2026-055

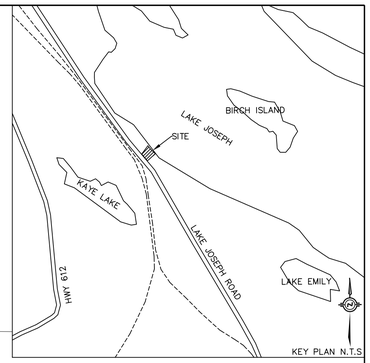
THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-039

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%, which is comprised of: i. 12% lot coverage for the dwelling; ii. 2.2% lot coverage for the screen room; and iii. 4% lot coverage for decks over 1.2 m in height - 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 and 7 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to require the submission of a revegetation plan completed by a qualified professional, and require that development generally adhere to the TD Consulting Inc. SP-1 drawing, and that the shed be removed. 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 — 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

N47°04'10"E

3.6 3.4 0.5m 3.4

1350L PUMP TANK
DOSED @ 110L/DAY
6100L SEPTIC TANK
EXISTING DWELLING
TO BE DEMOLISHED
(99.9m²)

20m WATER SETBACK

EXISTING FRAME SHED
TO BE DEMOLISHED
(6.4m²)

3.0 1.5 8.5 8.7 12.2

PROPOSED OPEN
AIR DECK
13.47m²

PROPOSED
DWELLING
159.69m²

SCREENED
MUSKOKA

13
1 STOREY FRAME
DWELLING

DSE=
232.05

36.7±

PROPOSED
SCREENED
MUSKOKA
29.2m²

19.2

DECK

PROPOSED OPEN
AIR DECK
62.2m²

9.1 4.7 43.4

17.9 13.2 13.0 10.3 8.8 13.8 8.6 7.2 6.5 2.9 4.2

N33°25'20"E (M)

N33°30'10"E (P2)

WOOD RETAINING WALL

WOOD RETAINING WALL

STONE RETAINING WALL

STEPS

PATIO STONES

FRAME SHED

FRAME LANDING

DECK

BSP

EO

SRW

PIT

WATER'S EDGE AS MEASURED JULY 19, 2024

WATER'S EDGE AS MEASURED JULY 19, 2024

EXISTING BUNKIE &
ATTACHED DECKTO REMAIN
(21.3 + 7.5m²)

32.0±

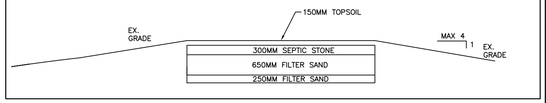
7.2

1.5

7.6± (P3) (M)

7.5± (P2) 6.7± (M)

SECTION 'A–A'



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

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

Prepared for: Mayor and Members of Council

Subject: Quarry Operations Feasibility Study – Phase 2

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: May 19, 2026 **Report No: RD-2026-001**

Executive Summary:

Staff recommend Tulloch Engineering to continue and advance environmental studies and Ministry consultations required to convert the existing Aggregate Resources Act licence from a Class 'B' pit to a Class 'A' pit and quarry, at a cost not exceeding $59,000.

The subject property is located adjacent to the landfill at 39 Star Lake Road in Orrville. Seguin operates four licensed Class "B" aggregate pits, each permitted to extract up to 20,000 tonnes annually using non-blasting methods. Current operations focus on winter sand production, with approximately 10,000 tonnes produced annually from two sites.

Public Works is assessing opportunities to improve efficiency and generate additional revenue through gravel production and sales.

Tulloch Engineering completed preliminary planning, environmental reviews, surveys, and agency consultations in 2025. The proposed 2026 work includes ongoing land use planning and preparation of a Natural Environment Report to address potential environmental impacts and mitigation measures in compliance with regulatory requirements. Subject to future budget approval, a full Class 'A' licence application is anticipated in 2027.

The 2026 work will be funded from the approved operating budget with no additional financial impact. Staff recommend proceeding with this work, which aligns with the Strategic Plan objective to Grow by strengthening infrastructure and long-term financial sustainability.

Prepared for: Mayor and Members of Council

Subject: Quarry Operations Feasibility Study – Phase 2

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: May 19, 2026 **Report No: RD-2026-001**

Recommendation:

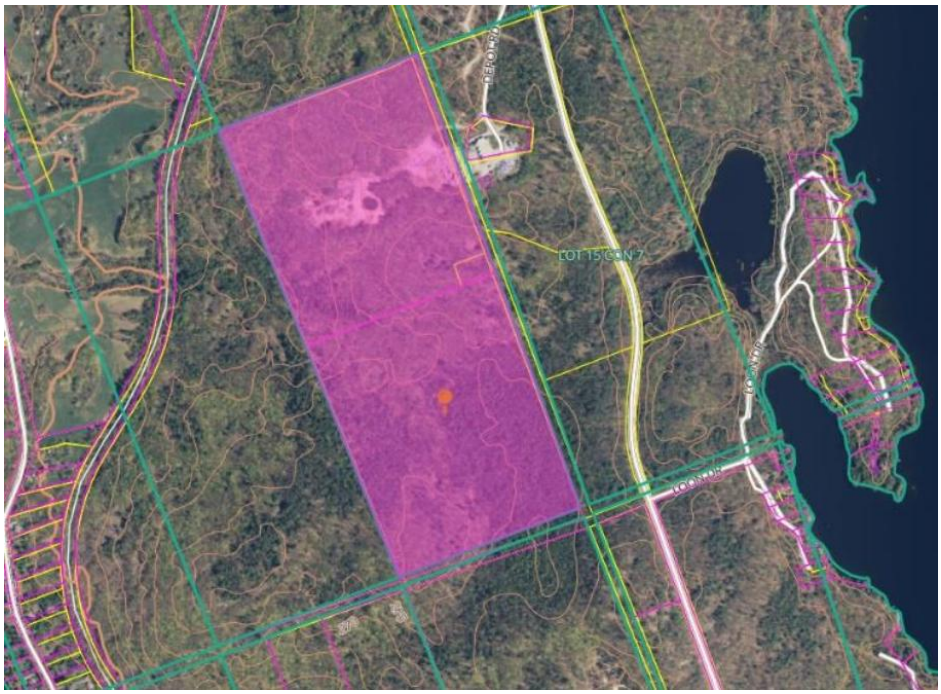
Staff recommend that Council receive this report as information and an update on progress of the quarry operations feasibility study: and,

Staff recommend Council endorse the next phases of environmental investigation and ministry consultation to be undertaken by Tulloch Engineering. Staff are recommending Tulloch Engineering to continue the next phase of environmental investigation and conducting ministry consultations to facilitate the conversion of the existing license from a Class 'B' (*20,000 tonnes or less/year*) pit to a Class 'A' (*greater than 20,000 tonnes/year*) pit and quarry in the amount of no greater than $59,000.

Background & Analysis:

Seguin Township manages four Class 'B' pits licensed to extract up to 20,000 tonnes annually per site. Extraction is limited to machinery (e.g., excavators) without rock blasting capabilities, focusing primarily on producing winter sand, totaling about 10,000 tonnes annually from two sites.

The current study is exploring the feasibility and supporting business case development to convert the existing license at the Christie pit from a Class 'B' (*20,000 tonnes or less/year*) pit to a Class 'A' (*greater than 20,000 tonnes/year*) pit and quarry.



Public Works is exploring efficiency improvements and new revenue by considering gravel production and sales. To achieve this, a thorough process must be adhered to as follows:

- License Application (Through the MNRF)
- Site Plan
- Environmental Assessment
- Public Consultation
- Technical Studies
- Operational Changes
- Regulatory Compliance
- Final Approval

IN 2025, Tulloch completed the following:

- Land use Planning Preliminary Review
- Environmental Technical Review (desktop)
- Consultation with Approval Authorities
- LiDar Surveying with Feature Extraction, Quality Control & Collection
- Topographic Surveys Plan Preparation (existing conditions)
- Legal Surveys (Boundaries)

Key findings from the Preliminary Planning Review:

a) A Township-initiated Official Plan Amendment is required to redesignate the Site to an Aggregate Extraction Area.

b) A Township-initiated rezoning will be required to implement study findings and mitigation measures.

c) Consultation with the Township's legal team is recommended to address stopping up and closing the Colonization Road within the Site.

d) Additional environmental review, including an Environmental Impact Statement and Wetland Evaluation, is required through the ARA licensing process.

e) There is no mechanism under the Aggregate Resources Act to convert a Class B Pit to a Class A Pit and Quarry. A new application under the Aggregate Resources Act is required.

In 2026, it is anticipated that Tulloch will complete the following:

- Land Use Planning – Ongoing Project Management
- Natural Environmental Studies & Report (NER)

Where natural heritage features are present, the NER will thoroughly assess potential impacts to ecological functions and clearly identify effective avoidance, mitigation, and restoration measures. The evaluation will align with all applicable municipal, provincial, and federal natural heritage systems, reflecting a rigorous, integrated commitment to environmental protection.

2027 outlook (pending budget approval):

Preparation and management of a complete Aggregate Resources Act application for a Class 'A' pit, including land use planning, public and Indigenous consultation, coordination of technical studies, site plan design, and representation through agency review and approval processes. This is anticipated to form a complete application once comments are received.

Financial Impacts:

This project phase has an upset limit of $59,000 and will be funded by the approved 2026 capital budget and no financial impacts are anticipated.

Options/Alternatives:

Option 1:

Public Works is seeking Council's ongoing support and endorsement to proceed with further work to explore the feasibility of the findings and recommendations outlined in the report.

Option 2:

Do not proceed with exploring a business opportunity that could result in revenue also increase in-house gravel production to offset continually rising costs.

Staff recommend **Option 1**.

Strategic Plan Alignment:

Grow: Expand Infrastructure and services to meet emerging needs

Conclusion:

Transforming a pit from Class 'B' to Class 'A 'enhances the capacity and capabilities of material extraction but involves significant regulatory requirements, community engagement, and compliance measures. Further resources include consulting with professional engineers, planners, and legal advisors to navigate the complexities.

The anticipated result is forecasted to financially reduce operational costs and boost revenue for the Corporation.

Prepared by:

Tom MacLeod, Director of Public Works

Reviewed by:

Jason Inwood, Chief Administrative Officer

Appendix 'A' – Environmental Planning Review
Appendix 'B' – Preliminary Planning Review

SCHEDULE A

TULLOCH

Environmental Technical Review

ARA No. 614312

Seguin Township

Star Lake Road, Seguin Township

29 April 2025

Sudbury Office
131 Fielding Road, Lively, ON

CANADA BEST MANAGED COMPANIES

April 29, 2025
Project 250689

Tom MacLeod, Director of Public Works
Seguin Township
5 Humphrey Dr.
Seguin, ON P2A 2W8

Re: Environmental Technical Review – ARA No. 614312, Seguin Township

Dear Mr. MacLeod,

TULLOCH Environmental, a division of TULLOCH Engineering (TULLOCH), has been retained by Seguin Township (the 'Township' or 'Proponent') to undertake a desktop technical review of environmental data associated with a proposed ARA application that would allow for an expansion of operations at their property surrounding the municipal Seguin Landfill site located at 39 Star Lake Road.

1. Project Information

Project

Seguin Township is seeking to facilitate a fully operational pit and quarry to allow for both municipal use and external public sales. The Township is exploring the ability to convert the existing license from a Class 'B' (*20,000 tonnes or less/year*) pit to a Class 'A' (*greater than 20,000 tonnes/year)* pit and quarry (the 'Project'). This technical review is intended to help inform the feasibility of the Project by providing a preliminary desktop assessment of potential environmental constraints associated with the site, by informing site plan development in the avoidance of these constraints, and by providing insights into the scope and timing of future Natural Environment Report (NER) studies that can be expected to accompany the ARA application. This report is not a complete environmental review and is not an assessment of impacts or regulatory compliance.

Site and Study Area

The location of the subject property is west of Star Lake Road, south of Highway 518E and north of Hart Road (UTM 17T 595709 5024772; the 'Site'). The Site is approximately 46 hectares in

size and predominantly forested, however, does include some cleared and filled areas. For the purposes of this review, the scope will consider the Site as well as the area within 120m of the Site (Figure 1 in Appendix I, 'Study Area').

2. Natural Heritage Background Review

A background Natural Heritage review is being performed to evaluate the scope of Natural Environment Report ('NER') studies that will be required by this Project to meet Aggregate Resources Act (R.S.O. 1990, c. A8; the ARA) permitting standards. ARA permitting standards are outlined in the policy number A.R.4.01.06 of the Aggregate Resources Program Policies and Procedures Manual (MNR 2006) which outlines the Natural Environment Report Standards for aggregate site applications. This policy states that the NER studies shall determine whether one or more of the following Natural Heritage features, as identified within Section 4.1 of the Provincial Planning Statement ('PPS'), exists on-site or within 120m of the Site. Natural Heritage features include:

- Significant wetlands;
- Significant habitat of endangered and threatened species;
- Significant areas of Natural and Scientific Interest (ANSIs);
- Significant woodlands (south and east of the Canadian Shield);
- Significant valleylands (south and east of the Canadian Shield);
- Significant wildlife habitat; and,
- Fish habitat.

The federal government also identifies natural features of conservation concern and establishes protections that apply to aggregate projects. Examples include migratory birds (via the Migratory Birds Convention Act) and fish habitat (via the Fisheries Act). These federal priorities, while not defined as Natural Heritage features, are best assessed in conjunction with provincial Natural Heritage as their identification, evaluation and mitigation are closely related and interconnected.

TULLOCH performed a review of local, provincial and federal databases for records of Natural Heritage features associated with the Site and surrounding 1000m. The resources searched as are listed below. Communications with regulatory authorities, and the submitted natural heritage review document, including GeoHub maps are provided in Appendix II.

- Ministry of Natural Resources (Bracebridge-Minden-Parry Sound District)
- Ontario's Natural Heritage Information Centre (NHIC) Mapping Tool
- Ontario's Natural Heritage Information Centre (NHIC) Information Request
- Ontario's Fish ON-Line Database
- The Atlas of the Breeding Birds of Ontario (ABBO) (17TNL92)
- Bat Conservation International
- The Ontario Butterfly Atlas Online (17NL92)

- The Ontario Reptile and Amphibian Atlas (17NL92)
- eBird.org
- Geospatial Ontario (Formerly Land Information Ontario)
- The Global Biodiversity Information Facility
- Department of Fisheries and Oceans SAR Mapping Tool

Records returned as a result of this queries are provided in the subsections to follow.

Species at Risk

Species at Risk (SAR) include species identified federally under the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and provincially under the Committee on the Status of Species at Risk in Ontario (COSSARO). Species and their habitat listed as endangered or threatened are regulated federally under the Canadian Species at Risk Act (SARA S.C. 2002 c.29) and provincially under the Ontario Endangered Species Act (ESA S.O. 2007 c.6). In some instances, species listed as special concern may also receive habitat protection under the PPS.

The following information summarizes the results of the desktop assessments for Natural Heritage features known or presumed to be on or in vicinity of the Site.

NHIC data indicated eight (8) records of Species at Risk within 1000m of the Site:

- Black Ash (*Fraxinus nigra*; Endangered)
- Blanding's Turtle (*Emydoidea blandingii*; Threatened)
- Bobolink (Dolichonyx oryzivorus; Threatened)
- Chimney Swift (*Chaetura pelagica;* Threatened)
- Common Five-lined Skink (Southern Shield Population) (*Plestiodon fasciatus;* Special Concern)
- Snapping Turtle (*Chelydra serpentina*; Special Concern)
- Wood Thrush (*Hylocichla mustelina;* Special Concern)
- Restricted Species

ABBO records indicated 11 SAR species have been observed within the 10km x 10km atlas block associated with this Site:

- Bank Swallow (*Ripari riparia*; Threatened)
- Barn Swallow (*Hirunda rustica*; Special Concern)
- Bobolink
- Canada Warbler (*Cardellina canadensis*; Special Concern)
- Chimney Swift
- Common Nighthawk (*Chordeiles minor*; Special Concern)
- Eastern Meadowlark (*Sturnella magna;* Threatened)
- Eastern Wood-pewee (*Contopus virens;* Special Concern)
- Olive-sided Flycatcher (*Contopus cooperi;* Special Concern)
- Red-headed Woodpecker (*Melanerpes erythrocephalus*; Endangered)
- Wood Thrush

Queries of Cornell Lab's eBird atlas identified records of the following 15 SAR birds:

- Bank Swallow (Records within 600m)
- Barn Swallow (Records within 1.25km)
- Bobolink (Records within 650 m)
- Canada Warbler (Records within 1.2km)
- Chimney Swift (Records within 2km)
- Common Nighthawk (Records within 6.6km)
- Eastern Meadowlark (Records within 2.45km)
- Eastern Whip-poor-will (*Antrostomus vociferus;* Special Concern; Records within 7.63km)
- Eastern Wood-pewee (Records within 1.4km)
- Evening Grosbeak (*Coccothraustes vespertinus;* Special Concern; Records within 750m)
- Golden-winged Warbler (*Vermivora chrysoptera;* Special Concern; Records within 2km)
- Olive-sided Flycatcher (Records within 5.88km)
- Red-headed Woodpecker (Records within 7.5km)
- Rusty Blackbird (*Euphagus carolinus;* Special Concern; Records within 1.93km)
- Wood Thrush (Records within 1.78km)

BCI indicated that six (6) Endangered bat species have ranges that include the Site:

- Eastern-Small Footed Bat (*Myotis leibii*)
- Little Brown Bat (*Myotis lucifugus*)
- Northern Long-Eared Bat (*Myotis serpentrionalis*)
- Silver-Haired Bat (Lasionycteris noctivagans)
- Hoary Bat (Lasiurus cinereus)
- Eastern-Red Bat (*Lasiurus borealis*)

ORAA records indicated three (3) SAR herptile species with records within the 10 x 10km atlas block associated with the Site:

- Blanding's Turtle
- Eastern Hog-nosed Snake (*Heterodon platirhinos*; Threatened)
- Snapping Turtle

A review of GBIF returned various records of SAR species within 1000m to the Site. Two (2) notable species were found:

- Snapping Turtle
- Northern Map Turtle (*Graptemys geographical*; Special Concern)

OBAO records indicate one (1) SAR butterfly species has been observed within the 10km x 10km atlas block associated with this Site:

- Monarch (*Danaus plexippus*; Special Concern)

A further review of aerial imagery, MNR Fish ON-Line and Aquatic Resource data show the Site is adjacent to two (2) bodies of water and one (1) wetland that is located within the property boundary. The two (2) waterbodies were found to have a cool-water thermal regime.

Unnamed Lake is located approximately 500 m from Site. This flows toward Sugar Lake. The unnamed lake does not directly connect to the Site, but surface water run-off may flow into the waterbody based on surrounding topography. The lake is approximately 4ha in surface area, 5.3m in max depth, and has a drainage area of approximately 0.421km^2.

Maple Lake is located approximately 950 m from Site. The lake does not directly connect to the Site, but surface water run-off may flow into the waterbody based on surrounding topography. Maple Lake is approximately 201ha in surface area, 14m in max depth, 6.2m in average depth and has a drainage area of approximately 0.686km^2. It is known to support:

Cisco (*Coregonus artedi*)
Lake Whitefish (*Coregonus clupeaformis*)
Northern Pike (*Esox lucius*)
Rainbow Smelt (*Osmerus mordax*)
Smallmouth Bass (*Micropterus dolomieu*)
Walleye (*Sander vitreus*)
White Sucker (*Catostomus commersonii*)

Unnamed Wetland is present within the South portion of the Site, no further information is available for this wetland.

Significant Wildlife Habitat (SWH)

Significant Wildlife Habitat (SWH) is defined in the *Significant Wildlife Habitat Technical Guide* (OMNR 2000) as natural heritage areas that are 'ecologically important in terms of features, functions, representation and amount and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System'. Development within and adjacent SWH is only permissible provided no negative impacts to the feature or its ecological functions. Habitat may be considered SWH according to four broad categories:

- Seasonal concentration areas (i.e. winter deer yards, colonial bird nesting sites, reptile hibernacula);
- Rare vegetation communities or specialized habitat for wildlife (i.e. alvars, rare forest types, moose aquatic feeding areas, amphibian woodland breeding ponds, turtle nesting habitat);
- Habitat of species of conservation concern (i.e. species identified as special concern federally or provincially, and species listed as rare or historical in Ontario based on records kept by the NHIC (i.e. S1 – Critically Imperiled, S2 – Imperiled, S3 – Vulnerable and SH 0 historic ranks); these ranks are not legal designations but are assigned in a manner to set protection priorities); and,
- Animal movement corridors (i.e. naturally vegetated corridors or man-made features such as power transmission and pipeline corridors that provide animal movement from one habitat to another).

No records of SWH were found on or within 1000m of the Site through a query of Ontario GeoHub and NHIC.

Migratory Birds

The *Migratory Birds Convention Act* (MBCA S.C. 1994, C.22) and the Ontario Fish and Wildlife Conservation Act (FWCA S.O. 1997, C.41) prohibits the disturbance and destruction of most birds, their nests and eggs. Environment and Climate Change Canada has developed a number of tools, including the general nesting calendar and avoidance guidelines to support compliance with the Act. The General Nesting Period for this Site (Nesting Zone C3) is considered by Environment Canada to be from April 12 to August 27 for forested habitats, April 17 to August 27 for open areas, and April 12 to August 15 for wetland areas.

Fisheries Information

The subject Property is located within an area where there are no mapped watercourse or waterbody values identified. The closest waterbody to the Site is approximately 500m to the east. This waterbody is an unnamed lake that flows into Sugar Lake.

During on-site assessments, the Site should be assessed for the presence of any unmapped watercourses or waterbodies that may provide opportunities for fish and fish habitat.

Wetlands

A wetland exists within the south portion of the Site. This wetland has not been evaluated according to the Ontario Wetland Evaluation System (OWES). Proponents seeking ARA applications adjacent unevaluated wetlands are typically mandated by the Ministry of Natural Resources (MNR) to have the wetlands professionally evaluated to OWES standards in order to determine their provincial significance. As per MNR Natural Heritage Reference Manual (MNRF, 2005), ‘adjacent lands’ are typically considered those lands within 120m of the OWES defined wetland boundary.

According to the Provincial Planning Statement, development cannot occur within wetlands deemed to be provincially significant and development may only occur adjacent significant wetlands if it can be demonstrated that the undertaking will not negatively impact the ecological functions of these areas. Evaluations of wetland significance are performed according to the OWES by professionals trained in that system.

3. Opportunities and Constraints Assessment

Based on the findings of the Natural Heritage Desktop Review, consultation with regulators and a review of recent aerial imagery of the Site, the Site has been broken down into Focus Areas with differing degrees of environmental constraint and study needs. These areas are shown in Figure 2. This figure also ranks Site potential for environmental sensitivity from low to high. Constraints associated with these Focus Areas are identified below and summarized in Section 3.1 to 3.3. This assessment is summarized in Tables 1 and 2 (below) that indicate the likelihood of each Natural Heritage constraint occurring within each Focus Area, and well as potential scopes of associated NER studies, respectively.

3.1 Focus Area A

This Focus Area is the majority of the Site and is defined as the forested habitat that is beyond 120m from wetlands. This area has a low to moderate potential sensitivity. Field assessments would be required to better understand the sensitivity and uniqueness of on-site habitat relative to the surround landscape. Natural Heritage features with a moderate to high potential for occurring in this area include:

Candidate Habitat of Threatened and Endangered Species

A variety of Threatened and Endangered Species have potential to be present within Focus Area A on the Site. Species with moderate to high potential to be found in Focus Area A include species at risk birds (e.g. Chimney Swift) and mammals (Endangered Bat species).

Candidate Habitat of Special Concern Species

Several species of Special Concern songbirds, including Canada Warbler, Common Nighthawk, and Wood Thrush are known to nest within or adjacent forests and forest edges.

Candidate Habitat for Migratory Birds

Forests in this portion of the Site are likely to provide suitable nesting habitat for migratory bird species that are protected under the federal Migratory Birds Convention Act. Most local bird species are considered migratory and are protected in this way. Land clearing would be recommended for times outside of the General Nesting Period.

Candidate Significant Wildlife Habitat

The vegetated areas of the Site may offer SWH such as, but not limited to, Colonially Nesting Bird Breeding Habitat (trees/Shrubs or Ground), Woodland Raptor Nesting, and Amphibian Breeding Habitat (Woodlands).

3.2 Focus Area B

Southeast portions of the Site are likely to be a conifer swamp (treed wetland), and these swamps, along with 'adjacent areas' (considered by Ontario's Natural Heritage Reference Manual to be areas within 120m) are identified here as Focus Area B. Adjacent areas have a potential to support the ecological functions of a wetland and the life processes of wildlife occupying the swamp. This area is considered to have moderate to high potential sensitivity. Field assessments would be required to better understand the sensitivity of this feature and to accurately map its distribution and boundaries.

Wetlands are areas where the water table permanently or periodically above the soil surface, or where the water table is frequently just below the soil surface. They may also have thick organic peat layers. Aggregate extraction in a wetland can be expected to be below the water table, which requires appropriate licensing and study. Aggregate extraction within a wetland may be discouraged by the MNR.

Setting back development and site activities from wetlands is a common mitigation required for aggregate operations. Typical setbacks range from 30 to 120m, depending on the sensitivity of the wetland and extent that the adjacent areas are expected to support the wetland and its wildlife. Field assessments would be necessary to suggest appropriate wetland setbacks.

Natural Heritage features with a moderate to high potential for occurring in this area include:

Fish and Fish Habitat

If permanent or intermittent streams or pockets of water are present, they may offer or flow into fish habitat. If these features are present within or near the wetland unit, they should be considered for fish habitat, or for indirect habitat.

Candidate Habitat of Threatened and Endangered Species

A variety of Threatened and Endangered Species have potential to be present within Focus Area B on the Site. Species with moderate to high potential to be found in Focus Area B include species at risk birds (e.g. Chimney Swift), reptiles (turtles or snakes), species at risk vegetation, and mammals (Endangered Bat species).

Candidate Habitat of Special Concern Species

Several species of Special Concern songbirds, including Canada Warbler, Common Nighthawk, and Wood Thrush are known to nest within or adjacent forests, forest edges or wetland areas.

Candidate Habitat of Migratory Birds

The wetland space and adjacent upland areas in this portion of the Site may provide suitable nesting habitat for migratory bird species that are protected under the federal Migratory Birds Convention Act. If they are present, land clearing would be recommended for times outside of the General Nesting Period.

Candidate Significant Wildlife Habitat

The wetland areas and adjacent upland areas of the Site may offer SWH such as, but not limited to, Turtle Wintering Areas, Snake Hibernaculum, Colonially Nesting Bird Breeding Habitat (Trees/Shrubs), Waterfowl Nesting Areas, and Amphibian Breeding Habitat (Wetlands).

3.3 Focus Area C

This area of the Site is identified as the portions of the Site that are currently altered and experience anthropogenic activities. This area is considered to have the least potential sensitivity, but Natural Heritage features could still be present:

Candidate Habitat of Threatened and Endangered Species

A variety of Threatened have potential to be present within Focus Area C on the Site. Species with moderate to high potential to be found in Focus Area C include species at risk reptiles (turtles or snakes), and birds (Bank Swallow). In addition, habitat for Endangered bat species may be found within existing man-made structures existing on Site.

Candidate Habitat of Special Concern Species

Several species of Special Concern songbirds, including Canada Warbler, Common Nighthawk, and Wood Thrush are known to nest within or adjacent forests and forest edges found along the boundary of the cleared areas and on existing man-made structures.

Candidate Significant Wildlife Habitat

The sandy upland areas of the Site may offer SWH such as, but not limited to, Turtle Nesting, and Snake Hibernaculum.

This section seeks to summarize the environmental constraints identified in Section 2.2.

Table 1 - Natural Heritage constraints identified as having moderate to high potential of occurring on Site. Species and habitat types assessed as having low potential of occurring on Site have been omitted from this table.

Natural Heritage Features		Probability of Occurring on Site		
		A	B	C
Wetlands	Provincially Significant Wetland	Low	Low	Low
	Unevaluated	Low	High	Low
Significant Habitat of Endangered and Threatened Species	Black Ash	Low	Moderate	Low
	Bank Swallow	Low	Low	High
	Blanding's Turtle	Moderate	Moderate	Moderate
	Chimney Swift	Low	Low	Low
	Eastern Hog-nosed Snake	High	Moderate	High
	Endangered Bats	High	Moderate	Moderate
	Red-headed Woodpecker	Moderate	Low	Low
Significant Areas of Natural and Scientific Interest		NA	NA	NA
Significant Woodlands		NA	NA	NA
Significant Valleylands		NA	NA	NA
Significant Wildlife Habitat	Amphibian Breeding Habitat	High	High	Low
	Colonial Nesting Bird Breeding Habitat	Low	Low	Moderate
	Snake Hibernaculum	Moderate	Low	Moderate
	Turtle Nesting	Low	Low	High
	Turtle Wintering Area	Low	Moderate	Low
	Waterfowl Nesting Area	Moderate	Moderate	Low

Natural Heritage Features		Probability of Occurring on Site		
		A	B	C
	Woodland Raptor Nesting Habitat	High	Moderate	Low
Fish Habitat		Low	High	Low

Probability is defined as: Low (feature is unlikely to be present), **Moderate** (feature may be present), **High** (feature is expected to be present) and **Confirmed** (feature is known to be present).

Table 2 - Natural Environment studies recommended within the Study Area.

Targeted Field Studies		Timing	Probability of Study Being Required in each Focus Area		
			A	B	C
Existing Conditions and Habitat Assessment	Terrestrial Habitat Identification and Ecological Land Classification	May to September	Yes	Yes	Yes
	Aquatic Habitat	May to September	Moderate	Yes	Low
Wetlands	Wetland Boundary Delineation	May to September	Low	Yes	Low
	Full OWES Evaluation	June to August	Low	Moderate	Low
Candidate Habitat of Endangered and Threatened Species	Bird Acoustic Studies	June	High	High	Moderate
	Bird Nest/Burrow Searches	June	Low	Low	High
	Bat Habitat Characterization	May	Yes	Yes	Low
	Bat Acoustic Studies	June/July	High	High	Low
	Turtle Basking Surveys	May to July	Low	Moderate	Low
	Eastern Hog-nosed Snake Surveys	May to August	Moderate	Moderate	High
	Black Ash Surveys	May to September	Low	High	Low
Significant Wildlife Habitat	Bird Acoustic Studies	June	Moderate	Moderate	High
	Amphibian Breeding Surveys (Acoustic)	April – June	High	High	Low
	Amphibian Breeding Surveys (Visual)	April - June	High	High	Low
Fish Habitat	Fish Community Assessment	May to September	Low	Moderate	Low

Probability is defined as: Low (effort is not expected to be necessary), **Moderate** (effort may be necessary), **High** (effort is likely necessary), and **Yes** (effort is expected to be necessary).

4. Avoidance and Mitigation

Generally, measures can be applied during site preparation and site alteration activities to reduce or eliminate the potential for adverse impacts to some of the above identified Natural Heritage features. The avoidances and mitigations provided here are typical and should be expected for aggregate operations on greenfield sites in Central Ontario. Site-specific findings of species and habitats, and project-specific details (such as extraction extent and intensity) will result in additional mitigations that would be based on fulsome studies and impact assessments included in a full Natural Environment Report. The below avoidance and mitigation strategies are recommended to avoid or minimize impacts to species and features to demonstrate environmental compliance and to minimize the potential for additional environmental permitting.

Vegetation Clearing

- Vegetation should be removed from Site on a phase-by-phase basis to ensure vegetation removal occurs incrementally over the lifespan of the Project. Project planning should clearly outline Project phasing.
- Minimize the clearing of vegetation by clearing only what is necessary to accomplish the planned operations. Incorporate habitat features identified through on-site studies into the final plan where possible. Prepare rehabilitation plans that include the re-greening of de-vegetated areas where possible with native plant species.

Wetlands

- All operations are recommended to be set back 30 – 120m from all wetlands.
- Avoid impacts to wetlands by preparing site plans that keep extraction and site activities outside of wetlands in the southeast corner of the site. A setback of 30 to 120m would be typical for aggregate options adjacent to wetlands. Both the extent of these wetlands, and appropriate setbacks, would be determined based on field assessments.

Species Specific Considerations

- Operations during the General Nesting Period for birds should be restricted. The General Nesting Period is considered by Environment and Climate Change Canada to be from April 12 to August 27 for forested habitats (Focus Area A), April 12 to August 17 for wetland habitats (Focus Area B), and April 17 to August 27 for open habitats (Focus Area C) within nesting zone C3. Vegetation clearing is generally prohibited between April 12 to August 27 to ensure birds are not actively breeding on the landscape. This window ensures that disruptive activities will not be undertaken when birds are nesting.
- Any stockpiled materials that are intended for long-term storage, should be sloped to 70 degrees or less to ensure they remain unsuitable for nesting by Bank Swallow. Excavated sides of extraction areas should also be sloped to 70 degrees or less. It is recommended

that the existing Site conditions of Focus Area C be altered to meet the above criteria outside of the nesting period. Future site operations should ensure slopes and excavation faces do not exceed a slope of 70 degrees.

- Exclusionary fencing is recommended to be installed to isolate any operational areas from turtle and snake species. Fencing should conform to Species at Risk Branch Best Practices Technical Note Reptile and Amphibian Exclusion Fencing Version 1.1 July 2013. Fencing should be inspected on a regular basis and damage repaired as necessary.
- Operations such as vegetation clearing, during turtle and snake active period should be restricted. The removal or clearing of vegetation within the Project Area should not occur between April 1 and September 30 when turtle and snake species may be active in the Project Area.
- Operations such as vegetation clearing, during the bat active period should be restricted. The removal of woody vegetation within the Project Area should not occur between April 1 and September 30 when bat species may be active in the Project Area.

Construction Best Practices

- Site operations should be performed at a distance from wetlands and surface water features. Setbacks are a preferred mitigation to control erosion and sedimentation. The Proponent is responsible for ensuring that no sediment that is generated by the Project is allowed to enter into wetlands, waterbodies, or any water feature (such as drainage ditches) that outlets to wetlands or waterbodies. Should any work be required within 30m of ditches or drainage areas that outlet to a wetland or waterbody, a sediment control plan should be developed to ensure any sediment mobilized by the Project are contained on the worksite and not allowed to enter adjacent wetted habitat.
- Worksite boundaries should be clearly identified and marked to ensure work does not extend beyond areas indicated in future site plans.
- A Spills Prevention Plan should be prepared to reduce the potential for spills on Site and provide procedures for properly isolating, remediating, and reporting spills, if they occur. This plan will include, at minimum:
    - All vehicles and equipment are to be kept in good mechanical condition, free of fluid leaks.
    - One or more spills kits are to be kept on Site and staff will be trained in their proper use.
    - Construction waste will be properly handled, stored, and disposed of offsite.
    - Spills will be reported to the Ontario's Spills Action Centre at 1-866-MOETIPS (663-8477).

5. Knowledge Gaps and Limitations

This Desktop environmental review has been prepared based on the review of available information resources. The Site has not been visited by TULLOCH staff and habitat and species-specific assessments have not been completed for the Site.

This desktop assessment has been performed to assess the feasibility of the proposed conversion of the existing aggregate license for the Site from a Class 'B' pit to a Class 'A' pit and quarry. Further, details within this report can be used to inform site plan development to direct operations away from sensitive Natural Heritage features, in turn avoiding the need for certain environmental studies and scoping the effort and timing of future NER studies. Observations in this report are representative of the desktop information available at the time of the review. An absence of records does not necessarily mean a Natural Heritage feature is absent from the Study Area but could reflect a lack of search effort in that area. TULLOCH Environmental has used its best professional judgement to interpret the background information to produce accurate conclusions.

6. Closing

Environmental professionals at TULLOCH have undertaken a desktop review of available information to complete the desktop environmental review for the conversion of an existing aggregate license for the Site from a Class 'B' (*20,000 tonnes or less/year*) pit to a Class 'A' (*greater than 20,000 tonnes/year)* pit and quarry for Municipal use and external public sales. Seguin Township is undertaking these preliminary steps to assess the potential for Natural Heritage features and impacts of the proposed development on the Site.

Records of several Species at Risk and migratory birds, have been identified in vicinity to the Site. On-site investigations are recommended to assess habitat suitability to support these protected species and to determine any additional advisable avoidance or mitigation measures.

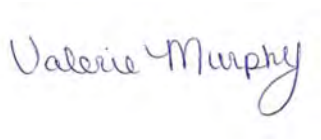
This letter report is provided as a preliminary desktop assessment of environmental constraints that may be encountered on the Site. This report is not a complete environmental review and is not an assessment of impacts or regulatory compliance. A more fulsome environmental review is recommended so that a project-specific impact assessment can be completed.

We are pleased to provide this letter as a record of our desktop assessment. Should you have any questions, please contact the undersigned.

Sincerely,

TULLOCH Environmental

Report prepared by:



Valerie Murphy
Senior Environmental Specialist

Attachments:
Appendix I – Site Mapping
Appendix II – Natural Heritage Review and Communications with Regulators

Appendix I

Site Mapping

ARA Pit and Quarry
Seguin Township

Site and Study Area

Legend

- Site
- Study Area

100 0 100 200 300 400 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 1
2025-04-04T09:59:57.000

Project: 250689

Notes: None.

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\250689 - Seguin Twp ARA Application - March 24 2025.qgz - Valerie Murphy

ARA Pit and Quarry
Seguin Township

Focus Areas

Legend

- Site
- Study Area
- Focus Area A
- Focus Area B
- Focus Area C

100 0 100 200 300 400 m

Projection: UTM (NAD83)
1:6,500

TULLOCH ENVIRONMENTAL

Figure 2
2025-04-24T08:54:53.000

Project: 250689

Notes: None.

P:\2025\250689 Sequin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\250689 - Seguin Twp ARA Application - March 24 2025.qgz - Valerie Murphy

Appendix II

Natural Heritage Review and Communications with Regulators

TULLOCH ENVIRONMENTAL

1501 Seymour St.
North Bay, ON
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19 March 2025

Ministry of Natural Resources
7 Bay Street
Parry Sound, ON, P2A 1S4
Tel: 705-856-2396
Email: NHI.ParrySound@ontario.ca

Re: Natural Heritage Background Information Request: Seguin ARA No. 614312 Pit Quarry- Phase 1, Seguin Township, Ontario, Canada.

TULLOCH Environmental, a division of TULLOCH Engineering Inc. (TULLOCH), has been retained by Seguin Township to conduct a review of Natural Heritage Background Information available for a property (the Site) located approximately 300 m from Star Lake Rd, in Seguin Township, ON. This review is in support of a preliminary ARA Application to facilitate the conversion of their license from a Class 'B' (*20,000 tonnes or less/year*) pit to a Class 'A' (*greater than 20,000 tonnes/year*) pit and quarry.

The focus of this review is the site where the ARA Application will be for a property (PINs 52175-0008 & 52175-0009) located in Seguin Township, adjacent to the Christie Waste Transfer and Landfill Site. The Site is approximately 41 hectares and is located on a Class B Pit on private property. UTM Coordinates (NAD83) for the approximate center of the site is: 17N 5024772 595709. A map of the project location is provided in the attachments. The scope of this review includes the site and areas within 1000m.

TULLOCH has reviewed information obtained from Land Information Ontario (LIO) regarding land uses and natural heritage features known (or believed) to occur within 1000m of the site, unless otherwise stated. These data included sites of domestic, recreational, commercial and industrial land uses as well as known environmental sensitives (e.g. Significant Wildlife Habitat, nesting sites, fish spawning sites) and areas of enhanced protection (e.g. parks, conservation reserves, ANSI). A series of maps indicating LIO findings are provided in the attachments.

TULLOCH has also reviewed natural heritage information provided by the Ministry of Natural Resources via the Natural Heritage Information Centre (NHIC) Make-a-map, Crown Land Use Atlas and Fish ON-Line web applications. This information was supplemented with records obtained from authoritative atlases, including: the Atlas of the Breeding Birds of Ontario (ABBO), Bat Conservation International (BCI), the Ontario Butterfly Atlas Online (OBAO) and the Ontario Reptiles and Amphibians Atlas (ORAA). The DFO SAR Distribution Map was reviewed for aquatic SAR and critical habitat. Selected public science atlases were also reviewed, such as eBird.org, iNaturalist and the Global Biodiversity Information Facility (GBIF). A summary of notable information is provided below:

- NHIC indicated eight (8) records of Species at Risk within 1000m of the Site:
    - Black Ash (*Fraxinus nigra*; Endangered)
    - Blanding's Turtle (*Emydoidea blandingii*; Threatened)
    - Bobolink (*Dolichonyx oryzivorus;* Threatened)
    - Chimney Swift (*Chaetura pelagica;* Threatened)
    - Common Five-lined Skink (Southern Shield Population) (*Plestiodon fasciatus;* Special

Concern)
  - Snapping Turtle (*Chelydra serpentina*; Special Concern)
  - Wood Thrush (*Hylocichla mustelina;* Special Concern)
  - Restricted Species

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  - Eastern Meadowlark (*Sturnella magna;* Threatened)
  - Eastern Wood-pewee (*Contopus virens;* Special Concern)
  - Olive-sided Flycatcher (*Contopus cooperi;* Special Concern)
  - Red-headed Woodpecker (*Melanerpes erythrocephalus*; Endangered)
  - Wood Thrush

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  - Bank Swallow (Records within 600m)
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  - Common Nighthawk (Records within 6.6km)
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  - Eastern Wood-pewee (Records within 1.4km)
  - Evening Grosbeak (*Coccothraustes vespertinus;* Special Concern; Records within 750m)
  - Golden-winged Warbler (*Vermivora chrysoptera;* Special Concern; Records within 2km)
  - Olive-sided Flycatcher (Records within 5.88km)
  - Red-headed Woodpecker (Records within 7.5km)
  - Rusty Blackbird (*Euphagus carolinus;* Special Concern; Records within 1.93km)
  - Wood Thrush (Records within 1.78km)

- BCI indicated that six (6) Endangered bat species have ranges that include the Site:
  - Eastern-Small Footed Bat (*Myotis leibii*)
  - Little Brown Bat (*Myotis lucifugus*)
  - Northern Long-Eared Bat (*Myotis serpentrionalis*)
  - Silver-Haired Bat (*Lasionycteris noctivagans*)
  - Hoary Bat (*Lasiurus cinereus*)
  - Eastern-Red Bat (*Lasiurus borealis*)
- ORAA records indicated three (3) SAR herptile species with records within the 10 x 10km atlas block associated with the Site:
  - Blanding's Turtle

  - Eastern Hog-nosed Snake (*Heterodon platirhinos*; Threatened)
  - Snapping Turtle

- A review of GBIF returned various records of SAR species within 1000m to the Site. Two (2) notable species were found:
  - Snapping Turtle
  - Northern Map Turtle (Graptemys geographica; Special Concern)

- OBAO records indicated one (1) SAR butterfly species have been observed within the 10km x 10km atlas block associated with this Site:
  - Monarch (*Danaus plexippus*; Special Concern)

- Review of aerial imagery, MNRF Fish ON-Line and ARA data show that the Site is adjacent to two (2) bodies of water and one (1) wetland located within the property boundary. The two (2) water bodies were found to have a cool-water thermal regime.
  - **Unnamed Lake** is located approximately 500 m from site. This flows towards Sugar Lake, which flows to various waterbodies, including Maple Lake. The unnamed lake does not directly connect to Site, but surface water run-off may flow into the waterbody based on surrounding topography. The lake is 4 ha in surface area, 5.3 m in max depth, and has a drainage area of approximately 0.421 km^2.
  - **Maple Lake** is located approximately 950 m from Site. The lake does not directly connect to Site, but surface water run-off may flow into the waterbody based on surrounding topography. Maple Lake is 201 ha in surface area, 14 m in max depth, 6.2 m in average depth and has a drainage area of approximately 0.686 km^2. It is known to support:
    - Cisco (*Coregonus artedi*)
    - Lake Whitefish (*Coregonus clupeaformis*)
    - Northern Pike (*Esox lucius*)
    - Rainbow Smelt (*Osmerus mordax*)
    - Smallfish Bass (*Micropterus dolomieu*)
    - Walleye (*Sander vitreus*)
    - White Sucker (*Catostomus commersonii*)
  - **Unnamed Wetland** is present within the South quadrant of Site, no further information is available for this wetland.

- Environment and Climate Change Canada considers the General Nesting Periods for this area (Nesting Zone C3) to be April 12 to August 27 for forests, April 17 to August 27 for open habitats and April 12 to August 15 for wetlands.

- DFO SAR Distribution Data indicates no aquatic SAR in vicinity to the Site.

TULLOCH requests that the MNR confirm what First Nation consultations are required or advised as part of an ARA application at this Site.

TULLOCH welcomes any supplemental information and guidance from the OMNRF regarding:

- Terrestrial data pertaining to the site and areas within 1000m, beyond the data included above, such as:
  - Records of provincially tracked species associated with the planning areas.
  - Known Significant Wildlife Habitat and other areas of critical habitat associated with the planning areas.
  - The General Nesting Periods for the area (if different from that recommended by Environment and Climate Change Canada, above)
  - Other terrestrial timing windows and restrictions
  - Any additional information regarding the wetland found within the Site

- Fishery data for water bodies adjacent to the project area, beyond the data summarized above, including:
  - Known fish community species
  - Thermal regimes (if different than above)
  - Areas of known critical habitat (spawning, etc.)
  - Aquatic species at risk (records, local knowledge)
  - Barriers to passage

- MNR fishery management information:
  - In-water work timing window
  - Areas of concern (e.g. known sources of sediment and erosion, sources of pollution)
  - Fishery management objectives (e.g. rehabilitation or protection goals, etc.)
  - Known commercial fishing licenses (i.e. commercial baitfish licenses) in the area

- Adjacent areas of protection not listed above (ANSI, Parks, Conservation Reserves, etc.)

If you have any questions or require additional information, please do not hesitate to contact the undersigned at (705)-474-1210 or zoe.watson@tulloch.ca.

Thank you for your time and assistance.

Sincerely,

Zoe Watson

Zoe Watson
Environmental Technician
TULLOCH Environmental, a division of TULLOCH Engineering
zoe.watson@tulloch.ca
(705)-474-1210

Attachments

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review

Legend

- Buffered
- OTN_TRAIL_SEGMENT
- Site Location
- Highway
- Local Road

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 1 - Area of Interest

2024-04-01T10:11:37.000

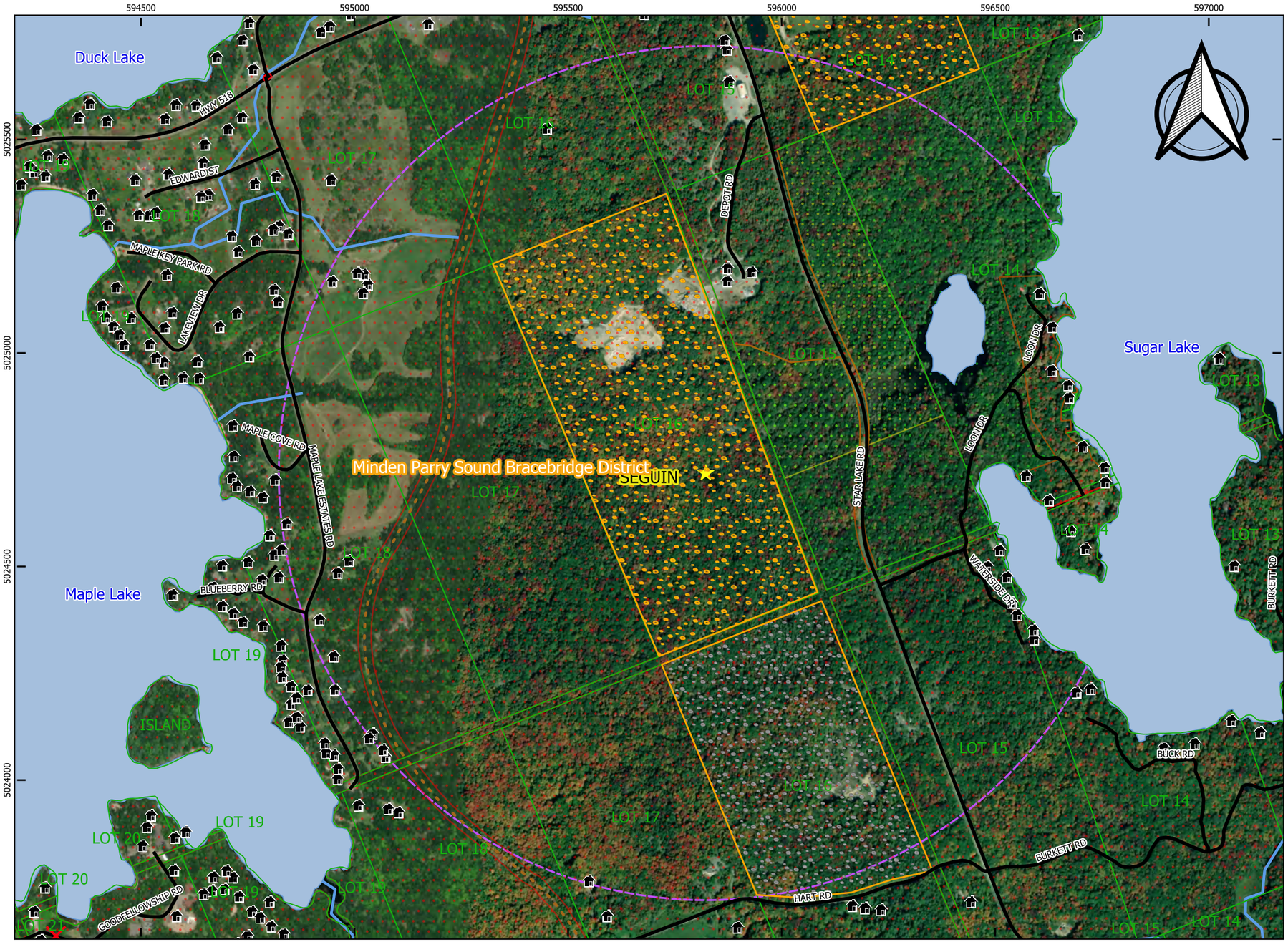
Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review



Legend

- Buffered
- Site Location
- BUILDING_AS_SYMBOL
- MNR_ROAD_BARRIER
- Highway
- Local Road
- OTN_TRAIL_SEGMENT
- AGGSITE_AUTHORIZED_ACTIVE
- AGGSITE_AUTHORIZED_INACTIVE
- MNR_DISTRICT
- MUNIC_BND_LOWER_AND_SINGLE
- GEOGRAPHIC_LOT_FABRIC
- OHN_100K_WATERBODY
- OHN_100K_WATERCOURSE
- PATENT_LAND_EXTERNAL
- CL_UNPATENTED
- CL_NON_FREEHOLD_DISPOSITION

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 2 - Land Use Features

2024-04-01T10:11:37.000

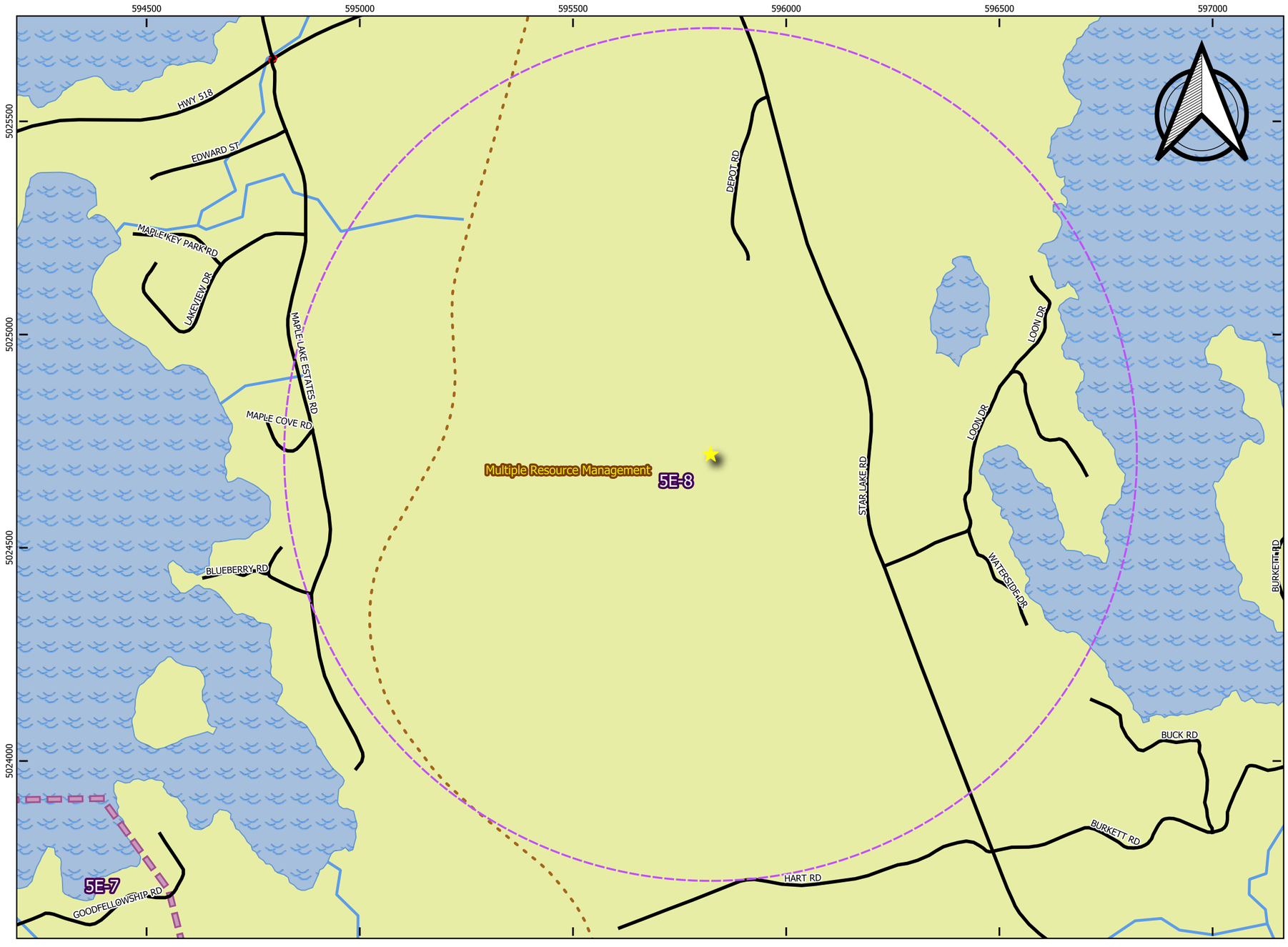
Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review



Legend

- Buffered
- Site Location
- Highway
- Local Road
- OTN_TRAIL_SEGMENT
- ECODISTRICT
- OHN_100K_WATERBODY
- OHN_100K_WATERCOURSE
- General Use Area

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 3 - Protected Areas
2024-04-01T10:11:37.000

Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review

Legend

- Buffered
- Site Location
- Highway
- Local Road
- OTN_TRAIL_SEGMENT
- ECODISTRICT
- Contour
- OHN_100K_WATERBODY*
- Not OWES Evaluated

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 4 - Terrestrial Habitat
2024-04-01T10:11:37.000

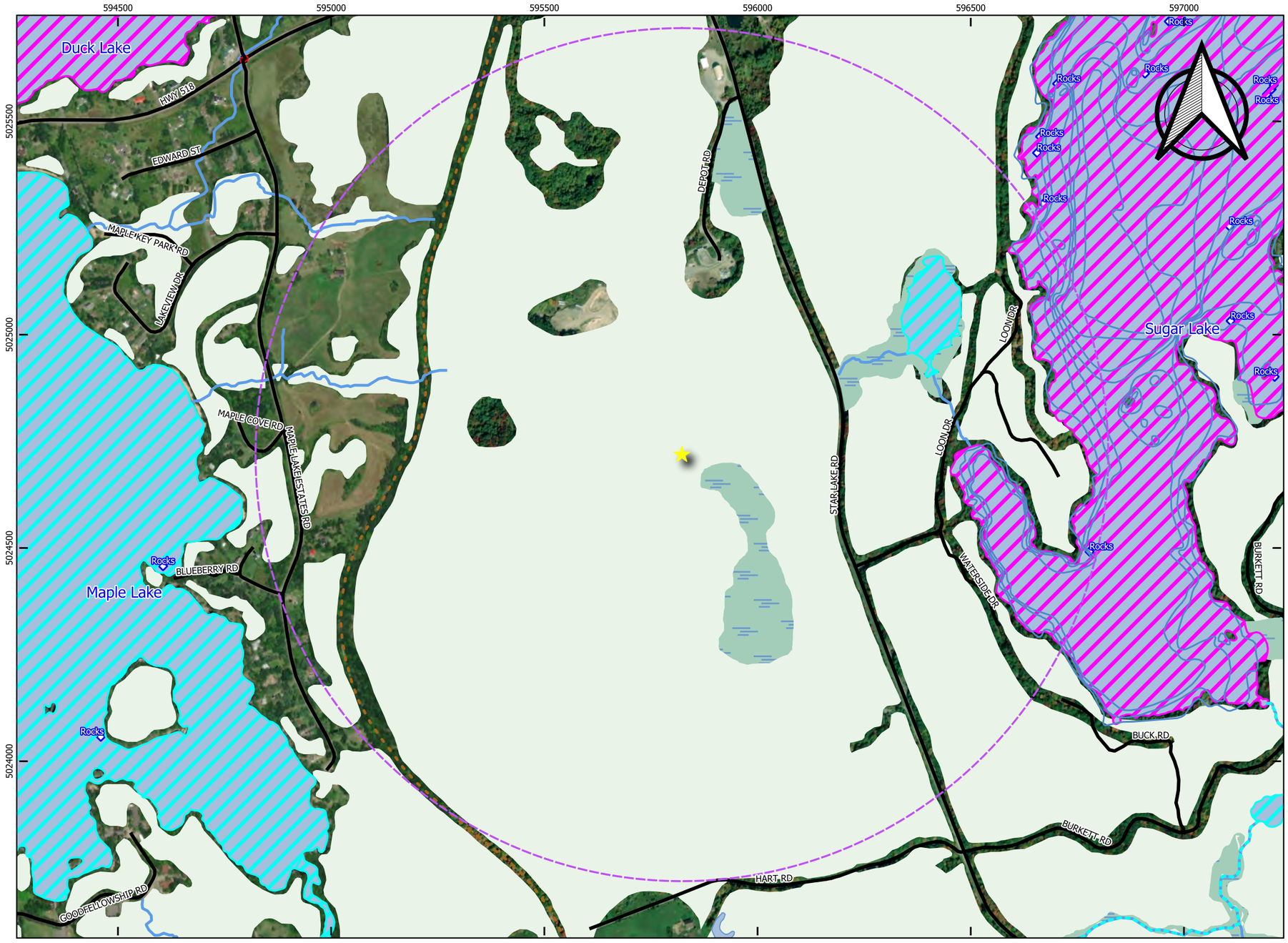
Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review



Legend

- Buffered
- Site Location
- Highway
- Local Road
- OTN_TRAIL_SEGMENT
- Coolwater Ecosystem
- BATHYMETRY_LINE
- Coldwater Ecosystem
- Coolwater Ecosystem
- OHN_HYDROGRAPHIC_POINT
- OHN_WATERBODY
- OHN_WATERCOURSE
- WETLAND
- ONT_WSHED_BDRY_PRI_DERIVED
- ONT_WSHED_BDRY_SEC_DERIVED
- ONT_WSHED_BDRY_TERT_DERIVED
- ONT_WSHED_BDRY_QUAT_DERIVED
- WOODED_AREA

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 5 - Aquatic Habitat

2024-04-01T10:11:37.000

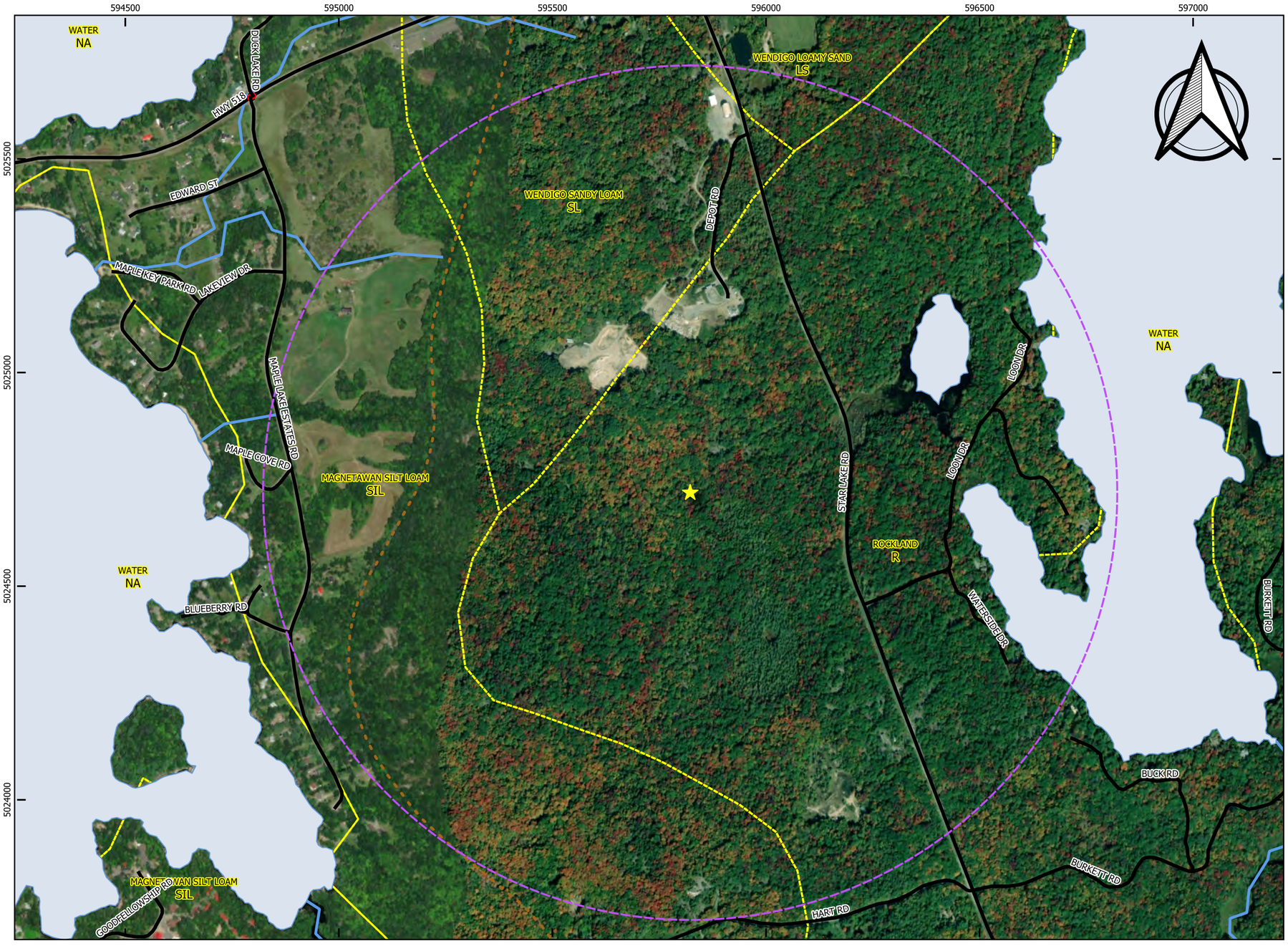
Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Seguin ARA Pit Quarry
Seguin Township

Natural Heritage Data Review



Legend

- Buffered
- Site Location
- Highway
- Local Road
- OTN_TRAIL_SEGMENT
- OHN_100K_WATERBODY
- OHN_100K_WATERCOURSE
- SOIL_SURVEY_COMPLEX

200 0 200 400 600 800 m

Projection: UTM (NAD83)
1:10,000

TULLOCH ENVIRONMENTAL

Figure 6 - Surficial Geology

2024-04-01T10:11:37.000

Project: 250689

Notes: Data updated March 2024. Asterisk (*) denotes retired / discontinued data (may be 3 or more years old).

P:\2025\250689 Seguin ARA Pit Quarry - Phase 1\Environmental\6_Mapping (No Locks)\LIO NH Mapping Tool v2024.1 (Internal Pathed to Storage).qgz - Chelsea Streich

Outlook

Fw: [EXTERNAL] RE: Natural Heritage Information Request

From Zoe Watson <zoe.watson@tulloch.ca>
Date Thu 03/04/2025 11:14 AM
To Valerie Murphy <valerie.murphy@tulloch.ca>

Here's what the MNR has to say about the Seguin ARA project 250689.

CANADA BEST MANAGED COMPANIES

Zoe Watson
Environmental Technician
North Bay Office
Phone: 705-474-1210
We want to build an organization where everyone loves their job and their leaders care for them.

From: NHI ParrySound (MNR) <NHI.ParrySound@ontario.ca>
Sent: April 3, 2025 11:12 AM
To: Zoe Watson <zoe.watson@tulloch.ca>
Subject: [EXTERNAL] RE: Natural Heritage Information Request

Hi Zoe,
I wasn't able to find any additional background information for your ARA project—it seems like you've already covered everything. Regarding fish timing, I would recommend using the provincial standard timing for the various species, though it doesn't seem particularly relevant to this project. If a specific request arises in the future, feel free to reach out.
I also wanted to mention that I was looking for a record of a hog-nosed snake that I thought had been found just south of the municipal landfill, possibly during the municipality's efforts to expand the attenuation zone or the landfill itself. However, I couldn't find any record of it, so I may have been mistaken. It's not in our PTOBS layer or any hardcopy files I have access to.
Next, I'll be reviewing the strong file—if not today, first thing Monday. I've also forwarded the information request regarding permitting to the lands program.
If you have any questions, don't hesitate to give me a call.
Thanks,
Jeremy

Jeremy D Rouse, MSc. (he/him)

District Management Biologist | Regional Operations Division
Ministry of Natural Resources | Ontario Public Service
705-346-0538 | Jeremy.Rouse@Ontario.ca

Bracebridge, Minden, Parry Sound District
Parry Sound Work Centre
7A Bay Street
Parry Sound, ON Postal Code (P2A 1S4)

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: Zoe Watson <zoe.watson@tulloch.ca>
Sent: Wednesday, March 19, 2025 10:19 AM
To: NHI ParrySound (MNR) <NHI.ParrySound@ontario.ca>
Subject: Natural Heritage Information Request

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

My name is Zoe Watson, I am an Environmental Technician with TULLOCH Environmental, a division of TULLOCH Engineering. I was previously directed to use this email address for natural heritage inquiries. As such, I am hoping you may be able to forward this email on to the appropriate person(s) in your office.

TULLOCH has been retained to undertake a preliminary natural heritage background review for an upcoming project located in Seguin Township at PINs 52175-0008 & 52175-0009. This review is in support of a preliminary ARA Application to facilitate the conversion of their license from a Class 'B' (20,000 tonnes or less/year) pit to a Class 'A' (greater than 20,000 tonnes/year) pit and quarry.

I have attached a letter with the background information we currently have available through other sources, but any additional natural heritage information you may have available would be appreciated.

TULLOCH also requests that the MNR confirm what First Nation consultations are required or advised as part of an ARA application at this Site.

Should you require anything more from me, please just let me know.

Thank you,

TULLOCH

Zoe Watson

Environmental Technician

Phone: 705-474-1210

North Bay Office | **www.TULLOCH.ca**

CANADA BEST MANAGED COMPANIES

TULLOCH
ENGINEERING

SCHEDULE B

PRELIMINARY PLANNING REVIEW

DEPOT DRIVE PIT AND TRANSFER STATION AGGREGATE RESOURCES ACT RECLASSIFICATION

JULY 2025

Prepared by: TULLOCH
Prepared for: TOM MACLEOD, TOWNSHIP OF SEGUIN

TULLOCH has been retained by the Township of Seguin as the current owner of PINs 52175-0007, 52175-0008, and 52175-0009 in the Township of Seguin (the Site) to prepare a Planning Options Brief summarizing existing conditions, opportunities and constraints surrounding the Township's desire to increase extractive capacity at the Site through an amended or new Aggregate Resources Act license.

This Planning Options brief is structured as follows:

Section 1.0: General overview of the subject lands and proposal and planning context.

Section 2.0: Summary of findings of Tulloch Geomatics.

Section 3.0: Summary of findings of Tulloch Environmental.

Section 4.0: Summary of Ministry of Natural Resources findings, options and recommendations.

1.0 SUBJECT LANDS & PROPOSAL

The Site is located at Lot 16 Concession 7 of the former Township of Christie, now in the Township of Seguin. The Site is comprised of three distinct properties as described above and in the reporting letter from Tulloch Geomatics, which accompanies this brief. The Site is approximately 40 hectares in area, largely consistent with the original concession lot configuration, though with some discrepancies that will be noted in the summary of findings of Tulloch Geomatics. The Site is located approximately 650 metres to the southwest of the small settlement area of Orrville.

The Site is presently used as an aggregate pit. The Site is bounded on the north by vacant patent land and the Seguin Recreational Trail, to the east by an unopened municipal road allowance and a municipal landfill and waste transfer site, to the south by an unopened municipal road allowance and patent land abutting Hart Road, and to the west by vacant patent land and the Seguin Recreational Trail.

The Site is presently in operation as a Class B licensed pit with extraction limit of 20,000 metric tonnes per annum, under Aggregate Resources Act license 614321. As of the date of writing, the Ministry of Natural Resources states that the license is active, and the pit is classed as an above water operation. The licensed area includes the entirety of the Site (refer to Figure 1, below).

The existing limit of extraction activity occupies approximately 2.5 hectares of the Site. The remainder of the site, other than access roads, is comprised of undisturbed mature vegetation.

It is Tulloch's understanding that the Township of Seguin wishes to expand operations on the Site to a full pit and quarry with a Class A license under the Aggregate Resources Act, and to permit the extraction of more than 20,000 tonnes of material per year.

1.1 LOCAL PLANNING CONTEXT

The Site is located within the Township of Seguin and therefore subject to the land use planning direction of the Seguin Zoning By-law (the ZBL) and the Seguin Official Plan (the OP).

Per Schedule A of the Seguin OP, the Site is presently designated Rural and Resource Area; a portion of the southeastern limit of the Site is also designated Environmental Protection. The limit of the Orrville Settlement Area boundary abuts the northerly limit of the Site.

Per Schedule C of the OP, portions of the Site are subject to an Aggregate Resource Potential overlay, and the entire Site is identified as having Mineral Resource Potential. A large portion of the site is within a Waste Disposal Assessment Area due to its direct proximity to the operating municipal landfill and transfer station to the east of the Site. Additionally, the northeastern portion of the Site is identified as containing an Abandoned Site hazard, per the Ministry of Northern Development and Mines.

The Ontario Abandoned Mine Information System (AMIS) ascribes ID code 06246 to the Site. The feature is further described as a disused copper mine comprised of a one compartment vertical shaft with unknown depth and dimensions.

Section A2.5 of the OP contains goals and objectives for lands within the Rural and Resource Area designation. These include:

a) To restrict development that has a negative impact on the open and natural character of 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.
f) To ensure that non-agricultural uses which may have an impact on farm operations are not permitted.

Section B.17 of the OP also addresses aggregate and quarry uses, and states that all new mineral aggregate quarry operations shall require an amendment to the Official Plan and Zoning By-law. As the existing operations qualify as a pit only, the proposed quarry use would constitute a "new" use on the Site and would therefore require these applications, initiated by the Township.

Additional policies pertaining to lands designated Rural and Resource Area are found within Section C.1.3 of the OP. The Objectives in Section C.1.3.1 state in part that this Designation will integrate resource-based uses including aggregate and mining uses in a satisfactory manner and protect areas of mineral and aggregate resource potential from incompatible development. Additionally, this Section states that existing aggregate extraction uses are recognized and new or expanded sand and gravel

operations will be subject to a rezoning application, and that new or expanded quarry operations will be subject to an amendment to the OP as well as the ZBA.

Permitted uses in this Designation, as outlined in Section C.1.3.2, include sand and gravel extraction operations and mineral exploration and development.

Section C.1.3.3 i) provides direction on new or expanded sand and gravel aggregate operations. Per this Section, such development shall be subject to a Zoning By-law Amendment, and shall also be subject to Site Plan Control. The Section notes that in reviewing Planning Act applications to permit new or expanded sand and gravel operations, Council shall consider the following:

i) the natural heritage features and ecological functions on the site and in the area;
ii) nearby communities and residential uses;
iii) agricultural resources and activities;
iv) the character of the area;
v) the quality and quantity of groundwater and surface water;
vi) the cultural heritage resources in the area;
vii) significant geologic formations on the site and in the area;
viii) nearby wells used for drinking water purposes;
ix) ground water recharge areas;
x) the effect of the increased truck traffic on the natural environment and the residences in the area;
xi) the suitability of the proposed haul routes;
xii) the effect of the noise, odour, dust and vibration generated by the proposed use and the use of the haul route on adjacent land uses;
xiii) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the pit and/or after the pit has been progressively rehabilitated;
xiv) how the impacts from the proposed pit or quarry will be mitigated in order to lessen those impacts;
xv) the impacts of existing pits or quarries in the immediate area; and,
xvi) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

These criteria align with many of the matters that must be addressed through an Aggregate Resources Act licensing process.

Section C.1.4 contains policies for the Aggregate Extraction Area land designation. Section C.1.4.1 states that this Designation is intended to recognize and establish quarry operations in the Township which, due to their nature, require specific policy guidance. The Section notes that sand and gravel pits shall not be placed in this designation unless the owner intends to eventually commence quarrying.

This Designation permits sand and gravel extraction (pit activities) as well as the more intensive land use often associated with quarry activities (blasting, crushing, screening, washing and storage of aggregate material).

It should be noted that Section C1.4.3 states that sensitive uses within 1000 metres of a quarry within this Designation shall only proceed if Council is satisfied that the uses will not be in conflict, and that studies may be required to make this determination. In addition, this Section states that the minimum setback from such a use shall be 500 metres. Although the pit use on the Site has been present for some time, expansion of the use to include a quarry may, as a result of this policy, lead to the need for additional study for any development of a sensitive land use in the community of Orrville, almost all of which is within 1000 metres of the limit of the Site.

This Section also states that all new quarry operations or expansions to existing operations onto lands that are not designated Aggregate Extraction Area shall require an amendment to the OP. This Section also addresses a number of supporting studies and assessments that shall be completed to the satisfaction of the Township in support of any such proposal. Again, many of these items overlap with the required information to be supplied to the Ministry of Natural Resources as part of a complete Aggregate Resources Act application.

A Township-initiated Official Plan Amendment will be required to redesignate the Site from the present Rural and Resource Area designation to the Aggregate Extraction Area designation.

Under the Township's ZBL, the Site is presently zoned MQ in part, EP in part, and a small area is zoned MQ-LF (H), associated with the abutting landfill site.

The MQ – Pit and Quarry zone is the only zone in the ZBL that permits a quarry. Key differences between the MP (pit) zone and the MQ (quarry zone) are that the MP zone does not permit a quarry as a use, while the MQ zone does not permit manufacturing and processing as a use. Both zones permit a range of accessory uses that are appropriate for aggregate operations including open storage and accessory office uses. The MQ zone is the appropriate zone for the proposed quarry use.

A large portion at the southeast of the Site is zoned EP (Environmental Protection). This zoning appears to correspond with a large low-lying marshy area that extends from the Site to the north and south. Additional comments on the applicability and expansion of the EP zone will follow in the review of Tulloch's environmental assessment of the Site.

A small portion of the Site has been zoned MQ-LF (H), roughly corresponding to the limits of the operating municipal landfill site on the lands abutting the Site to the east. The Holding symbol associated with the zone may be lifted conditional upon a hydrogeological report confirming no contamination of ground water or water supply. Additional comments on this area will be provided below in the review of Tulloch Geomatics' findings.

Despite the majority of the Site being in the appropriate MQ zone, per the OP policies above and in order to implement any findings or recommendations of the various background studies provided or

yet to be conducted in support of an ARA license application to expand the use of the site, a Township-initiated rezoning process will be required.

2.0 TULLOCH GEOMATICS

Tulloch Geomatics was retained by the Township to provide both a boundary plan of the Site and an Existing Conditions Plan. Both of these deliverables have been completed and provided to the Township.

Darren Walker, project lead on the geomatics work, notes that the subject lands are divided into three distinct properties, each with an associated Property Identification Number (PIN).

The northernmost PIN, 52175-0008, comprises roughly half the Site and contains the existing extent of the aggregate operation. PIN 52175-0009 comprises roughly the southern half of the Site and is presently vacant. PIN 52175-0007, which does not appear on the Township's GIS or zoning and OP schedules, consists of a small area of about 50x80 metres at the southeast limit of PIN 52175-0008.

Tulloch Geomatics' report also notes that each of these PINs contains a portion of the Edgington Colonization Road to some extent. This road was reserved in patent and remains a public road. The boundary survey provided identifies the areas of intrusion of the Colonization Road onto the Site, along its eastern boundary. The road encroaches into the Site near its southeastern limit from the abutting unopened municipal road allowance, before diverting wholly onto the unopened road allowance and then back onto the Site more substantially through PIN 52175-0007.

As a public road set out in patent, the presence of a portion of the colonization road on the Site presents potential legal issues with respect to licensing an aggregate operation on those portions of the Site, in addition to potentially creating a natural severance of the small portion of the patent land between the Colonization Road and the unopened municipal road allowance. As noted in Tulloch Geomatics' report, **consultation with the Township's legal team should be pursued in order to explore options to dispense with the Colonization Road, including stopping up and closing the road or the portion of it that intrudes into the Site.**

A site plan/existing conditions plan was also prepared by Tulloch Geomatics, including capturing topographic data via LIDAR. This plan captured a number of important data points including the present limit of extraction in relation to the boundaries of the Site, significant natural features including rock outcrops, drainage draws, marshy areas and seasonal streams, and the remnants of the Edgington Colonization Road, identified as a trail on the plan.

Of particular importance and interest to the Township is the finding that the present extent of operations at the abutting municipal landfill site has extended over the unopened municipal road allowance and well into the Site. The presence of the active landfill site on a portion of the Site may have implications that will need to be addressed in hydrogeological assessment of the proposed quarry operation.

Also of note is the large and very flat area at the southeast of the Site, which corresponds with the existing EP zoning applied to this area. This feature will be reviewed further in comments below.

3.0 TULLOCH ENVIRONMENTAL

Tulloch Environmental was retained by the Township to prepare an Environmental Technical Review of the Site and the potential expansion of the aggregate use. It is noted that this report will form the basis for future further assessment of the Site in accordance with the requirements of the Aggregate Resources Act.

The Review provided a number of findings that will require additional review through the ARA licensing process in order to meet its requirements for a Natural Environment Report.

A number of Species at Risk (SAR) and their potential habitat were identified as potentially being present on the site or within its general vicinity. These include a number of migrating and nesting bird species, bat species, reptiles, and the recently listed Black Ash tree.

The report notes that the large wetland feature to the south of the Site will likely be required to be formally assessed using the Ontario Wetland Evaluation System (OWES) to determine its extent, characteristics and natural heritage significance.

The assessment broke the Site down into focus areas based on their likelihood of containing various natural heritage elements that could present constraints to development potential. Focus Area A includes lands believed to be over 120 metres from wetland features, though this area will need to be refined and assessed through a more fulsome field program. As a large uninterrupted woodland feature, this area has the potential to house habitat or nesting sites for a number of species at risk, species of concern, and significant wildlife habitat. Subject to further study, this Focus Area is likely contain the areas most suitable for expanded extraction operations on the Site.

Focus Area B is identified as likely containing a treed conifer swamp. Swamps and wetlands are more likely to house habitat for a number of species at risk including amphibian and reptile species, and can also be more susceptible to negative impacts arising from adjacent development. The report notes that commonly applied buffer area setbacks from these features range from 30 to 120 metres depending on a number of factors. This area will most likely require avoidance protections implemented through additional study and set in place through the ARA license as well as local Official Plan and/or Zoning stipulations.

Focus Area C contains the limits of existing human-made disruption to the Site, including the current extent of aggregate operations as well as the area of the abutting municipal landfill that has encroached into the Site. Despite being heavily altered from its natural condition, this area could still play a role in habitat or life cycle processes for wildlife including species at risk and species of concern, and additional assessment of this area must be undertaken as part of a comprehensive analysis of the natural heritage value of the Site.

The report indicates that a number of features or functions have a moderate to high likelihood of being present on the Site. A number of general recommendations regarding site clearing and preparation, avoidance and mitigation measures are provided for consideration, though it is noted that as a preliminary desktop review of the Site there are a number of limitations to the detail and specificity of any recommendations given.

Additional environmental review including a fulsome Environmental Impact Statement and Wetland Evaluation will be required through the ARA licensing process in accordance with Provincial standards in order to advance the project.

4.0 MINISTRY OF NATURAL RESOURCES PROCESS

The Site currently operates under a Class B license, capping annual extraction at 20,000 tonnes. The Township is desirous of securing a Class A license allowing for more than 20,000 tonnes of material to be extracted from the site per annum, and to allow for the change of use of the site from a Pit to a Pit and Quarry operation.

The Aggregate Resources Act specifies an amendment process that allows for a range of changes to existing authorizations, ranging from administrative changes such as amending the name or contact information of the licensee to more significant changes such as extent of extraction area, changes to rehabilitation plans, and so on.

Unfortunately, the amendment process specifically excludes applications seeking to change a Class B to a Class A license, and applications seeking to change operation from a pit to a pit and quarry. There is no mechanism presently available to "upgrade" or convert a Class B Pit to a Class A Pit and Quarry.

The June 2024 guidance document produced by the Ministry of Natural Resources and provided as an attachment states in Section 2.4 that such amendments require a new licence/permit application. This will require a new submission to the Ministry for a Class A Pit and Quarry, including all of the required supporting documentation that must accompany a new submission. Technical reports that will be required to compile a complete application to the Ministry for the new Licence can be found in the attached document *"Aggregate Resources of Ontario: Technical Reports and Information Standards"* published August 2023.

These technical reports include:

a) Maximum Predicted Water Table Report
b) Natural Environment Report
c) Cultural Heritage Report
d) Agricultural Impact Assessment Report
e) Water Report
f) Blast Design Report
g) Noise Assessment Report

And may include additional items or addenda on a case by case basis.

The Ministry has been contacted in writing to provide additional information and guidance on these requirements but as of the date of publication of this report has not provided a response. The documentation available, however, does indicate that **a new submission under the ARA will be required.**

As a summary of key findings:

a) **A Township-initiated Official Plan Amendment will be required to redesignate the Site from the present Rural and Resource Area designation to the Aggregate Extraction Area designation if introduction of a Quarry use is desired.**
b) **A Township-initiated rezoning process will be required to implement specific findings and mitigation measures of the supporting studies to be completed.**
c) **Consultation with the Township's legal team should be pursued in order to explore options to dispense with the identified Colonization Road, including stopping up and closing the road or the portion of it that intrudes into the Site.**
d) **Additional environmental review including a fulsome Environmental Impact Statement and Wetland Evaluation will be required through the ARA licensing process in accordance with Provincial standards in order to advance the project.**
e) **There is no mechanism presently available under the Aggregate Resources Act to "upgrade" or convert a Class B Pit to a Class A Pit and Quarry.**
f) **A new submission under the ARA will be required.**

It is important to note that either the reclassification of the licence from a Class B to a Class A licence, or expansion of the licence to include a Quarry use, would trigger the need for a new ARA Licence application.

If the Township wishes to pursue an intensification of uses on the site, Tulloch would be pleased to provide any assistance within our range of services in order to consult with the Ministry, prepare and submit a complete Aggregate Resources Act application for consideration and review.

We trust that this report is sufficient to provide preliminary project direction to the Township on this matter. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Graeme Huizinga, MCIP RPP
Senior Planner | Project Manager

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: DRAFT – Road Occupancy Permit

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: May 19, 2026 **Report No: RD-2026-002**

Executive Summary:

Council is asked to receive Report RD-2026-002 and approve advancing the draft Road Occupancy Permit (ROP) By-law to final circulation and review.

If adopted, the new by-law would replace and repeal By-law No. 2009-042, which is limited to entranceway construction and no longer reflects current operational needs.

The proposed ROP By-law establishes a modern, comprehensive framework to regulate works and activities within Township road allowances and municipal property, improving clarity, coordination, enforcement, and restoration standards across a wider range of activities.

Council is also requested to authorize staff to finalize the by-law in substantially the same form, including minor administrative, legal, or formatting updates prior to enactment. Legal review costs are accounted for and funded within the approved 2026 operating budget, with no additional financial impact anticipated.

Seguin Township
The Natural Place to Be

Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: DRAFT – Road Occupancy Permit

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: May 19, 2026 **Report No: RD-2026-002**

Recommendation:

That Council receive Report RD-2026-002 outlining the draft Road Occupancy Permit By-law: and

That Council approve advancing the draft by-law to the final circulation and review stage: and

That Council direct staff to bring forward a recommendation to council at the regularly scheduled Council meeting on June 15th.

Background & Analysis:

The purpose of this report is to advise Council that staff are nearing completion of the Township's updated Road Occupancy Permit (ROP) By-law, which is now at the Council circulation stage. The proposed by-law is intended to replace the Township's current entrance permit-focused framework under By-law No. 2009-042 with a more comprehensive, modern, and enforceable regulatory tool governing works and activities within Township road allowances and on municipal property.

The new by-law has been prepared to better reflect current operational realities, improve internal coordination, strengthen enforcement, clarify applicant obligations, and establish a more consistent permitting and restoration framework for a broad range of activities occurring within the municipal right-of-way.

The Township's existing By-law No. 2009-042 regulates the construction or alteration of entranceways or access to Township roads or property. While that by-law has served a purpose, it is now limited in scope and no longer adequately reflects the range of activities staff are required to manage within Township road allowances.

Over time, staff have encountered increasing complexity in relation to:

- private and commercial entrance installations and alterations;
- utility installations, relocations, and repairs;
- temporary road occupancy;
- obstruction of municipal property;
- stockpiling or placement of materials within the road allowance;
- excavation, grading, and other construction-related activities;
- restoration obligations following permitted work; and
- coordination between Public Works, By-law Enforcement, utilities, contractors, and residents.

The existing by-law does not provide the Township with a sufficiently modern framework to regulate these activities consistently or enforce requirements effectively when issues arise. Staff have therefore prepared a new draft Road Occupancy Permit By-law that is broader in scope, clearer in application, and more supportive of current municipal operations.

The draft is now at the point where Council circulation is appropriate, with the intent of moving toward final adoption following any comments arising from Council's review.

Financial Impacts:

There are no unplanned financial impacts associated with this report, legal review of the ROP By-Law is accounted for in the 2026 operating budget.

Options/Alternatives:

Council may provide direction on specific revisions or additional matters to be addressed before the by-law is brought forward for adoption.

This option remains available if Council wishes to refine any provisions, conditions, or implementation measures.

Strategic Plan Alignment:

Grow: Expand Infrastructure and services to meet emerging needs

Conclusion:

Staff are nearing completion of the new Road Occupancy Permit By-law and are presenting it to Council for Council review and comment. The proposed by-law modernizes and expands the Township's current framework by regulating a broader range of activities within Township road allowances, strengthening enforcement, clarifying restoration requirements, and improving coordination between departments, residents, and applicants. It also updates permit fees and security deposits to better reflect staff time and protect Township interests. Staff recommend Council review and provide any comments before staff present the new by-law and recommend repealing By-law No. 2009-042.

Prepared by:

Tom MacLeod, Director of Public Works

Reviewed by:

Jason Inwood, Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-0##

BEING A BY-LAW TO REGULATE ENTRANCES AND ROAD OCCUPANCY

WHEREAS pursuant of the Municipal Act, 2001, SO. 2001, C.25, Section 11(3), a Municipality may pass by-laws respecting matters within their jurisdiction which includes highways, including opened and unopened road allowances and rights of way under the jurisdiction of the Township of Seguin and to permit temporary encroachment thereupon.

AND WHEREAS this By-law establishes authority deems it expedient to regulate the use of municipally maintained public highways (i.e. opened and assumed), and to establish a permit system to allow construction or occupation within and all along such maintained public highways in accordance with municipal policy.

NOW THEREFORE the Council of the Corporation of the Township of Seguin hereby enacts the following:

1. INTERPRETATION:

1.1. Short Title: This By-law may be cited as the "Entrance and Road Occupancy By-law"

1.2. Severability: If any provision or part of a provision of this By-law is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, the balance of this By-law shall not be affected and shall continue to be in full force and effect.

1.3. Headings: Section and paragraph headings are inserted solely for ease of reference.

1.4. Township not Subject to By-law: This By-law does not apply to any work, undertaking or activity by or on behalf of the Township unless otherwise noted.

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2. DEFINITIONS:

2.1. Authorized Agent - means a person(s) and/or party authorized in writing by a Permit Holder to undertake work on behalf of the Permit Holder.

2.2. Boulevard: means that portion of the public highway lying between the edge of the Roadway and the abutting property.

2.3. Residential Entrance: means an entrance that provides access to land whereupon:

a) a legally permitted residential use comprising five or more dwelling units is permitted or exists;.

b) a legally permitted agricultural, farm or recreational use is permitted or exists;

2.4. Commercial/Institutional/ Entrance: means an entrance that provides access to land whereupon:

a) a legally permitted commercial, institutional, use is permitted or exists;

2.5. Director: means the Director of Public Works of the Township of Seguin.

2.6. Emergency Work: work necessary to protect life, property, or restore essential services.

2.7. Entrance - means an area of ingress and egress located on municipally owned land, the purpose of which is to provide a means of access to/from land abutting a public highway under the jurisdiction of the Township.

2.8. Grandfathered Entrance: An existing entrance constructed or approved prior to the current Township of Seguin ROP – Entrance Permit standards, and historically recognized by the Township. A grandfathered entrance may be accepted where it complies with current ROP – Entrance Permit requirements. No fee applies, and the property roll number shall be recorded for future reference.

2.9. Municipal Consent (MC): means an approval issued by the Township authorizing a public utility provider to install, remove and/or maintain infrastructure placement within the public highway.

2.10. Owner: means the owner of land abutting a public highway for which an Entrance Permit is sought and includes the owner of a dominant tenement of a right of way abutting a public highway.

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2.11. Permit: means an Entrance Permit, a Road Occupancy Permit or a Municipal Consent issued under this by-law.

2.12. Permit Holder: means the person who has obtained a Permit under this By-law.

2.13. Public Highway: means a public highway as defined in the *Municipal Act*, 2001 that is under the jurisdiction of and maintained by the Township.

2.14. Public Utility: means a system that provides natural or artificial gas, electricity, or telecommunications services to the public.

2.15. Public Utility Provider: means the owner or operator of a public utility.

2.16. Road Occupancy Permit (ROP): means a permit issued under this By-law for temporary occupation of a public highway for the purposes of construction, maintenance, staging, traffic control and which is unrelated to the construction of an Entrance.

2.17. Road Occupancy Policy: the policy issued by the Public Works department and approved and adopted by the Township, as amended.

2.18. Roadway: the portion of the public highway that is improved, designed or used for vehicular travel and includes any shoulder.

2.19. Stop Work Order: a formal directive issued under section 3.2 of this By-law.

2.20. Township: The Corporation of the Township of Seguin.

2.21. Works: all proposed activities and construction which are the subject of a Road Occupancy Permit.

2.22. Vehicle: an automobile, a boat, a commercial motor vehicle, a trailer, a farm implement, a motorcycle, a snowmobile, a personal watercraft, a truck or a tourist vehicle, or any other similar vehicle, vessel or heavy equipment that is capable of mechanical operation.

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3. AUTHORITY & ENFORCEMENT

3.1 The Director (or their designate) is authorized to enforce this by-law and without limitation to issue a Road Occupancy Permit or Entrance Permit and to apply conditions to such permit in accordance with this by-law.

3.2 The Director (or their designate) or a Municipal Law Enforcement Officer is authorized to issue a Stop Work Order requiring the cessation of any work occurring on a Public Highway where a Road Occupancy Permit or Entrance Permit has not been obtained, or where the conditions of a Permit or the requirements of this By-law are being contravened.

3.3 The Director (or their designate) may revoke a Permit if the Permit Holder or its agent(s) fail to comply with this By-law, the conditions of the permit or a Stop Work Order.

3.4 No person shall fail to comply with a Stop Work Order.

4. REQUIRMENT FOR ROAD OCCUPANCY PERMIT

4.1 No person shall engage in or allow any of the following activities in, within or upon a public highway unless expressly authorized by a Road Occupancy Permit issued hereunder or unless expressly exempted therefrom:

a) any activity that interferes with the safe use, intended purpose, or function of the public highway;
b) Fully or partially close the public highway for access (temporary closures);
c) Block or impede vehicular or pedestrian traffic on the public highway;
d) Cause or permit any temporary or permanent encroachment onto, obstruction of, or damage to the public highway;
e) Place and/or store equipment or materials of any kind;
f) Remove, damage, deface, or interfere with municipal infrastructure, including but not limited to: culverts, posts, surveyor's markers, benchmarks, traffic signs, shelters, roadway name signs, sign boards, regulatory signs, traffic signals, traffic cones, or any other traffic control device;
g) Remove, alter, or tamper with any material, equipment, or device installed by the Township;
h) Modify, move, remove any municipal or private features, structures, or facilities;
i) Place or install any sign, marker, post, rod, or other object ;
j) Install or maintain newspaper boxes, clothing donation bins, vending boxes, or similar dispensing or collection devices;

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k) Engage in construction activities of any kind including but not limited to road building/ removals/ modifications, earthworks, grading, ditching, paving, dewatering, blasting, painting, and the install of drainage devices;
l) Obstruct, alter or fill any drain, gutter, watercourse, ditch or culvert;
m) Install stonework, landscaping features, or plant trees or shrubs;
n) Pile, store, or place materials — including but not limited to snow, ice, leaves, garbage, or debris;
o) Engage in maintenance activities of any kind including but not limited to ditching, brushing, sweeping, and tree clearing.
p) Allow any private tree, shrub, hedge, or other vegetation to encroach in a manner that interferes with, impedes, or endangers public use;
q) Discharge sump pump outlets directly into a road or roadside ditch unless compliant with Township Engineering Standards & approval.
r) Allow materials of any kind to move from private property onto or across a public highway, whether intentionally or by natural causes.
s) Fail to comply with a Stop Work Order.
t) Hinder or obstruct or attempt to hinder or obstruct an officer.

4.2. Permit Application: A person wishing to obtain a Road Occupancy Permit shall submit an application in accordance with Schedules "A", "B", "C" and "D". A Permit shall only be issued if such application and the activities requested to be authorized therein complies with the applicable provisions of this by-law. When processing and considering a Road Occupancy Permit application, the Township shall consider the following guiding principles:
a) Protection of the public through the orderly control of access and egress to the public highway;
b) Protection of the public investment in public highways.
c) Minimizing Township expenditures on the repair and maintenance of its public highways and entrances thereto.

4.3. All Road Occupancy Permits issued hereunder are subject to the provisions of section 5, the Permit conditions set out in Schedule "D" and any special conditions specified in the Permit.

5. ROAD OCCUPANCY – CONDITIONS AND EXCEPTIONS

5.1. Access to Properties: When possible, access to all properties must be maintained throughout the construction of the approved Works. When access is not possible, the temporary closure plan must be communicated to Public Works and the Fire and By-law Departments for pre-approval. In these instances, the contractor is also

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required to provide the details of the temporary road closure to these departments by filling out the Temporary Road Closure Application included in Schedule "C". Acceptance of the Temporary Road Closure Application will not be conveyed to the owner/ contractor unless expressed in written format via sign back of the Temporary Road Closure Application by the Director of Public Works (or their designate) and the Fire Chief (or their designate).

5.2. Emergency Road Closures: Where a temporary road closure is required as a result of circumstances beyond the control of the Permit Holder, the Township and the Township's Fire Department shall be notified immediately. The Permit Holder, shall, in consultation with Township staff, prepare and implement a plan to restore access at the earliest opportunity.

5.3. Permit Holder Assumes All Risk: The Permit Holder is solely responsible for any injury or damage arising from the Permit Holder's or its authorized agents' activities on or within a public highway whether or not such activities were specifically authorized under the Road Occupancy Permit. The Permit Holder shall indemnify and hold the Township harmless from all claims.

5.4. Costs Assumed by Permit Holder: The Permit Holder is responsible for all costs incurred by the Township due to any required temporary roadway closure. In addition to any other remedy, any unpaid costs may be recouped through the forfeiture of any deposit or security held by the Township and may also be added to the tax roll of any property owned by the Permit Holder and collected in the same manner as municipal taxes.

5.5. Extensions of Time: If additional time is required to complete the Works beyond what is stated on the permit, the Permit Holder shall promptly notify the Township and provide the reason for the requested extension. The Director (or their designate) is under no obligation to grant the extension.

5.6. Deviation from Permit: If the approved Works may or will deviate from what is authorized under the permit, the Permit shall immediately notify the Township of the revised extent of the alteration. Director (or their designate) will respond to the request and is under no obligation to accept the terms of the proposal.

5.7. Failure to Complete Repairs: If the Permit Holder fails to complete temporary repairs or permanent restorations as required, the Township may do so and recover all associated costs from the Permit Holder. Such costs may be recouped through the forfeiture of any deposit or security held by the Township. Any costs in excess

of that recovered from deposits and security may be added to the tax roll of any property owned by the Permit Holder and collected in the same manner as municipal taxes, without limiting any other remedy available to the Township.

5.8. Night or Weekend Stoppages to Work: Where Works authorized under a Road Occupancy Permit extend beyond a single working day, the Permit Holder shall ensure that the worksite is secured, safe, and maintained in a manner that protects public safety and the integrity of the public highway during all non-working hours, including overnight periods, weekends, and statutory holidays. Refer to Section 8. Municipal Restorations for a detailed breakdown of Owner/ Contractor responsibilities.

5.9. Restorations: All disturbed areas are to be restored in accordance with Section 8. Municipal Restorations.

6. UTILITY INSTALLATIONS – MUNICIPAL CONSENT

6.1 Notwithstanding the requirements of section 4, a public utility provider shall not be required to obtain a Road Occupancy Permit unless such a permit is required under any agreement entered into by the public utility provider with the Township or under any easement in favour of the public utility provider.

6.2 Whereupon a public utility provider is not exempted under section 6.1, the public utility provider may apply for and obtain a Municipal Consent (MC) by completing the Municipal Consent section of the Road Occupancy Permit application. Upon receipt thereof and the applicable fee, the Township shall assign a Municipal Consent number.

6.3 Upon completion of the works and all required restorations the Permit Holder shall notify the Township, at which time the Township may conduct an inspection. Whereupon the Township is satisfied that the works and restorations comply with Section 8, Municipal Restoration and all applicable standards, the Township shall release the Municipal Consent deposit to the party that paid the deposit.

7. ENTRANCE PERMITS

7.1. Permit Required: No person shall construct/cause to be constructed, altered, modify or use an entrance unless an Entrance Permit has been issued under this by-law or such Entrance is exempted from the requirement to obtain a Permit.

7.2. Permit Application: An Owner wishing to alter, modify or construct an Entrance shall submit an application in accordance with Schedules “A” and “B” along with

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the fee prescribed in the Township's Fees and Charges By-law Schedule "E". Such application shall be submitted by the Owner or the Owner's Authorized Agent.

7.3. Permit Issuance: A Permit shall only be issued if such application and the Entrance proposed therein complies with the applicable provisions of this by-law and the Owner has submitted the Permit Deposit.

All Permits issued hereunder are subject to the provisions of this by-law, the Permit conditions set out in Schedule "D" and any special conditions specified in the Permit.

7.4. Prohibited Entrance Locations: New entrances will not be permitted at the following locations:

a) Within the sight triangle at an intersection.
b) Within 15.0 meters of an "at grade" railway crossing.
c) Within close proximity to a bridge, or a cross culvert greater than 3.0 m diameter

7.5. Sight Distance: No permit shall be issued where the safe stopping site distance (as determined based on OGRA 1998 Geometric Guidelines for Municipal Road) cannot be achieved, subject to the following. The Director may issue a permit where safe stopping distance is not achieved provided accommodation(s) are made through the installation of signs, brush cutting or other means all of which shall be at the Permit Holder's expense.

7.6. Design Specifications: The following table is to be read in conjunction with the standard drawings included in Schedule "B".

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DESIGN, CONSTRUCTION AND INSTALLATION REQUIREMENTS

	RESIDENTIAL	COMMERCIAL ENTRANCE
Maximum Driveway Grade	10%	10%
Top Width	4.5 – 5.0 m	9.0 m
Radii	4.5 – 5.0 m	8.0 m (or as required to accommodate truck turning movements)
Driveway Surfacing (Adjacent to gravel roads)	150 mm (Granular A)	200 mm (Granular A)
Driveway Surfacing (Adjacent to surface treated and asphalt roads)	50mm HL4 asphalt from property line to edge of the travelled road	50mm HL4 asphalt from property line to edge of the travelled road (Note: Oastler Park Drive Entrances to be complete with 50mm HL8 binder and 40mm HL4 surface course.)
Culvert Length	9.0m minimum and need to accommodate top width and ditch depth	As needed to accommodate top width and ditch depth
CSP (Corrugated Steel Pipe)	1.6 mm / 16 gauge	2.0 mm / 14 gauge
	Minimum 400 mm diameter	Minimum 400 mm diameter
CPP (Corrugated Plastic Pipe)	Boss 2000 or approved equal	Boss 2000 or approved equal
	Minimum 375 mm diameter	Minimum 375 mm diameter
Additional Culvert Information	1. All culverts, culvert extensions and couplers shall be new material and meet CSA standards 2. Township encourages the use of plastic pipe due to the extended service life 3. Minimum cover requirements for all culverts is 300mm or as per manufacturer minimums 4. All culvert end treatments are to be installed at a 3:1 max slope and finished with established seed, sod or 4" minimum sized gabion stone situated to not be resting on the culvert.	
Compaction	1. Gravel driveway surfaces are to be compacted to a degree where wheel rutting is not present. 2. Base course to be compacted to 95% Standard Proctor Dry Density (SPDD) prior to the placement of asphalt. Asphalt to be compacted to minimum of 92% of Marshall density 3. Ditches and side slopes are to be compacted to a degree where loose topsoil is not present and erosion is not	
Ditching and Drainage	Where ditching is required, slopes shall not be greater than 2:1. Ditching shall be continuous to accomplish positive drainage and will typically extend on either side of the culvert to maintain the pre-construction drainage path.	
Curbs and Headwalls	No curb or headwall is permitted to extend above the surface of the roadway shoulder within the limits of the shoulder and its rounding.	
Restoration	Restoration of the ditch, shoulders, road surface or road base shall be the responsibility of the owner/contractor. Restoration may include but not be limited to topsoil and seed/sod, rip-rap, gravel or other road surface materials.	

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GRANDFATHERED ENTRANCES

7.7. Definition: The Township acknowledges that certain entrances were established prior to the adoption of this Policy and may not be on record within the Township's database. Entrances that are not registered shall not be eligible to receive a Fire Route number from the Township's By-law Services until they are restored to the Township's current design, safety standards, and have received approval on this basis.

7.8. Bypass of the Entrance Permit Process for Grandfathered Entrances: Where an Owner provides satisfactory evidence that an entrance existed prior to the adoption of this Policy, the Township may, at its discretion, register the entrance under the applicable property roll number without requiring the Owner to complete the full application process or remit the standard fees, provided that the entrance conforms to current Township design and safety standards.

7.9. Grandfathered Entrance Application: The Owner shall indicate on the application that the entrance being applied for is a Grandfathered Entrance. This distinction permits inspection by Township staff without payment of initial fees. Following inspection, the Director of Public Works, or their designate, shall determine whether any remedial work is required prior to approval. Should additional work be deemed necessary, the Owner shall pay all applicable fees in accordance with the Road Occupancy Permit - Entrance Permit Policy before the approval process continues.

MAINTENANCE

7.10. Surface Maintenance: The maintenance of entrances (including snow and ice removal, grading, gravel application, drainage, guideposts etc.) is the responsibility of the Owner.

7.11. Culvert Maintenance: Replacement due to normal wear and deterioration or damage by the Township is the responsibility of the Township. All other damage to a culvert is the responsibility of the Owner.

INSPECTIONS

7.12. Inspection Process: All Entrance Permits shall be subject to two inspections are as follows:

i) Upon receipt of the application and payment of the applicable fee, the FIRST inspection will address the entrance location and determine the applicable entrance requirements. The owner will be notified in writing after the first inspection with regard approval requirements.

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ii) A SECOND inspection is required at the completion of construction of the Entrance to determine compliance with the Entrance Permit Standards that apply to the subject Entrance. It is the responsibility of the Owner to request this inspection.

If the Entrance is not constructed in accordance with the Entrance Permit Standards, the applicant will receive written notification informing them of the outstanding deficiencies and is responsible for rectifying the issues. This process will be repeated until the Township is satisfied with the entrance construction.

7.13. Refund of Deposit: The refund of the road damage/ non completion fee shall be approved if the construction, ditching and restoration are complete, no deficiencies exist and if construction activities on the property in question are substantially complete. The entrance shall be in good condition; the culvert ends shall be clear of debris and dirt. Drainage shall be positive, away from the road and other adjacent properties.

7.14. Forfeiture of Deposit: Should the Township be required to make repairs, complete the construction or remove the entrance as deemed necessary by the Director (or their designate), costs shall be deducted from the Road Damage/ Non-completion deposit. Further costs if incurred by the Township may be invoiced to the Owner and added to the tax roll of the Owner's property (for which access is provided by the Entrance).

DEVIATIONS FROM PROPOSAL & CANCELLATION OF PERMIT

7.15. Deviations from Entrance Permit Standards: Applicants can appeal the Entrance Installation requirements to suit their proposal by written request to the Director of Public Works (or their designate). Approval will be the responsibility of the Director of Public Works (or their designate). Where an agreement cannot be reached between the Applicant and the Township, and the applicant no longer wishes to proceed, the application fee and road damage/ non-completion deposit may (but is not guaranteed to) be refunded.

7.16. Cancellation of Permit: Where construction of an Entrance authorized under an Entrance Permit has not seriously commenced within one year of the date of the approval letter, or construction has commenced and is incomplete after one year from the date of issuance, the Permit may be revoked by the Director. The road damage/non-completion deposit shall be refunded less any Township expenses incurred in relation thereto. Consideration may be given for extensions beyond one year at the discretion of Director (or their designate).

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8. MUNICIPAL RESTORATIONS (ROAD OCCUPANCY PERMITS AND MUNICIPAL CONSENT)

GENERAL REQUIREMENTS

8.1. Purpose: These standards establish the minimum requirements for reinstating any portion of the public highway disturbed as a result of work conducted under a Road Occupancy Permit or Municipal Consent. The objective is to ensure the public highway is restored to a condition equal to or better than that which existed prior to construction.

8.2. Responsibility: The Permit Holder shall:

a) Take photos pre-construction and post-construction to verify the existing condition and conditions following restoration works.

b) Restore the disturbed area to existing condition or better within two (2) business days of completion of the project or less (unless stated otherwise in the Permit Conditions).

c) Preserve site safety, traffic control, and erosion control measures until restoration works are completed to the satisfaction of the Township.

d) Maintain the area to which the Permit or Consent applies until permanent restoration is accepted by the Township.

e) Pay all costs associated with temporary and permanent reinstatement and restorations.

8.3. Deviations Restoration Standards: Deviations from the following may be considered and approved in writing, at the discretion of the Director of Public Works (or their designate) provide such deviation maintains the purpose stated in section 8.1.

PRE-CONSTRUCTION REQUIREMENTS

8.4. Condition Assessment: Before commencing work, the Permit Holder shall document (photographically and in writing) the existing condition of pavement, shoulders, ditches, drainage structures, and adjacent private entrances (if applicable).

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8.5. Locates: Obtaining locates is the responsibility of the Permit Holder. All utilities must be located through Ontario One Call prior to breaking ground. Damage to utilities shall be immediately reported to the Township and applicable public utility provider. The Permit Holder shall be responsible for all costs arising from the damage including any damage to the public highway and municipal infrastructure thereon.

8.6. Traffic Control: The Permit Holder shall be responsible for ensuring that all traffic control measures are conduct in accordance with and comply with OTM Book 7. Vehicular, pedestrian, and emergency access shall be maintained at all times.

EXCAVATION AND BACKFILLING

8.7. Backfill Materials: Specifications for backfilling shall be as follows:

i) Gravel Roadways and Shoulders: minimum 150mm depth Granular 'A' shall be used for surface material. Typically, sub-base material shall be Granular 'B' Type II per OPSS 1010. In some applications Granular 'A' may be accepted as sub-base material. In circumstances where the sub-base cannot be compacted unshrinkable fill may also be considered to a depth of 300mm and finished with a 300mm course of Granular 'A').

ii) Use native material, in boulevard, if suitable, otherwise Granular 'B' Type II shall be placed with 150mm finishing layer of topsoil will be accepted. Backfill shall be free of organic or frozen material.

8.8. Compaction: Shall be to 100% Standard Proctor Maximum Dry Density (SPMDD) for the upper 300 mm of granular fill and at least 95% SPMDD below that. Each lift shall not exceed 300 mm loose thickness. Compaction equipment must be suitable width for the application.

8.9. Settlement Control: The Permit Holder shall monitor settlement for a minimum of 12 months after reinstatement. Any settlement within the warranty period (see section 8.31) shall be corrected at the Permit Holder's expense.

PAVEMENT RESTORATIONS

8.10. Temporary Surfaces: A minimum 50 mm cold-mix asphalt or compacted Granular 'A' surface shall be applied immediately after backfilling to maintain traffic. Temporary surfaces must be maintained in a safe condition until permanent paving can be completed.

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8.11. Permanent Surface Restoration: Final restoration must be completed within 30 days (unless otherwise approved in writing by the Director of Public Works or their designate). Pavement cuts shall be extended at least 300 mm beyond the edge of excavation. Tack coat shall be applied to all vertical and horizontal joints.

8.12. Jointing and Compaction: Asphalt shall be compacted to a minimum of 92% of Marshall density. All joints must be sealed with hot-poured rubberized asphalt joint sealer.

8.13. Asphalt Thickness Requirements:

The following table outlines the typical makeup for hard surface applications:

Road Classification	**Granular 'A' Base**	**HL3 or HL4 Asphalt Surface**
Local / Low Volume	150 mm	50 mm
Collector / Rural Arterial	200 mm	80m (2 lifts)

*Any surface treatment that has been ripped up will be replaced with asphalt as per the above table.

GRAVEL AND SHOULDER RESTORATIONS

8.14. Surface Course: For gravel roads or shoulders, restore using Granular 'A' graded to match existing profile and cross-fall (typically 3%–5%). Compact to 100% Standard Proctor Maximum Dry Density (SPMDD).

8.15. Dust Control: Apply calcium chloride or equivalent dust suppressant as directed by the Township.

8.16. Blending: Blend granular shoulders smoothly with adjacent pavement edge (if appropriate) and ditch line; no abrupt changes in depth will be permitted.

DITCH, DRAINAGE AND CULVERT RESTORATIONS

8.17. Ditch Grading: Restore ditch grades to pre-construction condition if this cannot be achieved, proceed as per the direction of the Township. All ditching shall ensure positive drainage with no ponding.

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8.18. Culvert Replacement: Culverts shall meet current Township standards (minimum 375 mm diameter HDPE unless otherwise approved). Ends shall be properly graded, with a minimum 300mm bedding below invert, where possible. If this cannot be achieved, document the bedding conditions notify the Township of these conditions and obtain Township approval.

8.19. Erosion Control: The following erosion control measures are required in the following circumstances:

i) Downstream culverts - Install erosion and sediment control measures at each downstream culvert from the project site as necessary.

ii) Inlet Structures - All drainage that flows to a municipal sewer shall have the grate double-wrapped in geotextile fabric.

iii) Drainage from Right of Way - All drainage that leaves a municipal drainage course shall have silt fence installed (as per OPSD 219.130) at the limit of construction to mitigate the migration of sediment.

iv) Migration of Soils - If soil migration is encountered, the owner / contractor will be required to remediate the resulting damage at their cost. The Township may require further erosion control measures such as straw bale check dams (installed as per OPSD 219.180) if soil migration is deemed significant.

v) Erosion - In any area where slope has or may cause erosion, the Owner/ Contractor may be asked to install permanent rock check dams (as per OPSD 219.210) during construction and maintain until vegetation is re-established.

All erosion control measures are to be inspected and maintained by the Owner or Contractor within 24 hours after a significant rainfall event. Any of these measures found to be in a state of disrepair shall be repaired same day.

BOULEVARD AND SODDED AREA RESTORATIONS

8.20. Topsoil and Seed/Sod: Replace topsoil to a minimum depth of 150 mm, lightly compacted. Apply seed mix and fertilizer in accordance with OPSS 572 and maintain until uniform growth is achieved.

If the owner/ contractor wished to install sod, it shall be nursery-grown, No. 1 quality, laid flush and rolled. Water and maintain until the root system is established (minimum one-year warranty).

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8.21. Seeded Areas: Where seeding, apply seed mix and fertilizer in accordance with OPSS 572 and maintain until uniform growth is achieved.

ENTRANCES

8.22. Culverts and End Treatment: Newly installed culverts may be finished with established seed, sod or 4" minimum sized gabion stone. All culvert end treatments are to be installed at a 3:1 max slope.

8.23. Surfaces: All driveway entrance surfacing shall match existing materials and grades.

8.24. Ditching: Where ditching is required, side slopes shall not be greater than 2:1. Ditching shall be continuous to accomplish positive drainage and will typically extend on either side of the culvert to maintain or improve the pre-construction drainage path.

8.25. Shouldering: Restoration of any disturbed areas of the road surface or road base shall be the responsibility of the owner/contractor. Restoration may include, but not be limited to, laying fresh gravel, appropriate compaction or application of other road surface materials to match the existing surface.

8.26. Compaction: All gravel surfaces are to be compacted to Gravel driveway surfaces are to be compacted to a degree where wheel rutting is not present. Base course to be compacted to 95% Standard Proctor Dry Density (SPDD) prior to the placement of asphalt. Ditches and side slopes are to be compacted to a degree where loose topsoil and signs of erosion are not present.

*No curb or headwall is permitted to be elevated above the surface of the roadway or shoulder within the limits of the shoulder and its rounding.

INSPECTIONS AND ACCEPTANCE

8.27. Interim Inspection: The Township may inspect at any stage of the work to ensure compliance. Deficiencies or deviations from the proposal included on the permit must be corrected immediately.

8.28. Final Inspection and Acceptance: Final inspection will occur after owner or contractor informs the Township that permanent restorations are complete. Acceptance is contingent upon:

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i) Compliance with these standards;
ii) Absence of settlement or surface defects;
iii) and Completion of all restorations and cleanup.

8.29. Warranty Period: All restorations shall be warranted for twelve (12) months from the date of final acceptance. Any failures or deficiencies within that period must be repaired at the Contractor's expense.

8.30. As-Built Records: Contractors performing underground servicing works shall provide as-built drawings showing the horizontal and vertical location of all installations within the right-of-way.

PERMIT CLOSURE

8.31. Permit Closure Conditions: No Road Occupancy Permit Deposit will be released until:
i) All restorations are accepted by the Township; and
ii) As-built documentation has been received (if applicable).

9. GENERAL REQUIREMENTS

9.1. Insurance: Before beginning the Works, the Contractor shall provide the Township with a Certificate of Insurance, in a form acceptable to the Township, confirming general liability coverage of not less than $2,000,000.00. The Township shall be named as an additional insured, and the policy must indemnify the Township against any loss, claims, or damages arising in connection with the Works. No Owner or Contractor shall commence the Works without meeting this requirement.

9.2. Completion of Restorations: The Owner shall complete all restorations in accordance with the Road Occupancy Policy and any specific conditions outlined in the Road Occupancy Permit within two (2) business days of completing the Works.

9.3. Excess Restoration Costs: If the cost to repair or restore the public highway exceeds the amount held on deposit or posted as security, the permit holder shall be responsible for the excess. The excess amount shall constitute a debt owed to the Township, which the Township may recover through legal action or by adding the amount to the tax roll of any lands owned by the permit holder and collecting it in the same manner as municipal taxes.

DRAFT

9.4. Compliance with Legislation and By-laws: Owners and Contractors shall comply with the Public Transportation and Highway Improvement Act, the Occupational Health and Safety Act, and all other applicable provincial statutes, regulations, and municipal by-laws at all times.

9.5. Compliance with Permit Conditions: No Owner or Contractor shall fail to comply with any terms or conditions specified in a Road Occupancy Permit.

9.6. Compliance with Submitted Plans: No Owner or Contractor shall deviate from the plans submitted with a Road Occupancy Permit application without notifying the Director as soon as practicable and submitting an amended application reflecting the change.

9.7. Permit On-Site and Available for Inspection: No Owner or Contractor shall fail to keep proof of the Road Occupancy Permit on the work site or fail to provide it upon request by the Director, their designate or any authorized enforcement official.

10. FEES AND DEPOSITS

10.1. Fees: The fee for a Permit shall be as established in the Township of Seguin Fees and Charges By-law Schedule "E".

10.2. Requirement - Deposits: All Permits shall be subject to the requirement to provide a Permit Deposit which shall be refunded whereupon it is determined that Restoration has been completed in accordance with Section 8.

10.3. Deposit – Amount: The Permit Deposit shall be established by the Director based upon the nature, scope and extent of the potential damage to the public highway and at no time shall such amount be less than the minimum deposit set out in the Township of Seguin Fees and Charges By-law

11. PENALTIES

11.1. Any person who contravenes any provision of this By-law is guilty of an offence and, upon conviction, is liable to a fine exclusive of costs and provisions outlined in the Provincial Offences Act. R.S.O. 1990, c P.33, as amended shall apply to said fine.

11.2. Every person who contravenes the provisions of any section of this By-law and every Director or Officer of a corporation who knowingly concurs in contravention by the corporation is guilty of an offence under the provisions of the Municipal Act 2001, S.O.2001, c.25.

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11.3. Every person who contravenes the provisions of any section of this by-law and every Director or officer of the Township, who knowingly concurs in the contraventions by the Township, is guilty of an offence and liable on conviction to a penalty where the minimum fine shall not exceed $500 and a maximum fine shall not exceed $100,000 exclusive of costs under the provisions of the Municipal Act 2001, S.O. 2001 c.25 as amended.

11.4. For the purpose of continuous offences every person who contravenes any provision of this by-law and ever Director or Officer of a Corporation who knowingly concurs in the contravention of a by-law of the Township is guilty of an offense and liable on conviction to a penalty not exceeding $10,000, exclusive of costs under the provisions of the Municipal Act, 2001, S.O. 2001 c.25 as amended.

11.5. Notwithstanding the provisions of the Municipal Act 2001, S.O. 2001 c.25 as amended the total of all daily fines for the offense is not limited to $100,000.

11.6. For the purpose of multiple offences, every person who contravenes any provision of this by-law and every Director or Officer of the Township who knowingly concurs in the contravention of a by-law of the Township is guilty of an offense and liable on conviction to a penalty not exceeding $10,000, exclusive of costs under the provisions of the Municipal Act, 2001 S.O. 2001, c. 25 as amended.

Enacted by Council of the Township of Seguin on this ___ day of _____, 2026.

_____

Mayor

_____

Clerk

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Schedule A

Road Occupancy Permit Application

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Schedule B

Entrance Permit Standard Drawings

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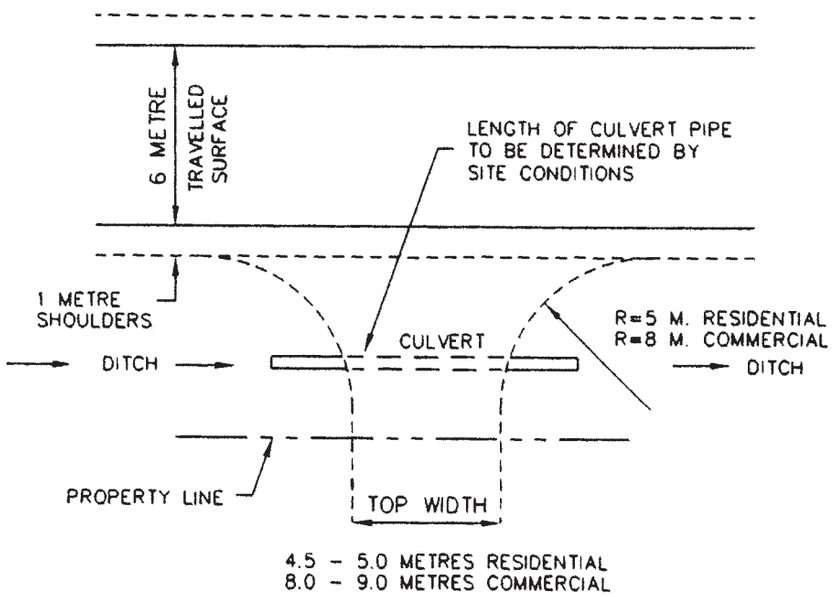
TOWNSHIP OF SEGUIN ENTRANCE STANDARDS

DRAWING "A"

INSTALLATION PLAN VIEW



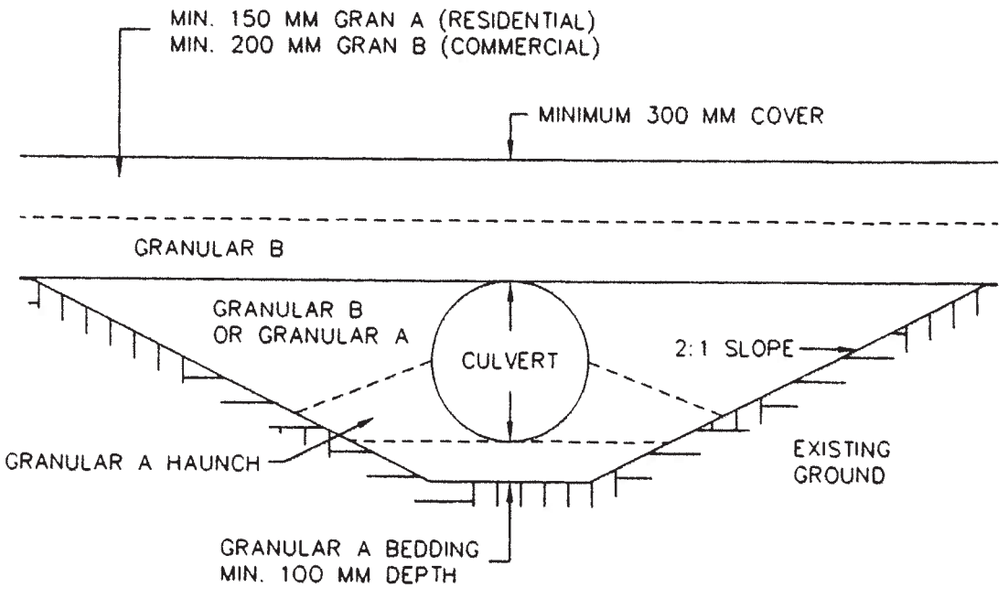
NOTES

1. DITCHING IS REQUIRED WITHIN 2 METRES OF THE INLET SIDE OF THE CULVERT PIPE AND 2 METRES OUT FROM THE DISCHARGE END. ADDITIONAL DITCHING MAY BE REQUIRED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE. DITCH SLOPES SHALL NOT BE STEEPER THAN 2H:1V AND SHALL BE STABILIZED AS REQUIRED WITH TOPSOIL AND SEED.
2. THE ENTRANCES SHALL BE CONSTRUCTED IN A PROFESSIONAL AND RESPONSIBLE MANNER, APPLYING PROPER AND ACCEPTABLE CONSTRUCTION AND SAFETY TECHNIQUES.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF THE PUBLIC DURING THE CONSTRUCTION AND OCCUPYING OF THE PUBLIC ROAD ALLOWANCE FOR THE PURPOSE OF THE CONSTRUCTION. COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AS WELL AS BOOK 7 OF THE ONTARIO TRAFFIC MANUAL IS REQUIRED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR IS REQUESTED TO PROVIDE 48 HOURS NOTICE TO THE TOWNSHIP OF SEGUIN PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES.
6. ENTRANCES SHALL BE CONSTRUCTED AT A 90 DEGREE ANGLE TO THE MUNICIPAL ROAD UNLESS OTHERWISE AGREED TO BY THE TOWNSHIP.

TOWNSHIP OF SEGUIN ENTRANCE STANDARDS

DRAWING "B"

INSTALLATION CROSS SECTION



NOTES

1. PIPE CULVERT
   MINIMUM 400 MM DIAMETER CSP
   MINIMUM 375 MM DIAMETER CPP (BOSS 2000 OR APPROVED EQUIVALENT)
2. COMPACT BEDDING, HAUNCH, AND BACKFILL MATERIAL TO 98% SPD.
3. EXISTING SUBGRADE MATERIAL MUST BE CAPABLE OF SUPPORTING A MINIMUM OF 150 KPA. (THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SUB BASE MATERIAL IS CAPABLE TO SUPPORTING THE CULVERT WITHOUT SETTLEMENT).
4. ALL GRANULAR MATERIALS AS PER OPSS 1010.

Schedule C

Temporary Road Closure Application

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Schedule D

Short Form Wording and Set Fines

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Schedule E

Fee Schedule

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Road Occupancy Permit **Required for all works outlined in Section 4. except for Municipal Consents and Entrance Permits (see below)*		
Fee Category	**Description**	**Permit Fees**
Permit Fee (Non-Refundable)	Road Occupancy	$300
Road Occupancy Permit Deposit *Refundable provided the Director of Public Works (or their designate) is satisfied with restorations as per Section 8. – Municipal Restorations	Gravel Road or R.O.W. Works	$1,000 minimum
	Surface Treatment Road Works	$2,000 minimum
	Asphalt Road Works	$5,000 minimum
Municipal Consent **Required for all utility installs*		
Fee Category	**Description**	**Permit Fees**
Permit Fee (Non-Refundable)	Municipal Consent	$300
Municipal Consent Deposit *Refundable provided the Director of Public Works (or their designate) is satisfied with restorations as per Section 8. – Municipal Restorations	Gravel Road or R.O.W. Works	$1,000 minimum
	Surface Treatment Road Works	$2,000 minimum
	Asphalt Road Works	$5,000 minimum
Entrance Permit **Required for entrance installs*		
Fee Category	**Description**	**Permit Fees**
Permit Fee (Non-Refundable)	Entrance Permit	$300
Entrance Permit Deposit *Refundable provided the Director of Public Works (or their designate) is satisfied with restorations as per Section 8. Municipal Restorations	Gravel Road or R.O.W. Works	$1,000 minimum
	Surface Treatment Road Works	$2,000 minimum
	Asphalt Road Works	$5,000 minimum

Notes:

1. The Township may increase deposits based on scope, risk, and expected ROW impacts.

2. All deposits may be subject to inspection to obtain approval prior to release of deposit.

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By-laws

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-046

Being a By-law to write off taxes on properties in the Township of Seguin.

WHEREAS, Section 357 and 358 of the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, authorizes the Council of a municipality to cancel, reduce or refund taxes;

AND WHEREAS, it has been recommended by the Treasurer of The Corporation of the Township of Seguin that because of a reduction in assessment, a reduction should be made in the taxes (municipal and education) levied against the property(s);

AND WHEREAS, it is further recommended that any taxes levied during 2025 that are above the amount of taxes that should be made against the property because of the reduction should be written off by the Treasurer of The Corporation.

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

1. **THAT** as per the recommendation of the Treasurer of The Corporation of the Township of Seguin regarding the write off of taxes on property(s), Council does hereby authorize and direct the Treasurer to execute the required documentation to complete the property tax write off as follows:

Roll Number	Name	Reason	Year	Amount
49-03-010-013-00100-0000	Vasyl Kapustian	Section 357 (Fire)	2026	$479.06
49-03-010-013-01615-0000	Shira Taylor	Section 357 (Demo)	2026	$865.03
49-03-030-009-00200-0000	Korey Freeman	Section 357 (Fire)	2026	$752.82

READ a **FIRST, SECOND** and **THIRD TIME**, **PASSED** and **ENACTED** this 19th day of May, 2026.

Ann MacDiarmid,
Mayor

Craig Jeffery,
Clerk

DRAFT

Board & Committee Agendas & Minutes

BOARD OF HEALTH
NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT

Nipissing District:	
Central Appointees	Karen Cook
	Sara Inch (Vice-Chairperson)
	Jamie Lowery
	Alex Scott
	Dave Wolfe
Eastern Appointee	Rick Champagne (Chairperson)
Western Appointee	Jamie Restoule
Parry Sound District:	
Northeastern Appointee	Blair Flowers
Southeastern Appointee	Marianne Stickland
Western Appointee	Jamie McGarvey
Public Appointees:	Tim Sheppard
Medical Officer of Health/Executive Officer	Dr. Carol Zimbalatti

Also Attending by Invitation

Executive Director, Organizational Effectiveness	Chris Bowes
Public Health Inspector, Communicable Disease Control	Kara Burnett
Executive Director, Community Services	Louise Gagné
Manager, Foundational Services	Danielle Hunter
Epidemiologist, Foundational Services	Dinna Lozano
Executive Director, Clinical Services/Chief Nursing Officer	Shannon Mantha
Executive Director, Corporate Services/Privacy Officer	Paul Massicotte
Community Health Promoter, Sexual Health	Taylor Matson
Executive Assistant, Director's Office	Christine Neily
Manager, Quality, Practice, and Relations	Terry Smith

Recorder

Executive Assistant, Office of the Medical Officer of Health	Ashley Lecappelain

A regular meeting of the **Board of Health** for the **North Bay Parry Sound District Health Unit** will be held both in person and virtually for Board of Health members, and will be live streamed for the public from the Nipissing Room at 345 Oak Street West, North Bay, Ontario on:

Date: Wednesday, April 22, 2026

Time: 5:20 p.m. to 7:00 p.m.

A G E N D A

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

- *Notice of Motion*

3.0 CONFLICT OF INTEREST DECLARATION

4.0 PRESENTATIONS: NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT STRATEGIC PLAN UPDATES

Priority 1, Strategy 1: Establish Pathways Alongside Employees for their Growth and Development.

- *Kara Brunett, Public Health Inspector, Communicable Disease Control*
- *Terry Smith, Manager, Quality, Practice, and Relations*

Priority 2, Strategy 1: Strengthen Organizational and Public Understanding of Discrimination, Racism, and Racial Equity as Public Health Issues.

- *Dinna Lozano, Epidemiologist, Foundational Services*
- *Taylor Matson, Community Health Promoter, Sexual Health*

Priority 3, Strategy 1: Ground Actions and Relationships in our Vison, Mission, and Values.

- *Chris Bowes, Executive Director, Organizational Effectiveness*
- *Danielle Hunter, Manager, Foundational Services*

5.0 APPROVAL OF THE PREVIOUS MINUTES

5.1 Board of Health Minutes – February 25, 2026

- *Notice of Motion*

5.2 Board of Health In-Camera Minutes – February 25, 2026

- *Notice of Motion*

6.0 DATE OF NEXT MEETING

Date: June 24, 2026

Time: to be determined

Place: Georgian Room, Parry Sound Office

7.0 BUSINESS ARISING

8.0 REPORT OF MEDICAL OFFICER OF HEALTH

9.0 BOARD COMMITTEE REPORTS

9.1 Finance and Property Committee

- *Notice of Motion*

10.0 CORRESPONDENCE

11.0 NEW BUSINESS

12.0 IN CAMERA

13.0 ADJOURNMENT

If you are not able to attend the meeting, please notify Ashley Lecappelain at 705-474-1400, extension 5272.

Thank you.
Approved by,

Carol Zimbalatti, M.D., CCFP, MPH
Medical Officer of Health/Executive Officer

BOARD OF HEALTH
FINANCE AND PROPERTY COMMITTEE
NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT

Nipissing District:	
Central Appointees	Karen Cook (Vice-Chairperson) Sara Inch (Chairperson) Jamie Lowery Alex Scott Dave Wolfe
Eastern Appointee	Rick Champagne
Western Appointee	Jamie Restoule
Parry Sound District:	
Northeastern Appointee	Blair Flowers
Southeastern Appointee	Marianne Stickland
Western Appointee	Jamie McGarvey
Public Appointees:	Tim Sheppard
Medical Officer of Health/Executive Officer	Dr. Carol Zimbalatti
Also Attending by Invitation	
Lead Audit Partner, KPMG	Derek D'Angelo
Senior Manager, KPMG	Sara Lingenfelter
Executive Director, Corporate Services/Privacy Officer	Paul Massicotte
Executive Assistant, Director's Office	Christine Neily
Recorder	
Executive Assistant, Office of the Medical Officer of Health	Ashley Lecappelain

A meeting of the **Finance and Property Committee** of the **Board of Health** for the **North Bay Parry Sound District Health Unit** will be held both in person and virtually, and will be live streamed for the public, from the Nipissing Room at 345 Oak Street West, North Bay, Ontario on:

Date: Wednesday, April 22, 2026
Time: 5:00 p.m. to 5:20 p.m.

A G E N D A

1.0 CALL TO ORDER

2.0 LAND ACKNOWLEDGEMENT

- Jamie McGarvey, Board of Health Member

3.0 APPROVAL OF THE AGENDA

➢*Notice of Motion*

4.0 CONFLICT OF INTEREST DECLARATION

5.0 PRESENTATION: AUDIT REPORT

➢*Derek D'Angelo, CPA, CA, Partner, KPMG LLP*
➢*Sara Lingenfelter, CPA, CA, KPMG LLP*

6.0 APPROVAL OF PREVIOUS MINUTES

6.1 Finance and Property Committee Minutes – February 25, 2026

➢*Notice of Motion*

7.0 DATE OF NEXT MEETING

Date: June 24, 2026

Time: To be Determined

Location: Georgian Room, Parry Sound Office

8.0 BUSINESS ARISING

9.0 NEW BUSINESS

9.1 2025 Year-End Audit

9.0 IN CAMERA

10.0 ADJOURNMENT

If you are not able to attend the meeting, please notify Ashley Lecappelain at 705-474-1400, extension 5272.

Thank you.

Approved by,

Carol Zimbalatti, M.D., CCFP, MPH
Medical Officer of Health/Executive Officer

The Corporation of the Township of Seguin Business Committee

Draft Minutes of Thursday, April 2nd, 2026

A meeting of the Township of Seguin Business Committee was held April 2nd, 2026 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Andrew Ryeland, Chair (Council Chambers)
- Michelle Berry (Council Chambers)
- Les Hess (Council Chambers)
- Chris Ivanov (Council Chambers)
- Councillor Ted Collins (videoconference)
- Mayor Ann MacDiarmid (Council Chambers)

Staff Present:

- Valerie Iancovich
- Donna McLeod

Absent Members:

- Laurie McDonald
- Darrin O'Brien

Resolution No. 2026-007
Moved by: Michelle Berry
Seconded by: Ann MacDiarmid
"THAT we do now convene this Regular Meeting of the Township of Seguin Business Committee at 9:32 am.".

CARRIED

Approval of Agenda.
After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-008
Moved by: Ann MacDiarmid
Seconded by: Les Hess
"THAT the Township of Seguin Business Committee does hereby approve the Minutes of the Committee Meeting of February 5th, 2026, as circulated.".

CARRIED

Business Directory & Survey.
The Business Directory was deferred to next meeting. Valerie distributed the survey to be completed by residents.

Action Items:

- Valerie Iancovich will share the results in a summary for the Committee.
- Have the survey results in the Parry Sound Area Chamber of Commerce April Newsletter.

Mayor's Lunch & Golf.
The date of this event has been scheduled for Thursday, October 1st, 2026. This item was deferred to next meeting.

Action Item:

- Have members come to the next meeting with thoughts on a speaker.

2026 Workplan.
This item was discussed with no concerns.

Parry Sound Area Chamber of Commerce (PSACC).
Chris Ivanov gave an overview of the Parry Sound Area Chamber of Commerce meeting.

Action Item:

- Donna McLeod will invite Chris McDonald to the next meeting.

- Chris Ivanov will send the PSACC's preliminary booklet to members for review.

Opportunities
The Committee discussed Mentoring.

Action Items:

- Andrew Ryeland will invite Melissa Green from Business Development Manager, Northern Ontario to the next meeting.

Meeting Dates
Add July and October meetings to the June Agenda.

Other Business.

Tamarack North Centre.
Mayor Ann MacDiarmid gave an update on the HARD HAT PARTY scheduled for Saturday, May 23, 2026. Tickets are on sale now, there will be a tour of the facility, live music, door prizes, live auction, local food & drink.

Resolution No. 2026-009
Moved by: Michelle Berry
Seconded by: Les Hess
"THAT the Township of Seguin Business Committee does hereby adjourn at 10:24 am to meet again on May 7th, 2026 at 9:30 am or at the call of the Chair.".
CARRIED

Andrew Ryeland,
Chair

Donna McLeod,
Clerk's Department

The Corporation of the Township of Seguin

Recreation and Culture Committee

Draft Minutes of Wednesday, April 15th, 2026

A meeting of the Township of Seguin Recreation and Culture Committee was held April 15th, 2026 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Janet Borneman (Council Chambers)
- Melissa Belanger (Council Chambers)
- Sam Fraser (Council Chambers)
- Cathy Lucas (Council Chambers)
- Laurie McDonald (Council Chambers)
- Donald Sanderson (videoconference)
- Councillor Ken Adams (Council Chambers)
- Councillor Gail Finnson (Council Chambers)

Guest Present:

- Lyndsey Broooks (Council Chambers)
- Greg Getty (Council Chambers)
- Tony & Bev Hawkrigg (Council Chambers)

Staff Present:

- Kara Duggan
- Donna McLeod

Regrets were received from:

- Terry Fellner
- Terri Retzler

Absent Members:

- Sue Coxhead

Resolution No. 2026-025
Moved by: Sam Fraser
Seconded by: Gail Finnson
"THAT we do now convene this Regular Meeting of the Township of Seguin Recreation and Culture Committee at 6:30 pm.".

CARRIED

Approval of Agenda.
After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was amended.

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-026
Moved by: Ken Adams
Seconded by: Sam Fraser
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Minutes of the Committee Meeting of March 18th, 2026 as circulated.".

CARRIED

Appointment of Chair.
The SRCC discussed having Janet Borneman stay on as Chair.

Resolution No. 2026-027
Moved by: Gail Finnson
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby appoint Janet Borneman to be the Chair of the Committee for the rest of the term of Council.".

CARRIED

Classic Cruise.
Tony Hawkrigg and Greg Getty update the SRCC regarding the Classic Cruise.

Action Item:

- This item will be added to the next SRCC meeting.

Youth Dance.
Lyndsey Brooks attended the SRCC meeting, stating she would like to promote a Youth Dance at the Humphrey Arena on June 5th, 2026 from 7 pm to 9:30 pm. This dance will be for grades 5 to 8.

Resolution No. 2026-028
Moved by: Sam Fraser
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Youth Dance working group of Terri Retzler, Lyndsey Brooks, Sam Fraser and approve a budget of $1,000.".

CARRIED

Square (Debit/Credit) Machine.
Michele Fraser discussed with the SRCC regarding purchasing their own square.

Resolution No. 2026-029
Moved by: Gail Finnson
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve the purchase of a square (debit/credit machine) for the Seguin Recreation and Culture Committee in the amount of $399.00 approx. to be used at events.".

CARRIED

Drone Light Show.
This item was deferred to the next meeting.

Bunny Bash.
Sam Fraser informed the SRCC that this event went over well with Businesses helping.

Passport.
Janet Borneman brought in a basket to raffle off from passport tickets which were entered at functions.

Action Item:

- Kara Duggan and Donna McLeod drew the winner.

Events & Dates.
There were no new dates to discuss.

Action Item:

- There will be a pamphlet created when the new Committee members are approved.

Bug Hotel and Picnic at Museum.
This item was deferred to the next meeting.

Action Item:

- Terri Retzler will speak to Kara Duggan.

Strawberry Social.
This item was deferred to the next meeting.

Bike Rodeo.
This item was deferred to the next meeting.

Action Item:

- Kara Duggan will speak to By-law/Fire Department regarding using the Municipal parking lot.

Resolution No. 2026-030
Moved by: Cathy Lucas
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby adjourn at 7:45 pm to meet again on May 20th, 2026 at 6:30 pm or at the call of the Chair.".

CARRIED

Janet Borneman,
Chair

Donna McLeod,
Clerk's Department

Outlook

Fw: Correction: MWC May Meeting Date

From info <info@seguin.ca>
Date Mon 5/11/2026 9:18 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>
Sent: May 8, 2026 1:59 PM
To: info <info@seguin.ca>
Subject: Correction: MWC May Meeting Date

View this email in your browser

Muskoka
WATERSHED COUNCIL

Please note a correction below regarding the date for our upcoming May meeting.

The meeting will be held on Friday, May 22nd, rather than the 16th as previously stated. Please update your calendars accordingly.

We apologize for any confusion and look forward to seeing you there!

Date: Friday, May 22th, 2026
Time: 2:00 PM – 4:00 PM
Location: District Municipality of Muskoka, Pine Room (70 Pine St, Bracebridge)
Virtual Option: Join via Zoom

To attend in person, please email Kaitlyn Horton in advance.

Email Kaitlyn

Join Virtually

Muskoka
WATERSHED COUNCIL

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West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – May 13, 2026

Date: May 13, 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:

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**, (MOU Regarding Hard Hat Party)**

1.2 Additions to Open Agenda

1.3 Approval of Agenda

That the Agenda for the May 13, 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 April 8, 2026 Regular Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

2. Delegations/Correspondence

2.1 Jen & Shane Reynolds – request to Establish Tamarack North Ctr as official home court for PS Stingers Basketball Club

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 Sale of Smith Cres. Property
Verbal Update: Chair Dale Robinson

3.4 Marketing
Verbal Update : Lindsay Sage, of Sagecomm Marketing

3.5 YMCA Operation Update
Verbal Update: Ryan Purdy

3.6 Fundraising/Sponsorship Update
Verbal Update: Sneak Peek Committee Chair Libby Walker

Resolution 2026 -

That the Board received the April 8, 2026 Fundraising Verbal Update for information purposes.

3.7 Chair to Set Opening Dates

Resolution 2026 –
That Chair Dale Robinson be authorized to set the official opening ceremony date and the opening to the public of the Tamarack North Centre in August, 2026.

4. Adjournment

From:	Rebecca Johnson
To:	Rebecca Johnson
Subject:	Establish Tamarack North Centre as official home court for PS Stingers Basketball Club
Date:	May 8, 2026 3:29:17 PM

From: Jen Reynolds <jen-reynolds@hotmail.com>
Sent: Wednesday, May 6, 2026 1:09 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: Terry Fellner <terryfellner@seguin.ca>
Subject: Re: Tamarack north building hard hat party

Dear Members of the Municipal Services Board,

On behalf of the Parry Sound Stingers Basketball Club, we are writing to express our strong interest in establishing the new Tamarack North Community Centre as the official home court for our organization.

A true “home court” is far more than simply a place to play. It provides consistency for athletes, creates a sense of identity and pride, and allows a program to build culture, community, and long-term development. For our players, having a dedicated home court would mean stable practice schedules, the ability to train on a full-size court, and the opportunity to compete in a familiar environment. For families and supporters, it becomes a central gathering place that strengthens community connection and engagement.

The impact extends well beyond our club. This past season, due to the lack of a suitable home facility in Parry Sound, we were required to host several Ontario Basketball League (OBL) tournaments in Gravenhurst. These events brought teams and families from across Ontario into the region, demonstrating the significant economic and community-building opportunities that come with hosting. With access to a proper home court in Parry Sound, we would be able to bring these tournaments back to our own community—supporting local businesses and increasing the visibility of sport in our area.
Currently, our program is operating at full capacity due to limited gym availability. We are running multiple teams out of spaces that are too small to properly support skill development, team systems, and safe play. While we have made it work, these limitations directly impact the quality of training and the growth of our athletes.

At present, we operate four representative (rep) teams, with clear demand and potential to expand further. However, without adequate gym space, we are unable to grow these programs. Similarly, our house league—serving athletes from U6 through U14—is at capacity, and we are often faced with limiting participation. With access to the Tamarack North Community Centre as our home court, we would be able to expand these offerings, increase participation, and provide more opportunities for youth in our community to engage in sport.
Beyond need, we also want to outline how the Stingers would contribute as an active and

reliable user of the facility.

There would be no direct financial cost to the MSB in designating Tamarack North as our home court. We would operate as a paying user group and rent the facility at the established YMCA rates, provided they remain reasonable and aligned with community-based sport access. This would position the Stingers as a consistent and dependable revenue source for the facility.

Our programming runs year-round and would provide steady, predictable usage:

- House League (October–May): approximately 6 hours per week
- Rep Program (September–June): approximately 12–15 hours per week, with potential for additional hours as we grow
- Summer 3v3 League: 1–2 nights per week (approximately 3–6 hours weekly)
- Summer Day Camp: approximately 2 full weeks (8:00 AM – 4:00 PM)
- Summer Rep Girls Program: (this is new this summer) approximately 3 hours per week for practices, with potential for growth as participation increases

We also anticipate strong tournament and event use. Each rep team would host at least one OBL weekend tournament annually, typically requiring full-day gym access (approximately 8:00 AM – 8:00 PM) over one or two days. In addition, we would aim to host non-OBL tournaments—ideally one per team or more if permitted—along with weeknight league games and weekend "mini" game days.

An OBL tournament typically brings in approximately seven visiting teams from across Ontario. This results in hotel stays and increased traffic for local restaurants and businesses, creating meaningful economic benefits for the community.

- 7 teams from out of town would roughly be 70-80 hotel rooms needed
- Breakfast/ Lunch/ Dinner for all teams

We are also currently exploring opportunities with surrounding communities to develop an inter-league house league program, which could include monthly weekend events or weeknight games hosted locally.

Accessibility remains a core value of our organization. While we are committed to paying standard rental rates, we strive to keep our programs affordable and remove financial barriers so that all children in our community have the opportunity to participate. Reasonable access to gym space is essential in supporting this goal.

We also believe it is important to recognize how a dedicated "home facility" contributes to the success of local sports organizations. For example, the Parry Sound Shamrocks benefit greatly from having consistent home ice, allowing their program to grow, build identity, and foster strong community support. Similarly, a home court for the Stingers would allow our program to develop, strengthen athlete experience, and build a visible and engaged basketball community within Parry Sound.

Finally, we understand the importance of community support in initiatives like this. We are

committed to including endorsements from local leaders, community members, and parents who recognize the value and impact of establishing a home court for youth basketball in Parry Sound.

The Tamarack North Community Centre represents an incredible opportunity—not only for the Stingers, but for the broader community. We are committed to being strong partners in maximizing its use and impact, and we believe establishing it as our home court would be a meaningful step forward for sport and youth development in our area.
Thank you for your time and consideration. We would welcome the opportunity to discuss this further.

Sincerely,
Shane and Jen Reynolds
Parry Sound Stingers Basketball Club
President & Vice President

TAMARACK NORTH CENTRE

PROJECT UPDATE MAY 13, 2026

CONTENTS

- SHORT TERM CONSTRUCTION SCHEDULE (ongoing/new activities)
- OVERALL PROJECT SCHEDULE
- BUDGET UPDATE
- CONTINGENCY UPDATE

SHORT TERM SCHEDULE (ongoing/new activities)

- Mechanical Systems
  - U/G Piping Around Pool
  - Introducing Glycol to Heating System
- HVAC
  - O/H Miscellaneous-Ins
  - Finish fixtures & Equipment
- Electrical – Final Fixtures & Permanent Power
- Finished Painting
- Finished Flooring
- Sports Flooring
- Pool Structure Install Completion & Backfill

OVERALL PROJECT SCHEDULE

- M&E Permanent Fixture & Startup
- Staged Commissioning
- Building Finishes
- Millwork & Change Room Partitions
- Pool – Stainless Steel Structure Completion, Backfill & Concrete Slab
- Exterior Roadway & Parking Lot Completion
- Landscaping
- 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 $835,080.78 in subsequent tender contracts, approved and pending changes. The construction contingency is currently at $318,467.67

MAY 13, 2025

CAT

THANK YOU

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)

April 5, 2026

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,

I am a property owner on McLean Lake, off Hwy. 518, and am 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.

I 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.

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, I am 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, as impacted property owners, 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
- Butterflies and pollinators
- Moose calving and habitat
- Black bears
- Coyote
- Gray Wolf
- Grouse, ducks, loons
- Whip-poor-will
- Numerous native plants
- Various songbird who migrate to spend their summer with us
- Red shouldered hawks
- Pileated Woodpeckers
- Turkey vultures
- Herons
- Ravens

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
- Liability if a child or pedestrian is injured
- Liability for environmental damage

If the trail is open in practice to the public at large, responsibility cannot reasonably be limited to one organization.

8. Process Transparency

We respectfully request written clarification regarding:

1. What environmental studies will be conducted
2. Who will conduct them
3. The legislative authority under which review is occurring
4. The timeline for evaluation
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

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.

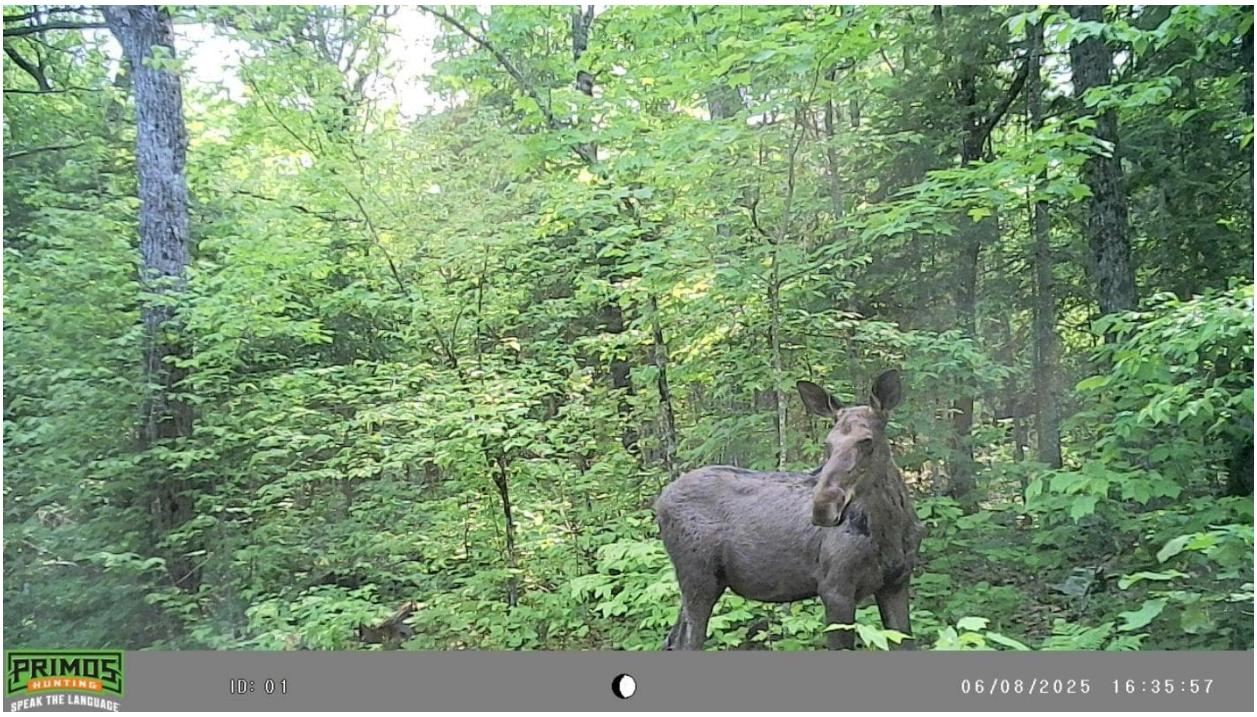
We appreciate your attention to this matter and look forward to your response.

Sincerely,

Dr. Morganna Turner

776 Highway 518, Parry Sound, Ontario, P2A 2W9

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: OFTR trail discussion

From info <info@seguin.ca>
Date Mon 4/13/2026 9:09 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Mark Auerman <mark_auerman@hotmail.com>
Sent: April 12, 2026 4:48 PM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; 'Minister of the Environment' <todd.mccarthy@pc.ola.org>
Cc: info <info@seguin.ca>; Mark Auerman <mark_auerman@hotmail.com>
Subject: Re: OFTR trail discussion

Hello Adam,

I am writing in response to your recent letter and to follow up on our phone conversations.

During our initial phone call, you advised me that a work permit is not required for trail cutting on Crown land unless a water crossing occurs. At the time of that conversation, it was my understanding that the presence of water crossings had not yet been identified or considered.

I am writing to advise you that there are, in fact, three water crossings associated with the trail work already completed by the Ontario Federation of Trail Riders (OFTR). As this constitutes new information, I am concerned that these activities may not have been reviewed in light of the threshold you identified for permitting and Ministry involvement.

Given that water crossings were specifically identified as triggering additional regulatory requirements, I believe the existence of three such crossings makes it particularly important that this matter be investigated by the Ministry without delay. These crossings, together with the associated trail cutting, represent significant ground and potential in-water disturbance and warrant direct oversight to ensure compliance with applicable legislation and the protection of Crown land and water resources.

I would also like to point out that the newly cut trails are difficult to follow if the pink flagging tape attached to trees is not present. In many areas, the trail alignment is not readily apparent without this artificial marking, which underscores the very recent nature of the clearing and the extent of intervention required to establish these routes. This further reinforces the importance of a Ministry site visit to properly understand the scope and condition of the work already undertaken.

This concern is heightened by the fact that these trails are scheduled to open for public motorized use on May 1st. Allowing use to proceed without first addressing the implications of newly identified water crossings and recent trail construction raises serious questions regarding authorization, oversight, and environmental impact.

In this context, I strongly believe it is important that you personally view the existing trail work on the ground. As you will be ruling on the proposal for the trail on the north side of the highway, first-hand observation of the current trails and water crossings would provide critical context regarding their scale, location, and impacts. I would be willing to meet you on site and guide you through the affected areas, should that be helpful, to ensure you are able to see firsthand the work that has already taken place.

I must also note that this matter is becoming increasingly high profile, with growing public attention and concern regarding how trail development activities on Crown land are being managed and overseen. This underscores the importance of transparency, consistency, and visible due diligence by the Ministry.

As you advised during our conversation, I have followed up by contacting the TIPS line to report this matter. However, I remain concerned about the apparent lack of accountability and oversight related to the activities already undertaken by the OFTR.

In light of these concerns, I am formally requesting that a public hearing be convened regarding the existing trail work and the proposed trail on the north side of the highway. A public forum would allow affected land users and members of the public to understand the Ministry's position, ask questions, and provide input before further decisions are finalized.

I would appreciate clarification on how this new information will be addressed and what steps are being taken to ensure proper investigation, oversight, and environmental protection moving forward.

I look forward to your response.

Respectfully,

Mark Auerman

From: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Sent: April 8, 2026 11:53
To: Mark Auerman <mark_auerman@hotmail.com>
Cc: info@seguin.ca <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

Outlook

Fw: Thank Seguin Council

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 4/20/2026 2:11 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Jason Inwood <jinwood@seguin.ca>
Sent: Monday, April 20, 2026 1:53 PM
To: Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>
Subject: FW: Thank Seguin Council

May correspondence.

Seguin Township
The Natural Place to Be

Jason Inwood
Chief Administrative Officer
Seguin Township
(705) 732-4300 (ext. 230)
jinwood@seguin.ca

From: Lisa Thompson <lisa.thompson@oftr.ca>
Sent: April 17, 2026 11:12 AM
To: Jason Inwood <jinwood@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Cc: Chad Schoppel <chadschoppel@hotmail.com>
Subject: Thank Seguin Council

Dear Mayor, Members of Seguin Council and Staff,

On behalf of the Ontario Federation of Trail Riders and the Muskoka Off-Road Riders, I would like to extend our sincere thanks for your patience as we work through the proposal process with the Ministry of Natural Resources and Forestry regarding the development of multi-use trails.

We would also like to reiterate that the trails proposed are intended to be truly multi-use in nature. While they will accommodate off-road motorcycles, they are equally meant to be enjoyed by dog walkers, cross-country skiers, hikers, mountain bikers, and other outdoor enthusiasts. Our goal is to create a shared recreational asset that benefits a broad cross-section of the community.

We acknowledge that the level of negative press and public commentary directed toward the Township was not something we anticipated. We understand that this has added complexity to the process, and we appreciate your continued engagement despite these challenges.

Please know that we value our relationship with the Township of Seguin. Our local club is made up of both full-time and seasonal residents who care deeply about their community and simply want the opportunity to enjoy responsible trail riding and outdoor recreation close to home.

Thank you again for your time, consideration, and ongoing support. We look forward to working collaboratively together as this process moves forward.

Sincerely,

Lisa Thompson-Executive Director-OFTR

&

Chad Schoppel - MORR President

Outlook

Fw: Highway 518 OFTR trails-Follow up and Next Steps

From info <info@seguin.ca>
Date Fri 4/24/2026 8:38 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Mark Auerman <mark_auerman@hotmail.com>
Sent: April 23, 2026 7:09 PM
To: Wakefield, Adam (MNR) <adam.wakefield@ontario.ca>
Cc: 'Minister of the Environment' <todd.mccarthy@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>
Subject: Highway 518 OFTR trails-Follow up and Next Steps

Hello Adam,

I am writing to follow up on my letter dated April 12. I am disappointed that I have not yet received a response. I had hoped you would accept my invitation to walk the newly cut trails and see firsthand that MORR and OFTR are not complying with the applicable rules.

You indicated that OFTR advised you these trails were pre-existing and merely being maintained. I have spoken with ten individuals who have hunted the Crown land south of the highway for three generations. All are prepared to attest that, aside from the approximately 270-metre trail from the highway to the lake, no trails existed there as recently as this past fall.

Given the profile of this matter, it would be prudent for you to view the trails in person. I am available to guide you next week on any day that suits your schedule. It is evident that these trails did not previously exist: there are no historic ground markings, and navigation relies entirely on newly installed pink flagging tape and looking for trees and branches that have been recently cut.

You may recall that I also raised concerns about OFTR advertising the trail south of Highway 518 as open. A new development is that a newly cut trail on the north side of Highway 518 is now also being advertised on the OFTR website. While this would require approximately an additional hour, I would be pleased to show you that trail as well.

As noted in my previous letter, I followed your suggestion and contacted the TIPs line. To date, I have not received any response from the MNRF. This lack of follow-up is concerning, particularly given the seriousness and visibility of this case.

I have since heard from Mayor Ann MacDiarmid that the MNRF has classified this proposal as Category B. Will there be formal notification regarding the review process, including timelines, locations, and public engagement?

If you are unable to attend a site visit, I can share several short videos (30–45 seconds) that clearly show newly cut areas, the absence of any pre-existing trail surface, multiple water crossings, and erosion draining toward the lake. That said, an in-person site visit would be strongly preferred.

I look forward to your response.

Respectfully,
Mark Auerman

Outlook

Fw: Highway 518 OFTR trails-Follow up and Next Steps

From info <info@seguin.ca>
Date Thu 4/30/2026 4:15 PM
To Donna McLeod <dmcleod@seguin.ca>
Cc Craig Jeffery <cjeffery@seguin.ca>

Township of Seguin
(705) 732-4300

From: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Sent: April 30, 2026 3:20 PM
To: Mark Auerman <mark_auerman@hotmail.com>
Cc: 'Minister of the Environment' <todd.mccarthy@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>
Subject: RE: Highway 518 OFTR trails-Follow up and Next Steps

Good Afternoon Mark Auerman,

Thank you for your correspondence and for taking the time to outline your concerns. Your offer to provide a guided tour of the area is appreciated. While on-site perspectives can be valuable, it would not be appropriate to participate in a guided visit in this instance.

Ministry staff have attended the site as part of the ongoing review process. As you may be aware, all applications are assessed in accordance with the Ministry's legislated responsibilities under the Public Lands Act, the Environmental Assessment Act, and other applicable statutes and regulations. This review includes consideration of the proposed project footprint and associated activities, such as identifying any locations where water crossings may be required.

The area in question includes a number of historically established trails on Crown land. Under Ontario's Crown land use planning framework, this area is identified as General Use Area (G359), where recreational activities, including use of existing trails, are permitted. These permissions are defined through publicly available land use direction in the Crown Land Use Policy Atlas (CLUPA).

Accordingly, recreational use of existing trails is a permitted activity. Minor maintenance of established trails may also occur, as certain activities are exempt from work permit requirements under Ontario

Regulation 239/13. Additional information on recreational use of Crown land is available on the Province's website - Recreational activities on Crown land | ontario.ca

The proposed works are being reviewed as a Category B undertaking under the MNR Class Environmental Assessment for Resource Stewardship and Facility Development Projects. This process includes formal opportunities for public consultation. Notice and details regarding participation will be provided at the appropriate stage, once available.

Please note that reports submitted through the MNR TIPS line are reviewed as part of standard processes; however, outcomes of such reports are not shared.

Thanks 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 23, 2026 7:10 PM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Cc: 'Minister of the Environment' <todd.mccarthy@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; info@seguin.ca
Subject: Highway 518 OFTR trails-Follow up and Next Steps

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Adam,

I am writing to follow up on my letter dated April 12. I am disappointed that I have not yet received a response. I had hoped you would accept my invitation to walk the newly cut trails and see firsthand that MORR and OFTR are not complying with the applicable rules.

You indicated that OFTR advised you these trails were pre-existing and merely being maintained. I have spoken with ten individuals who have hunted the Crown land south of the highway for three generations. All are prepared to attest that, aside from the approximately 270-metre trail from the highway to the lake, no trails existed there as recently as this past fall.

Given the profile of this matter, it would be prudent for you to view the trails in person. I am available to guide you next week on any day that suits your schedule. It is evident that these trails did not previously exist: there are no historic ground markings, and navigation relies entirely on newly installed pink flagging tape and looking for trees and branches that have been recently cut.

You may recall that I also raised concerns about OFTR advertising the trail south of Highway 518 as open. A new development is that a newly cut trail on the north side of Highway 518 is now also being advertised on the OFTR website. While this would require approximately an additional hour, I would be pleased to show you that trail as well.

As noted in my previous letter, I followed your suggestion and contacted the TIPs line. To date, I have not received any response from the MNRF. This lack of follow-up is concerning, particularly given the seriousness and visibility of this case.

I have since heard from Mayor Ann MacDiarmid that the MNRF has classified this proposal as Category B. Will there be formal notification regarding the review process, including timelines, locations, and public engagement?

If you are unable to attend a site visit, I can share several short videos (30–45 seconds) that clearly show newly cut areas, the absence of any pre-existing trail surface, multiple water crossings, and erosion draining toward the lake. That said, an in-person site visit would be strongly preferred.

I look forward to your response.

Respectfully,
Mark Auerman

Outlook

Fw: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

From info <info@seguin.ca>
Date Thu 5/7/2026 11:39 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Sent: May 7, 2026 9:13 AM
To: Katherine Lightbourn <katherine.lightbourn@gmail.com>
Cc: Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info <info@seguin.ca>; 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>
Subject: RE: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

Good Morning Katherine Lightbourn,

The Ministry of Natural Resources (MNR) has not received an application from any proponent for occupational authority over the Crown lands associated with the trail proposal.

As noted previously, the area in question is designated as General Use Area. This means that anyone can use this area for recreation (e.g. hiking, camping, mountain bike riding, horse back riding, dirt bike riding, etc.) at any time.

Without any form of occupational authority, no party can restrict access to this Crown land or charge a fee to use the area for recreation.

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: Katherine Lightbourn <katherine.lightbourn@gmail.com>
Sent: May 6, 2026 6:49 PM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Cc: Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info@seguin.ca; todd.mccarthy@pc.ola.org; mike.harris@pc.ola.org; annmacdiarmid@seguin.ca
Subject: Re: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Adam,

Thank you for your response and additional information regarding the OFTR Application.

It is understood that existing trails on Crown land are allowed to be used for recreational activities which include off road vehicles. A portion of the proposed trail is actively hiked, used by the local hunters and fishers, used as access for canoes/portage trips, and even campers from time to time.

One of our many concerns with the application is that the OFTR would be permitted to restrict access to the Crown land for the locals that have enjoyed and respected the trails for generations (for us, it is 4 generations). The trail also uses a portion of Hwy 772's access road - this presents right of way issues for the owner, as well as safety concerns of multiple vehicles using the trail at the same time, at different speeds, and potentially travelling towards each other. The OFTR states on their website that permits/trail passes are required to use their advertised trails - if Crown land is intended for use by all, they should not be allowed to set a precedent where the locals to the areas they manage trails can no longer enjoy said trails.

We are also aware that the OFTR are advertising two trails between McLean Lake and Martin Lake, one on the North of Hwy 518 and one to the South, under the guise that these trails are "established trails". We walked these trails over the weekend, and without them being marked with pink tape, we would not have been able to follow the intended (and advertised) trail. Both trails had evidence of a motorized bike going through them (we were told by our neighbour at Martin Lake that only 1 bike had gone through - someone from the OFTR confirming that the trails were clear and ready to be opened) - both trails had considerable damage to the ground, moss had been ripped up and rocks disturbed, as well as tree limbs that had been cleared. This was just from 1 motorized bike going through - additional bikes would be even more detrimental to the "existing trails". They have not received a permit to use/advertise these trails - and have also erected a water crossing, which, per the links in your email, requires prior approval. Attached are pictures of parts of the "trails", showing the damage to the ground as well as the newly erected water crossing.

The OFTR application came as a big surprise to us as Seguin Council did not notify residents or allow a discussion on the proposal to be held prior to their approving the application to go to the MNR. We are aware that they have received numerous complaints of off road vehicles on the Seguin Trail (ripping up the trail / rutting it in muddy conditions), and their approval for the

application to be submitted to the MNR is a bit shocking as it is clear from the locals that off road vehicles are considered a nuisance on the already established trail.

Kindly keep me well informed of the next steps to the application process, this email exchange can be used as opposition to the application during the formal public consultation phase.

Thank you for your time,

Katherine Lightbourn
774 Hwy 518

On Tue, May 5, 2026 at 3:41 PM Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca> wrote:

> Good Afternoon Katherine Lightbourn,
>
> Thank you for your correspondence and for taking the time to outline your concerns.
>
> Ministry staff have attended the site as part of the ongoing review process. As you may be aware, all applications are assessed in accordance with the Ministry's legislated responsibilities under the Public Lands Act, the Environmental Assessment Act, and other applicable statutes and regulations. This review includes consideration of the proposed project footprint and associated activities, such as identifying any locations where water crossings may be required.
>
> The area in question includes a number of historically established trails on Crown land. Under Ontario's Crown land use planning framework, this area is identified as General Use Area (G359), where recreational activities, including use of existing trails, are permitted. These permissions are defined through publicly available land use direction in the Crown Land Use Policy Atlas (CLUPA).
>
> Accordingly, recreational use of existing trails is a permitted activity. Minor maintenance of established trails may also occur, as certain activities are exempt from work permit requirements under Ontario Regulation 239/13. Additional information on recreational use of Crown land is available on the Province's website - Recreational activities on Crown land | ontario.ca
>
> The proposed works are being reviewed as a Category B undertaking under the MNR Class Environmental Assessment for Resource Stewardship and Facility Development Projects. This process includes formal opportunities for public consultation. Notice and details regarding participation will be provided at the appropriate stage, once available.
>
> Thanks 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: Katherine Lightbourn <katherine.lightbourn@gmail.com>
Sent: March 30, 2026 9:10 PM
To: todd.mccarthy@pc.ola.org; mike.harris@pc.ola.org; annmacdiarmid@seguin.ca
Cc: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>; Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info@seguin.ca
Subject: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

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Hello All,

Please find attached letter and supplementary document for your review.

Kindly acknowledge receipt.

Thanks,

Katherine Lightbourn
774 Hwy 518

The Corporation of the Township of Terrace Bay

P.O. Box 40, 1 Selkirk Avenue, Terrace Bay, ON, P0T 2W0
Phone: (807) 825-3315 **Fax:** (807) 825-9576

April 9, 2026

Honorable Joel Lightbound
Joel.lightbound@parl.gc.ca

Dear Mr. Lightbound.

At the Township of Terrace Bay's Regular Council Meeting held on Tuesday April 7, 2026, the following resolution of support was passed:

RE: Resolution Regarding Reduced Rate Distribution of Library Resources

Resolution: 88-2026
Moved By: Councillor Dube
Seconded By: Councillor Adduono

WHEREAS public libraries play a vital role in ensuring equitable access to information, literacy, education, and culture for all residents;

AND WHEREAS inter-library loan services are an essential component of public library operations, particularly for small and rural communities with limited local collections;

AND WHEREAS reduced postal rates for library materials have historically enabled libraries to share resources efficiently and affordably across Canada;

AND WHEREAS recent amendments to the Canada Post Corporation Act have removed the legislative requirement to provide reduced postal rates for library materials, creating uncertainty for the continued delivery of this essential service;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Terrace Bay calls upon the Government of Canada to maintain and protect reduced-rate postal distribution for library materials through legislation;

AND THAT Council requests that the Minister responsible for Canada Post ensure continued, affordable postal access for libraries and inter-library loan services;

AND THAT a copy of this resolution be forwarded to The Honorable Joel Lightbound, Minister of Government Transformation, Public Works and Procurement, Patty Hajdu, MP Thunder Bay-Superior North, Lise Vaugeois, MPP Thunder Bay-Superior North and all Ontario municipalities for support.

The Corporation of the Township of Terrace Bay

P.O. Box 40, 1 Selkirk Avenue, Terrace Bay, ON, P0T 2W0
Phone: (807) 825-3315 **Fax:** (807) 825-9576

Sincerely,

J. Hall
Chief Administrative Officer/Clerk

CC:
MP Patty Hajdu – patty.hajdu@parl.gc.ca
MPP Lise Vaugeois – lvaugeois-gp@ndp.on.ca
Ontario Municipalities

REGIONAL MUNICIPALITY OF WATERLOO

OFFICE OF THE REGIONAL CLERK

150 Frederick Street, 2nd Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4481
www.regionofwaterloo.ca

April 2, 2026

Hon. Sean Fraser
Minister of Justice and Attorney General of Canada
Legislative Building
284 Wellington Street
Ottawa, Ontario K1A 0H8

Dear Minister Fraser:

Re: Notice of Motion, Councillor C. James re: Community Safety and Well-Being Plan

Please be advised that the Council of the Regional Municipality of Waterloo at their regular meeting held on March 25, 2026, approved the following motion:

> **Whereas the Region of Waterloo's Community Safety and Well-Being Plan, developed under the requirements of the Community Safety and Policing Act, identifies systemic racism, hate, and discrimination as critical risk factors impacting community safety, belonging, and well-being;**
>
> **And whereas the display of a noose is widely recognized as a symbol of racial terror, violence, and intimidation, particularly against Black communities, rooted in the history of anti-Black racism;**
>
> **And whereas symbols of hate, when displayed publicly, contribute to fear, trauma, and exclusion, and undermine the Region's commitments to equity, inclusion, and proactive prevention within its Community Safety and Well-Being Plan;**
>
> **And whereas the Government of Canada has introduced Bill C-9 to strengthen tools to address hate-motivated offences, including provisions related to the public display of certain hate symbols;**
>
> **And whereas the current draft of Bill C-9 does not explicitly include the noose as a prohibited symbol, despite its well-**

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documented use as an instrument of racial intimidation and its direct relevance to community safety and well-being outcomes;

And whereas addressing hate symbols through federal legislation complements municipal efforts by strengthening upstream prevention, reducing harm, and supporting safer, more inclusive communities;

Therefore be it resolved that:

1. **The Regional Municipality of Waterloo formally request that the Government of Canada amend Bill C-9 to explicitly include the noose as a prohibited hate symbol within the legislation;**
2. **This motion be circulated to all Ontario municipalities, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for endorsement and support as a measure that strengthens community safety and well-being across jurisdictions.**

Please accept this letter for information purposes only. If you have any questions, please contact Councillor C. James, CJames@regionofwaterloo.ca.

Regards,

Michael Oliveri

Michael Oliveri
Legislative Services Specialist
Region of Waterloo

cc: All Ontario Municipalities, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO)

MUNICIPAL ENGINEERS ASSOCIATION

Office of the President
1525 Cornwall Road
Oakville ON
L6J 0B2
president@municipalengineers.on.ca

March 29, 2026

Municipal Standards Harmonization Office (MSHO)

Subject: MEA Comments to Ontario Regulatory Registry 26-MTO003

We are writing to respond to Ontario Regulatory Registry 26-MTO003 - Harmonization of Municipal Road Construction Standards.

Municipal engineers play a vital role in planning, maintaining, renewing, and constructing municipal infrastructure. Their expertise spans all aspects of municipal infrastructure services - from design and construction to project management and leadership – ensuring the successful delivery of both small and large-scale capital infrastructure projects.

Through its membership, MEA provides specialized knowledge in all areas of municipal engineering in Ontario. In partnership with the Ministry of Transportation Ontario (MTO), MEA co-manages the Ontario Provincial Standards & Specifications (Municipal) and delivers training on Ontario Provincial Standards.

While we support the intent of the regulation to promote consistency, quality, and efficiency across municipal road construction projects, we recommend that additional consideration be given to the time and administrative burden associated with preparing, reviewing, and obtaining exemptions, as well as the cumulative impacts on project delivery arising from project-by-project assessments.

Exemption requests that require detailed technical justification across multiple evaluation criteria can take a considerable amount of time to prepare, particularly for complex or large-scale projects. This work frequently requires the involvement of senior engineering, technical, legal, and procurement resources, diverting limited capacity away from active project delivery. The time required to assemble a complete exemption request should therefore be recognized as a potential schedule, cost, and resourcing risk in its own right.

Equally important is the duration and predictability of the Minister's review and response timelines. When exemptions are assessed on a project-by-project basis without defined service standards or response timelines, projects may experience material delays while awaiting decisions. These delays can produce cascading impacts, including missed construction windows, contractor demobilization and remobilization costs, loss of price certainty, and increased exposure to supply-chain volatility. For time-sensitive or critical

MUNICIPAL ENGINEERS ASSOCIATION

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president@municipalengineers.on.ca

infrastructure projects, even relatively short delays in regulatory decision-making can result in disproportionate impacts to project schedules and budgets.

To better reflect these realities, we recommend that the exemption framework explicitly consider additional criteria, including:

- Administrative and decision-cycle timelines, including the anticipated time required for review and approval and the impact of uncertainty on project planning and procurement;
- Cumulative impacts across multiple projects, particularly where similar exemption requests are repeatedly submitted for comparable project types or conditions;
- Schedule dependency and critical path impacts, including whether delays in exemption approval would directly affect construction sequencing, seasonal work constraints, or contractual obligations; and
- Consistency and precedent considerations, whereby prior approvals for similar circumstances could support streamlined or standardized decision-making, rather than requiring repetitive project-level analysis.

Incorporating these considerations would help ensure that the exemption process supports timely and efficient project delivery while still meeting regulatory objectives. Clear expectations regarding submission requirements and response timelines, as well as opportunities for programmatic or category-based exemptions where appropriate, would significantly reduce risk to project schedules and budgets without compromising safety, performance, or sustainability outcomes.

Looking ahead, and assuming the Ministry is able to successfully deliver the current list of harmonized standards within the proposed timeframe, we agree that the remaining OPSS.MUNI standards should be prioritized for future harmonization based on where the greatest time, cost, and administrative efficiencies can be achieved. In our view, this would include:

- Standards with the highest frequency of use across municipalities, where harmonization would reduce repetitive project-specific reviews, municipal deviations, and contract amendments;
- Standards that routinely generate exemptions, interpretations, or disputes, indicating inconsistency or misalignment that drives additional design effort, approval cycles, or delays;
- Standards that significantly affect project schedules or cost certainty, including those related to materials, construction methods, or inspection requirements that influence procurement and delivery timelines;

Office of the President
1525 Cornwall Road
Oakville ON
L6J 0B2
president@municipalengineers.on.ca

- Standards that overlap or interact closely with those already harmonized, where alignment would enhance system coherence and reduce unintended conflicts or inefficiencies; and
- Standards that affect regional or multi-jurisdictional projects, where inconsistent requirements currently increase coordination challenges and administrative complexity.

A transparent, phased approach, supported by demonstrated progress on the initially harmonized standards, would help ensure that future harmonization efforts are achievable and deliver tangible benefits. Clearly articulating how the Ministry will complete the current scope, and how lessons learned will inform the prioritization of remaining standards, will be essential to achieving intended efficiency gains without overextending implementation capacity.

Thank you for the opportunity to comment on this important initiative. We would welcome continued engagement as the regulation is refined and implemented.

Sincerely,

_____

Penelope Palmer, P. Eng.,
MEA President 2025 – 2026
(Manager, Strategic Initiatives
Strategic Capital Coordination Office
City of Toronto)

Office of the President
1525 Cornwall Road
Oakville ON
L6J 0B2
president@municipalengineers.on.ca

March 29, 2026

Municipal Standards Harmonization Office (MSHO)

Subject: Harmonization of Municipal Road Construction Standards and Associated Governance Model

---

On behalf of the Municipal Engineers Association (MEA) and our municipal members, we acknowledge the Ministry of Transportation of Ontario's (MTO) ongoing efforts to maintain and modernize the Ontario Provincial Standard Specifications (OPSS). As partners and co-stewards of the OPSS, the MEA recognizes the importance of ensuring these standards remain current, effective, and responsive to the evolving needs of infrastructure delivery across Ontario.

The Municipal Engineers Association (MEA) is a non-profit organization representing more than 1,300 professional engineers working across 110+ Ontario municipalities, along with engineers from provincial agencies, conservation authorities, and consulting firms serving smaller municipalities. With a history spanning over 60 years, MEA was formed through the amalgamation of the City Engineers Association and the County Engineers Association. The association supports excellence in municipal engineering, recognizing the critical role municipal engineers play in planning, delivering, maintaining, and renewing infrastructure. The MEA provides specialized expertise across all areas of municipal engineering and, in partnership with the Ontario Ministry of Transportation (MTO), co-manages the Ontario Provincial Standards & Specifications (Municipal) and delivers related training across the province.

The long-standing success and credibility of the OPSS has been built on a collaborative partnership between the MTO and the MEA, grounded in co-stewardship, shared accountability, and balanced provincial and municipal technical expertise. The recent unilateral actions by the Ministry are inconsistent with the principles of partnership, and collaboration that have historically underpinned the success of the OPSS. Successful change and adoption cannot be achieved without first defining the problem, evaluating solutions and their consequences, and engaging partners through meaningful consultation.

The MEA has significant concerns regarding both the process and substance of the proposed harmonization of standards, including the lack of meaningful engagement with MEA and other municipal stakeholders, and the absence of a clear, shared understanding of the issues driving these proposed changes. These concerns are material and must be addressed if the changes are to be successfully implemented, broadly adopted, and supported over the long term.

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Office of the President
1525 Cornwall Road
Oakville ON
L6J 0B2
president@municipalengineers.on.ca

Problem Definition, Need for Evidence and Supporting Data

At present, it is unclear what problems or deficiencies the MTO perceives to exist within the current OPSS framework. The MEA and its members are not aware of systemic failures or performance issues that would warrant the breadth, scale, or urgency of the changes being proposed. It is also unclear how these changes are expected to lead to reduced costs, improved efficiency, or better outcomes.

The MEA respectfully requests that the MTO clearly identify the concerns with the current framework, and share any analysis, metrics, benchmarking, or other evidence used to justify the anticipated benefits of the proposed modernization. Municipalities are concerned that the proposed changes will likely increase administrative burden, project complexity, and overall costs rather than achieve the intended efficiencies.

There are legitimate questions being raised about how a one-size-fits-all approach can successfully address the diversity of municipal conditions and requirements across Ontario. There is also apprehension that additional approval steps, reporting requirements, and governance layers will likely introduce project delays, uncertainty, and higher delivery costs without demonstrated public or operational benefit.

Clarification on the Modernized Governance Framework

The MEA respectfully requests clarification on how the proposed governance framework differs in a meaningful way from the current model. Municipal and industry engagement, along with technical input into standards development and review, already occurs through established existing technical committees, working groups, and consultation processes.

To build understanding and confidence, MTO must clearly articulate the added value of the proposed approach, including:

- What new roles, authorities, or decision-making structures would be introduced;
- What changes are anticipated in how standards are prioritized, approved, or updated; and
- How the proposed model will measurably improve efficiency, cost-efficiency, transparency, or consistency compared to the existing framework.

Annual Reporting, Exemptions and Compliance

The MEA understands the proposed framework would require mandatory annual reporting to the MTO including the introduction of a new approval process for exemptions. There are significant concerns related to the administrative burden these processes will put on municipalities, which will in turn affect their ability to deliver

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projects and programs successfully in any given budget cycle. The administrative effort this approval process creates, without understanding the process, review requirements or timelines, is not demonstrative of an overall benefit. Clarity on these matters is essential. An opaque or slow exemption process introduces material risk to project delivery, schedules, costs, and contractual certainty.

Further clarification on annual reporting collection is essential to understanding the purpose and anticipated outcomes. Specifically, the MEA is requesting more information on the following:

- The specific purpose of the reporting;
- How the data will be used to inform decisions or policy;
- How reporting will account for local context and project complexity; and
- Will the reporting be the basis to track compliance.

Further clarification on the exemption process is perhaps even more essential, as it presents an even greater risk to successful project delivery if the process is overly burdensome, lengthy and lacks defined service standards. Expectations and timelines will need to be factored when municipalities are building programs for infrastructure renewal and rehabilitation. Even at these early stages, municipalities are flagging risks with their ability to deliver Council approved commitments if the exemption process is not clearly defined, and is not well supported. It is imperative that the MTO clarify the following:

- How exemptions will be reviewed and approved;
- Who will sit on the review panel and how municipal representation will be ensured;
- What service standards or timelines will apply to exemption decisions;
- Would an Ontario municipality continue to be recognized as a sponsor for new or revised standards when requests originate from a non-member; and
- What penalties or consequences are contemplated for non-compliance.

A one-size-fits-all approach does not reflect the realities of infrastructure delivery across Ontario. Municipalities operate under widely differing conditions, including climate, geography, asset profiles, operational constraints, material and labour market availability. Effective standards must allow flexibility to account for these differences if they are to be practical, efficient, and consistently applied province-wide.

In this context, the MEA and several municipalities have raised the need for blanket or standing exemptions in certain circumstances where efficiency can be demonstrably improved without compromising safety or performance. Requiring repeated case-by-case exemption requests for well-understood, low-risk municipal practices is viewed as inefficient and counterproductive. A model that combines clear standards

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with appropriate flexibility and blanket approvals would better reflect local conditions and established municipal engineering practices while maintaining safety and performance.

Broader Impacts Across the Infrastructure Delivery Sector

While municipalities are directly affected, it is important to underscore that these proposed changes have far reaching implications beyond municipal owners alone. Designers, consulting engineers, contractors, suppliers, and other industry partners will also be impacted through changes to standards, approvals, contract administration, project schedules, and risk allocation. Successful modernization must therefore consider the full infrastructure delivery ecosystem, not solely municipal compliance obligations.

Partnership, Co-Stewardship, and Governance

The absence of the MEA from MTO's proposed development, roll-out and implementation of a standardized OPSS has raised concerns that the framework will shift toward a centralized, MTO-led model and will no longer function as a true partnership or co-stewardship.

The MEA requires clarity on how our role as co-steward will be explicitly protected and embedded within the proposed governance structure. Without a clearly defined, formalized role in decision-making and oversight, municipal confidence in the governance framework will be significantly undermined.

Further, the MEA seeks immediate clarification on the future role of the existing MTO/MEA specialty committees. These committees provide critical technical review, municipal insight, and issue resolution. It is uncertain whether they will be replaced, duplicated, or marginalized under the new framework, and how authority and accountability will be allocated going forward.

Path Forward and MEA's Ongoing Role

In the spirit of collaboration, the MEA offers the following constructive proposal to support a more effective and broadly supported outcome:

- Pause implementation to allow time for a shared understanding of the issues MTO is seeking to address and to explore whether alternative, more effective solutions exist;
- Pursue targeted harmonization, recognizing that some alignment is beneficial while preserving local flexibility. This should include the use of standardized

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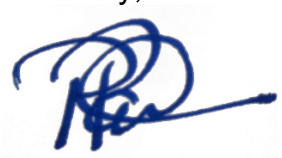
requirements where appropriate, complemented by blanket or standing approvals to reduce repetitive exemption requests;
- Map proposed review, approval, and reporting processes in detail and work collaboratively to identify and address pressure points before implementation;
- Establish a provincial working group, with representation from MEA members, MTO staff, and subject matter experts across Ontario, to identify priorities, risks, and opportunities from multiple perspectives;
- Engage consultants and contractors to understand how proposed changes will affect design, construction, procurement, and risk allocation and
- Ensure the process is not rushed, recognizing that thoughtful, inclusive development is essential to achieving sustainable and credible outcomes.

The MEA remains committed to the success of OPSS and to working collaboratively with MTO. However, meaningful partnership requires transparency and evidence-based decision-making, appropriate inclusion in governance, and genuine shared stewardship aligned with municipal realities.

Should the MEA continue to be excluded from the governance model or from substantive decision-making related to OPSS, the MEA will need to re-evaluate its role, partnership, and level of support for the framework moving forward. Our strong preference is to address these issues proactively through dialogue, collaboration, and shared clarity around roles and objectives. Providing the requested data, clarifying governance roles, addressing exemption and compliance concerns, and slowing implementation to allow proper consultation are necessary first steps.

The MEA welcomes the opportunity for prompt discussion and looks forward to working collaboratively to ensure any changes to OPSS strengthen—rather than undermine—the confidence, effectiveness, and partnership that have long defined its success.

Sincerely,



Penelope Palmer, P. Eng.,
MEA President 2025 – 2026
(Manager, Strategic Initiatives
Strategic Capital Coordination Office
City of Toronto)

BRIEFING NOTE

OPSS Modernization & Harmonization Concerns

MUNICIPAL ENGINEERS ASSOCIATION

TO: Ministry of Transportation of Ontario (MTO) **FROM:** Municipal Engineers Association (MEA) **DATE:** Tuesday, March 31, 2026

PURPOSE

To convey the MEA's significant concerns regarding the process and substance of MTO's proposed harmonization of the Ontario Provincial Standard Specifications (OPSS), and to request meaningful engagement before implementation proceeds.

BACKGROUND

The OPSS has long been grounded in a collaborative co-stewardship model between MTO and the MEA. Recent unilateral actions by MTO, without prior consultation with municipal stakeholders, are inconsistent with that partnership and risk undermining confidence in the framework. Successful change cannot be achieved without first defining the problem, evaluating solutions, and engaging partners through meaningful consultation.

KEY CONCERNS

1 LACK OF PROBLEM DEFINITION & EVIDENCE

The MEA is unaware of systemic failures in the current OPSS framework justifying the scale or urgency of proposed changes. MTO has not shared analysis, metrics, or benchmarking to support anticipated benefits. Municipalities expect the changes will increase, not reduce, administrative burden and project costs.

2 GOVERNANCE CLARITY & CO-STEWARDSHIP

It is unclear how the proposed model meaningfully differs from the current one, or how the MEA's co-stewardship role will be formally protected. The future of existing MTO/MEA technical committees, which provide critical municipal insight and issue resolution, remains uncertain.

3 EXEMPTIONS & ANNUAL REPORTING

Mandatory reporting and a new exemption approval process introduce material risk to project delivery. Without defined timelines and service standards, municipalities cannot reliably plan Council-approved programs. Blanket exemptions should be available for well-understood, low-risk practices.

4 ONE-SIZE-FITS-ALL LIMITATIONS

Ontario municipalities operate under widely varying conditions including climate, geography, asset profiles, and labour markets. Effective standards must allow appropriate local flexibility to be practical and consistently applied province-wide. A uniform approach risks being neither efficient nor effective.

REQUESTED ACTIONS

- **Pause implementation** to allow shared problem definition and evaluation of alternatives before proceeding.
- **Share supporting evidence** including analysis, metrics, and benchmarking used to justify the proposed changes.
- **Clarify the governance model** and formally embed the MEA's co-stewardship role within the new structure.
- **Define the exemption process** including review timelines, panel composition, and measurable service standards.
- **Establish a joint provincial working group** with municipal, MTO, consultant, and contractor representation.

CONCLUSION

The MEA remains committed to the OPSS and to working collaboratively with MTO. Should the MEA continue to be excluded from substantive governance decisions, it will need to re-evaluate its role and level of support for the framework. Transparent, evidence-based, and inclusive engagement is essential to any modernization that strengthens, rather than undermines, the credibility and effectiveness of the OPSS.

Outlook

Fw: FONOM Conference – Ministerial Delegation Opportunities (Under 2,500 Population)

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 4/14/2026 8:19 AM
To Donna McLeod <dmcleod@seguin.ca>

2 attachments (209 KB)
FONOM Delegation Request Form (1).pdf; FONOM Delegation Request Form (1).docx;

From: FONOM Office/ Bureau de FONOM <fonom.info@gmail.com>
Sent: Tuesday, April 14, 2026 6:33 AM
Subject: Re: FONOM Conference – Ministerial Delegation Opportunities (Under 2,500 Population)

Good morning

Delegations during the FONOM Conference

- Acting Minister of Infrastructure
- Minister of Northern Economic Development and Growth
- Minister of Rural Affairs
- Minister of Municipal Affairs

Tentatively confirmed the taking of the Delegation

- Minister of Energy and Mines
- Associate Minister of Forestry and Forest Products

The form is attached and needs to be returned to me at fonom.info@gmail.com by Friday, **April 17th, at 3:00 pm.**

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".***

On Wed, Apr 1, 2026 at 11:54 AM FONOM Office/ Bureau de FONOM <fonom.info@gmail.com> wrote:

> Good morning
>
> We now have the Acting Minister of Infrastructure and the Minister of Northern Economic Development and Growth, taking a limited number of delegations during the FONOM Conference.
>
> Also, the Minister of Energy and Mines has tentatively confirmed his attendance, and if he attends, he will also take a few delegations.
>
> The form is attached and needs to be returned to me at **fonom.info@gmail.com** by Friday, **April 17th, at 3:00 pm.**
>
> 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

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---------- Forwarded message ---------
From: **FONOM Office/ Bureau de FONOM** <fonom.info@gmail.com>
Date: Thu, Mar 26, 2026 at 7:45 AM
Subject: FONOM Conference – Ministerial Delegation Opportunities (Under 2,500 Population)
To:

Good morning,

FONOM has received requests from several smaller municipalities to help facilitate **Ministerial Delegations** in conjunction with the upcoming **2026 FONOM Conference in Timmins (May 11–13, 2026)**.

We are pleased to advise that space has been secured to accommodate these meetings, which are being planned for the **morning of Wednesday, May 13th**. PLEASE NOTE THAT THERE WILL BE A LIMITED NUMBER OF DELEGATIONS.

At this time, FONOM has received a commitment from **Minister Pirie**, and we are actively working with additional Ministries to confirm further participation.

To support this process, we have attached a **Delegation Request Form** for municipalities with a population under 2,500 who wish to request a meeting with a provincial ministry.

The form asks for:

- Municipality name
- A primary contact person (to coordinate scheduling and follow-up)
- The ministry you are requesting to meet with
- A title for your delegation topic
- A brief 2–3 paragraph description outlining the issue(s)
- Any supporting documents you wish to include

Please return completed forms to **fonom.info@gmail.com**

FONOM will compile and forward all requests to the respective Ministries. Ministry staff will then follow up directly with municipalities to confirm if a delegation has been scheduled and to finalize meeting details.

We encourage municipalities to take advantage of this opportunity to bring forward local priorities and engage directly with provincial decision-makers.

If you have any questions, please feel free to reach out.

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

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Federation of Northern Ontario Municipalities (FONOM)

2026 FONOM Conference – Ministerial Delegation Request Form

Timmins, Ontario May 11–13, 2026

Delegations will be scheduled during the morning of Wednesday, May 13, 2026.

Please complete the form below and return it to **fonom.info@gmail.com.**

Municipality Information

Municipality Name:

_____

Primary Contact Person:

_____

Title/Position:

_____

Phone Number:

_____

Email Address:

_____

Secondary Contact Person:

_____

Title/Position:

_____

Phone Number:

_____

Email Address:

_____

Delegation Request Details

Requested Ministry / Minister:

_____

Delegation Topic (Title):

_____

Issue Description (2–3 paragraphs)

_____

_____

_____

_____

_____

Supporting Materials

☐ Yes ☐ No

Additional Information

Preferred Time (morning of May 13):

_____

Additional Attendees (Names and Titles):

_____

Submission Information

Email completed form and attachments to: **fonom.info@gmail.com**

FONOM will forward requests to Ministries. Ministries will confirm meetings directly.

The TOWNSHIP of
NORTH DUMFRIES
106 Earl Thompson Road, 3rd Floor
PO Box 1060
Ayr, ON N0B 1E0

April 14, 2026

Sent via Email: Premier, Minister of Finance, Minister of Citizenship and Multiculturalism, and MPP Brian Riddel, Cambridge, and be circulated to all municipalities in Ontario

RE: Resolution – Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding

Please be advised, at the Council Meeting held on April 13, 2026 the Township of North Dumfries Council considered the enclosed resolution received from the Town of Saugeen Shores regarding the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding and adopted the following resolution:

> *"THAT the Resolution received from the Town of Saugeen Shores regarding the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding be received;*
>
> *Whereas older buildings have inherent sustainability and provide economic, environmental and social benefits for Ontario communities; and,*
>
> *Whereas re-use of existing buildings reduces the need for increased infrastructure that accompanies new builds such as sewer and water services, new roads and sidewalks; and,*
>
> *Whereas re-use of existing building can reduce construction waste and extend the life expectancy of landfills; and,*
>
> *Whereas keeping older buildings helps a community remain visually richer and enhances identity while building its tourism brand and appeal; and,*
>
> *Whereas creating a new, application-based, matching grant program of $10M/year, modelled on an existing Alberta program would incentivize owners and smaller developers to keep, fix and reuse heritage buildings to create new housing; and,*
>
> *Whereas such a grant program would provide an alternative to the Ontario heritage property tax relief program, which has limited impact on developers and reduces municipal revenues; and,*
>
> *Whereas such a grant program would provide a simpler and more direct way for heritage building owners to fund renovations or conservation; and,*

Whereas Ontario developers surveyed by the National Trust for Canada in 2014 ranked a heritage-revolving fund as their top incentive to encourage heritage development if:

- *the grants are simple to apply for and to administer; and,*
- *the fund is large enough to meet at least 33% of the demand so that applicants have a reasonable chance of recovering the cost and effort of applying.*

Therefore, be it Resolved That the Council of the Township of North Dumfries endorse the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding, and that this resolution be sent to the Premier, Minister of Finance, Minister of Citizenship and Multiculturalism, and MPP Brian Riddel, Cambridge, and be circulated to all municipalities in Ontario."

Please feel free to contact me if you have any questions, or concerns.

Sincerely,

Ashley Good, Clerk
Township of North Dumfries
519-632-8800 ext. 122
agood@northdumfries.ca

encl.

Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

March 23, 2026

SENT VIA EMAIL

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

The Honourable Peter Bethlenfalvy
Minister of Finance
minister.fin@ontario.ca

The Honourable Graham McGregor, MPP
Minister of Citizenship and Multiculturalism
graham.mcgregor@pc.ola.org

RE: Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding

At the March 23, 2026, Regular Council meeting for the Town of Saugeen Shores, the attached motion was passed endorsing the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding.

Sincerely,

Hailey Leigh-Mossley
Deputy Clerk
Encl.

cc. MPP Lisa Thompson
All Ontario Municipalities

THE CORPORATION OF THE
TOWN OF SAUGEEN SHORES

MOVED BY: C. Grace **RESOLUTION NO:** 096-2026

SECONDED BY: M. Myatt **DATE:** March 23, 2026

Whereas older buildings have inherent sustainability and provide economic, environmental and social benefits for Ontario communities; and,

Whereas re-use of existing buildings reduces the need for increased infrastructure that accompanies new builds such as sewer and water services, new roads and sidewalks; and,

Whereas re-use of existing building can reduce construction waste and extend the life expectancy of landfills; and,

Whereas keeping older buildings helps a community remain visually richer and enhances identity while building its tourism brand and appeal; and,

Whereas creating a new, application-based, matching grant program of $10M/year, modelled on an existing Alberta program would incentivize owners and smaller developers to keep, fix and reuse heritage buildings to create new housing; and,

Whereas such a grant program would provide an alternative to the Ontario heritage property tax relief program, which has limited impact on developers and reduces municipal revenues; and,

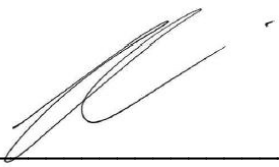
Whereas such a grant program would provide a simpler and more direct way for heritage building owners to fund renovations or conservation; and,

Whereas Ontario developers surveyed by the National Trust for Canada in 2014 ranked a heritage-revolving fund as their top incentive to encourage heritage development if:

- the grants are simple to apply for and to administer; and,
- the fund is large enough to meet at least 33% of the demand so that applicants have a reasonable chance of recovering the cost and effort of applying.

Therefore, be it Resolved That the Council of the Town of Saugeen Shores endorse the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding, and that this resolution be sent to the Premier, Minister of Finance, Minister of Citizenship and Multiculturalism, and MPP Lisa Thompson, and be circulated to all municipalities in Ontario.

- ☑ Carried
- ❑ Carried, as amended
- ❑ Defeated
- ❑ Deferred
- ❑ Referred
- ❑ Tabled
- ❑ Withdrawn



Mayor

MUNICIPALITY OF
SHUNIAH

COUNCIL RESOLUTION

Resolution No.: 167-26

Date: Apr 14, 2026

Moved By: _____

Seconded By: _____

WHEREAS the Municipality of Shuniah acknowledges that municipal infrastructure - including roads, bridges, and water and wastewater systems - underpins public safety, economic vitality, and quality of life in Ontario's rural and small urban communities; and

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities; and

WHEREAS in 2022, the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026; and

WHEREAS fixed funding levels amid rising labour, materials, and climate resilience costs have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt; and

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance, and execute long-term asset management plans, reduce emergency repairs, and leverage complementary federal and private infrastructure financing; and

WHEREAS the Municipality of Shuniah requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability, and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Municipality of Shuniah calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on

a calendar-year basis and disbursed in the first quarter of each fiscal year.

3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.

4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs, or project overruns without reallocating core funding.

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments, and reserve expenditures—in a transparent, publicly accessible online dashboard.

FURTHER THAT the Council of the Municipality of Shuniah supports the February 23rd, 2026 resolution of the Township of North Glengarry regarding the Ontario Community Infrastructure Fund (OCIF); and

FURTHER THAT this supporting resolution and the originating correspondence be circulated to the Premier of Ontario, the Leader of the Official Opposition, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, Local MPP's, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities. NOMA

☑ **Carried** ☐ **Defeated** ☐ **Amended** ☐ **Deferred**

Windy Landry
Signature

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, April 21, 2026

Resolution # RC26077	Meeting Order: 6
Moved by:	Seconded by: Cathy Cannon

WHEREAS the Municipality of Wawa acknowledges that municipal infrastructure—including roads, bridges, water and wastewater systems—underpins public safety, economic vitality, and quality of life in Ontario's rural and small urban communities; and

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities; and

WHEREAS in 2022, the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026; and

WHEREAS fixed funding levels, amid rising labour, material, and climate resilience costs, have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt; and

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance, and execute long-term asset management plans, reduce emergency repairs, and leverage complementary federal and private infrastructure financing; and

WHEREAS the Municipality of Wawa requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability, and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Corporation of the Municipality of Wawa calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

Page 2...

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations.
5. A dedicated contingency reserve equal to five percent (5%) of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs, or project overruns without reallocating core funding.
6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments, and reserve expenditures—in a transparent, publicly accessible online dashboard.

FURTHER THAT the Council of the Municipality of Wawa supports the April 15, 2026 resolution of the Township of Shuniah regarding the Ontario Community Infrastructure Fund (OCIF); and

FURTHER THAT this resolution be circulated to the Premier of Ontario, the Leader of the Official Opposition, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament (MPPs), the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

RESOLUTION RESULT	RECORDED VOTE		
☐ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk:_____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
M. Pilon	Maury O'Neill

This document is available in alternate formats.

THE CORPORATION OF THE TOWNSHIP OF NIPIGON
52 Front Street
Nipigon, ON P0T 2J0
Phone: 807-887-3275 Info@nipigon.net

nipigon
a natural edge

COUNCIL RESOLUTION

AGENDA ITEM
5a)

Date: April 28, 2026

Resolution 2026 – 083	
MOVED BY:	SECONDED BY:
☐ Anne Marie Cartwright ☐ Greg Harper ☐ Glenn Hart ☐ Suzanne Kukko ☑ Gayle Westhaver	☐ Anne Marie Cartwright ☐ Greg Harper ☑ Glenn Hart ☐ Suzanne Kukko ☐ Gayle Westhaver

BE IT RESOLVED THAT this Council supports the Municipality of Shuniah's resolution regarding the Ontario Community Infrastructure Fund (OCIF);
AND THAT a copy of this resolution be circulated as requested.

RESOLUTION RESULT	RECORDED VOTE		
☑ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Anne Marie Cartwright		
☐ DEFERRED*	Greg Harper	✓	
☐ REFERRED*	Glenn Hart	✓	
☐ PECUNIARY INTEREST DECLARED	Suzanne Kukko		✓
☐ RECORDED VOTE	Gayle Westhaver	✓	
☐ WITHDRAWN*			
MAYOR – SUZANNE KUKKO	Clerk: TIM COBBAN		

9.5.5.

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 – 055

DIVISION LIST	YES	NO
Councillor **G. ASHFORD**	____	____
Councillor **J. BELESKEY**	____	____
Councillor **P. BORNEMAN**	____	____
Councillor **B. KEITH**	____	____
Councillor **D. McCANN**	____	____
Councillor **C. McDONALD**	____	____
Mayor **J. McGARVEY**	____	____

DATE: May 5, 2026

MOVED BY: _____

SECONDED BY: _____

CARRIED: ✓ **DEFEATED:** _____ **Postponed to:** _____

That Council of the Town of Parry Sound hereby supports the Municipality of Wawa's Resolution attached as Schedule A which

1. Calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. Requests the Province to index the total annual OCIF envelope-and each individual municipal allocation-to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. Calls upon The Ministry of Infrastructure to establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. Calls upon the Province to undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations.

...2

5. Calls upon the Province to create a dedicated contingency reserve equal to five percent (5%) of the annual OCIF envelope within the fund to address extraordinary cost escalations, emergency repairs, or project overruns without reallocating core funding.
6. Calls upon The Ministry of Infrastructure to publish an annual OCIF performance report-including program disbursements, allocation adjustments, and reserve expenditures in a transparent, publicly accessible online dashboard; and

That this Resolution be circulated to the Premier of Ontario, the Leader of the Official Opposition, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament (MPPs), the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

Mayor Jamie McGarvey

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, April 21, 2026

Resolution # RC26077	Meeting Order: 6
Moved by:	Seconded by: Cathy Cannon

WHEREAS the Municipality of Wawa acknowledges that municipal infrastructure—including roads, bridges, water and wastewater systems—underpins public safety, economic vitality, and quality of life in Ontario's rural and small urban communities; and

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities; and

WHEREAS in 2022, the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026; and

WHEREAS fixed funding levels, amid rising labour, material, and climate resilience costs, have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt; and

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance, and execute long-term asset management plans, reduce emergency repairs, and leverage complementary federal and private infrastructure financing; and

WHEREAS the Municipality of Wawa requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability, and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Corporation of the Municipality of Wawa calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

Page 2...

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations.
5. A dedicated contingency reserve equal to five percent (5%) of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs, or project overruns without reallocating core funding.
6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments, and reserve expenditures—in a transparent, publicly accessible online dashboard.

FURTHER THAT the Council of the Municipality of Wawa supports the April 15, 2026 resolution of the Township of Shuniah regarding the Ontario Community Infrastructure Fund (OCIF); and

FURTHER THAT this resolution be circulated to the Premier of Ontario, the Leader of the Official Opposition, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament (MPPs), the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

RESOLUTION RESULT	RECORDED VOTE		
☐ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk:_____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
M. Pilon	Maury O'Neill

This document is available in alternate formats.

Municipality of Killarney

Main Office:
32 Commissioner Street
Killarney, Ontario
P0M 2A0

Tel: 705-287-2424
Fax: 705-287-2660

E-mail:
inquiries@municipalityofkillarney.ca

Public Works Department:
1096 Hwy 637
Killarney, Ontario
P0M 2A0

Tel: 705-287-1040
Fax: 705-287-1141

website:
www.municipalityofkillarney.ca

April 16, 2026

Premier Doug Ford
Email Only: premier@ontario.ca

The Honourable Prabmeet Sarkaria,
Minister of Transportation
Email Only: minister.mto@ontario.ca

Dear Premier Ford & Minister Sarkaria:

Re: Requesting Support Regarding Response to Magnetawan First Nation's Land Claim and Resolve Lands taken for Hwy 69 Expansion

Attached hereto is Resolution #26-118 that was passed by the Council of the Municipality of Killarney at their Regular Meeting held April 8th, 2026.

The Municipality of Killarney supports Resolution 2026-030 passed by the Town of Parry Sound on March 17, 2026, requesting that the Provincial Government clarify its intentions with respect to the Magnetawan First Nation land claim, and address the matter of additional Magnetawan First Nation lands being taken for the expansion of Highway 69.

We look forward to your favorable reply regarding this request.

Sincerely,
THE MUNICIPALITY OF KILLARNEY

(Mrs.) Angie Nuziale,
Administrative Assistant

cc: *Tonw of Parry Sound*
Scott Aitchison, MP, Scott.Aitchison@parl.gc.ca
Smith, Graydon, graydon.smith@pc.ola.org
James King, james.king@pc.ola.org
Craig Jeffery, cjeffery@seguin.ca
Karlee Britton, clerk@mckellar.ca
Kevin McLlwain, clerksoffice@carling.ca
Lori West, lwest@mcdougall.ca
Mackenzie Taylor, mtaylor@carling.ca
Maryann Martin, mmartin@thearchipelago.ca
Wendy Schroeder, deputy.clerk@whitestone.ca
Nigel Black - Municipality of Whitestone, nigel.black@whitestone.ca
French River, clerk@frenchriver.ca
Greater Sudbury, clerk@greatersudbury.ca
Chief Adam Pawis, chief_ap@shawanagafirstnation.ca
Chief Lloyd Noganosh, lloyd.noganosh@magfn.com
Chief M. Wayne McQuabbie, chief_wmcquabbie@hotmail.ca
Millie Pawis, Millie.Pawis@HenveyInlet.com
Teresa Hunt, thunt@magfn.com
Councillor Julie Sabourin, julie.sabourin@magfn.com
pamela.dehaan@magfn.com
sartai.uddin@magfn.com
soneill@nncfirm.ca
dmccoy@nncfirm.ca
tracy.zanini@sociality.ca
Jamie McGarvey, jmcgarvey@parrysound.ca
Clayton Harris, charris@parrysound.ca
Councillor April Cardinal, april.cardinal@magfn.com

Word: Letters-Magnetawan Land Claim-16-04-2026

The Corporation of the Municipality of Killarney
32 Commissioner Street
Killarney, Ontario
P0M 2A0

MOVED BY: Peggy Roque

SECONDED BY: Robert Campbell

RESOLUTION NO. 26-118

BE IT RESOLVED THAT the Council of the Municipality of Killarney supports Resolution 2026-030 passed by the Town of Parry Sound on March 17, 2026, requesting that the Provincial Government clarify its intentions with respect to the Magnetawan First Nation land claim, and address the matter of additional Magnetawan First Nation lands being taken for the expansion of Highway 69;

FURTHER THAT this resolution be forwarded to all those noted in the resolution passed by Town of Parry Sound.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
■ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

I, Candy K. Beauvais, Clerk-Treasurer of the Municipality of Killarney do certify the foregoing to be a true copy of Resolution #26-118 passed in a Regular Council Meeting of The Corporation of the Municipality of Killarney on the 8th day of April 2026.

Candy K. Beauvais
Clerk-Treasurer

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 – 030

DIVISION LIST	**YES**	**NO**
Councillor **G. ASHFORD**	___	___
Councillor **J. BELESKEY**	___	___
Councillor **P. BORNEMAN**	___	___
Councillor **B. KEITH**	___	___
Councillor **D. McCANN**	___	___
Councillor **C. McDONALD**	___	___
Mayor **J. McGARVEY**	___	___

DATE: March 17, 2026

MOVED BY: EA

SECONDED BY:

CARRIED: / **DEFEATED:** _____ **Postponed to:** _____

Whereas Magnetawan First Nation (MFN) has expressed concerns with the Highway 69 Expansion running directly through Magnetawan Reserve #1, with no confirmation yet by the Ontario Government to negotiate an existing land claim;

Now therefore the Town of Parry Sound requests that the Provincial Government clarify its intentions with respect to the land claim and resolving the issue of additional MFN lands being taken for the expansion of Highway 69; and

That this resolution be sent to Premier Ford, Minister of Transportation, MP Scott Aitchison, MPP Graydon Smith, West Parry Sound Area Municipalities, the municipalities of Killarney, French River and the City of Greater Sudbury, and the First Nations of Magnetawan, Henvey Inlet and Shawanaga.

Mayor Jamie McGarvey

Outlook

Fw: April News from Muskoka Watershed Council

From info <info@seguin.ca>
Date Thu 4/16/2026 4:23 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>
Sent: April 16, 2026 1:00 PM
To: info <info@seguin.ca>
Subject: April News from Muskoka Watershed Council

View this email in your browser

Muskoka
WATERSHED COUNCIL

April brings a sense of renewal to Muskoka Watershed Council as the landscape fully awakens from its winter slumber.

This month, we are turning our attention to the health of our local ecosystems, highlighting the vital role of shoreline preservation and the protection of our native

biodiversity as the spring thaw completes. As the first buds appear and our waterways return to their full flow, we invite you to join us in fostering a resilient environment through mindful conservation and community-led action.

Together, we continue to ensure that the natural beauty and ecological integrity of the watershed remain protected for the seasons to come.

Warmly,
Muskoka Watershed Council

ENGO Workshop Highlights

On April 8th, Muskoka Watershed Council, in partnership with the Muskoka Discovery Centre and facilitated by the Canadian Water Network, brought together nine environmental organizations from across the region for a collaborative workshop focused on the future of watershed stewardship.

This marked the first time many of these groups gathered with a shared purpose — to explore how we can work together to address growing environmental pressures.

Participants left the workshop with a shared understanding that this gathering represents the beginning of an ongoing process. We look forward to sharing the outcomes and next steps in the coming weeks.

Muskoka River Watershed Event

On April 29, Muskoka Watershed Council is hosting a free public evening at the Canadian Raceboat Hall of Fame. Keynote speakers Peter Sale and Kevin Trimble will lay out the biggest threats facing the Muskoka River Watershed, followed by a fireside chat and open Q&A. It's a chance to hear what's being done, ask hard questions, and add your voice to the conversation. Doors open at 7:00 PM. Complimentary snacks provided, cash bar available. Everyone is welcome.

RSVP

Muskoka Native Plant Sale

Muskoka Conservancy's Native Plant Sale is now open for orders. Pick up your plants on Saturday, May 9, from 9:00 AM to 12:00 PM at one of three locations in Bracebridge, Huntsville, or Gravenhurst. All proceeds support Muskoka Conservancy.

Order Your Plants Today

From the Blog

Dive into these articles from March to learn about how watershed-wide thinking is shaping our local landscape, and learn about the evolving impact of road salt and the complex role algae plays in our warming waters as we strive for a resilient future. Keep an eye on MuskokaRegion.com for more articles, updates, and insights.

Nurturing forest health may ameliorate spring flooding

Why watershed thinking matters across Muskoka

Where are we at with road salt in Muskoka?

Is algae the villain — or the victim — of a warming Muskoka?

Share the Science

RECEIVE OUR NEWSLETTER

Muskoka WATERSHED COUNCIL

WHAT IS MUSKOKA WATERSHED COUNCIL?

Muskoka Watershed Council (MWC) is a not-for-profit dedicated to protecting and sustaining the Muskoka River Watershed, from Algonquin Park to Georgian Bay, and parts of the Severn River-Lake Simcoe Watershed within Muskoka. MWC educates on environmental issues, provides science-based policy advice, and supports effective watershed management.

WHAT IS A WATERSHED?

A watershed is a land area that drains rainfall and snow melt from its highest points to its lowest, guiding water toward an outlet, often a river or lake. But it's more than just a pathway for water—it's a vibrant ecosystem. Watersheds are complex living systems in which everything – plants, animals and people – interact to collectively manage the flow of water, energy and the nutrients essential to life.

HOW MWC PROTECTS MUSKOKA'S WATERS

- Develops informed position papers
- Advises on sustainable development standards
- Gives recommendations on living and working sustainably in the watershed ecosystem
- Provides municipalities guidance on matters related to watershed health policy
- Hosts public lectures and presentations

Our work depends on science, community understanding, feedback and data. We encourage you to download our Watershed 1-Pager and forward this newsletter to a friend who would benefit from the information.

TRACKING WHAT MATTERS, ONE REPORT AT A TIME

MWC produces a **Muskoka Watershed Report Card** every five years that scientifically assesses Muskoka's watershed health. It educates residents and decision-makers about water and land conditions, enabling sustainable practices to bolster the health of our environment. Contact us to book a presentation for your group or organization.

MWC provides the tools and training for Lake Associations to monitor algae by taking water samples during the year as part of the **Algae Monitoring Program**. MWC creates an annual report using valuable data collected to assess and identify algal trends to ensure the health of Muskoka's waters. Encourage your lake association to participate!

Download the Watershed 1-Pager

705-204-7277 WWW.MUSKOKAWATERSHED.ORG INFO@MUSKOKAWATERSHED.ORG

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INTUIT mailchimp

Outlook

Fw: May News from Muskoka Watershed Council

From info <info@seguin.ca>
Date Thu 5/7/2026 3:16 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>
Sent: May 7, 2026 1:01 PM
To: info <info@seguin.ca>
Subject: May News from Muskoka Watershed Council

View this email in your browser

Muskoka
WATERSHED COUNCIL

May arrives with full force in Muskoka. The lakes are opening, the trees are beginning to leaf, and the watershed is waking up from winter.

This month marks something of a turning point for MWC. April brought two landmark events, a community award, and the launch of a new way for people to directly

support our work.

There is a lot happening. Here is what you need to know.

Warmly,
Muskoka Watershed Council

ENGO Workshop Highlights

On April 8th, Muskoka Watershed Council, in partnership with the Muskoka Discovery Centre and facilitated by the Canadian Water Network, brought together environmental organizations from across the region *(Climate Action Muskoka, Friends of the Muskoka Watershed, Georgian Bay Biosphere, Georgian Bay Land Trust, Huntsville Nature Club, Muskoka Conservancy, Muskoka Lakes Association, & Westwind Forest Stewardship Inc.)* for a collaborative workshop focused on the future of watershed stewardship.

This marked the first time many of these groups gathered with a shared purpose — to explore how we can work together to address growing environmental pressures.

Participants left the workshop with a shared understanding that this gathering represents the beginning of an ongoing process. We look forward to sharing the outcomes and next steps in the coming weeks.

Community Event Recap

On the evening of April 29th, Muskoka Watershed Council filled the Canadian Raceboat Hall of Fame with community members who came to hear the hard truth about the Muskoka River Watershed — and what's being done about it.

Keynote speakers Peter Sale and Kevin Trimble laid out the biggest threats facing the watershed today, from water quality pressures to development patterns that strain the system. A fireside chat and open Q&A followed, giving attendees the chance to ask questions and put their own knowledge into the conversation.

If you were there, thank you. If you missed it, stay connected — conversations like this are becoming a regular part of how MWC engages the public.

We would also like to extend our sincere appreciation to the Canadian Raceboat Hall of Fame for generously donating the venue, and to Steven's Your Independent

Grocer for providing refreshments that helped make the evening welcoming and enjoyable for all.

April Meeting Recap

At April's monthly meeting, MWC welcomed Linda Mathers of Climate Action Muskoka as guest speaker. Linda shared her organization's work on the ground-level climate response in the region, and the conversation reinforced something MWC has long believed: the environmental challenges facing this watershed are too large for any single organization to tackle alone.

The next MWC meeting is coming up; this month's speaker is Gary Getson from the Muskoka Discovery Centre. All are welcome to attend in person or join virtually.

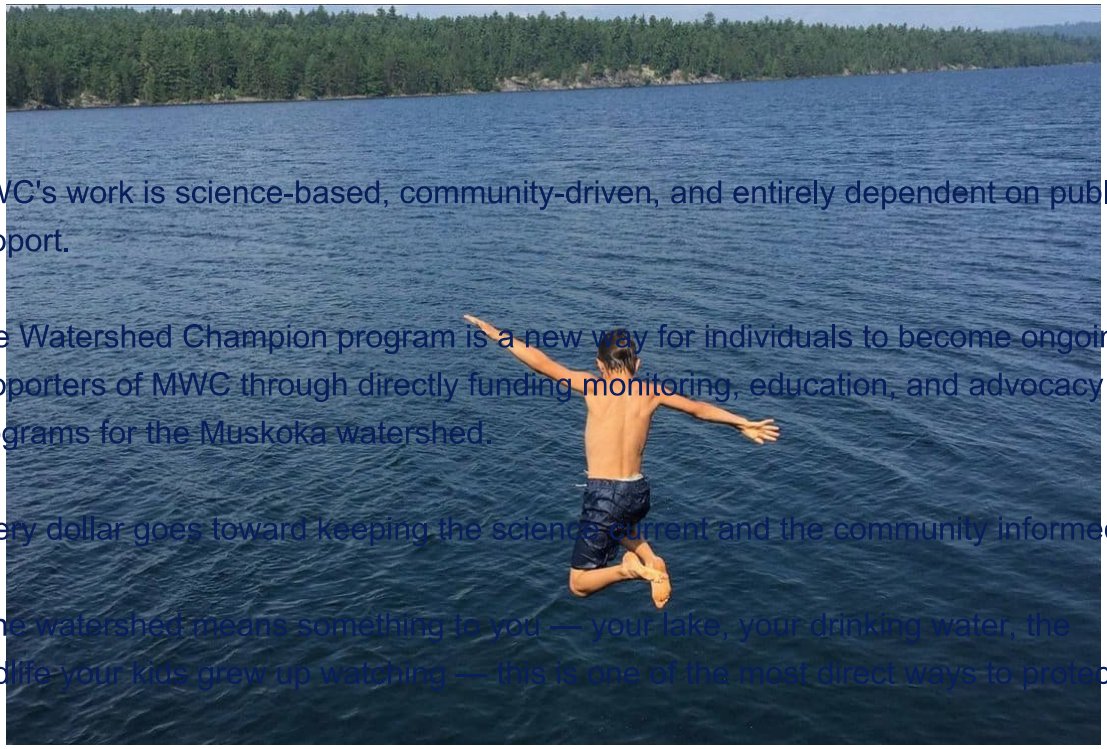
Date: Friday, May 16th, 2026
Time: 2:00 PM – 4:00 PM
Location: District Municipality of Muskoka, Pine Room (70 Pine St, Bracebridge)
Virtual Option: Join via Zoom

To attend in person, please email Kaitlyn Horton in advance.

Email Kaitlyn

Join Virtually

Introducing: Watershed Champions



MWC's work is science-based, community-driven, and entirely dependent on public support.

The Watershed Champion program is a new way for individuals to become ongoing supporters of MWC through directly funding monitoring, education, and advocacy programs for the Muskoka watershed.

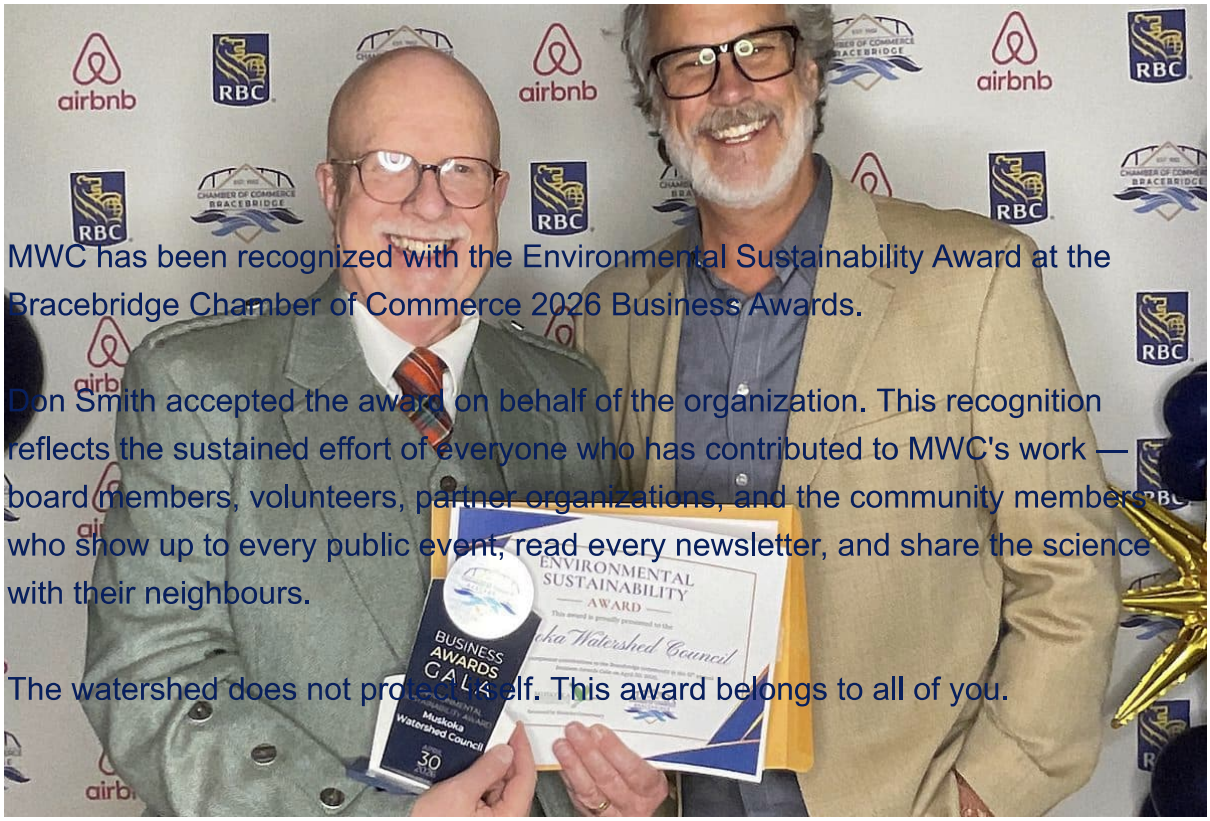
Every dollar goes toward keeping the science current and the community informed.

If the watershed means something to you — your lake, your drinking water, the wildlife your kids grew up watching — this is one of the most direct ways to protect it.

Become a Watershed Champion

Make A One-Time Donation

Environmental Sustainability Award

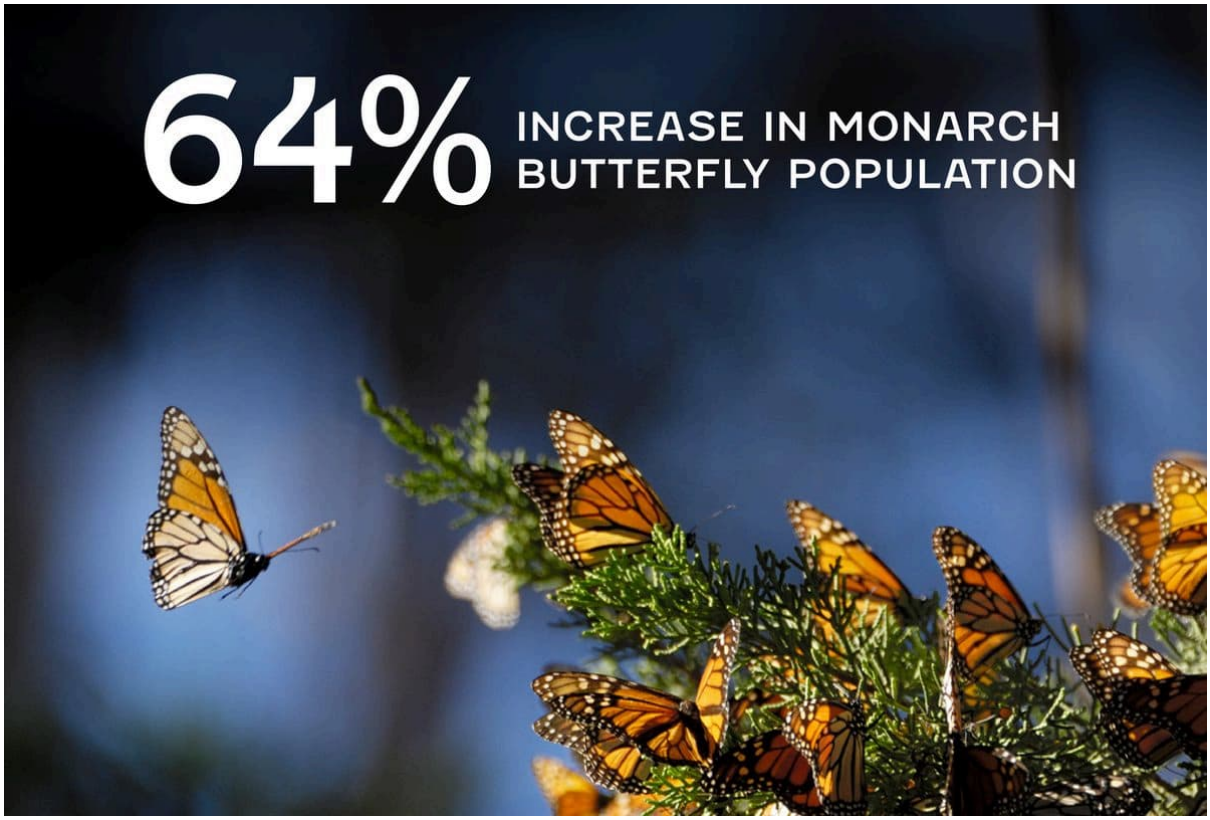


MWC has been recognized with the Environmental Sustainability Award at the Bracebridge Chamber of Commerce 2026 Business Awards.

Don Smith accepted the award on behalf of the organization. This recognition reflects the sustained effort of everyone who has contributed to MWC's work — board members, volunteers, partner organizations, and the community members who show up to every public event, read every newsletter, and share the science with their neighbours.

The watershed does not protect itself. This award belongs to all of you.

Good News from WWF?



According to WWF, Monarch butterfly populations are up 64% in Mexico. This does not seem to have been the case in Muskoka last year, but we do not know of any data collected here. Keep your eye out because maybe we will see signs of recovering numbers here in 2026.

WWF suggests that after years of steep decline driven by habitat loss, pesticide use, and shifting migration patterns, that number represents a real recovery signal. Monarchs depend on healthy, connected natural corridors — including the kind of native plant habitat that exists across Muskoka's shorelines and forest edges.

Their return is a measure of ecosystem health. It means the plants are there. The milkweed is there. The land is doing what it's supposed to do.

From the Blog

Dive into these articles from March to learn about how watershed-wide thinking is shaping our local landscape, and learn about the evolving impact of road salt and the complex role algae plays in our warming waters as we strive for a resilient future. Keep an eye on the Muskoka region for more articles, updates, and insights.

Tipping points in our environmental stewardship

What's next for the Muskoka River Watershed?

Managing natural resources wisely in Muskoka watersheds

It's spring in Muskoka, let's talk about temperatures

Share the Science

WHAT IS MUSKOKA WATERSHED COUNCIL?

Muskoka Watershed Council (MWC) is a not-for-profit dedicated to protecting and sustaining the Muskoka River Watershed, from Algonquin Park to Georgian Bay, and parts of the Severn River-Lake Simcoe Watershed within Muskoka. MWC educates on environmental issues, provides science-based policy advice, and supports effective watershed management.

WHAT IS A WATERSHED?

A watershed is a land area that drains rainfall and snow melt from its highest points to its lowest, guiding water toward a central body of water. But it's more than just a pathway for water—it's a vibrant ecosystem. Watersheds are complex living systems in which water, plants, animals and people interact to shape the movement, flow of water, energy and the nutrients essential to life.

Our work depends on a shared community understanding of environmental data. We encourage you to download our Watershed 1-Pager and forward this newsletter to a friend or neighbour who is interested in the long-term health of Muskoka.

HOW MWC PROTECTS MUSKOKA'S WATERS

- Develops informed position papers
- Advises on sustainable development standards
- Gives recommendations on living and working sustainably in the watershed ecosystem
- Provides municipalities guidance on matters related to watershed health policy
- Hosts public lectures and presentations

Download the Watershed 1-Pager

Muskoka
WATERSHED COUNCIL

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From: Regional.Clerk <regional.clerk@york.ca>
Sent: March 6, 2026 8:13 AM
Subject: Regional Council Decision - Circular Materials Ontario

On February 26, 2026 Regional Council passed the following resolution:

Whereas the Province of Ontario has implemented the Blue Box Extended Producer Responsibility (EPR) framework, transferring responsibility for municipal recycling to producer responsibility organizations and their contractors, including Circular Materials Ontario;

And Whereas Circular Materials Ontario has engaged multiple private collection contractors to deliver recycling services to municipalities across Ontario, including those within the Regional Municipality of York;

And Whereas municipalities throughout Ontario are experiencing inconsistent recycling collection service levels under the new EPR model, including differences in collection frequency, missed collections, accepted materials, cart provision, contamination management, customer service response times, and contractor accountability;

And Whereas residents in some municipalities are receiving reduced or inferior recycling collection services compared to others, despite participating in the same provincial Blue Box program;

And Whereas these service level inequities have resulted in increased resident complaints, confusion, reduced participation in recycling programs, and declining public confidence in Ontario's recycling system;

And Whereas upper- and lower-tier municipalities, including York Region, no longer have direct operational control over Blue Box recycling collection, yet continue to experience the impacts of service disruptions and resident dissatisfaction;

And Whereas the intent of Extended Producer Responsibility was to improve environmental outcomes, efficiency, and accountability, not to create unequal treatment of Ontario residents based on municipal boundaries;

And Whereas access to reliable and effective recycling collection is an essential public service and should be fair, consistent, and equitable for all residents of Ontario, regardless of where they live;

Therefore Be It Resolved That the Council of The Regional Municipality of York calls upon the Province of Ontario to intervene to ensure that Circular Materials Ontario and its

contractors provide fair, consistent, and equitable recycling collection service levels across all municipalities in Ontario;

And That the Province be requested to establish, enforce, and publicly report on consistent province-wide service standards for Blue Box recycling, including collection frequency, missed-collection recovery, accepted materials, cart provision, customer service response times, and contractor performance;

And That the Province require Circular Materials Ontario to promptly address collection service level inequities and performance gaps between municipalities, including those impacting York Region;

And That this resolution be circulated to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, all Ontario Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and Circular Materials Ontario and all Mayors of Ontario.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1
905-476-4301

GEORGINA

Corporate Services Department/Clerk's Division

April 13, 2026

Sent via email, premier@ontario.ca

Premier of Ontario,
Legislative Building,
Queen's Park,
TORONTO, Ontario M7A 1A1

Re: Circular Materials Ontario; Blue Box Extended Producer Responsibility framework

Honourable Premier Ford:

Please be advised that Council for the Town of Georgina considered the position of the Region of York during its March 25th Council Meeting regarding concerns that have arisen following the implementation of the Blue Box Extended Producer Responsibility framework, transferring responsibility for municipal recycling to producer responsibility organizations and their contractors, including Circular Materials Ontario. The Region of York's resolution has been attached for your reference.

Municipalities are experiencing inconsistent recycling collection service levels under the new model, including differences in collection frequency, missed collections, accepted materials, cart provision, contamination management, customer service response times and contractor accountability, resulting in reduced or inferior recycling collection services compared to others despite participating in the same provincial Blue Box program.

Town Council endorsed the Region of York's position and passed the following motion:

> "That Council endorse York Region's resolution regarding Extended Producer Responsibility and fair, consistent and equitable recycling collection service levels across all Ontario municipalities, and call upon the Province to pay due attention to said resolution and act accordingly, that Circular Materials and the Province of Ontario be requested to move Georgina back to weekly collection as per the southern municipalities in York Region and that this endorsement be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, all Ontario Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), Circular Materials Ontario and all Mayors of Ontario."

... 2

Accordingly, we respectfully request that Town Council's endorsement of the Region of York's position be seriously considered, calling upon the Provincial Government to intervene to ensure that Circular Materials Ontario and its contractors provide fair, consistent and equitable recycling collection service levels across all municipalities in Ontario, and that it establish, enforce and publicly report on consistent provide-wide service standards for Blue Box recycling, including collection frequency, missed-collection recovery, accepted materials, cart provision, customer service response times and contractor performance.

Sincerely,

FOR THE TOWN OF GEORGINA,

Rachel Dillabough,
Town Clerk

cc: Honourable Todd McCarthy, Minister of Environment, Conservation and Parks; minister.mecp@ontario.ca
Association of Municipalities of Ontario; amo@amo.on.ca
Members of Provincial Parliament
Circular Materials Ontario; info@circularmaterials.ca
Municipalities in Ontario

Outlook

Fw: 🌎 Earth Day is this week & a cold surprise!

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 4/20/2026 9:19 AM
To Donna McLeod <dmcleod@seguin.ca>

From: Georgian Bay Biosphere <info@georgianbaybiosphere.com>
Sent: Monday, April 20, 2026 9:17 AM
To: Craig Jeffery <cjeffery@seguin.ca>
Subject: 🌎 Earth Day is this week & a cold surprise!

You don't often get email from info@georgianbaybiosphere.com. Learn why this is important

View this email in your browser

unesco Biosphere Reserve | GEORGIAN BAY BIOSPHERE MNIDOO GAMII

There is SO Much to Celebrate on Earth Day!

Eastern Georgian Bay was designated a UNESCO biosphere in 2004 because it is so ecologically unique and encourages people to live in balance with nature. The Georgian Bay Biosphere is home to:

- 840 native plant species
- 170 types of breeding birds
- 44 mammal species
- 34 species of reptiles & amphibians
- The world's largest collection of freshwater islands!

Making a Positive Impact

Like most places, local biodiversity has been threatened by invasive species, development, and climate change. Through our species at risk research and programs, biodiversity mapping, and State of the Bay program, **we are making a difference for the environment!** All donations are being matched by sponsors this week, so you can have **double the impact** for our conservation programs!

Donate

Four Ways You Can Celebrate Earth Day!

Attend the Evening Bash!

A **limited number of tickets** remain! Enjoy live music, a photo show, and trivia with friends on April 22nd at Legend Spirits. Tickets by donation & qualify for a tax receipt.

Make a resolution

Read about how individual actions make a big difference! Be inspired to make one small change that can have a collective impact for the environment.

Plant native species

Purchase wildflowers, shrubs, and trees to plant in June which will support local wildlife like bees, butterflies, and birds.

Make Becky & Greg jump in the Bay!

We want your help to raise $3,000 TODAY! If we do, our leadership team will take a very cold dip on Earth Day!
And remember - **your donation will have DOUBLE the impact** since all donations are being matched by sponsors!

DONATE NOW!

Thank You to Our AMAZING Sponsors!

WE ARE A REGISTERED CANADIAN CHARITY: # 87100 1335 RR 0001

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You are receiving this email because you signed up to receive updates from the Georgian Bay Biosphere, including newsletters.

Our mailing address is:

Georgian Bay Biosphere
125 William St
Parry Sound, Ontario P2A1V9
Canada

FORTFRANCES

OFFICE OF THE CLERK

Phone: (807) 274-5323 | Fax: (807) 274-8479

Mailing Address: 320 Portage Avenue
Fort Frances, ON P9A 3P9
Email: town@fortfrances.ca
Website: www.FortFrances.ca

April 17, 2026

To Whom It May Concern;

This letter is to formally inform you that at the Regular Council Meeting of March 23, 2026, the following oral motion was carried by Mayor and Council:

Oral Motion:

THAT Council provide a resolution of support for the Township of Emo letter regarding Accessible Roadside Rest Areas - Washrooms;

AND THAT the resolution of support be forwarded to all Ontario municipalities, the Honourable Doug Ford, and all those cc'd in the Township of Emo letter

Mover: Wendy Brunetta

Seconder: Kaleb Firth

Result: CARRIED

Thank You / Merci / Miigwech,

Ally Lewis
Deputy Clerk

The Corporation of the Township of Emo

P.O. Box 520, Emo, Ontario, P0W 1E0

Website: www.emo.ca
E-mail: township@emo.ca

Phone: 807-482-2378
Fax: 807-482-2741

March 12, 2026

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Premier@ontario.ca

Honourable and Dear Sir:

RE: Accessible Roadside Rest Areas-Washrooms

Please be advised that the Council of the Corporation of the Township of Emo at its December 10, 2025 Regular Meeting of Council, passed the following resolution:

Date: December 10, 2025
Motion: 15
Moved By: Lisa Teeple
Seconded By: Harrold Boven

WHEREAS Northwestern Ontario is significantly lacking in year-round accessible washrooms; and

WHEREAS many Northwestern Ontarian's travel for hours during the winter months without having access to an open washroom facility; and

WHEREAS Northwestern Ontarians travel daily for business, medical appointments, surgeries, shopping and family activities. During the summer months, seasonal businesses are open and allow public access to their washroom facilities. Once the colder months come, majority of these privately owned businesses close for the season.

NOW THEREFORE BE IT RESOLVED that the Township of Emo urges the Province of Ontario and the Ministry of Transportation of Ontario to provide safe, clean, and year-round accessible roadside rest area washrooms to the residents of Northwestern Ontario, at least every 100 km on Hwy 11, Hwy 17, and Hwy 71.

CARRIED

If you require any additional information, please let me know.

Sincerely,

Crystal Gray
CAO/Clerk-Treasurer
Township of Emo
P: (807) 482-2378
E: cao@emo.ca

CC: The Honourable Prabmeet Singh Sarkaria, Minister of Transportation, prabmeet.sarkaria@pc.ola.org
The Association of Municipalities of Ontario (AMO) amo@amo.on.ca
Rural Ontario Municipal Association (ROMA) roma@roma.on.ca
Northern Ontario Municipal Association (NOMA) admin@noma.on.ca
MPP Honourable Greg Rickford, greg.rickford@pc.ola.org
MP Marcus Powlowski, marcus.powlowski@parl.gc.ca
Local municipalities.

Ministry of the Environment, Conservation and Parks

Environmental Assessment Modernization Branch

135 St. Clair Avenue West
4th Floor
Toronto ON M4V 1P5

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction de la modernisation des processus d'évaluation environnementale

135, avenue St. Clair Ouest
4e étage
Toronto ON M4V 1P5

Ontario

April 20, 2026

TO: Stakeholder Distribution List

RE: Proposed *Environmental Assessment Act* (EAA) amendments to improve the comprehensive environmental assessment (EA) process

---

Today, Ontario introduced the *Protecting Ontario's Workers and Economic Resilience Act, 2026* (POWER Act) in the Legislative Assembly of Ontario. If made, the changes would support a more efficient comprehensive EA process and make it easier to navigate by removing certain steps while maintaining strong environmental protections and other consultation opportunities.

The proposed legislation would, if passed, amend the *Environmental Assessment Act* (EAA) to make three key changes to the comprehensive EA process:

- Remove the requirement to publish and consult on a Ministry Review
- Remove the opportunity for the public to request a hearing before the Ontario Land Tribunal (Tribunal) while maintaining the Minister's authority to refer an application or matter related to an application to the Tribunal for a hearing and decision on their own initiative
- Remove the requirement for Cabinet approval of the Minister's decision, while providing the Minister discretion to refer an application to Cabinet for a decision

In addition, we also proposed minor updates to improve clarity and flexibility in the EAA.

If the proposed EAA amendments are made, the regulation that sets out deadlines for certain steps in the comprehensive EA process (Ontario Regulation 616/98 (Deadlines)) would be adjusted to align with the changes.

The proposal has been posted on the Environmental Registry of Ontario (ERO) for public comment. More information is available here. Input is being accepted until **May 20, 2026**.

If you have any questions, please feel free to contact us at EAModernization.MECP@ontario.ca. Any comments on the proposal can be submitted through the ERO posting via the link above, or by email to us.

We are committed to keeping you apprised about EA modernization and working with you to build a strong EA program for Ontario. We value your perspectives on the EA program and look forward to your further participation. More information on our other efforts to modernize the EA program can also be found here.

Sincerely,

Annamaria Cross
Director, Environmental Assessment Modernization Branch
Ministry of the Environment, Conservation and Parks

Outlook

Fw: Keeping you connected: Hydro One's new municipal newsletter

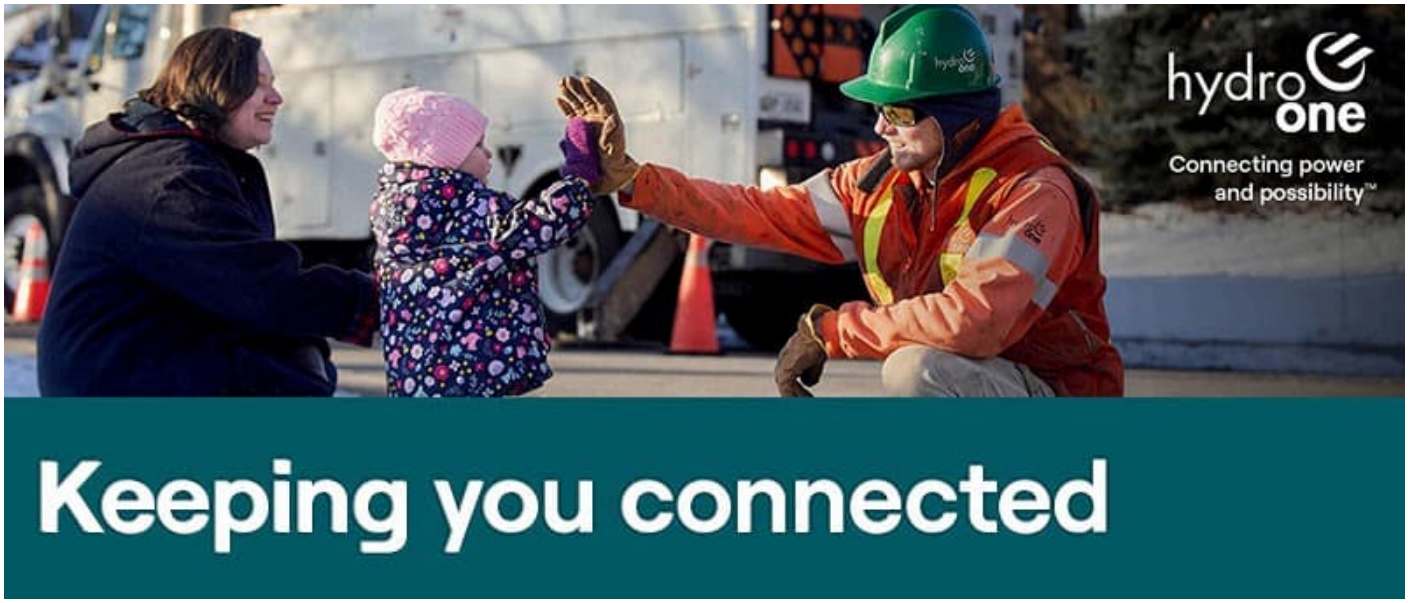
From Ann MacDiarmid <annmacdiarmid@seguin.ca>
Date Wed 4/22/2026 10:38 AM
To Donna McLeod <dmcleod@seguin.ca>

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: info <info@seguin.ca>
Sent: Wednesday, April 22, 2026 8:47:25 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: Fw: Keeping you connected: Hydro One's new municipal newsletter

Township of Seguin
(705) 732-4300

From: Community Relations Inbox <community.relations@hydroone.com>
Sent: April 21, 2026 4:11 PM
To: info <info@seguin.ca>
Subject: Keeping you connected: Hydro One's new municipal newsletter



Hello Mayor MacDiarmid,

Hydro One is excited to share our new municipal newsletter, *Keeping you connected*. Through regular updates, we'll highlight resources to support your communities and share ways we can continue to work together to meet local electricity needs.

Remembering the 2025 Ice Storm

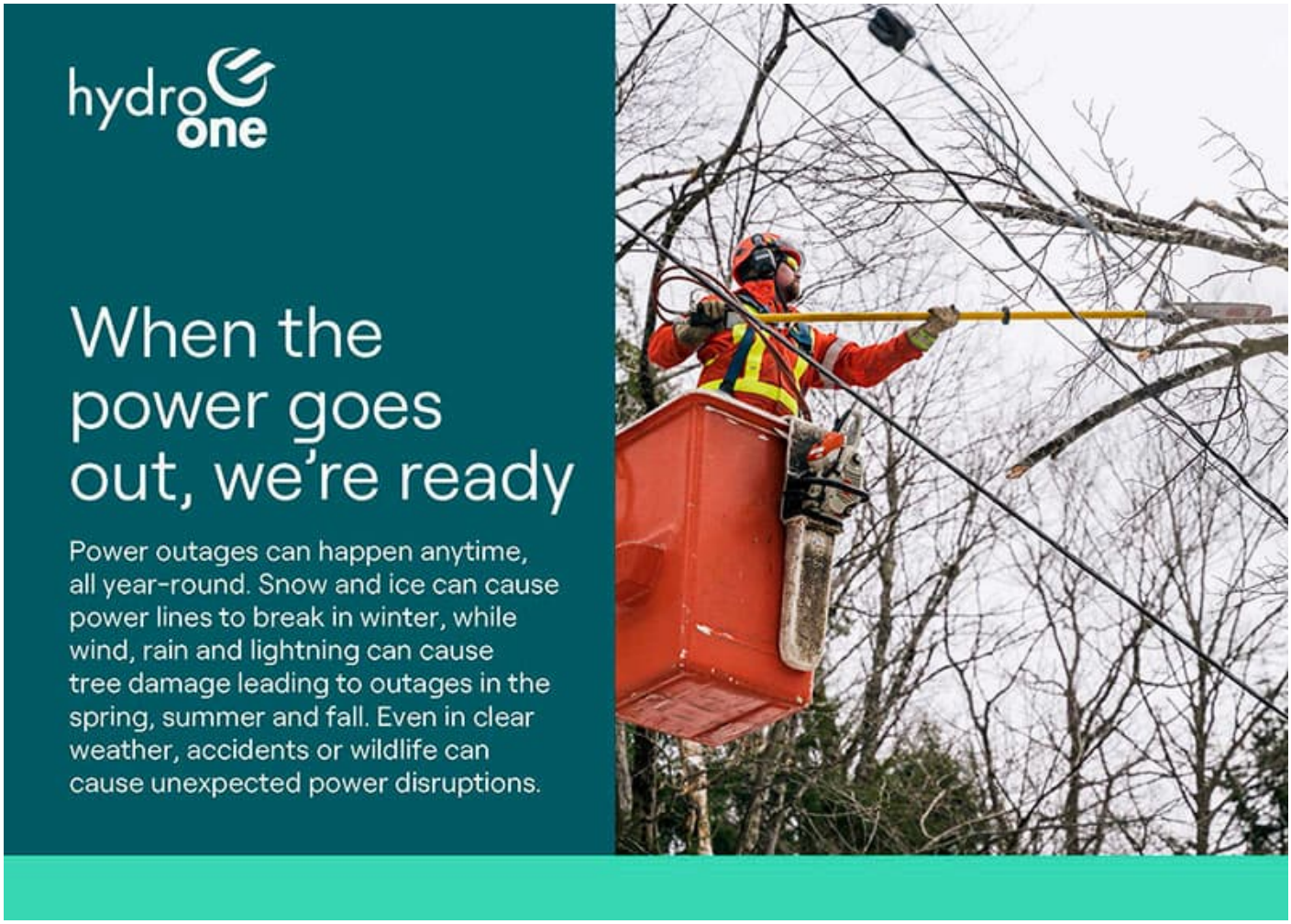
In late-March, Hydro One marked the one-year anniversary of the generational ice storm that impacted more than 600,000 customers across the province. More than 4,500 Hydro One team members and partners worked around the clock to restore power to communities. We are incredibly grateful to the community leaders, local staff and emergency responders who came together to support restoration efforts and keep everyone safe.

In the past year, Hydro One has strengthened partnerships with emergency management organizations. With continued support from municipal leaders like you, we can build a unified emergency response system to ensure safe and timely power restoration during severe weather emergencies.

When the power goes out, we're ready

Power outages can happen anytime, all year-round. Here's a quick look at how Hydro One prepares for, responds to and recovers from power outages, working alongside municipalities to keep communities safe.

Click here to read more.



Preparing for a storm? Use our safety tips and tools to prepare for an emergency in your community and stay connected:

- Check the outage map for updates
- Report an outage in your area
- Sign up to receive outage alerts

Want to connect?
Meet us at the:

- Northwestern Ontario Municipal Association (NOMA) Conference on April 22 to 24
- Ontario Small Urban Municipalities (OSUM) Conference on April 29 to May 1
- Federation of Northern Ontario Municipalities (FONOM) Conference on May 11 to May 13

You are always welcome to email us at Community.Relations@HydroOne.com or give us a call at 1-877-345-6799.

Sincerely,
Alex Moskalyk
Director, Community and Municipal Relations

This email was sent to info@seguin.ca.
Click here to unsubscribe.

Hydro One

Parry Sound Area Chamber of Commerce

ACCREDITED CHAMBER OF COMMERCE 2025-2029

Monday April 27, 2026
Parry Sound Area Chamber of Commerce
1 College Drive
Parry Sound, ON
P2A 0A9

To: Seguin Township Mayor, Council and Staff,

The Parry Sound Area Chamber of Commerce would like to extend our sincere gratitude to Seguin Township's Mayor, Council, and staff for your generous contribution of $5,250 in your 2026 municipal budget.
Your continued investment in our organization reflects a strong commitment to supporting the local business community and fostering sustainable economic development across the region. Contributions such as yours play a meaningful role in enabling the Chamber to deliver programs, advocacy, and initiatives that benefit businesses of all sizes.
We truly value our partnership with Seguin Township and appreciate your ongoing support and collaboration. We look forward to continuing our work together to strengthen and grow our regional economy.
Thank you once again for your support.

Sincerely,

Chris McDonald
Executive Director

Outlook

Fw: Township of Introducing Pamajewon and Co.

From info <info@seguin.ca>
Date Thu 4/23/2026 9:25 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 23, 2026 7:15 AM
To: info <info@seguin.ca>
Subject: Township of Introducing Pamajewon and Co.

Meet Pamajewon and Co.

This week's Business Spotlight is Pamajewon & Co!

The Parry Sound Area Chamber of Commerce is proud to welcome Pamajewon & Co. as one of our newest members!

Professional DJ & Event Entertainment

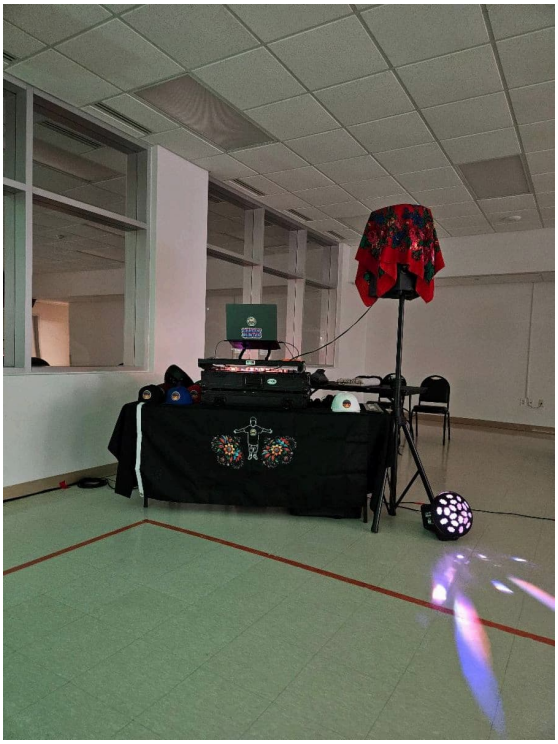
Pamajewon & Co. provides professional DJ and event planning services for weddings, corporate events, festivals, private parties, and community celebrations across Parry Sound, Muskoka, and the greater Ontario area. With decades of experience in event entertainment, their goal is simple — to create memorable experiences through great music, professional sound, and a fun, engaging atmosphere that keeps guests on the dance floor.

What They Offer

Pamajewon & Co. provides full-service entertainment support for a wide variety of events, including:

- Wedding DJ services and reception entertainment
- Corporate event and gala entertainment
- Private party and celebration DJ services
- Festival and community event music
- Professional sound and lighting setups
- Event coordination support to help ensure everything runs smoothly

Their mobile DJ service allows them to bring high-quality sound and lighting to venues across the region, helping create the perfect atmosphere for any occasion.



A Unique Local Business

Pamajewon & Co. is proudly Indigenous-owned and operated, with the business run by an Ojibway Kwe from Shawanaga First Nation. The company combines professional entertainment services with strong community roots and a passion for bringing people together through music and celebration.

Creating Unforgettable Events

Whether it's a wedding, corporate gathering, festival, or community celebration, Pamajewon & Co. works with clients to create a personalized entertainment experience that matches the tone and energy of each event.

Why They Joined the Chamber

Pamajewon & Co. joined the Parry Sound Area Chamber of Commerce to connect with the local business community and build relationships while growing awareness of their services throughout the region.

Follow along on social media to see upcoming events, performances, and celebrations they're helping bring to life across the region.

Please join us in welcoming Pamajewon & Co. to the Chamber and supporting this exciting event entertainment business helping make celebrations across our region unforgettable! 🎶

Contact

Nongonse (Candace) Pamajewon
Owner/ DJ
Email: pamajewon.co@gmail.com
Phone: (647) 270-8895

Visit Pamajewon and Co.

Join the Chamber: Chamber Benefits

Why JOIN the Chamber?

Let us help your business!

Parry Sound Area Chamber of Commerce
1 College Drive
Parry Sound ON
P2A 0A9
705-746-4213
manager@psachamber.ca
www.psachamber.ca

Parry Sound Area Chamber of Commerce | 1 College Drive | Parry Sound, ON P2A 0A9 CA

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Outlook

Fw: Township of Do you need help with Branding or Design for your Business ?

From info <info@seguin.ca>
Date Tue 4/28/2026 9:04 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 28, 2026 7:15 AM
To: info <info@seguin.ca>
Subject: Township of Do you need help with Branding or Design for your Business ?

Meet Bluebird Design

This week's Business Spotlight is Bluebird Design!

The Parry Sound Area Chamber of Commerce is proud to welcome Bluebird Design as one of our newest members!

Thoughtful Branding & Design for Growing Businesses

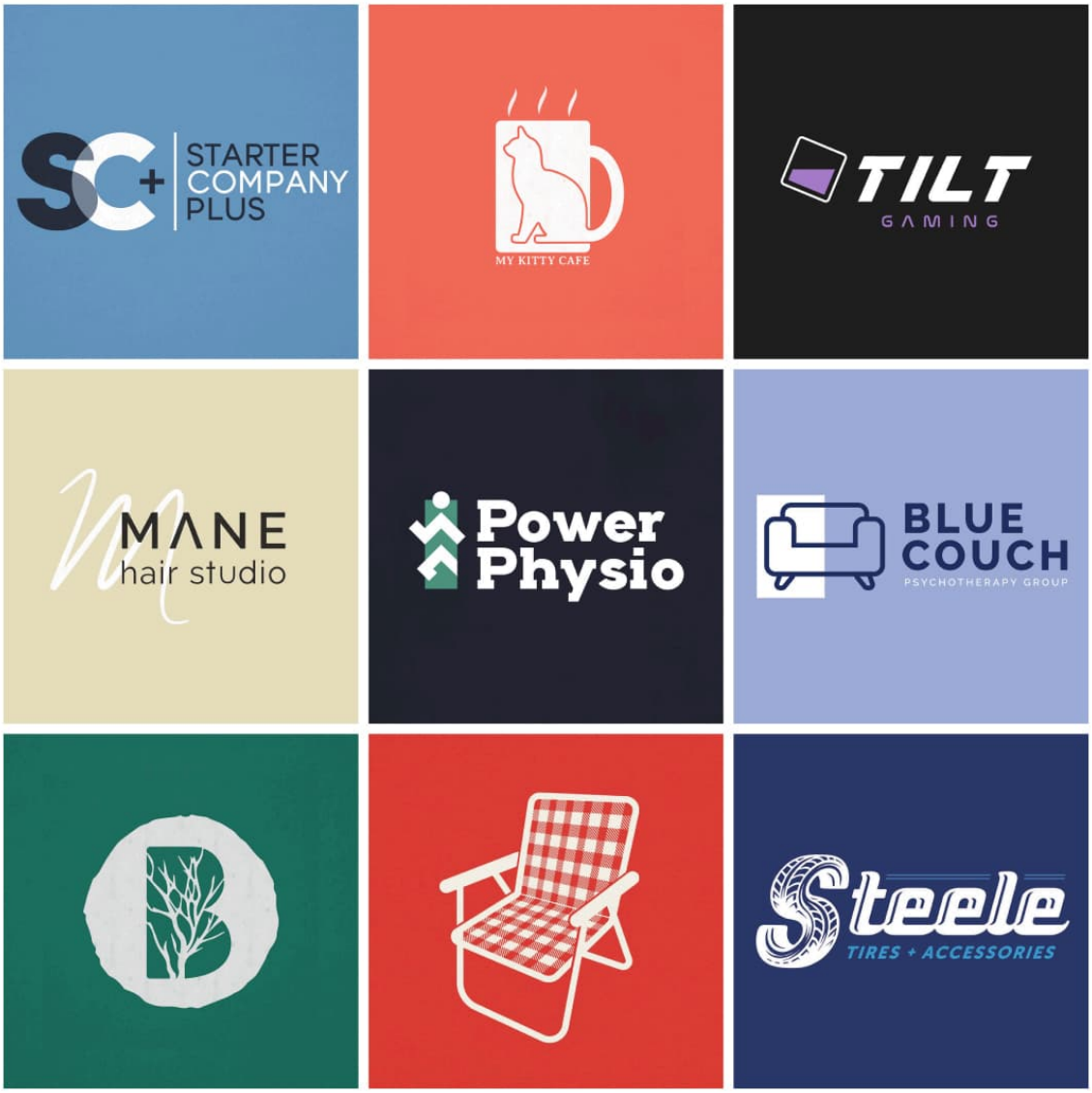
Founded in February 2017, Bluebird Design helps businesses create strong, professional brands through logo design, brand identity, websites, and print-ready design. Owner Brandon Priebe has spent nearly a decade working with businesses across Ontario, helping them build thoughtful brands that communicate clearly and support their growth.

What They Offer

Bluebird Design provides creative services designed to help businesses present themselves professionally and consistently, including:

- Custom logo design and brand identity development
- Website design tailored to your business
- Print-ready marketing materials and visual assets
- Brand systems that help businesses stay visually consistent across platforms

Brandon works directly with clients through the entire design process, ensuring the final brand reflects who they are and what they are passionate about.



Inspired by Community & Creativity

Brandon started Bluebird Design with a passion for making a living in the arts while helping local businesses succeed. He enjoys seeing the impact that a strong brand can have on a company and how good design can help businesses grow within their communities.

Community Involvement

Brandon is actively involved in supporting local business development. He serves on the Parry Sound Facade Improvement Committee, helping businesses access grants that improve storefronts and strengthen the look of the downtown core.

He also regularly attends and supports fundraising events at the Stockey Centre and Bobby Orr Community Centre, contributing to initiatives that benefit the community.

Why They Joined the Chamber

Bluebird Design joined the Parry Sound Area Chamber of Commerce to connect with other local professionals and help businesses strengthen their brands. Brandon enjoys designing locally and seeing the work he creates out in the community.

Outside the Studio

When he’s not working on brand designs, Brandon enjoys spending time in the community. He is an avid runner and songwriter, and enjoys supporting local shops, restaurants, and events throughout Parry Sound.

Follow along on Facebook and Instagram to see examples of Brandon’s work and the brands he’s helping bring to life.

Please join us in welcoming Bluebird Design to the Chamber and supporting this local creative business helping companies build strong brands across our region!

Contact

Brandon Priebe
Owner/ Designer
Email: brandon@bluebirddesigncompany.com
Phone: (226) 821-2995

BLUEBIRD DESIGN

Visit Bluebird Design

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

Parry Sound Area Chamber of Commerce | 1 College Drive | Parry Sound, ON P2A 0A9 CA

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Outlook

Fw: Township of Meet PowerFrog

From info <info@seguin.ca>
Date Thu 4/30/2026 9:44 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 30, 2026 9:12 AM
To: info <info@seguin.ca>
Subject: Township of Meet PowerFrog

Meet PowerFrog

PowerFrog

This week's Business Spotlight is PowerFrog!

The Parry Sound Area Chamber of Commerce is proud to welcome PowerFrog as one of our newest members!

One-Stop EV Charging Solutions

Founded in 2023, PowerFrog is a one-stop provider for electric vehicle (EV) charging systems, offering complete solutions from equipment to installation and ongoing support.

Their EV charging stations are manufactured in Europe using high-quality components and are UL certified, making them fully compatible with North American systems and ready for distribution and installation across Canada and the United States.

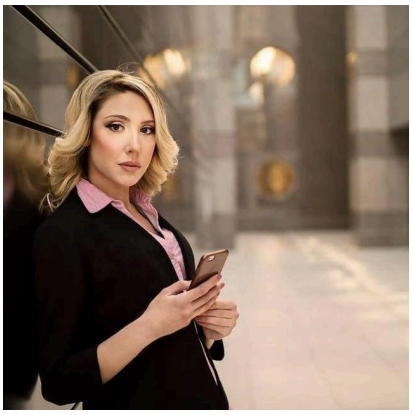
What They Offer

PowerFrog provides a full-service approach to EV infrastructure, including:

- Level 3 EV chargers manufactured in Europe
- Software to support charging systems
- Professional installation services
- Ongoing maintenance and support
- Warranty coverage
- Assistance with government rebate programs

As a 100% female-owned business, PowerFrog stands out by offering the complete package—handling every step from planning to long-term support.

Anastasiya Hrynyak - CEO



Supporting the Future of Transportation

PowerFrog was inspired by the growing need for electric vehicle infrastructure, helping support the transition to cleaner transportation and ensuring businesses and communities are equipped for the future.

Community & Values

PowerFrog is committed to making a positive impact beyond business, including supporting international initiatives such as humanitarian efforts in Ukraine.

As a local business, PowerFrog joined the Parry Sound Area Chamber of Commerce to increase visibility within the region and connect with the local business community.

PowerFrog

Contact

Anastasiya Hrynyak - CEO
Email: Info@powerfrog.ca
Phone: (416) 569-9105

Visit PowerFrog

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

Parry Sound Area Chamber of Commerce | 1 College Drive | Parry Sound, ON P2A 0A9 CA

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Try email marketing for free today!

Outlook

Fw: Township of Free promotion for your business this summer

From info <info@seguin.ca>
Date Mon 5/4/2026 9:38 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: May 4, 2026 7:15 AM
To: info <info@seguin.ca>
Subject: Township of Free promotion for your business this summer

Parry Sound Area Chamber of Commerce

HARBOUR WALK SHOPS

Your Opportunity

Harbour Walk Shops

Showcase your business for FREE

The Chamber is excited to bring back our Harbour Walk shop for the upcoming season — and we're inviting local businesses to be featured at no cost.

Located along the Harbour Walk Shops, this shop is a high-traffic stop for both visitors and locals exploring the waterfront. It's a great opportunity to increase your visibility and connect with potential customers throughout the busy season.

How to get involved:

- Provide printed materials such as rack cards, brochures, or posters
- Submit a digital ad to be included in the shop TV slideshow

There's no fee to participate — just a simple way to promote your business and be part of a shared community showcase. If you'd like to be included, you can drop off materials or reach out to us directly for digital submission details.

Let's work together to highlight everything our local business community has to offer this season.

Parry Sound Area Chamber of Commerce

Contact
Victoria Foster
Phone: 705-746-4213
Email: memberservices@psachamber.ca

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 A Simple Way to Refresh Your Professional Image

---

From info <info@seguin.ca>
Date Thu 5/7/2026 8:59 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: May 7, 2026 7:01 AM
To: info <info@seguin.ca>
Subject: Township of A Simple Way to Refresh Your Professional Image

Meet Peter Istvan Photography

PETER ISTVAN
PHOTOGRAPHY

This week's Business Spotlight is Peter Istvan Photography!

How do you show up in a community like Parry Sound?

In a community like Parry Sound, people often come across you before they meet you. That might be through your website, your LinkedIn profile, through a referral, or they "Google" you. In many cases, your headshot is part of that first impression.

For a lot of people, that photo is outdated. It no longer reflects how they look or how they want to present themselves professionally. And when that image doesn't match who you are now, it creates a small but real disconnect before you've had the chance to say a word.
You can change that now, as a Chamber member

A Chamber Exclusive Offer. Save $100!

For members of the Parry Sound Chamber of Commerce, I am offering headshot sessions for $300, which includes three final images. The regular rate is $400. This is available through December 31, 2026. This applies to only individual sessions at my studio. Team and group sessions are handled separately.

If you have been thinking about updating your photo, you can book a session HERE

What Clients Experience

One of the main reasons people delay doing this is that they are not comfortable being photographed. Some people do not like how they look in photos. Others feel awkward in front of the camera or are not sure what to expect from the process.

I've been photographing people in and around Parry Sound for years, and I've built my process around one simple truth: most people would rather be doing almost anything else than having their photo taken.

Sessions feel more like a conversation than a photo shoot. I'll guide you on the small things, like where to put your hands, and then watch for the moment you stop trying so hard and just look like yourself. That's the photo you actually want.

If you want to get a sense of how others have experienced it, you can read through my client reviews.

Customers buy from the PEOPLE of a company, not from the company.

This also comes up when working with teams. In a smaller business community, people tend to work with those they recognize and trust. When a company has a mix of outdated photos, inconsistent styles, or no photos at all, it creates a disconnect. Bringing a team together with a consistent set of headshots is a straightforward way to present a clear and professional image.

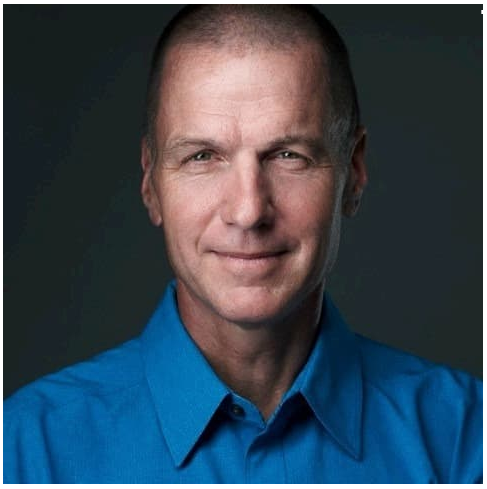
More information on team sessions is available HERE

If your current photo no longer reflects who you are today, this is a good time to take care of it.

The Chamber offer is available through 2026

Book a session today

Peter Istvan: Owner/ Professional Photographer



PETER ISTVAN
PHOTOGRAPHY

Contact

Email: peter@peteristvanphotography.com
Phone: 705-774-8560

Visit Peter Istvan Photography

Join the Chamber: Chamber Benefits

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Outlook

Fw: Township of The May Digital Newsletter is here

From info <info@seguin.ca>
Date Mon 5/11/2026 9:14 AM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <info-parrysoundchamber.ca@shared1.ccsend.com>
Sent: May 11, 2026 7:05 AM
To: info <info@seguin.ca>
Subject: Township of The May Digital Newsletter is here

Parry Sound Area Chamber of Commerce May 2026 Digital Newsletter

New Businesses, Parry Sound Builders Association, Making the most of your Membership, Events, News, Grants, and More

View May's Newsletter

Upcoming Events

Register Here

Register Here

Register Here

Parry Sound Area Chamber of Commerce

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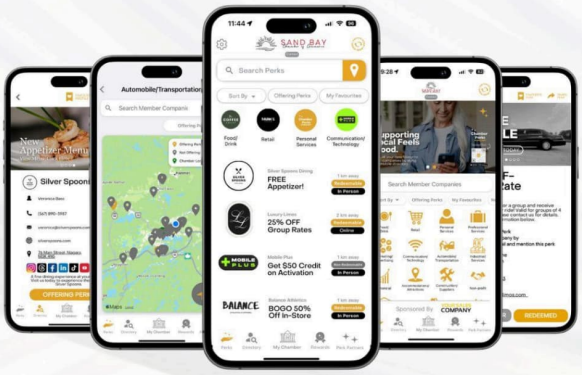

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Parry Sound Area Chamber of Commerce

PARRY SOUND AREA CHAMBER OF COMMERCE

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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.
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Check us out on Social Media

Parry Sound Area Chamber of Commerce | 1 College Drive | Parry Sound, ON P2A 0A9 CA

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Fw: Township of Share Your Voice, Shape Our Futures

From info <info@seguin.ca>
Date Mon 5/11/2026 9:08 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: May 9, 2026 7:15 AM
To: info <info@seguin.ca>
Subject: Township of Share Your Voice, Shape Our Futures

SHARE YOUR VOICE.

Shape Our Future.

TOWN OF Parry Sound

The Town of Parry Sound would like to invite you to share your thoughts about our community.

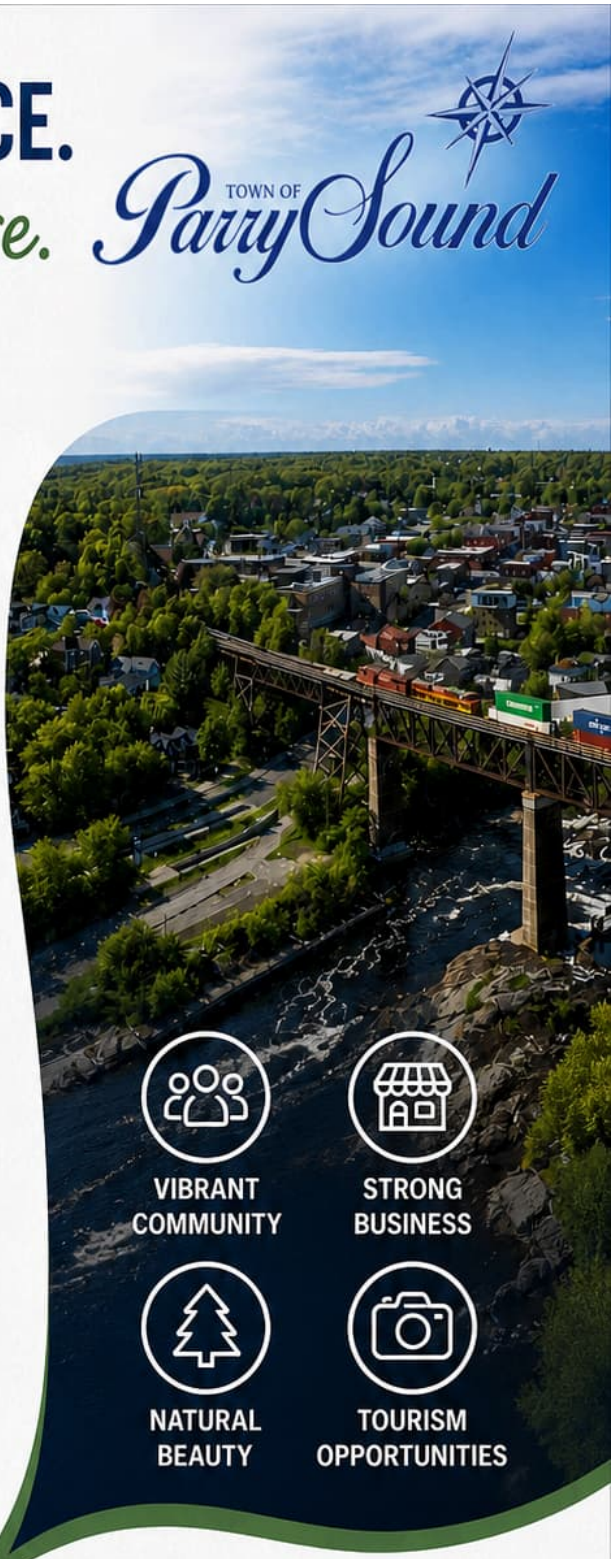
As part of its ongoing efforts to support our community, Parry Sound is undertaking the development of an **Economic Development and Tourism Strategy** to establish a clear, actionable, and comprehensive direction that responds to changing market conditions, addresses unique local challenges, and identifies future opportunities.

Currently, we are seeking your input to help us further understand our community as well as define potential opportunities for sustained economic growth. To collect your specific thoughts and ideas, we ask that you take approximately **10 minutes** of your time to complete the **online survey.**

Please note, all responses will be kept confidential and anonymous.

The success of this new Strategy is dependent upon community input. Thank you in or your participation!

Deadline: May 15



TAKE THE SURVEY TODAY!

Your input helps build a stronger Parry Sound for tomorrow.

Take the survey at **www.parrysound.ca**

If you have any questions about the Strategy process

or this survey, please contact:

Jeff Thom
Economic Development Officer
Town of Parry Sound

T. (705) 746-2101 x 248
E. jthom@parrysound.ca

Join the Chamber: Chamber Benefits

Parry Sound Area Chamber of Commerce
1 College Drive.
Parry Sound ON
P2A 0A9
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April 1, 2026

Northern Ontario Municipalities ***Sent Via Email***

Re: Special Economic Zone

Dear Northern Ontario Municipalities,

The following resolution was ratified by Council of the City of Greater Sudbury on March 31, 2026:

WHEREAS Canada's economic security and modern defence capabilities depend on resilient supply chains, energy security, and reliable access to critical minerals;

AND WHEREAS Greater Sudbury is one of Canada's most important critical mineral hubs, producing and refining nickel, copper, and other critical minerals essential to national and provincial priorities;

AND WHEREAS these minerals support industries across Canada and among our allies, making Greater Sudbury a strategic centre in the global competition for critical resources;

AND WHEREAS mining activity in Greater Sudbury is rapidly expanding, with the number of mines within municipal boundaries expected to grow from nine to fifteen within five years;

AND WHEREAS the City maintains extensive infrastructure, including more than 3,600 kilometres of roads and major water and wastewater systems across a land mass comparable to Prince Edward Island, supporting both residents and a multi billion dollar industrial ecosystem;

AND WHEREAS the current municipal funding model does not reflect the scale of responsibility borne by Greater Sudbury, resulting in an unsustainable burden on local taxpayers despite the city generating nearly one third of Northern Ontario's GDP;

AND WHEREAS most mining related revenues flow to provincial and federal governments, with only a small portion reinvested in the community that enables this economic activity;

AND WHEREAS a Special Economic Zone designation would ensure that more of the wealth generated in Greater Sudbury is reinvested locally in infrastructure, housing, workforce development, and social services, with significant returns on this investment for both our communities and our government partners;

AND WHEREAS Greater Sudbury has strong partnerships with Atikameksheng Anishnawbek and Wahnapitae First Nation, and enhanced fiscal capacity would support continued collaboration and shared prosperity;

THEREFORE BE IT RESOLVED that the Council of the City of Greater Sudbury formally request that the Government of Ontario designate Greater Sudbury as a Special Economic Zone;

AND BE IT FURTHER RESOLVED that the Council request the Government of Canada recognize Greater Sudbury as a region of national strategic importance and work with the province of Ontario to implement complementary federal measures;

AND BE IT FURTHER RESOLVED that this resolution be shared with Atikameksheng Anishnawbek, Wahnapitae First Nation, FONOM, AMO, and all Northern Ontario municipalities for their support.

AND BE IT FURTHER RESOLVED that a letter conveying Council's support for these measures be sent to:

- Gimaa Craig Noochtai, Atikmeksheng Anishnawbek
- Chief Larry Roque, Wahnapitae First Nations
- The Honourable Doug Ford, Premier of Ontario
- The Right Honourable Mark Carney, Prime Minister of Canada
- The Federation of Northern Ontario Municipalities (FONOM)
- Association of Municipalities of Ontario (AMO)
- All Northern Ontario municipalities

Yours truly,

Brigitte Sobush
Manager of Clerk's Services/Deputy City Clerk

c. Members of City Council

THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY
P.O. Box 1000
85 Bay Street
Barry's Bay ON K0J 1B0
Ph 613-756-2747 Fax 613-756-0553
info@madawaskavalley.ca

Moved by: Joseph Cybulskie **06-RC-21 Apr 2026**
Seconded by: Shelley Maika **21 April 2026**

BE IT RESOLVED

Council for the Corporation of the Township of Madawaska Valley supports the Resolution of the Township of Brudenell, Lyndoch and Raglan
WHEREAS arable land is a critical and finite resource and;
WHEREAS Ontario loses as much as 319 acres off farmland a day and;
WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Madawaska Valley support Bill21, Protect Our FoodAct,2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations and;
THAT a copy of this resolution be sent to the Premier of Ontario, the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Billy Denault, Senator Rob Flack, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario

X CARRIED

Suzanne Klatt

Suzanne Klatt, CAO/Clerk

Replies to this correspondence can be forwarded electronically to dclerk@madawaskavalley.ca

THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY
P.O. Box 1000
85 Bay Street
Barry's Bay ON K0J 1B0
Ph 613-756-2747 Fax 613-756-0553
info@madawaskavalley.ca

Moved by: Mary Blank **07-RC-21 Apr 2026**
Seconded by: Shelley Maika **21 April 2026**

BE IT RESOLVED

Council for the Corporation of the Township of Madawaska Valley supports the Resolution of the Township of Brudenell, Lyndoch and Raglan
Be It resolved that the Council for the Corporation of the Township of Madawaska Valley supports the resolution from the Township of Brudenell, Lyndoch and Raglan supporting correspondence received from James Bay East regarding a Provincial Bail Notification Program. And further that this resolution be forwarded to the all OPP Detachment Boards and all municipalities in Ontario.

X CARRIED

Suzanne Klatt

Suzanne Klatt, CAO/Clerk

Replies to this correspondence can be forwarded electronically to dclerk@madawaskavalley.ca

THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY
P.O. Box 1000
85 Bay Street
Barry's Bay ON K0J 1B0
Ph 613-756-2747 Fax 613-756-0553
info@madawaskavalley.ca

Moved by: Shelley Maika **08-RC-21 Apr 2026**
Seconded by: Linda Neuman **21 April 2026**

BE IT RESOLVED

Council for the Corporation of the Township of Madawaska Valley supports the Resolution of the Township of Oro-Medonte
THAT Council for the Corporation of the Township of Madawaska Valley supports the resolution from Township of Oro-Medonte regarding the Association of Ontario Road Supervisors and their 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 Billy Denault, Association of Municipalities of Ontario (AMO) , Association of Ontario Roads Supervisors (AORS) , Ontario municipalities

X CARRIED

Suzanne Klatt

Suzanne Klatt, CAO/Clerk

Replies to this correspondence can be forwarded electronically to dclerk@madawaskavalley.ca

COUNCIL RESOLUTION

MUNICIPALITY OF
SHUNIAH

Resolution No.: 186-26

Date: Apr 28, 2026

Moved By: _____

Seconded By: _____

THAT Council of the Municipality of Shuniah receives and supports the February 5, 2026 correspondence from the Association of Ontario Road Supervisors (AORS) re: Requesting 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 Lise Vaugeouis, MPP Kevin Holland, AORS, the Association of Municipalities of Ontario (AMO), the Northwestern Ontario Municipal Association (NOMA), The Thunder Bay District Municipal League (TBDML), and All Municipalities in Ontario.

☑ **Carried** ☐ **Defeated** ☐ **Amended** ☐ **Deferred**

Wendy Landry
Signature

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:

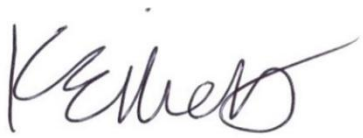
• Under the Emergency Management and Civil Protection Act, when a municipality declares a Significant Weather Event, municipal winter maintenance vehicles and operators - including subcontractors working on behalf of municipalities - should be afforded enhanced protection, with interference or obstruction 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

Oxford County
Growing stronger together

CLERK'S OFFICE
21 Reeve Street, PO Box 1614
Woodstock, ON N4S 7Y3
519.539.9800 I 1.800.755.0394
oxfordcounty.ca

April 30, 2026

RE: Oxford County Resolution re: Association of Ontario Road Supervisors (AORS) Request for Provincial Legislation Amendments, Health and Safety

At its meeting held April 8, 2026, Oxford County Council passed the following Resolution:

Moved By: Phil Schaefer
Seconded By: Mark Peterson

Resolved that Correspondence Item 7.1 on the Open meeting Agenda of April 8, 2026 be received;

And further, be it resolved that Oxford County 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:

1. The Premier of Ontario
2. Michael Kerzner, Solicitor General of Ontario
3. Jill Dunlop, Minister of Emergency Preparedness and Response
4. Rob Flack, Minister of Municipal Affairs and Housing
5. Prabmeet Sakaria, Minister of Transportation
6. MPP Ernie Hardeman
7. Association of Municipalities of Ontario (AMO)
8. Association of Ontario Roads Supervisors (AORS)
9. Ontario municipalities

DISPOSITION: Motion Carried

Enclosed herein you will find a copy of Correspondence Item 7.1 (Township of Oro-Medonte) from the April 8, 2026 Agenda for ease of reference.

Thank you,

Lindsey A. Mansbridge
County Clerk

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.
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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

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We respectfully ask the Province to consider the following changes:

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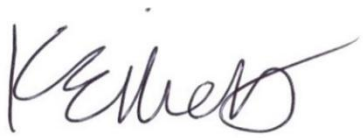
These changes would provide clarity, deterrence, and enforceability—sending a strong message that interference with municipal workers performing essential services will not be tolerated. Just as Ontario protects first responders from obstruction during emergencies, we must extend similar protections 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

Honourable Doug Ford, Premier of Ontario
Via Email: premier@ontario.ca

Hon. David Piccini
Ministry of Labour, Immigration, Training and Skills Development
Via Email:
david.piccini@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

April 29th , 2026

Hon. Michael Kerzner, Solicitor General of Ontario
Via Email:
michael.kerzner@pc.ola.org

Hon. Jill Dunlop, Minister of Emergency Preparedness and Response
Via Email:
jill.dunlop@pc.ola.org

RE: Township of Puslinch Support Resolution No.2026-113 Regarding Consent item 6.12 Township of Oro-Medonte support Association of Ontario Road Supervisors Health and Safety Request

Please be advised that Township of Puslinch Council, at its meeting held on April 15th, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-113:

Moved by Councillor Goyda and
Seconded by Councillor Hurst

That the Consent Agenda items listed for April 15, 2026 Council meeting be received for information with the exception of 6.12; and

Whereas the Township is experiencing similar issues and that Council direct staff to send a support resolution accordingly.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

TOWNSHIP OF
PUSLINCH
EST. 1850

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities, Hon. Rob Flack, Minister of Municipal Affairs and Housing, 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), Members of Oro-Medonte Council

TOWNSHIP OF RAMARA

2297 Highway 12,
PO Box 130
Brechin, Ontario L0K 1B0
p.705-484-5374
f. 705-484-0441

April 22, 2026

Sent via Email: The Honourable Doug Ford, Premier of Ontario, The Honourable Michael Parsa Minister of Children, Community, and Social Services, Heads of Council and Municipal Clerks, Ontario Municipalities

Re: Resolution - Declaration of Intimate Partner Violence as an Epidemic

Please be advised that at its meeting held on April 13, 2026, the Council of the Corporation of the Township of Ramara passed the following resolution declaring intimate partner violence as an epidemic and requesting action from municipalities and the Province of Ontario.

Council respectfully shares the resolution below for your consideration and support.

Resolution Number CR.103.2026

Moved by Dana Tuju
Seconded by Keith Bell

WHEREAS statistics report that more than 4 in 10 Canadian women have experienced some form of intimate partner violence in their lifetime, and 1 in 10 experience it almost daily;

AND WHEREAS the Ontario Provincial Police have determined that in 2024 there was an 18% increase in intimate partner violence victims compared to the previous year;

AND WHEREAS North Simcoe Victim Services has had an increase in calls of 64% in the past two years;

AND WHEREAS Green Haven Women's Shelter, which serves the Township of Ramara, received more than 1,025 crisis calls in the past year;

AND WHEREAS studies note that the risk of intimate partner violence is 75% higher in rural communities, like the Township of Ramara;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Ramara declares intimate partner violence as an epidemic;

BE IT FURTHER RESOLVED THAT the Township of Ramara request support from other municipalities to declare intimate partner violence an epidemic, if they have not already done so;

BE IT FURTHER RESOLVED THAT the Township of Ramara requests the Province of Ontario to declare intimate partner violence as an epidemic.

Please don’t hesitate to contact me if you have any questions or concerns.

Respectfully,

Nate Harrington

Nate Harrington, Assistant Clerk
Township of Ramara
nharrington@ramara.ca
705-484-5374 ext. 245

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des Affaires municipales et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél.: 416 585-7000

Ontario

234-2026-1390

April 22, 2026

Dear Head of Council:

I am writing to update you on amendments to Ontario Regulation 584/06 under the *Municipal Act, 2001* (MA) and O. Reg 595/06 of the *City of Toronto Act, 2006* (COTA) that were filed on April 17, 2026. These changes come into force on July 16, 2026.

As you know, since spring 2024 the province has encouraged municipalities designing stormwater fees and charges to ensure that there are no unintended consequences that would disproportionately impact farmers and greenhouse operators.

In the province's 2025 Fall Economic Statement, our government stressed the importance of the agri-food sector and that protecting Ontario's local agriculture and food industry is essential to ensuring a strong, self-sufficient food supply chain.

Agricultural properties generally have invested in their own stormwater-mitigating measures and have large areas of green space that contribute significantly to stormwater runoff management.

In this respect, the province is making changes to remove the authority for municipalities to impose stormwater fees and charges on portions of properties that are classified in the farm or managed forests property class, if they are not connected to a municipal storm sewer.

As we continue to work together to build up our communities, I look forward to our continued collaboration in investing in key infrastructure projects while making life more affordable for members of the agri-food sector and supporting the viability of their operations. Please accept my best wishes.

Sincerely,

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c. Municipal Chief Administrative Officer and/or Treasurer
Hon. Trevor Jones, Minister of Agriculture, Food and Agribusiness
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Ryan Puviraj, Chief of Staff to the Minister of Agriculture, Food and Agribusiness
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Local Government Division, Municipal Affairs and Housing

Ministry of the Environment, Conservation and Parks

Environmental Assessment Modernization Branch

135 St. Clair Avenue West
4th Floor
Toronto ON M4V 1P5

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction de la modernisation des processus d'évaluation environnementale

135, avenue St. Clair Ouest
4e étage
Toronto ON M4V 1P5

Ontario

April 22, 2026

TO: Stakeholder Distribution List

RE: Requirements for waste disposal site service area and fill rate changes

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Earlier this week, I wrote to you about proposed amendments to the *Environmental Assessment Act* (EAA) as part of ongoing efforts to modernize the environmental assessment (EA) program.

Today, the Ministry of the Environment, Conservation and Parks posted a new proposal on the Environmental Registry of Ontario (ERO) for public comment and invites your feedback.

Ontario is proposing changes to requirements for waste disposal sites. These changes would support more efficient use of existing waste disposal capacity and provide communities with more options to meet their waste disposal needs while maintaining strong environmental protection.

The proposal would allow operators more flexibility to change the area where the waste comes from (the service area) and to change the rate at which they can accept it (the fill rate).

The ministry would continue to review these changes through the Environmental Compliance Approval amendment process, which is expected to reduce the time it takes to make these types of changes.

This proposal would not allow landfill expansions beyond a site's approved size, nor would it change the types of waste a site is authorized to receive. These types of changes would continue to require separate approvals under existing legislation.

More information is available here, and input is being accepted until **June 8, 2026**.

If you have any questions, please feel free to contact us at EAModernization.MECP@ontario.ca. Any comments on the proposal can be submitted through the ERO posting via the link above, or by email to us.

We are committed to keeping you apprised about EA modernization and working with you to build a strong EA program for Ontario. We value your perspectives on the EA program and look forward to your further participation. More information on our other efforts to modernize the EA program can also be found here.

Sincerely,

A. Cross

Annamaria Cross
Director, Environmental Assessment Modernization Branch
Ministry of the Environment, Conservation and Parks

The Corporation of the
Township of Otonabee-South Monaghan

April 23, 2026

Sent via Email:

The Right Honourable Mark Carney, Prime Minister of Canada, pm@pm.gc.ca
Senator Robert Black, robert.black@sen.parl.gc.ca
The Honourable Steve MacKinnon, Minister of Transportation, steven.mackinnon@parl.gc.ca
The Honourable Doug Ford, Premier of Ontario, doug.fordco@pc.ola.org
M.P. Emma Harrison, Emma.Harrison@parl.gc.ca
M.P.P. David Piccini, david.piccinico@pc.ola.org
Liberal Riding Association, ontario@liberal.ca
The Federation of Canadian Municipalities, Rgiroux@fcm.ca
The Association of Municipalities of Ontario, amo@amo.on.ca
Rural Ontario Municipal Association, roma@roma.on.ca
Eastern Ontario Wardens' Caucus, info@eowc.org
All Ontario Municipalities

Re: Township of Otonabee-South Monaghan Resolution - ALTO High Speed Rail

Please be advised that the Council of the Township of Otonabee-South Monaghan, at its meeting on April 20th, 2026 passed the following resolution:

R83-2026
The council of the Township of Otonabee South Monaghan wishes to formally register opposition to the ALTO High Speed rail project as it is currently proposed. We find the first round of consultation to be inadequate, and critical information is lacking. This includes but is not limited to:

- the location of the route and the social and economic impact that will divide communities,
- how landowners directly and indirectly affected by this route will be compensated,
- how much agricultural land will be taken out of production,
- how environmental impact will be mitigated,
- how municipalities will be compensated for land assessment loss,
- how many rural roads will be dead ended at the tracks,
- where overpasses will be constructed,

- how municipalities will be compensated for increased road maintenance and emergency response costs due to these closures,
- how a project which travels through a small section of Canada and benefits a very small percentage of our urban population can be considered “Nation Building”,
- a very weak and extremely long-term business case with no unknown long term financial impact,
- a project that will add substantially to an already crippling national debt load of approximately $1.4 trillion, which currently costs Canadians about $75 million/day to service.

Moved by: Nick Powers; seconded by: Bonnie Clark

Yes: Bonnie Clark, Joe Taylor, Mark Allen, Terry Holmes, and Nick Powers

Carried 5-0

Yours truly,
Township of Otonabee-South Monaghan

Liz Ross
Deputy Clerk

United Counties of
Stormont, Dundas & Glengarry

RESOLUTION

MOVED BY Councillor Guindon **RESOLUTION NO 2026-**69

SECONDED BY Councillor St. Pierre **DATE** April 20, 2026

WHEREAS housing affordability remains a critical issue in Ontario and across Canada, with the national average home sale price at approximately $675,000, making homeownership increasingly difficult for first-time buyers; and

WHEREAS under the current Ontario *Land Transfer Tax* regime, first-time home buyers may receive a rebate of up to $4,000 toward provincial land transfer tax, which fully offsets the tax only on homes valued up to approximately $368,000, a level substantially below the current average home price; and

WHEREAS at a home purchase price of $675,000, the provincial land transfer tax before any rebate can exceed $8,000, meaning that even with the current maximum $4,000 rebate first-time buyers must pay a significant tax burden at closing that undermines housing affordability; and

WHEREAS the United Counties of Stormont, Dundas and Glengarry acknowledges and applauds recent efforts by the Province of Ontario and the Government of Canada to improve housing affordability, including measures to reduce or rebate GST/HST on new housing construction and purchases; and

WHEREAS the majority of first-time homebuyers in Ontario purchase resale homes rather than newly constructed units; and

WHEREAS the vast majority of residential real estate transactions in Ontario, including both resale and new homes, are subject to provincial Land Transfer Tax, meaning that enhancements to the Land Transfer Tax rebate would provide broader and more immediate financial relief to first-time homebuyers;

NOW THEREFORE BE IT RESOLVED THAT the Council of the United Counties of Stormont, Dundas and Glengarry formally requests that the Province of Ontario consider amending the *Land Transfer Tax Act* to:

1. Increase the value threshold at which the first-time home buyer rebate fully offsets provincial Land Transfer Tax to a level that reflects current housing market realities (for example, to no less than $675,000, aligning with the 2025 national average home price); and

2. Increase the maximum rebate amount available to first time home buyers accordingly (such as to a minimum of $8,000, or a proportional figure tied to the new threshold) to meaningfully reduce upfront tax costs for first-time purchasers.

BE IT FURTHER RESOLVED THAT such amendments be designed to enhance housing affordability and access to homeownership for first-time buyers in urban, suburban, and rural communities alike; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Finance, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for consideration and advocacy.

☒ CARRIED ☐ DEFEATED ☐ DEFERRED

WARDEN

Recorded Vote:	
Councillor Bergeron	___
Councillor Broad	___
Councillor Densham	___
Councillor Fraser	___
Councillor Guindon	___
Councillor Lang	___
Councillor MacDonald	___
Councillor McDonald	___
Councillor McGillis	___
Councillor St. Pierre	___
Councillor Williams	___
Warden Landry	___

Outlook

Fw: Municipal Leaders Standing Together for Safety and Healing

From Ann MacDiarmid <annmacdiarmid@seguin.ca>
Date Fri 4/24/2026 8:28 AM
To Donna McLeod <dmcleod@seguin.ca>

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Moose Hide Campaign Events <events@moosehidecampaign.ca>
Sent: Thursday, April 23, 2026 5:35:37 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: Municipal Leaders Standing Together for Safety and Healing

You don't often get email from events@moosehidecampaign.ca. Learn why this is important

MOOSE HIDE CAMPAIGN
CAMPAGNE MOOSE HIDE

Dear Mayor MacDiarmid,

The nature of the cause:

- The Moose Hide Campaign is an Indigenous-led grassroots movement aimed at reconciliation and ending gender-based violence in Canada. **This May 14, 2026, marks the 15th annual Moose Hide Campaign Day:** A National Day of Ceremony where Canadians from all backgrounds, cities, communities, cultures, and gender identities stand in solidarity against gender-based violence.
- The Moose Hide Campaign gives Canadians who are looking to participate in the nation's journey of reconciliation an accessible and important path forward and an opportunity to help stop violence in our communities once and for all.
- The Moose Hide Campaign is represented by a simple square of moose hide worn on the lapels of so many Canadians. To date, over 7-million moose hide pins have been given to Canadians. All levels of governments are choosing to embrace the Moose Hide Campaign.

Eligibility: non-profit group and national awareness day.

History and background of the organization/cause:

- The Moose Hide Campaign began as a BC-born Indigenous-led grassroots movement to engage men and boys in ending violence towards women and children. It has since grown into a nationwide movement of Indigenous and non-Indigenous Canadians from local communities, First Nations, governments, schools, colleges/universities, police forces and many other organizations – all committed to taking action to end this violence.
- Since the Campaign began over 10 years ago along the Highway of Tears, thousands of communities and organizations across Canada have held Moose Hide Campaign events and joined the annual Moose Hide Campaign Day ceremony. The campaign is grounded in Indigenous ceremony and traditional ways of knowing and being. A cornerstone of the Moose Hide Campaign is the moose hide pin. Wearing the pin signifies your commitment to honour, respect, and protect the women and children in your life and speak out against gender-based and domestic violence.

We invite your support in the following ways:

Proclamation of Moose Hide Campaign Day

- Issue a proclamation in support of Moose Hide Campaign Day on May 14, 2026, to show the City's commitment to standing against gender-based violence and supporting the movement of reconciliation. You can find a Proclamation Template on our website here.

Lighting of City Monuments

- We ask the City to light significant landmarks or monuments in the colour of the Moose Hide Campaign pin (golden yellow) to raise awareness and show solidarity with those working to end violence.
- The lighting will help spread a powerful message: That our communities have no space for gender-based violence and the community has been a part of the Moose Hide movement for many years: Student groups, families, business leaders, and politicians have all proudly worn the moose hide pin.

  The requested date for the lighting:
  May 14, 2026

  The requested colour(s) for the lighting (RGB number or colour sample)
  Golden yellow, similar to the colour of the moose hide pin.

  R:255 G:168 B:1
  #FFA801

Event Calendar Inclusion:

- We request that the Moose Hide Campaign Day be added to the City's official event calendar as part of ongoing efforts to promote awareness and reconciliation. This inclusion will provide an opportunity for residents to learn more about the campaign and how they can contribute to this important cause.

Newsletter Feature:

- We would greatly appreciate it if the City's newsletter or website could feature the Moose Hide Campaign in the lead-up to May 14, 2026, providing information on how individuals, families, and organizations can participate and make a difference. Sharing the significance of the campaign and offering participation options helps us engage even more community members in the movement.

Why Your Support Matters

- Lighting our landmarks, proclaiming the day, and sharing the campaign in your communications will contribute to a growing network of Canadians working together to create safe, respectful, and inclusive communities.
- The Moose Hide Campaign invites individuals and groups to take action whether by wearing the moose hide pin, sharing stories of healing, or joining events across the country.

A web link to more information on our organization:

- https://marketing.moosehidecampaign.ca/e/1041051/2026-04-23/3cccm/653192226/h/9nDMZn1WYesKOzq6kZR8KFmsifVNg92PlYgMYQ-9M0I
- https://marketing.moosehidecampaign.ca/e/1041051/downloads/3cccq/653192226/h/9nDMZn1WYesKOzq6kZR8KFmsifVNg92PlYgMYQ-9M0I

Thank you for your time and consideration of this request. We are hopeful that, with your support, we can raise awareness, create opportunities for healing, and promote an ongoing dialogue as part of Moose Hide Campaign Day on May 14, 2026. Reach out to us at info@moosehidecampaign.ca and we would be happy to provide any further details or assistance in bringing this vision to life.

Kathryn Lacerte
Acting Executive Director

unsubscribe from Moose Hide Campaign correspondence

Northumberland County
Council Resolution

SENT VIA EMAIL **April 24, 2026**

Honourable Doug Ford (Premier of Ontario),
Honourable Trevor Jones (Minister of Agriculture, Food and Agribusiness),
Honourable Todd McCarthy (Minister of Environment, Conservation and Parks),
Honourable Rob Flack (Minister of Municipal Affairs and Housing),
Honourable Victor Fedeli (Minister of Economic Development, Job Creation & Trade),
Honourable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South),
Ontario Federation of Agriculture,
Association of Municipalities of Ontario,
All Municipalities in Ontario

Re: Support for Bill 21, Protect Our Food Act, 2025

At a meeting held on April 15, 2026 Northumberland County Council approved the following Resolution # 2026-04-15-251 adopting the below recommendation from the April 1, 2026 Economic Development, Tourism and Land Use Planning Committee meeting.

Moved by Councillor Olena Hankivksy
Seconded by Councillor John Logel

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from Township of North Dumfries regarding 'Support for Bill 21, Protect Our Food Act, 2025', for information; and

Further That the Committee recommend that County Council support the correspondence."

Council Resolution # 2026-04-15-251 **Carried**

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at bennettt@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,

Tonia Bennett
Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By O. Hankivsky

Seconded By J. Logel

Agenda Item 10.a

Resolution Number 2026-04-15-251

Council Date: April 15, 2026

"**That** Council adopt all recommendations from the six Standing Committees, as contained within the Committee Minutes (meetings held March 30, 31 and April 1, 2026), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

- Social Services Committee, Item 9.a, 310 Division Street Community Liaison Committee Meeting - Minutes – Held by Councillor Cleveland; and

Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

Economic Development, Tourism, & Land Use Planning Committee Resolution

Committee Meeting Date: April 1, 2026

Agenda Item: 7.b

Resolution Number: 2026-04-01-241

Moved by: Lucas.

Seconded by: Ostrander.

Council Meeting Date: April 15, 2026

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from Township of North Dumfries regarding 'Support for Bill 21, Protect Our Food Act, 2025', for information and

Further That the Committee recommend that County Council ~~receive~~ support the correspondence ~~for information.~~"

Carried _____
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature

The TOWNSHIP of
NORTH DUMFRIES
106 Earl Thompson Road, 3rd Floor
PO Box 1060
Ayr, ON N0B 1E0

March 11, 2026

Sent via Email:
Premier of Ontario, Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Brian Riddel, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario

RE: Resolution – Support for Bill 21, Protect our Food Act, 2025

Please be advised, at the Council Meeting held on March 9, 2026 the Township of North Dumfries Council considered the enclosed resolution received from the Township of Southgate regarding Support for Bill 21, Protect our Food Act, 2025 and adopted the following resolution:

> *"THAT the Resolution received from the Township of Southgate regarding Support for Bill 21, Protect our Food Act, 2025 be received;*
>
> *WHEREAS arable land is a critical finite resource; and*
>
> *WHEREAS Ontario loses as much as 319 acres of farmland a day; and*
>
> *WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;*
>
> *NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of North Dumfries support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and*
>
> *That a copy of this resolution be sent to the Premier of Ontario, the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Brian Riddell, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario."*

Please feel free to contact me if you have any questions, or concerns.

Sincerely,

Ashley Good, Clerk
Township of North Dumfries
519-632-8800 ext. 122
agood@northdumfries.ca

encl.

Township of Southgate
Administration Office
185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

February 20, 2026

Re: Township of Southgate – Support for Bill 21, Protect Our Food Act, 2025

Please be advised that at the February 18, 2026, regular Council meeting, the Council of the Corporation of the Township of Southgate, approved the following:

No. 2026-073
Moved By Councillor Shipston
Seconded By Councillor Ferguson

WHEREAS arable land is a critical finite resource; and
WHEREAS Ontario loses as much as 319 acres of farmland a day; and
WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Southgate support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure t protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and
That a copy of this resolution be sent to the Premier of Ontario, the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Paul Vickers, Senator Rob Black, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

If you have any questions, please contact our office at (519) 923-2110.

Sincerely,

Lindsey Green

Lindsey Green, Clerk
Township of Southgate

CC: Honourable Doug Ford, Premier of Ontario
Honourable Trevor Jones, Minister of Agriculture Food and Agribusiness
Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
Honourable Rob Flack, Minister of Housing and Municipal Affairs
Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade
MPP Paul Vickers – Bruce – Grey – Owen Sound
Senator Rob Black
Ontario Federation of Agriculture
Association of Municipalities of Ontario
Municipalities in Ontario

City of Peterborough

Office of the City Clerk, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9

April 24, 2026

The Right Honourable Mark Carney, Prime Minister of Canada;
Honourable Patty Hajdu, Minister of Jobs and Families and Minister responsible for the Federal Economic Development Agency for Northern Ontario;
MP Emma Harrison;
Paul Thompson, Deputy Minister of Employment and Social Development;
Rob Wright, Deputy Minister of Labour and Associate Deputy Minister of Employment and Social Development;
Cliff Groen, Associate Deputy Minister of Employment and Social Development;
Honourable Doug Ford, Premier of Ontario;
Honourable Michael Parsa, Minister of Children, Community and Social Services;
MPP Dave Smith;
Daniele Zanotti, Deputy Minister of the Ministry of Children, Community, and Social Services;
Cordelia Clarke Julien, Assistant Deputy Minister Social Assistance Program Branch;
Federation of Canadian Municipalities (FCM);
Association of Municipalities of Ontario (AMO); and
All Ontario Municipalities

Subject: Guaranteed Basic Income Resolution

The following resolution, adopted by City Council at its meeting held on March 30, 2026, is forwarded for your consideration.

WHEREAS:
1. Poverty and income insecurity continue to negatively impact the health and well-being of residents in Peterborough and across Ontario;
2. Municipal governments bear significant costs from the downstream effects of poverty, including increased demand for social services, emergency shelters, and community programs;
3. Evidence from the Ontario Basic Income Pilot (2017–2019) and comparable programs demonstrated meaningful improvements in health, housing stability, and food security among participants;

City of Peterborough

4. A Guaranteed Basic Income (GBI) requires collaboration between the Government of Ontario and the Government of Canada to design, fund, and implement effectively; and
5. Municipalities, as the order of government closest to residents, are well-positioned to advocate for income security policies that reflect local needs.

THEREFORE BE IT RESOLVED THAT:
1. Council urges the Government of Ontario and the Government of Canada to collaborate on the design, funding, and implementation of a Guaranteed Basic Income for all Canadian residents;
2. Council calls upon the Province of Ontario to reinstate a basic income pilot with a view to province-wide implementation; and
3. The Clerk be directed to forward a certified copy of this resolution to the Premier of Ontario, the Prime Minister of Canada, our local MPP and MP, relevant federal and provincial Ministers, AMO and FCM, and to share it with all Ontario municipalities for endorsement.

Sincerely,

John Kennedy
City Clerk

Outlook

Fw: The Village Weekly Bulletin - April 27, 2026

From Ann MacDiarmid <annmacdiarmid@seguin.ca>
Date Sun 4/26/2026 10:40 AM
To Donna McLeod <dmcleod@seguin.ca>

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

From: Village <info.village@canadorecollege.ca>
Sent: Saturday, April 25, 2026 7:17:00 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: The Village Weekly Bulletin - April 27, 2026

You don't often get email from info.village@canadorecollege.ca. Learn why this is important

THE VILLAGE CANADORE

Village Schedule

VILLAGE WEEKLY BULLETIN | *Week April 27, 2026*

★ What's New

Thank You and Farewell to Our Student Team

As the semester wraps up, **we extend our sincere thanks to our winter placement students for their dedication and contributions to The Village.** Their work and commitment have made a meaningful impact, and we wish them all the best moving forward. Thank you to all the VIPs who took the time to attend their programs and get to know each of them!

With winter placements complete, we **will not have students on site until the week of May 5.** During this time, our schedule will include some changes as we onboard and train our summer team. We are excited to welcome six new hired students to support Village programs this summer.

Thank you for your patience and continued support during this transition.

VON Staff Vacation Time

Jamie from the VON is on holidays from May 4 - 11. The VON was not able to get a replacement for his classes. All of Jamie's classes will resume on May 12. Please note that Jasmine's classes will continue through this time.

National Volunteer Week – Thank you from The Village and All Canadore Staff and Students!

Last week was National Volunteer Appreciation Week. We wanted to take a moment to THANK 💙 all our Village Volunteers. Your time, kindness, and commitment make a meaningful difference every day. Whether you support programs, welcome students and visitors, share your skills, or simply show up with encouragement and care, you help make The Village a welcoming, inclusive place where people feel connected and valued. Your dedication strengthens our community and supports student education and healthy aging across generations. We are truly grateful for the role you play in making our programs possible.

CLICK HERE TO INPUT YOUR HOURS

To show our appreciation, we look forward to celebrating you at our **Village Town Hall and Volunteer Appreciation Event on June 29,** marking the close of Seniors Month. We are excited to confirm that both our New President, Dr. Sandra Efu and new VP Jeannette Miron will be our keynote speakers. We hope you'll join us as we say thank you—in person—for all that you do. More details will be shared closer to the event. **PLEASE REMEMBER TO INPUT YOUR HOURS**

Schedule Updates and Changes

- **Living Well (Mondays and Wednesdays) is done for this season**. Watch the schedule for summer presentation and other special programs.

- **Wed Apr 29, 10:00 AM to 12:00 PM –Queer Seniors Community Social Group**

- **Thurs NEW TIME - POD FRESH MARKET** is now from **10 to 1130 AM.**

- **TECH DROP-IN –**Resumes **May 11**

COMMERCE COURT - THE DOME

Zumba in the Dome – Updated Spring Schedule

- **Tuesdays**
  - **April 28 - 11:45 a.m. – 12:45 p.m.**
  - **May 5 to June 16 - 10:00 – 11:00 a.m.**

🥿 **Reminder: Please bring clean indoor shoes for the Dome.**

A huge thank you to Kindra McMillan for generously teaching Zumba classes at the Dome for our VIPs. We truly appreciate her time, energy, and commitment to keeping our community active and engaged.
Kindra is the owner of The Studio, a local business offering a wide variety of Zumba classes for all levels.

👉 **Learn more or check out her class offerings at https://thestudionorthbay.com/**
📧 **Contact: thestudionorthbay@gmail.com**

The Studio North Bay - INSPIRE. TRANSFORM. SWEAT!
Opening in September 2013, The Studio has quickly become North Bay's premiere Zumba® Fitness destination.

All Indigenous Seniors from All Nations

Celebrate wellness, health, and community

Hosted by Canadore's First Peoples Centre

Join Us Tuesdays at Canadore College - The Village!

10 AM - 12 PM

- **10 AM VON Chair Exercise Class for all fitness levels**
- **Indoor Walking Group**
- **Social Hour with Refreshments**

Location: Canadore College - The Village, 100 College Drive, North Bay

All Indigenous seniors welcome—bring a friend!
Let's move, connect, and share stories together.

NIPISSING FIRST NATION

THE VILLAGE CANADORE

CANADORE FIRST PEOPLES' CENTRE

The coffee cart will be available at no cost at our Living Well and Art Hive Sessions. Bring your own mug to help reduce waste.

★ Volunteer Opportunities

1. **CONVOCATION VOLUNTEERS (graduation)**
   In just a few weeks, we will have the opportunity to celebrate the accomplishments of our **Spring 2026 graduates**. Our Canadore staff and volunteers play an integral role in ensuring that the event goes smoothly and is a fond memory for all those who attend. We require close to 50 volunteers at each ceremony to make them a success. There are many different volunteer roles that are available. **Ceremonies are starting on Wednesday May 27.** To volunteer and see the dates and times click the following link: **Convocation Volunteer Signup – Fill out form**

2. **Village Reception - Supporting the Student Team:** We are looking for VIPS to volunteer at the front desk, greeting and welcoming new members. This can be 1 hour or more per week. This is a new role that will help support not only the students learning in the Village but

also our new VIPS and older adults coming on campus. This role will help ensure that the experiences of older adults in the Village are positive and helps mentor our new students. We are now collecting names and availability so we can build a team of volunteers. **Orientation starts May 27.**

To volunteer email info.village@canadorecollege.ca or call 705-498-7662.

🌟 **Why Volunteer with Students - The Difference You Make**

- **Build confidence:** Students gain real-world practice before placements and jobs.
- **Grow empathy:** Hearing real life stories strengthens understanding and communication.
- **Career readiness:** These graded interviews support student evaluations and resumes.

HAVE YOUR VOLUNTEERED FOR THE VILLAGE OR AT ONE OF OUR CAMPUSES? PLEASE TRACK YOUR IMPACT! WE NEED YOU! YOUR TIME COUNTS - Let's Make it Matter! This helps us measure our collective impact.

CLICK HERE TO INPUT YOUR HOURS

★ Save the Date

- **NEW - Low Sensory VON Exercise** class starting **Tues May 12 at 9 am.** This class is designed for individuals who prefer a calm, quiet, and low stimulus environment. It is ideal for people who be sensitive to noise, bright lights, or frequent verbal instruction.
  What to expect:
  • No music and minimal talking

• Lower lighting
• A quiet, relaxed atmosphere
• Gentle guidance with a focus on comfort and safety

The class supports participants with sensory sensitivities, including those with hearing loss, use of hearing aids, vision changes, or who simply enjoy a quieter exercise experience. Movement focuses on building strength, stamina, and joint mobility at a comfortable pace while respecting individual needs.

- **NEW - Summer PICKLE BALL with Karis**

  10 Sessions between May 6 to Aug 19 (12 to 2 PM in the GYM)

  We're excited to be partnered with Karis Disabilities Services for a fun summer Pickleball program. Karis will be bringing participants to play alongside our VIPs. This is an intergenerational, inclusive, and adaptive pickleball experience focused on fun, connection, and light physical activity! **SPACE IS LIMITED - REGISTRATION REQUIRED.** Email info.village@canadorecollege.ca or call 705-498-7662. Please see additional information below:

SUMMER PICKLEBALL WITH KARIS

Learn to Play or Teach Someone!

- Low-impact pickleball for all abilities
- **Inclusive and adaptive**
- Promotes movement
- Builds connection
- Beginner-friendly
- Fun, active, and social

WHO IS KARIS?

KARIS Disability Services supports people with disabilities to live meaningful, connected, and independent lives. Their work focuses on helping individuals participate fully in their communities and build on their strengths and interests.

DATES

Wed, May 6 - 12 to 2 pm
Wed, June 10 - 12 to 2 pm
Wed, June 24 - 12 to 2 pm
Wed, July 8 - 12 to 2 pm
Wed, July 15 - 12 to 2 pm
Wed, July 22 - 12 to 2 pm
Wed, July 29 - 12 to 2 pm
Wed, Aug 5 - 12 to 2 pm
Wed, Aug 12 - 12 to 2 pm
Wed, Aug 19 - 12 to 2 pm

HOW THIS WORKS

- **Location: Gymnasium** near Nipissing University Entrance - 100 College Drive
- Karis will bring participants; VIPs are invited to play with them
- Maximum 24 players per session
- VIPs must be registered to play - **Not a drop-in program**
- Up to 12 VIPs per session; VIPs may attend up to 3 sessions, based on availability
- **All abilities welcome - This is adaptive for people with disabilities**
- Equipment provided if needed
- Bring indoor shoes and a water bottle
- **Non-competitive, focused on fun and inclusion.**

The Village
info.village@canadorecollege.ca
705-498-7662

THE VILLAGE CANADORE

- **COMING SOON! Super Strength Circuit Training will be offered throughout the summer (May 14 to August 4)** in the gym on either Tues 12 to 1 PM or Thurs 1030 to 1130 AM **when the gym is available.** This space will allow for student engagement and for staff to attend. See summer dates:
  - o Thurs May 14 - 10:30 to 11:30 AM
  - o Thurs Jun 4 - 10:30 to 11:30 AM
  - o Tues Jun 9 - 12 to 1 PM
  - o Thurs Jun 11 - 10:30 to 11:30 AM
  - o Tues Jun 23 - 12 to 1 PM

We Need Your Feedback!

We launched our annual Village Survey to collect feedback from everyone. This helps us measure our successes and make improvements for the future. Click the link below to share your voice!

Please note that students are available to input the survey for you if you require assistance and paper copies will be available.

Click Here to Complete the Survey

★ Community Events

THE RESISTANCE

CANADORE college.ca

NIPISSING UNIVERSITY

Presented by:
Canadian Federation of University Women North Bay
with

CHARLIE ANGUS

Sponsored by
Nipissing University
and Canadore College

All proceeds from the event go to the CFUW Scholarship Fund and Charlie Angus/The Resistance.

Tickets cost $20

To purchase tickets contact:
cfuwnorthbay@gmail.com

Location:
Nipissing University Auditorium

Date: May 26, 2026

Time: 7:00 - 8:30 pm

Gather for an evening with activist and author of ***Cobalt*** and ***Dangerous Memory.***

MEIDAS CANADA
RESISTANCE TOUR

CHARITY GOLF TOURNAMENT

FRIDAY
JUNE 12, 2026

Osprey Links Golf Course
(207 Osprey Crescent, Callander)

8am registration | 9am shotgun start

- 18 holes of golf
- Golf cart
- Tee gift
- Lunch & Steak dinner

COST: **$180** per golfer | **$720** per team

nipissingserenityhospice.ca/golf

The Village Tip of the week

If you are a Canadore Graduate you can get Alumni PERKS! *Your Canadore Alumni Perks membership gets you exclusive savings from local businesses in your community. To find out how to get access to your perks visit* ***https://www.canadorecollege.ca/alumni/benefits***

Village Team

Interested in Sponsoring or Registering?
Contact Bernadette Lindsay
705-995-3377 x.1204 | blindsay@nipissingserenityhospice.ca

Funding provided by: Ontario

CONTACT INFORMATION

The Village at Canadore College - 100 College Drive, North Bay ON, P1B 8K9.

To speak to the front desk - 705-498-7662

Email - info.village@canadorecollege.ca

BUSINESS HOURS

MON to THUR 9 AM to 3 PM

View email in browser

The Village · 100 College Dr · North Bay, ON P1B · Canada

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The Corporation of the Municipality of St. Charles
RESOLUTION PAGE

Regular Meeting of Council

Agenda Number:	4.4.1.
Resolution Number	2026-074
Title:	Correspondence - Otonabee-South Monaghan - Resolution Rideau Lakes Concerns re Alto High Speed Rail Project (BillC-15 Budget)
Date:	April 15, 2026

Moved by: Councillor Laframboise

Seconded by: Councillor Lachance

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution Number R67-2026 passed on March 16, 2026 by the Corporation of the Township of Otonabee-South Monaghan regarding the Alto High Speed Rail Project (Bill C-15 Budget);

AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Prime Minister of Canada; all Member of Parliament; all Provincial Cabinet Ministers; our local Member of Provincial Parliament (MPP), the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities, and all Ontario Municipalities.

CARRIED

MAYOR

The Corporation of the
Township of Otonabee-South Monaghan

March 23, 2026

Via Email: mtruelove@rideaulakes.ca

Rideau Lakes
1439 County Road 8
Delta, Ontario K0E 1G0

Dear Mayor Arie Hoogenboom:

Re: Resolution - Rideau Lakes Concerns re Alto High Speed Rail Project (Bill C-15 Budget)

Please be advised that the Council of the Township of Otonabee-South Monaghan at its meeting on March 16th, 2026, passed the following resolution:

R67-2026

Moved by Councillor Terry Holmes
Seconded by Councillor Mark Allen

That Council hereby supports the letter to Senator from Rideau Lakes regarding concerns with the Alto High Speed Rail Project (Bill C-15 Budget), as attached.

And further that this resolution be forwarded to all parties listed on the original correspondence.

CARRIED.

Yours truly,
Township of Otonabee-South Monaghan

Liz Ross
Deputy Clerk

Cc: Prime Minister of Canada
MP Emma Harrison
The Federation of Canadian Municipalities
The Association of Municipalities of Ontario
All Ontario Municipalities

Rideau Lakes
1439 County Road 8, Delta, ON K0E 1G0
T. 613.928.2251 | 1.800.928.2250 | F. 613.928.3097
rideaulakes.ca

March 10, 2026

Dear Senator,

Re: Rideau Lakes Concerns re Alto High Speed Rail Project (Bill C-15 Budget)

We in Rideau Lakes Township are writing this letter because of major concerns about the Alto High Speed Rail Project (HSR), as well as a request to fully evaluate our concerns of Bill C-15 in relation to Alto HSR and expropriation of land.

The Alto HSR is lacking full and meaningful consultation of critical information for the early design and development phase. We recognize that having this information is important to the engineers in determining routes that minimize disruptions to the communities, residents, businesses, farmland, waterways, environment, and ecosystems that they pass through. What we have experienced is less than adequate information upon which to base our ability to conduct impact assessments involving our rural communities, agriculture, businesses, and countless heritage buildings and monuments. Alto's recently proposed Southern Ontario route included a 10 km wide corridor, and they provided high-level maps which are not useful in determining the impacts which more detailed route maps would give us and that are vital to our informed feedback. Without more information from Alto, this reduces our more local and valuable ability to provide critical information to Alto planners and engineers.

HSR will divide communities. There will be a major impact on our roadways for school buses, public transportation and emergency vehicles given the many closed roadways when fences are erected along the HSR route. This will increase mortality and morbidity as it will take longer to receive timely care. Farther to travel will also increase emissions and costs for plowing and road maintenance. Without more information from Alto, this reduces our local and valuable ability to provide critical information to Alto planners and engineers.

The Southern route would traverse the UNESCO recognized Frontenac Arch Biosphere Region, the ancestral lands of the Haudenosaunee (Kanien'kehá꞉ka) and Anishinaabeg (Algonquin); where a land bridge of the Canadian Shield connects the Algonquin and Laurentian Highlands to the Adirondack Mountains in the USA. Many animals use this migration route in both directions every year, and unless wildlife corridors are included in the ALTO plans, this would cut off their migration.

This does not begin to speak to the negative impact on tourism which is estimated in the order of $30 million for the UNESCO Rideau Canal system from Ottawa to Kingston.

Another major concern is that the government proposes to grant Alto, as a Crown Corporation, the right to 3 methods of property expropriation! Until now the government itself held the right to a single method of property expropriation. This causes our residents varying degrees of stress ranging to mental anguish if their properties are affected and they will not get full current market value if they decided to sell. Under the new proposed legislation, they would be forced to sell to the Corporation! This is of particular concern to many potentially affected property owners who are in the business of farming and feeding our population.

Cost analysis to build the railway in the northern and southern routes has not been done. We have also been told that a route parallel to the St. Lawrence River and Lake Ontario is not viable. We do not have enough information to understand why this option is not viable.

Rideau Lakes Township is asking you, and your Senate colleagues, to undertake your considered review of our concerns that are being sent to you for First Reading. We hope that you will see that this portion of Bill-C15 (HSR and expropriation) is premature, given that there are many unanswered questions and important issues have not been adequately addressed in the information provided. There has been inadequate public consultation to move to the development stage of this generationally important Canadian transportation project affecting so many lives along whatever corridor may eventually be approved. Should the Senate determine that a delegation to a Senate committee be appropriate with a view to consolidating recommendations for changes that would go back to the House of Commons, we would be available to participate, of course upon invitation.

Thank you for your attention in this very important matter affecting all of us here and across Ontario! It would be very much appreciated if I could receive a response in order to brief my Council.
Yours respectfully,

Arie Hoogenboom
Mayor, Rideau Lakes Township
mayor@rideaulakes.ca
613-323-0901

Cc: Prime Minister of Canada
All Members of Parliament
All Provincial Cabinet Ministers
MPP Steve Clark
The Federation of Canadian Municipalities
The Association of Municipalities of Ontario
All Ontario Municipalities

TOWN OF
HALTON HILLS
Working Together Working for You!

1 Halton Hills Drive, Halton Hills, L7G 5G2
905-873-2600 | 1-877-712-2205
haltonhills.ca

April 28, 2026

Honourable Doug Ford, Premier of Ontario
Via Email

Re: Protecting Students – School Bus Stop-Arm Camera

Please be advised that Council of the Town of Halton Hills at its meeting of Monday April 20, 2026, adopted Resolution No. 2026-0070 regarding Protecting Students – School Bus Stop-Arm Camera.

Attached for your information is a copy of Resolution No. 2026-0070.

Respectfully,

Melissa Lawr, AMP, Dipl.M.A.
Deputy Clerk – Legislation

cc. The Honourable Prabmeet Singh Sarkaria, Minister of Transportation
Joseph Racinsky, MPP Wellington – Halton Hills
Association of Municipalities of Ontario (AMO)
Halton District School Board
Halton Catholic District School Board
Conseil scolaire Viamonde
Conseil scolaire catholique MonAvenir
All Ontario municipalites

TOWN OF
HALTON HILLS

THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0070

Title: **Protecting Students – School Bus Stop-Arm Camera**

Date: April 20, 2026

Moved by: **Councillor J. Brass**

Seconded by: **Councillor M. Kindbom**

Item No. 12.1

WHEREAS the safety of children travelling to and from school is a fundamental priority for the Town of Halton Hills;

AND WHEREAS illegal passing of stopped school buses continues to occur in Ontario, placing children at serious and preventable risk;

AND WHEREAS stop-arm camera systems improve driver compliance, support enforcement, and enhance accountability through reliable video evidence;

AND WHEREAS the Town of Halton Hills has consistently advocated for stronger school bus safety measures, including Council support in 2017 for a pilot initiative with Halton Regional Police to collect data on stop-arm violations, a March 25, 2019 resolution supporting the continued placement of school bus cameras, and a July 10, 2023 resolution, calling for provincial action to require stop-arm cameras on school buses and fund their implementation;

AND WHEREAS despite this longstanding advocacy, illegal passing of stopped school buses remains a persistent safety concern, demonstrating the need for stronger and more consistent province-wide action;

AND WHEREAS municipalities and school boards require modern enforcement tools, clear provincial rules, and equitable access to safety technology in order to protect students in communities of all sizes;

NOW THEREFORE BE IT RESOLVED THAT Council of the Town of Halton Hills reaffirms its longstanding support for enhanced school bus safety measures, including stop-arm camera systems;

AND FURTHER THAT Council reiterates and strengthens its previous requests to the Province of Ontario to take decisive action on this matter;

AND FURTHER THAT the Province of Ontario be requested to:

a. mandate the installation of stop-arm camera systems on all school buses operating in Ontario;

b. provide full or substantial funding support, together with a standardized provincial implementation framework, to enable municipalities and school boards to deploy this technology effectively and consistently; and

c. fully implement and standardize enforcement mechanisms, including the administrative monetary penalty framework and related regulations, to support compliance and effective enforcement across Ontario;

AND FURTHER THAT staff be directed to forward a copy of this resolution to the Premier of Ontario, the Minister of Transportation, MPP Joseph Racinsky, the Association of Municipalities of Ontario, local school boards, and all Ontario municipalities for their consideration and support.

Mayor Ann Lawlor

TOWN OF
HALTON HILLS
Working Together Working for You!

1 Halton Hills Drive, Halton Hills, L7G 5G2
905-873-2600 | 1-877-712-2205
haltonhills.ca

April 28, 2026

Honourable Doug Ford, Premier of Ontario
Via Email

Re: Request for review of Provincial-Municipal Fiscal Framework

Please be advised that Council of the Town of Halton Hills at its meeting of Monday April 20, 2026, adopted Resolution No. 2026-0071 regarding Request for review of Provincial-Municipal Fiscal Framework.

Attached for your information is a copy of Resolution No. 2026-0071.

Respectfully,

Melissa Lawr, AMP, Dipl.M.A.
Deputy Clerk – Legislation

cc. The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Peter Bethlenfalvy, Minister of Finance
The Honourable Kinga Surma, Minister of Infrastructure
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
Region of Halton MPPs
Region of Halton
City of Burlington
Town of Milton
Town of Oakville
All Ontario municipalities

TOWN OF
HALTON HILLS

THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0071

Title: **Request for review of Provincial-Municipal Fiscal Framework**

Date: April 20, 2026

Moved by: **Councillor J. Brass**

Seconded by: **Councillor C. Somerville**

Item No. 12.2.

WHEREAS municipalities, including the Town of Halton Hills, play a critical role in delivering essential services and infrastructure that support growing and evolving communities;

AND WHEREAS municipalities are increasingly contributing to areas that intersect with provincial responsibilities, such as housing, social services, and certain capital obligations, placing additional pressure on property tax–based revenue systems;

AND WHEREAS municipal revenue tools, particularly property taxes, are limited in their ability to keep pace with growth, inflation, and the expanding expectations placed on local governments;

AND WHEREAS the Town of Halton Hills continues to invest in critical infrastructure, including roads, water, stormwater, emergency services, and recreation, to support both existing residents and future growth;

AND WHEREAS the Association of Municipalities of Ontario and the Federation of Canadian Municipalities have identified opportunities to better align municipal funding tools with the realities of modern service delivery and growth pressures;

AND WHEREAS ensuring long-term financial sustainability for municipalities is essential to maintaining service levels, supporting housing targets, and protecting affordability for residents;

NOW THEREFORE BE IT RESOLVED THAT Council of the Town of Halton Hills respectfully requests that the Province of Ontario, in collaboration with AMO, FCM and other municipal partners, undertake a comprehensive review of the provincial–municipal fiscal framework, with a view to strengthening long-term sustainability and alignment of responsibilities;

AND FURTHER THAT this review considers opportunities to:

- better align funding responsibilities with service delivery expectations;
- explore sustainable, growth-related revenue tools that reflect the demands placed on municipalities; and
- support a funding framework that enables municipalities to accommodate growth while protecting affordability for residents;

AND FURTHER THAT the Province be encouraged to continue working collaboratively with municipalities to ensure that funding frameworks become responsive to community needs and evolving growth pressures;

AND FURTHER THAT a copy of this resolution be forwarded to The Honourable Doug Ford, Premier of Ontario; The Honourable Minister of Municipal Affairs and Housing; The Honourable Minister of Finance; The Honourable Minister of Infrastructure; AMO; FCM; The Region of Halton MPP's and MP's; Halton area Municipalities and all Ontario municipalities.

Mayor Ann Lawlor

Highlights from the April 2026 Medical Officer of Health Report to the Board of Health

Medical Officer of Health Update:

Canadian Public Health Week 2026

This month, the North Bay Parry Sound District Health Unit marked Canadian Public Health Week (April 6 - 10, 2026) with the release of its 2025 Annual Report. The creation of this report was led by the Communications team, with contributions from all programs and services across the Health Unit. Together, they provided statistics and stories to shine a light on the often invisible yet vital work of public health over the past year. The report is available on our website.

Also in time for Canadian Public Health Week, the Health Unit recognized individuals and organizations who have demonstrated extraordinary efforts promoting public health. Healthy communities are the result of collective action, no single organization can achieve this alone.

- **The AIDS Committee of North Bay and Area (ACNBA)** for their compassionate, client-centered approach to care, commitment to reducing barriers to service, and strong collaboration with public health to support vulnerable populations.
- **Georgian Bay Biosphere – Mnidoo Gamii** for their leadership in climate action, sustainable transportation and food systems, and community development initiatives that promote health, environmental stewardship, and community connection.
- **Kirk Hewitt** for his compassionate, non-judgemental, and client-centred support of individuals with complex health and social needs, and for his strong collaboration with Health Unit programs to improve access to care and strengthen community partnerships.
- **True Self – Debwewendizwin** for their peer-led outreach and harm reduction initiatives, commitment to culturally informed care, and collaboration with public health to expand access to services and improve health outcomes for vulnerable populations.

The Health Unit values all contributions to community health, large and small, and sincerely appreciates the ongoing partnerships that strengthen our communities.

HPV Awareness Day 2026

The month of March included HPV Awareness Day on March 4. Human papillomavirus (HPV) is a group of over 200 viruses that, without vaccination, will infect about 75% of Canadians at some point in their lives. Infections are often asymptomatic, meaning most individuals are unaware they are infected. However, persistent infections can cause various cancers, which tend to occur many years after the initial infection.

HPV is responsible for nearly[1]:

- 100% of cervical cancers
- 90% of anal cancers
- 60% to 73% of throat (oropharyngeal) cancers
- 40% to 50% of penile cancers
- 40% of vaginal and vulva cancers

HPV can also cause anogenital warts.

The good news is that a publicly funded vaccine is available for students in grades 7 to 12, as well as for individuals who meet high-risk criteria. The vaccine protects against nine strains of HPV, seven associated with cancer and two that most commonly cause genital warts, significantly reducing the risk of infection.

Despite this, HPV Immunization coverage remains lower than for many other routine vaccines. In the 2024-2025 school year, only 50% of Grade 7 students in North Bay Parry Sound received two doses of the vaccine, and 70% received at least one dose, which is comparable to coverage rates across Ontario[2].

To coincide with HPV Awareness Day, the Health Unit launched a HPV vaccine campaign. Teams from Vaccine Preventable Diseases, Sexual Health, Oral Health, and Community Health, along with staff from other programs, collaborated with Communications and Foundational Services to create and deliver a robust video campaign designed to educating the public on the HPV vaccines.

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[1] Government of Canada (Health Canada). Human papilloma virus (HPV): symptoms and treatment [internet]. 2025 [cited 2026 Mar 20]. Available from: Human papillomavirus (HPV): Symptoms and treatment - Canada.ca

[2] Ontario Agency for Health Protection and Promotion (Public Health Ontario). Immunization data tool [Internet]. Toronto, ON: King's Printer for Ontario; 2026 [cited 2026 Mar 20]. Available from: https://www.publichealthontario.ca/en/Data-and-Analysis/Infectious-Disease/Immunization-Tool

The campaign was intended for parents/guardians, students, and teachers, and included six videos organically shared throughout March on the Health Unit's social media platforms. Ads also ran throughout the month on Instagram, Facebook, YouTube, and Google Ads.

The goal of the campaign was to reduce stigma associated with HPV, emphasize the critical role vaccination in cancer reduction, and highlight the importance of vaccinating early, before exposure to the virus.

HPV vaccination *is* cancer prevention.

Program and Services Highlights

Communicable Disease Control

- Influenza activity has been downgraded from 'localized' to 'sporadic' in recent weeks. This means some influenza cases continue to be reported, but there are currently no ongoing laboratory-confirmed outbreaks in institutions or public hospitals.

Oral Health

- The Oral Health program is providing education sessions in low-income seniors' housing complexes to reduce barriers to oral health care.
- The sessions provide oral health education and support seniors in navigating publicly funded dental programs, including the Ontario Seniors' Dental Care Program (OSDCP) and the Canadian Dental Care Plan (CDCP).

Sexual Health

- Public Health Nurses from Sexual Health and Communicable Disease Control delivered an education session to physicians and nurses at North Bay Regional Health Centre focused on current rates and treatment guidelines for sexually transmitted and blood-borne infections.

Harm Reduction

- The Health Unit has launched an updated version of its Safe Sharps Handling and Disposal Campaign, **"Community Safety. That's the Point."**
- The campaign equips community members with the knowledge and skills to confidently and properly pick up and dispose of sharps found in the community, while reducing the potential health and safety risks associated with handling them.

Vaccine Preventable Diseases

- The Health Unit is concluding its *Immunization of School Pupils Act* activities for the 2025-26 school year.
- Out of over 17,000 students, only 79 secondary and 174 elementary school students experienced a suspension, which was only of brief duration for most.
- Immunization coverage rates for school-aged children in the district remain above the provincial average, as reported by the Public Health Ontario Immunization Data Tool.

Environmental Health

- Three information sessions, presented by Brent Allen (Acting Program Manager, Environmental Health) and Dr. Zimbalatti (MOH/EO) were provided to municipal representatives regarding the upcoming changes to the beach water sampling program.

Healthy Families

- Healthy Babies Healthy Children staff launched a new initiative to read a short book at every home visit.
- The goal is to give children a strong start by modelling reading and encouraging families to make reading part of their routine from the very beginning.

Community Health

- Planet Youth Nipissing released the results of the sticker design contest which had the goal of strengthening youth engagement and uplifting youth voices.
- Hard copy stickers featuring the winning designs are being distributed across the community by partner organizations.

Communications

- A tick awareness campaign has been launched.
- Six humorous informational videos have been produced for weekly release, along with static informational posts reinforcing key messages and providing supplementary education.

Population Health Assessment & Surveillance

- The Mental Health and Wellbeing Dashboard was recently launched on the Health Unit's website.

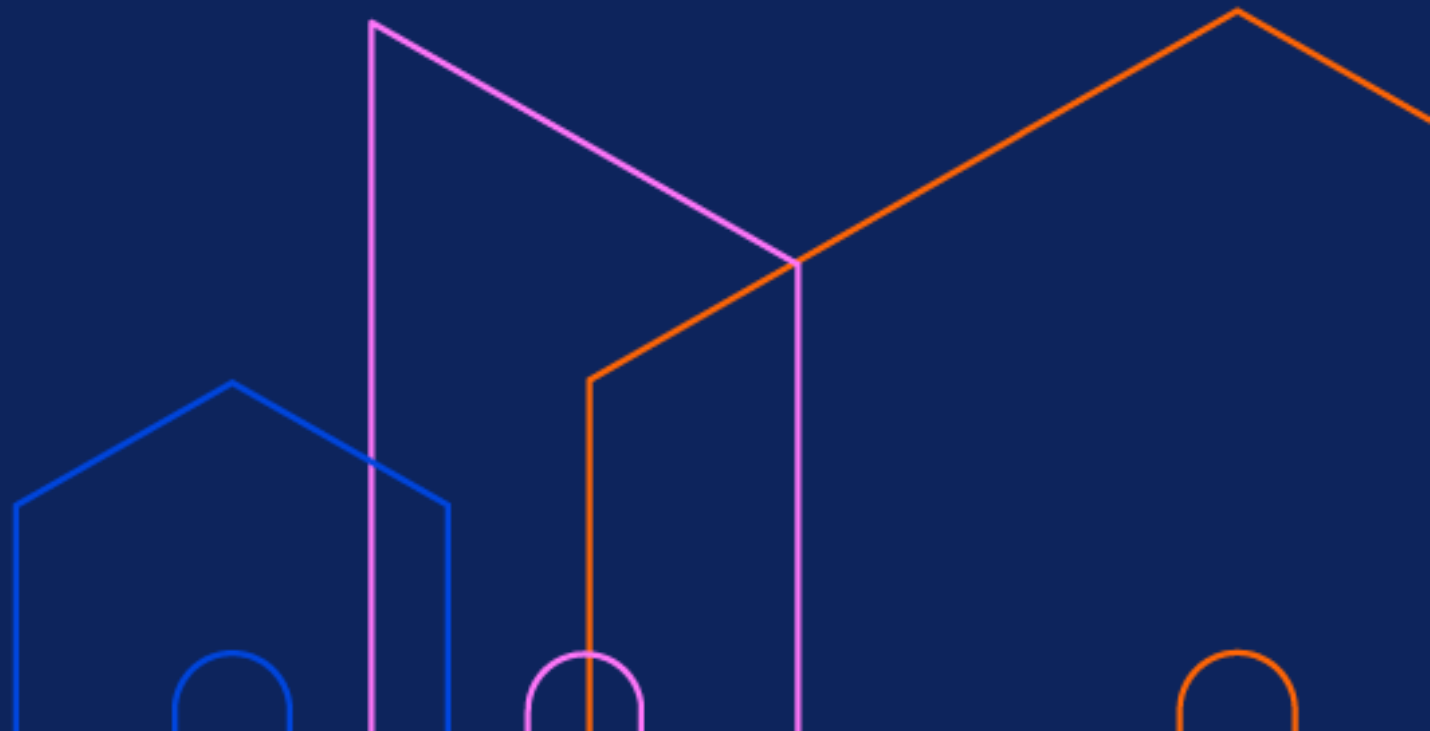
- Based on the Mental Health Promotion Framework, the dashboard presents local data on protective and risk factors at the individual, family, and community levels.
- A study summary on Kidney Cancer in the City of North Bay was also recently published.
- The analysis aimed to better understand the potential impact of higher levels of per- and polyfluoroalkyl substances (PFAS) in North Bay's drinking water on kidney cancer rates.

Health Equity – Food and Housing Affordability

- At the January Board of Health meeting, a resolution was passed related to food and housing affordability, calling for higher social assistance rates based on findings in a recent study by the Health Unit.
- Information from this study is being shared provincially and locally, including through:
    - a provincial budget consultation submission; and
    - several presentations across the districts, including one at the Housing Solutions Forum hosted by Ontario Health and the North Bay Regional Health Centre.
- Municipalities were invited to amplify the Board of Health's resolution through their own resolutions of support. The following municipalities have done so to date:
    - Township of Mattawan
    - Municipality of East Ferris
    - Municipality of West Nipissing
    - Township of Armour
    - Township of Magnetawan
    - Town of Parry Sound

mpac Municipal Property Assessment Corporation™

2025 Annual and Performance Report



From insights to impact, MPAC is your partner in progress.

We work alongside you, proactively, collaboratively, and with purpose. Our services are tailored to your needs, our partnerships are grounded in trust, and our focus is always on helping you serve your communities.

Leadership messages

Building a strong foundation for continued progress

In 2025, MPAC began the first year of its 2025–2028 Strategic Plan, reinforcing MPAC's evolution toward becoming an organization that is always in motion and positioned to adapt and respond in an ever-changing environment. Under the Board's oversight, this foundational year focused on laying the groundwork for long-term transformation while continuing to deliver on MPAC's mandate to provide trusted, reliable property assessments.

This mandate in motion was reflected in 2025 results, with MPAC capturing $41.4 billion in new assessment added to municipal assessment rolls across Ontario. This contributed to an inventory of 5.74 million properties with an estimated total assessed value of $3.2 trillion. This work supports the integrity and stability of Ontario's property assessment and taxation system and strengthens the assessment base municipalities rely on to plan and deliver essential services in their communities.

As Ontario's property experts, MPAC delivers annual assessment rolls to 444 municipalities, informed by continuous assessment work that reflects property changes within communities from the previous year. To keep pace with these changes, MPAC continued to strengthen partnerships, adapt to evolving needs, and deliver the data and insights municipalities rely on to inform Ontario's property tax system, budgeting, and community growth.

To support this responsibility over the long term, MPAC advanced several key investments, among the most significant being the modernization of its core systems. This investment positions the organization to transform how property assessment data and services are collected, maintained, and delivered, enabling more timely, accessible, and reliable information now and into the future.

As Board Chair, I am proud of the progress achieved in 2025. Guided by the Strategic Plan and supported by strong governance, this work reinforces MPAC's role as a trusted, accountable steward of Ontario's property data, serving property owners and municipalities with confidence.

Alan Spacek, Chair, MPAC Board of Directors

A year focused on modernization

Every property tells a story of growth, change, and opportunity. For property owners and municipalities, understanding that story supports informed decisions about investment, development, and the services communities rely on. As Ontario's property landscape continues to evolve, the need for accurate, accessible, and reliable property information remains constant. Meeting this need is central to MPAC's role, and it guides how we deliver value to property owners and communities across Ontario.

In 2025, MPAC entered the first year of its 2025–2028 Strategic Plan, marking a foundational year focused on strengthening the systems, capabilities, and resilience needed to deliver trusted property assessments today while remaining ready to respond to future demands. While we continued delivering the property assessment data and services that Ontarians rely on, we also took a significant step forward in modernizing how that work is done.

Central to this progress was the launch of Insight, a software platform developed in-house that integrates MPAC's assessment systems. This modernization is an important step in strengthening how we support property assessment across Ontario and in building the capacity to deliver timely, reliable information. As a key enabler of our work, the platform positions MPAC to adapt as needs evolve and continue improving how we serve property owners and municipalities.

Throughout 2025, MPAC continued to work closely with municipalities to deliver the trusted property information they rely on, while also deepening collaboration to develop new services and tailored data insights. As communities face different growth pressures, housing challenges, and planning priorities, our focus is on working alongside municipal partners to turn property data into practical insights that support informed, local decision-making. The modernization underway positions us to expand this collaboration and unlock new ways to create value together.

The work completed in 2025 reflects a year of progress and positions MPAC for the next phase of transformation. I am proud of what our teams accomplished during this

foundational year. As we continue to modernize, our focus remains clear: trusted data, reliable service, and accountability to the communities we serve.

Nicole McNeill, President and Chief Administrative Officer, MPAC

About MPAC

Proudly Canadian, MPAC (Municipal Property Assessment Corporation) is the largest assessment jurisdiction in the world, assessing and classifying more than 5.7 million properties with an estimated total value of approximately $3.2 trillion.

MPAC is an independent, not-for-profit corporation funded by all Ontario municipalities and accountable to the Province, municipalities, and property taxpayers through its 13-member Board of Directors.

Our role is to accurately assess and classify all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario. Through ongoing assessment activities, MPAC reflects change across Ontario's property landscape, from new construction and renovations to market activity and ownership changes, ensuring property values are fair and transparent.

Our work forms the foundation of Ontario's property tax system, informing municipal budgeting, infrastructure planning, and community growth. By delivering accurate, impartial assessments and data-driven insights, MPAC supports informed decision-making and helps property owners and municipalities plan for growth and the services their communities rely on.

In addition, for over two decades, MPAC has delivered commercial products and services that provide reliable, high-quality property information to a wide range of sectors. These offerings include software tools, data insights, and professional services that support data-driven decision-making and respond to evolving client needs.

Guided by our values of accountability, transparency, customer focus, innovation, and inclusion, MPAC is committed to building trust and supporting thriving communities across Ontario.

2025 operational highlights

- $41.4 billion new assessment added to municipal rolls
- 5.74 million total properties in Ontario inventory
- $3.2 trillion estimated total assessed value in Ontario

- 618,360 Property Assessment Notices mailed
- 310,017 property inspections
- 429,712 sales transactions processed
- 18,860 severances and consolidations processed
- 176,287 building permits processed
- 12,603 Requests for Reconsideration closed
- 4,080 appeals closed

All stats as of October 31, 2025.

Setting the foundation: 2025-2028 Strategic Plan

MPAC's 2025–2028 Strategic Plan sets a clear and deliberate path forward, focused on strengthening core services, modernizing service delivery, and building the capabilities needed to meet today's needs and prepare for the future.

The plan focuses on four key priorities:

- We are dedicated to operational excellence.
- We are elevating the client experience.
- We are strengthening our bottom line.
- We deliver exceptional employee experiences.

Together, these priorities reflect a strategy grounded in progress, ensuring MPAC continues to evolve, deliver trusted services, and remain a valued partner as needs continue to change. These priorities also guided how we delivered services and invested resources throughout 2025.

Property values are always changing. Our corporate values are constant.

What guides us

MPAC is a valued public service delivering benefits to Ontarians through data-driven products and services.

Our vision is to be the global leader in transforming property assessment, data, and services by first delivering exceptional value to Ontarians. By setting the standard for accuracy, transparency, and innovation in property valuation, we will strengthen public trust and drive efficiencies that benefit communities, businesses, and government partners.

With an Equity, Diversity, Inclusion, and Anti-Racism lens guiding our work, we continue to ensure our services and systems reflect the diverse communities we serve and contribute to a fair and equitable property assessment system across Ontario.

Delivering impact

Every day, MPAC supports Ontario property owners and municipalities by providing accurate property information, trusted insights, and dependable services. In 2025, we continued delivering the core services Ontarians rely on, while also advancing work that strengthens how we serve the province.

- Operational excellence
- Client experience
- Strengthening our bottom line
- Exceptional employee experiences

Dedicated to operational excellence

Delivering accurate, reliable assessments Ontarians can trust.

Operational excellence means delivering property assessments Ontarians can rely on, supported by accurate, up-to-date information that is easy to access. Regardless of a province-wide reassessment, MPAC captures property changes as they occur, maintaining a province-wide database of 5.74 million properties with approximately $3.2 trillion in assessed value based on a January 1, 2016, valuation date. This work provides transparency and certainty for property owners, while giving municipalities the reliable information they need to plan, budget, and deliver local services. Property owners can review their assessment and property information on MPAC AboutMyProperty™.

Enhancing access to property assessment data

1. A change is made to a property
2. Property change review takes place
3. Property inspection method is selected and inspection occurs
4. Property information is analyzed
5. Property Assessment Notice is issued to property owner
6. Have questions about the property assessment? Access MPAC AboutMyProperty™ for more information
7. Disagree? Submit a Request for Reconsideration with MPAC
8. Still disagree? Appeal to the Assessment Review Board

As communities grow at an average annual rate of 70,000 new properties and existing properties (parcels) change, MPAC keeps property assessments up to date. A property assessment is the value assigned to a property as of January 1, 2016 (the last provincial reassessment date) and recorded on the municipal assessment roll. New assessment is added when construction is complete and/or a property is occupied. This ensures new homes and buildings are assessed consistently. Assessments may also be updated for existing properties following a sale, when a new building permit is submitted, or when a property owner files a Request for Reconsideration and appeal. This ongoing work helps ensure assessments reflect the current state and condition of all properties.

To maintain accurate assessments across Ontario, MPAC conducts property reviews to identify and capture changes to properties. In 2025, review efforts focused on properties with more complex characteristics or greater changes in value, including large-valued and non-residential properties, complex building permits, recent sales, and appeals. The annual target was set to 400,000 property reviews, with approximately 75% supported by technology and external data sources.

In 2025, MPAC completed 390,565 property reviews, 9,435 reviews (2.4%) below target, and recorded $46.8 billion in assessment change. A higher proportion of reviews were conducted off-site, reflecting increased use of available property information and documentation to support review work, particularly for non-residential properties.

As part of the work conducted annually, MPAC also processed property changes, including severances and consolidations, as well as subdivision plans (M-plans), reference plans (R-plans), and condominium registrations. Service level targets were met for most parcel change requests, with more complex cases requiring additional review to ensure accuracy.

In 2025, of the $46.8 billion assessment added, $41.4 billion reflected in-year new assessment changes added to municipal assessment rolls across Ontario, including nearly $30 billion from residential properties and $6 billion from commercial and industrial properties. Timeliness remains a key measure of confidence in the system, and 87.3% of new assessment was captured within one year of occupancy, exceeding the service level agreement target of 85%.

If a property owner disagrees with their assessment, they may file a Request for Reconsideration with MPAC at no cost. This online process, which is initiated through MPAC AboutMyProperty™, allows property owners to ask questions and share additional property information, often resolving concerns without the need for an appeal with the

Assessment Review Board. To preserve the integrity of the review process, MPAC does not establish performance targets for Requests for Reconsideration or appeals.

In 2025, 4,805 Requests for Reconsideration resulted in a change to the assessed value, representing 0.08% of all properties in Ontario. More than 99% of assessments were accepted without appeal, and 62.3% of concluded appeals resulted in no change to the original assessed value. When most assessments are accepted without a Request for Reconsideration or appeal, and relatively few property values change as a result of the review process, it signals a stable and accurate assessment system and helps build public confidence in the fairness of the assessment system.

Overall, 98.07% of lower-tier and single-tier municipalities experienced reconsideration and appeal losses of less than 0.5% of their assessment base. When new assessment growth is factored in, over 98% of municipalities (407 of 414) maintained or increased their assessment base, reinforcing the stability and reliability of Ontario's property assessment system.

Ontario's property assessment system spans 5,740,000 properties across a wide range of property types. Managing this inventory requires operational excellence at every level, sustained by the people behind the work. MPAC employees contribute to every assessment, interaction, and decision that supports Ontario's property inventory. Living and working in communities across the province, they bring local insight and professional expertise that help ensure property assessments are impartial, accurate, and responsive to change.

2025 property count

Total properties – 2025 – 5.7M

- 5.2M Residential
- 221K Farm
- 168K Commercial
- 81.9K Industrial
- 48.8K Special Exempt
- 18K Multi-residential

Total Assessment Value*

- $2.3T Residential
- $146.9B Farm

- $330B Commercial
- 126.6B Industrial
- $159.4B Special Exempt
- $138.4B Multi-residential

*Based on the January 1, 2016 assessed values.

Strengthening operational excellence through continuous modernization

Throughout 2025, MPAC continued advancing operational excellence by modernizing core work processes that support property reviews and assessment delivery across the province. This work focused on improving how information is collected, reviewed, and analyzed to strengthen data quality and support accurate, timely assessments. By refining operational practices, MPAC is building a more adaptable and resilient assessment system and reinforcing its commitment to delivering reliable assessment services Ontarians and municipalities can trust.

Evolving how we deliver this work

Behind every property assessment are ongoing investments in the systems and processes that support accuracy and consistency. In 2025, MPAC advanced strategic initiatives that strengthen data quality, streamline workflows, and support consistent application of assessment practices. This work helps ensure reliable assessments today while building the capacity needed to support Ontario's growing and changing communities.

Modernizing the systems that support trusted property assessment

For property owners and municipalities, confidence in property assessment depends on access to timely, reliable, and consistent information. In 2025, MPAC reached a major milestone in strengthening that confidence with the launch of Insight, a modern software developed in-house that integrates MPAC's assessment services into a single, secure, cloud-based platform. This marks a significant step forward in how property assessment is supported across Ontario.

The platform is designed to improve the consistency, reliability, and accessibility of property information that municipalities rely on for planning, budgeting, and service delivery. For property owners, it supports clearer assessment outcomes grounded in high-quality data and consistent application of assessment practices. Together, these improvements help reinforce trust in Ontario's property assessment system.

Behind these benefits is one of the most significant modernizations of MPAC's core systems. The platform consolidates assessment functions that were previously supported

by multiple legacy applications into a single, integrated system. This strengthens data governance, reduces duplication, and creates a more stable and resilient foundation for assessment work across the province.

As with any large-scale transformation, work will continue to refine functionality, strengthen workflows, and enhance access as the platform is further embedded across the organization. Ongoing improvements will help ensure it continues to support accurate assessments, dependable service delivery, and the evolving needs of municipalities and property owners.

This modernization represents one of the most important investments MPAC has made in its assessment infrastructure. By strengthening the systems that underpin property assessment today, MPAC is better positioned to deliver trusted, stable services now while preparing for future assessment cycles and changing demands.

Advancing service delivery through in-house designed innovation

Delivering timely, reliable services depends on the tools and systems that support MPAC employees behind the scenes. To strengthen operational excellence, MPAC invests in technology that helps employees resolve issues quickly, enabling them to focus on higher-value work and supporting more responsive service for property owners and municipalities.

To support innovation in artificial intelligence (AI) at MPAC, our in-house team developed Orchestrator, a cloud-native, serverless AI platform that enables the secure, auditable, and centralized application of AI across the organization. Designed to scale, its modular approach lets us deliver new AI solutions for employees and clients in practical, responsible ways, supporting service delivery today while preparing for the future.

In 2025, MPAC used Orchestrator to launch its IT Support Assistant, helping employees quickly and securely resolve common IT issues. More than 83% of live chat sessions were resolved without human intervention, and the average first-response times dropped to 3.6 seconds. By reducing internal delays, IT teams were able to focus on more complex issues, supporting a more stable, efficient service environment for the work that directly serves Ontarians.

The Pitch: Innovation at MPAC starts with our people

After years of using machine learning to enhance the accuracy and efficiency of property valuations, MPAC continues to adopt new technologies that strengthen the delivery of assessment services. In 2025, MPAC continued advancing its digital data and AI program

to improve consistency, accuracy, and efficiency while maintaining strong privacy and security standards.

Building on this foundation, MPAC invited employees to help identify where innovation could have the greatest practical impact. Through The Pitch, an organization-wide ideation initiative, employees shared ideas for applying AI technology to everyday work.

More than 130 ideas were submitted, focused on reducing manual effort, improving data quality, and supporting more consistent decision-making. Following a structured evaluation process, three employee-driven initiatives were selected to advance as strategic projects.

Each project was designed to test new approaches, strengthen data quality, and inform future assessment practices, while managing risk through pilot implementation. Two of the selected projects will be operational using Orchestrator by spring 2026.

The selected projects include:

- **Val, an AI-powered valuation research assistant**: A centralized research tool that helps employees access trusted valuation information more efficiently, supporting more consistent and defensible assessment outcomes.
- **An AI solution for streamlining Legislation Interpretation Requests**: A tool designed to support consistent interpretation of legislation, classification, and tax liability, helping teams respond to complex requests with greater clarity and confidence.
- **Automated building plan analysis**: An AI solution that extracts key measurements from building plans, reducing manual processing and supporting faster, more accurate assessments.

Powered by employee-led innovation, these pilots are strengthening MPAC's future capabilities while ensuring assessment services remain reliable, transparent, and accountable.

From internal innovation to broader public-sector impact, The Pitch paved the way for the MPAC AI Roundtable, an initiative that brings together organizations and professionals from academia, government, and the private sector to share ideas and advance ethical AI adoption in the public sector. Insights from this work also helped inform elements of the Government of Canada's G7 GovAI Grand Challenge.

Elevating the client experience

Making property information easier to access, understand, and use

Access to clear, reliable property information helps people make informed decisions about their homes, businesses, and communities. In 2025, MPAC continued to strengthen the client experience by improving how property owners and municipalities access, understand, and use property information across every interaction.

Helping Ontarians get clear answers when they need them

For many Ontarians, the Customer Contact Centre is their first point of contact with MPAC. In 2025, our focus was on providing clear answers quickly and consistently, helping reduce uncertainty and build trust in the assessment process.

MPAC's Customer Service Agents handled 162,851 calls, emails, and chat messages, helping provide timely answers to property assessment questions. In 2025, MPAC met its Service Level Agreement targets, answering 91% of calls within five minutes (target of at least 90%) and responding to 90% of emails within two business days (target of at least 90%).

Feedback from more than 7,300 respondents shows strong service performance, with 94% indicating they were satisfied or very satisfied, exceeding our target.

- 162,851 calls, emails, and chat messages
- 95% calls were answered within 5 minutes
- 7,300 respondents provided feedback showing strong service performance
- 94% satisfaction rate

Strengthening municipal engagement through collaboration, insight, and value-added services

Municipalities rely on timely, reliable property data to plan, invest, and serve their communities with confidence. In 2025, MPAC focused on deepening engagement, enhancing access to data, and developing practical, value-added solutions shaped by municipal needs. This work was supported by strong service performance, with MPAC meeting 97.80% of municipal service level commitments across key services.

Here's how we supported municipalities in 2025:

- **Strengthened collaboration and dialogue**: Through regular meetings, advisory forums, and collaborative working groups, MPAC engaged directly with municipalities on priorities and emerging challenges. These conversations informed

services designed to reflect municipal needs and support confident decision-making.

- **Expanded access to timely, actionable data**: To support planning and service delivery, MPAC piloted more frequent access to the Electronic Assessment Information file and introduced new dashboards in MPAC Municipal Connect™ with localized market and sales insights. MPAC also advanced system connections to streamline the flow of building permit information to help new assessment be captured and reflected more efficiently.
- **Delivered tailored, value-added services**: MPAC provided customized data reports, localized insights, and targeted support through province-wide webinars and geographic zone learning sessions, helping municipal staff save time and strengthen decision-making.
- **Enhanced learning and capacity-building opportunities**: Municipalities were offered a range of learning opportunities, including webinars, workshops, conference sessions, and small group forums. These sessions focused on practical application, helping staff better understand assessment processes, use MPAC tools effectively, and manage assessment growth.
- **Supported municipal communication and public understanding**: MPAC complemented municipal outreach with clear, consistent educational content that helped municipalities communicate with residents to understand property assessment and taxation, supporting transparency and public confidence.

MPAC delivered reliable assessment services to municipalities, achieving 97.80% of municipal service level commitments across key services. Timely responses remained a priority, with 99.70% of municipal inquiries responded to within 30 calendar days, helping municipalities access the information they need to support residents and local decision-making.

Through close collaboration and services informed by municipal feedback, MPAC is strengthening the municipal experience and helping municipalities navigate change and serve their communities with confidence.

To learn more about our municipal engagement and partnership activities in 2025, view the 2025 Municipal Partnerships Report.

- 1,383 attendees at 5 province-wide webinars
- 4,784 visits to our municipal contact page on mpac.ca
- 2,310 attendees at 37 geographic zone learning sessions
- 1,971 people checked out our municipal resource page on mpac.ca
- 2,004 municipal engagements, conferences, and council meetings
- 11,000 subscribers to InTouch, our monthly municipal newsletter

Strengthening government engagement through strategic insight and partnership

In 2025, MPAC's Government Relations team strengthened its role as a trusted partner to the province by providing timely data, analytics, and assessment expertise to support various ministry priorities and inform policy development. Working collaboratively with ministry staff and the Minister's Offices, MPAC provided value-added insights aligned to key government priorities, including affordable housing and building, modernization, and service delivery improvements.

At the same time, MPAC continued to support MPPs and their staff across Ontario by responding to assessment-related inquiries, delivering riding-specific property insights and summaries, and providing clear, accessible information to assist with constituency matters.

Through proactive engagement and evidence-based support, MPAC reinforced its reputation as a non-partisan technical advisor and strategic partner. We are proud to help elevate the government client experience while supporting confidence in Ontario's property assessment and taxation system.

Reimagining the digital client experience

Confidence in Ontario's property assessment system starts with clarity. When property owners receive their Property Assessment Notice, they want to understand how their assessment was determined and know what to do if something does not look right.

In 2025, MPAC examined the end-to-end customer journey, from receiving a notice to accessing MPAC AboutMyProperty™, to better understand where confusion occurs and how digital tools can strengthen transparency. These insights are laying the groundwork for future improvements that strengthen the client experience while supporting accurate property assessment records across the province.

Making it easier to submit business property information digitally

Each year, MPAC conducts its Assessment Information Request program, asking property owners for information to support fair, accurate, and up-to-date property assessments across Ontario.

In 2025, MPAC launched the new Assessment Information Request portal to support data collection by providing a designated digital experience for business property owners to submit required information. The secure online portal allows required information to be

submitted digitally through guided workflows that simplify reporting and reduce the need for follow-up.

By supporting the Assessment Information Request program through a digital channel, the portal helps business property owners complete submissions more efficiently and with greater clarity. Structured data entry and clear prompts support more accurate submissions, improving the overall client experience while strengthening the quality of information used in the assessment process. At the same time, digital submission supports more streamlined internal processing and faster ingestion of information, helping MPAC maintain accurate assessments more efficiently.

Strengthening our bottom line

Sustaining public value through responsible growth and reinvestment.

A strong financial foundation helps MPAC deliver reliable assessment services while keeping costs as low as possible for Ontario taxpayers. By managing resources responsibly and generating value beyond our core mandate, MPAC reduces pressure on municipal budgets and reinvests in the people, systems, and tools that support accurate, consistent property assessment across the province.

In addition to our legislated role in Ontario, MPAC shares its assessment expertise and technology with other jurisdictions through its Commercial and Client Solutions division. Revenue from this work helps offset the cost of assessment services in Ontario, allowing municipalities and property owners to benefit from economies of scale and continued investment in modern assessment tools.

Together, these efforts strengthen MPAC's operating model and support long-term sustainability while ensuring assessment services remain stable, predictable, and affordable for the communities we serve.

Financial performance and accountability

Financial performance matters because it directly affects taxpayers and the long-term stability of property assessment services. MPAC tracks a focused set of financial measures to ensure public funds are managed responsibly and deliver value for municipalities and taxpayers.

Budget variance measures how closely actual spending aligns with planned expenditures and reflects the accuracy of budgeting and forecasting. In 2025, MPAC committed to managing its operating budget variance within 3% and finished the year with a variance of

just 0.2%. This result demonstrates strong financial discipline and accountability, ensuring public funds were used as intended and minimizing financial risk for municipalities.

Cost per property reflects the average cost to deliver assessment services across Ontario. In 2025, MPAC's cost per property was $44.70, slightly higher than the $44.08 target. This increase was driven primarily by higher labour costs, while service levels and financial controls were maintained. MPAC continues to monitor this measure to balance cost efficiency with the investments needed to deliver reliable assessment services.

Generating value beyond our core mandate

MPAC's property data is widely used across commercial markets, including real estate, financial services, insurance, and utilities. MPAC responsibly commercializes its data holdings to help keep the cost of assessment services low for Ontario taxpayers while supporting innovation and continuous improvement across its core operations. The surplus derived from MPAC's Business Development activities directly benefits the people of Ontario, saving taxpayers more than $165 million since 2002.

In 2025, MPAC set a target of generating at least $18.0 million in surplus from data sales. This target was exceeded by 4.4%, with Business Development activities generating more than $18.7 million in surplus for Ontario taxpayers. This surplus supports reinvestment in new tools, services, and partnerships that expand the value MPAC delivers.

Data and insights REALTORS® rely on

In 2025, MPAC continued to strengthen its property intelligence offerings to support informed decision-making across key sectors. MPAC's Automated Valuation Model combines real-time property sales data with MPAC's up-to-date property inventory to strengthen accuracy and support financial lending decisions with timely, reliable valuations. propertyline™ by MPAC provides REALTORS® with trusted property data and value-added reports to inform pricing, market analysis, and client advice.

Profit generated from data and insights products for REALTORS® helps MPAC reinvest in innovation while offsetting the cost of assessment services for Ontario municipalities. In 2025, Business Development activities met revenue and profit targets, exceeding planned contributions by nearly $1 million.

- Nearly 1,300 webinars and live training sessions delivered to nearly 62,000 REALTORS® since 2020.
- 90,000+ REALTORS® rely on propertyline™ by MPAC to access board-licensed MPAC data and value-added reports
- 200+ webinars and live training sessions delivered
- 12 real estate events and trade shows supported

First Nations Tax Commission and Memorandum of Understanding

In 2025, MPAC continued to strengthen its support for First Nations property tax systems in Ontario by formalizing collaboration with the First Nations Tax Commission through a signed Memorandum of Understanding. Building on a longstanding working relationship spanning more than two decades, MPAC continued to provide assessment services at the invitation of First Nations communities to support community-led property tax frameworks and local services.

- First Nations Tax Commission–MPAC Memorandum of Understanding signed March 27, 2025
- Collaboration with the First Nations Tax Commission spans more than two decades
- Assessment services delivered at the invitation of First Nations communities in Ontario

Delivering exceptional employee experiences

Supporting the people who deliver consistent, trusted service to Ontarians

Ontarians rely on MPAC for consistent, accurate, and transparent property assessments. Delivering that level of service at scale depends on a skilled, supported workforce that can apply professional standards reliably across Ontario.

By investing in employee development, learning, and inclusion, MPAC equips employees with the tools, knowledge, and confidence to do their work effectively. These investments help sustain service quality, support informed decision-making, and ensure MPAC continues to meet the needs of Ontario's diverse communities.

MPAC Mentorship Program: Strengthening capability through shared expertise

MPAC's mentorship program supports professional growth by pairing employees with experienced mentors who share knowledge, provide guidance, and build confidence. The program helps employees strengthen skills, prepare for future leadership roles, and contribute to consistent, high-quality property assessments.

In 2025, MPAC piloted a formal mentorship framework to support new employees and professional accreditation. Seventy mentor-mentee pairs completed more than 450 hours of mentoring, and more than 90 per cent of participants recommended the program. In 2026, MPAC will expand the program with additional mentorship themes and broader participation.

Valuation & Assessment Operations Succession program

To support leadership continuity and maintain high-quality property assessment services, MPAC launched the Valuation and Assessment Operations Succession program. The program prepares employees to step into key and at-risk management roles through targeted development and practical learning experiences.

In 2025, 23 employees participated in the program, with eight completing acting manager assignments as opportunities became available. These experiences strengthened leadership capabilities while supporting operational stability and service continuity for property owners and municipalities.

Greater Toronto's Top Employers

In December 2024, MPAC was named one of Greater Toronto's Top Employers for the sixth consecutive year, recognizing its ongoing commitment to an inclusive, engaging, and growth-focused workplace that supports employees in delivering trusted public service.

Equity, Diversity, Inclusion, and Anti-Racism

Ontarians rely on public services that are consistent, respectful, and responsive to the communities they serve. At MPAC, Equity, Diversity, Inclusion, and Anti-Racism (EDIA) values are embedded across our culture and operations to support sound decision-making, professional judgment, and service delivery across Ontario's property assessment system. This commitment is reflected in how employees work together, apply standards, and engage with the public.

Embedding Equity, Diversity, Inclusion, and Anti-Racism through learning

In 2025, 268 employees participated in MPAC's EDIA Committee, helping advance inclusive practices and strengthen shared understanding across the organization.

MPAC also launched an Equity, Diversity, Inclusion, and Anti-Racism Fundamentals course, which provides employees with a shared understanding of these principles and how they support respectful, inclusive workplaces. The course focuses on practical knowledge and an EDIA lens that employees can apply in their roles to strengthen inclusive practices across the organization.

The course was formally approved by all four of MPAC's accrediting partners for 2.5 Continuing Professional Development (CPD) hours, meeting professional standards and reinforcing MPAC's commitment to high-quality, meaningful learning that supports an inclusive workplace culture.

Employee Resource Groups: Building connection, understanding, and inclusion

In 2025, MPAC formalized Employee Resource Groups (ERGs) to support employees, strengthen connections, and create structured opportunities for learning and engagement. Through employee-led initiatives, ERGs helped increase cultural awareness and understanding across MPAC. Examples included developing a Ramadan Resource Guide to support Muslim employees, increasing manager participation in 2SLGBTQIA+ ERG activities to strengthen visibility and allyship, and programming that created space for connection and dialogue among Black employees.

- 19 members in the Truth & Reconciliation Circle
- 149 employees participating across MPAC's ERGs
- 268 employees participated in MPAC's EDIA Committee

Putting values into action

Community engagement is one of the ways MPAC lives its values beyond day-to-day operations. In 2025, MPAC's Social Impact Committees led charitable initiatives that brought employees together to support local organizations and address community needs across Ontario. These employee-led efforts strengthened connections with communities while reinforcing a culture of service, inclusion, and shared responsibility across MPAC.

It Starts With Us: Compassion in action during the holiday season

During the 2025 holiday season, MPAC's Social Impact Committees led the It Starts With Us campaign, bringing employees together to support organizations addressing food and shelter insecurity. MPAC employees donated more than 8,100 essential items, which were distributed to over 60 community organizations across Ontario.

Socktober

In 2025, MPAC employees participated in Socktober, an annual campaign that collects socks and other essential items for community organizations supporting people experiencing hardship. Local offices collectively donated more than 4,300 items to community partners.

Earth Day and Ontario Provincial Day of Action Against Litter

In recognition of Earth Day and the Ontario Provincial Day of Action Against Litter, MPAC employees across Ontario participated in community clean-up efforts, collecting nearly 100 bags of litter from local public spaces.

Investing in future property assessment professionals

Supporting communities across Ontario includes investing in the people who will serve them in the future. Through targeted scholarship programs, MPAC supports students who are developing the skills and expertise that municipalities and property owners rely on for fair, transparent, and consistent property assessment. These scholarships help reduce financial barriers for students pursuing careers in property valuation, real estate, and related disciplines, strengthening Ontario's future workforce and supporting confidence in the property tax system over the long term.

- $13,600 donated to charitable organizations by employees
- 11,810 items donated by employees
- 412.5 employee volunteer hours
- 100 charities supported across Ontario

MPAC scholarship programs

Seneca College - Real Property Administration Program
Two annual scholarships supporting students preparing for careers in property assessment. Established in 2016, with $10,000 contributed to date.

University of Guelph - Bachelor of Commerce, Real Estate (Business and Economics)
Two annual scholarships supporting students building foundational knowledge in real estate markets and urban economics. Established in 2021, with $5,000 contributed to date.

Ontario Tech University - Women in STEM
Two annual scholarships, matched by Ontario Tech University, supporting women pursuing studies in science, technology, engineering, and mathematics. Established in 2021, with $10,000 contributed to date.

Looking toward the future: Here to support Ontario

As Ontario's property landscape continues to grow and change, access to accurate, reliable property information remains essential to confident decision-making. MPAC is focused on making property information easier to understand, easier to use, and more responsive to the real-world needs of the people and communities we serve.

We have invested in modern systems, expanded our use of data and analytics, and strengthened our teams to deliver value beyond our core mandate. The tools and services

we are developing are designed to respond to emerging needs and support municipalities, businesses, and property owners as they navigate change.

As we move into the next phase of our strategic plan in 2026, MPAC remains focused on progress, partnership, and continuous improvement. Upcoming initiatives include expanded assessment education through the Municipal Assessment Base Course and enhanced collaboration through the Taxpayer Liaison Group. Together, these efforts reflect our commitment to supporting informed decisions today while preparing for what comes next.

We are here to support Ontario now and into the future, advancing our systems, working with people and technology, and continuing to deliver better outcomes for everyone.

Leadership

2025 Executive Management Group

- **Nicole McNeill**, MPAC President and Chief Administrative Officer
- **Rupa Aggarwal**, Executive Director, Social Impact and Inclusion
- **Jamie Bishop**, Vice-President, Public Affairs and Customer Experience
- **Natalie Blake**, Vice-President, People and Culture
- **Chris Fusco,** Vice-President, Professional Services
- **Sujit Jagdev**, Vice-President and Chief Information and Technology Officer
- **Mathew Kanter**, Vice-President, General Counsel
- **Cindy Lam**, Chief Financial Officer
- **Carmelo Lipsi**, Vice-President, Valuation and Assessment Operations and Chief Operating Officer
- **Greg Martino**, Vice-President and Chief Valuation and Standards Officer
- **Mary Meffe,** Vice-President, Corporate Services and Chief Financial Officer
- **Lee Taylor**, Vice-President, Business Development
- **Ruel Williamson**, Executive Vice-President, Commercial and Client Solutions

2025 Board of Directors

- **Alan Spacek**, (Chair) (Retired) Mayor, Town of Kapuskasing
- **Paul Bernards**, Finance Professional
- **Niels Christensen**, Managing Director and Broker, Christensen Real Estate Group
- **Nazmin Gupta**, Former Managing Director of Capital Raising and Investor Relations, BentallGreenOak
- **Ray Kindiak**, Lawyer and Corporate Finance Professional
- **Wendy Landry**, Mayor, Municipality of Shuniah and President, Northwestern Ontario Municipal Association (NOMA)

- **Chris Murray**, Special Advisor to the federal Deputy Minister of Housing Infrastructure and Communities
- **Jon Olinski**, (Vice-Chair) Dean, Faculty of Arts, Seneca Polytechnic
- **John Paradis**, Deputy City Manager, City of London
- **Delia Reiche**, Development Liaison, County of Brant and (Former) Deputy Mayor, Thames Centre
- **Ken Seiling**, (Retired) Regional Chair, Region of Waterloo and (Former) Mayor, Woolwich Township
- **Patricia Vanini**, (Retired) Executive Director, Association of Municipalities of Ontario
- **Derek Vanstone**, Barrister and Solicitor

Financials

Statement of operations (in thousands of dollars)		
Revenue	**2025**	**2024**
Municipal	226,893	219,432
Other	31,294	28,398
Interest and dividend income	4,374	4,899
Total revenue	**262,561**	**252,729**

Expenses	**2025**	**2024**
Salaries and benefits	226,038	214,243
Professional services	9,822	10,582
Information technology	14,790	12,661
Facilities	7,643	8,657
General and administrative	9,189	10,677
Royalties	3,472	3,258
Amortization of capital and intangible assets	3,793	2,755
Gain on disposal of capital assets	(81)	(551)
Total expenses	**274,666**	**262,282**
Deficiency of revenue over expenses for the year before changes in fair value of investments	(12,105)	(9,553)
Changes in fair value of investments	7,476	12,835
(Deficiency) excess of revenue over expenses for the year	**(4,629)**	**3,282**

Statement of changes in net assets (in thousands of dollars)	2025	2024
Net assets - beginning of year	114,833	112,332
(Deficiency) excess of revenue over expenses for the year	(4,629)	3,282
Net actuarial gain (loss) on employee future benefits	111	(781)
Net assets - end of year	**110,315**	**114,833**

*Note: the above is an excerpt from the 2025 Audited Financial Statements prepared in accordance with Canadian accounting standards for not-for-profit organizations and should be read in tandem with the audited statements.

Performance at a glance

For most measurements, MPAC has set performance targets by analyzing past performance, or by adopting existing targets from other reporting mechanisms, such as the Service Level Agreement (SLA) established between MPAC and Ontario municipalities.

In 2025, the performance baselines for each measure were updated to reflect the average of the past three years (2022-2024) to align with best practices for corporate performance measurement and reporting.

The Annual and Performance Report outlines 18 measures organized under three main goals, supported by objectives and performance indicators. While performance targets are set for most measures, two do not include targets. This approach helps ensure assessments remain fair, consistent, and free from undue influence. In 2025, MPAC achieved 13 of the 16 performance measure targets.

Below is a chart summarizing the results of the operational metrics presented in the report.

2025 Assessment excellence

Performance goals	Number of measures	Number of measures that include a target	Number of measures that met or partially met their targets
Assessment excellence	9	7	6/7
Customer service and stakeholder engagement	6	6	5/6
Operational efficiency	3	3	2/3
Totals	**18**	**16**	**13/16**

Performance goal: Assessment excellence

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
Assessment Growth Capture	**Growth assessed within one year of occupancy**	>=85% (SLA)	87.85% Total Transactions (avg.): $40,841,612,780 Within One Year (avg.): $35,910,163,687	90.27% Total Transactions: $42,765,333,908 Within One Year: $38,604,402,878	87.32% Total Transactions: $41,452,171,728 Within One Year: $36,198,038,683
					150 Days 98.59% (9,204 of 9,336) One Year 99.73% (9,311 of 9,336)
	Condominium Plan Information Forms (CPIFs) delivered within 150 days of registration and within one year of registration	90% within 150 days; 100% within one year (SLA)	CPIFs 150 Days 96.09% One Year 99.86%	150 Days 97.46% 269 of 276 One Year 100% 276 of 276	150 Days 95.10% 233 of 245 One Year 100% 245 of 245
Assessment Accuracy and Equity					Total reviews: 390,565 Residential: 258,166 Non-Residential: 132,399 Off-site: 74.6%; 291,414 On-site: 25.4%; 99,151

Performance goal: Assessment excellence (continued)

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
Assessment Stability	**Percentage of all properties experiencing a valuation change via the RfR process**	No Target	0.09%	0.08% (4,491 of 5,681,507)	0.08% (4,805 of 5,742,935)
	Percentage of all property assessments accepted without appeal	>=99%	99.24%	99.23% (5,637,912 of 5,681,507)	99.17% (5,695,267 of 5,742,935)
	Appeals concluded for properties during the year with no value change	No Target	49.82%	50.96% (1,030 of 2,021)	62.31% (1,417 of 2,274)
	Percentage of lower tier/single tier municipalities not experiencing appeal & RfR losses greater than 0.5%	>=85%	95.57%	98.07% (406 of 414)	98.07% (406 of 414)
	Percentage of lower tier/single tier municipalities with assessment base remaining the same or increasing	>=90%	98.47%	99.52% (412 of 414)	98.31% (407 of 414)

Performance goal: Customer service and stakeholder engagement

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
Customer Service	**Overall customer satisfaction with MPAC's Customer Contact Centre**	>=90%	94%	93%	94%
	Percentage of calls responded to by staff within 5 minutes	>=90%	90%	91%	91%
	Percentage of emails responded to by staff within 2 business days	>=90%	87%	90%	90%
	Percentage of municipal service levels met	>=90% (SLA)	96.54%	97.91%	97.80%
	Percentage of municipal inquiries responded to by staff within 30 calendar days	>=90% (SLA)	99.77%	99.78% (18,529 of 18,568)	99.7% (17,983 of 18,040)
Stakeholder Engagement	**Number of municipal engagement sessions**	4,440 engagement sessions with all municipalities throughout the year	6,776 engagements	7,770 engagements completed	7,804 engagements completed

*Percentage of municipal stakeholders that rate a positive overall impression of MPAC - target 70% - N/A as it was not reported out in the past Performance Reports (2023-2024).

Performance goal: Operational efficiency

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
Financial Efficiency	**Year-end operating budget variance**	<=3%	1.37%	0.8%	0.2%
	Surplus Generated from Data Sales	>= $18.0 M in surplus generated from data sales	$17,731,000	$18,203,000	$18,796,000
	Cost Per Property	<=$44.08	$42.12	$43.26	$44.70

Land acknowledgement

At MPAC (Municipal Property Assessment Corporation), we acknowledge that our work takes place on the traditional territories of many Indigenous Nations across Ontario. Our head office in Pickering is situated on the territory of the Mississaugas of Scugog Island First Nation and other signatories to the Williams Treaties.

We honour the deep and ongoing connections Indigenous Peoples maintain with these territories. MPAC is committed to advancing reconciliation by aligning our actions with the Truth and Reconciliation Commission's Calls to Action, particularly those focused on publicly funded institutions.

Connect with us

MPAC has offices across Ontario to meet the needs of property owners in every community.

Customer Contact Centre
Toll Free: 1 866 296-6722
Monday to Friday - 8 a.m. to 5 p.m.
mpac.ca/contact

Mail
1340 Pickering Parkway, Suite 101
Pickering ON L1V 0C4

Accessible formats and communication supports are available upon request.

Compliance statement: In keeping with the reporting requirements under the *Municipal Property Assessment Corporation Act*, the Corporation has complied with any policies, procedures, and standards established by the Minister under Section 10, and with the process established regarding the implementation of quality service standards by the Quality Service Commissioner.

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Financial statements of
Municipal Property Assessment Corporation

December 31, 2025

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Deloitte.

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Independent Auditor's Report

To the Board of Directors of
Municipal Property Assessment Corporation

Opinion

We have audited the financial statements of Municipal Property Assessment Corporation (the "Corporation"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations, changes in net assets, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical 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 audit opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter with those charged with governance.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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 Corporation'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 Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation'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 GAAS 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 these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks 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, intentional 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 purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- 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 events or conditions that may cast significant doubt on the Corporation'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 Corporation 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.

Deloitte LLP

Chartered Professional Accountants
Licensed Public Accountants
April 1, 2026

Municipal Property Assessment Corporation

Statement of financial position

As at December 31, 2025

(In thousands of dollars)

	Notes	2025 $	2024 $
Assets			
Current assets			
Cash		**15,233**	14,198
Accounts receivable		**8,624**	6,117
Prepaid expenses		**2,934**	3,141
		26,791	23,456
Investments	3	**154,124**	162,247
Capital assets	4	**11,021**	9,600
Long-term prepaid expenses		**67**	196
Intangible assets	5	**1**	6
		192,004	195,505
Liabilities			
Current liabilities			
Accounts payable and accrued liabilities	14	**33,109**	33,860
Deferred revenue	6	**1,371**	1,687
Current portion of capital leases	10	**473**	352
		34,953	35,899
Employee future benefits	7	**45,401**	43,227
Deferred lease inducements		**547**	785
Long-term portion of capital leases	10	**788**	761
		81,689	80,672
Commitments and contingencies	9 and 11		
Net assets			
Unrestricted		**7,965**	7,604
Internally restricted	8	**92,589**	98,736
Invested in capital and intangible assets		**9,761**	8,493
		110,315	114,833
		192,004	195,505

The accompanying notes are an integral part of the financial statements.

Approved by the Board of Directors

_____, Director

_____, Director

Municipal Property Assessment Corporation

Statement of operations

Year ended December 31, 2025

(In thousands of dollars)

		2025	2024
		$	$
Revenue			
Municipal		**226,893**	219,432
Other		**31,294**	28,398
Interest and dividend income		**4,374**	4,899
		262,561	252,729
Expenses			
Salaries and benefits		**226,038**	214,243
Professional services	15	**9,822**	10,582
Information technology	15	**14,790**	12,661
Facilities		**7,643**	8,657
General and administrative		**9,189**	10,677
Royalties		**3,472**	3,258
Amortization of capital and intangible assets		**3,793**	2,755
Gain on disposal of capital assets		**(81)**	(551)
		274,666	262,282
Deficiency of revenue over expenses before change in fair value of investments		**(12,105)**	(9,553)
Change in fair value of investments		**7,476**	12,835
(Deficiency) excess of revenue over expenses for the year		**(4,629)**	3,282

The accompanying notes are an integral part of the financial statements.

Municipal Property Assessment Corporation

Statement of changes in net assets

Year ended December 31, 2025

(In thousands of dollars)

	Notes	Unrestricted $	Internally restricted $ (Note 8)	Invested in capital and intangible assets $	2025 Total $	2024 Total $
Net assets, beginning of year		**7,604**	**98,736**	**8,493**	**114,833**	112,332
(Deficiency) excess of revenue over expenses for the year		**(917)**	**—**	**(3,712)**	**(4,629)**	3,282
Remeasurements and other items on employee future benefits	7	**111**	**—**	**—**	**111**	(781)
Acquisition of capital and intangible assets		**(5,212)**	**—**	**5,212**	**—**	—
Proceeds from disposal of capital and intangible assets		**84**	**—**	**(84)**	**—**	—
Incurred lease obligations for vehicles accounted for as capital leases		**601**	**—**	**(601)**	**—**	—
(Repayment) retirement of lease obligations for vehicles accounted for as capital leases		**(453)**	**—**	**453**	**—**	—
Interfund transfers from internally restricted reserves		**6,147**	**(6,147)**	**—**	**—**	—
Net assets, end of year		**7,965**	**92,589**	**9,761**	**110,315**	114,833

The accompanying notes are an integral part of the financial statements.

Municipal Property Assessment Corporation

Statement of cash flows

Year ended December 31, 2025

(In thousands of dollars)

	Notes	2025 $	2024 $
Operating activities			
(Deficiency) excess of revenue over expenses for the year		**(4,629)**	3,282
Employee future benefits payments	7	**(1,080)**	(974)
Add (deduct): items not affecting cash			
Change in fair value of investments		**(7,476)**	(12,835)
Reinvested investment income		**(3,587)**	(3,629)
Employee future benefits expense	7	**3,365**	2,969
Amortization of capital assets		**3,788**	2,750
Amortization of intangible assets		**5**	5
Gain on disposal of capital assets		**(81)**	(551)
Amortization of deferred lease inducements		**(238)**	(335)
		(9,933)	(9,318)
Changes in non-cash working capital			
Accounts receivable		**(2,507)**	(1,581)
Prepaid expenses		**336**	(379)
Accounts payable and accrued liabilities		**(751)**	4,029
Deferred revenue		**(316)**	204
		(13,171)	(7,045)
Investing activities			
Proceeds from sale of investments, net of fees		**19,186**	10,354
Purchase of capital assets		**(4,611)**	(4,388)
Proceeds on disposal of capital assets		**84**	738
		14,659	6,704
Financing activity			
Repayment of lease obligations		**(453)**	(345)
Increase (decrease) in cash during the year		**1,035**	(686)
Cash, beginning of year		**14,198**	14,884
Cash, end of year		**15,233**	14,198
Supplementary cash flow information			
Non-cash transactions			
Acquisition of leased vehicles		**(601)**	(430)
Incurrence of lease obligations		**601**	430

The accompanying notes are an integral part of the financial statements.

1. Description of business

Municipal Property Assessment Corporation (the Corporation), formerly the Ontario Property Assessment Corporation, was incorporated effective January 1, 1998 and is a special act corporation under the Municipal Property Assessment Corporation Act, 1997 (Ontario). The Corporation is responsible for providing property assessment services for municipalities in the Province of Ontario, as well as providing other statutory duties and other activities consistent with such duties as approved by its board of directors. All municipalities in Ontario are members of the Corporation.

2. Summary of significant accounting policies

The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

The significant accounting policies are summarized as follows:

Fund accounting

The financial statements include the following funds:

- The unrestricted fund comprises mainly amounts available for immediate use for the general purpose of the Corporation.
- The reserve for board-appropriated working fund is set aside by the board of directors in accordance with the Corporation's reserve strategy for contingencies and funding for identified one-time expenditures.
- The reserve for employee future benefits is the portion of net assets consisting of internally restricted investments set aside to settle employee future benefits.
- The reserve for enumeration was established to fund the costs associated with the preparation of preliminary voters' lists for municipal and school board elections. This function was transferred to the Elections Ontario in January 2024. MPAC will maintain the municipal and school board election support going forward, and the balance of this reserve will be used to pay for those activities.
- The reserve for assessment update was established to fund the costs associated with the assessment update. The Corporation contributes annually to the reserve but may vary the annual contribution with approval from the board of directors. The unspent reserve balance will be maintained to finance the next Assessment Update.
- Invested in capital and intangible assets represents assets that have been invested in long-lived capital and intangible assets which are not readily converted to cash, net of any liabilities related to the acquisition of those assets.

Financial instruments

The Corporation records cash, accounts receivable, accounts payable and accrued liabilities initially at fair value and subsequently at amortized cost. Financial assets are tested for impairment at the end of each reporting period when there are indications the assets may be impaired.

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

2. Summary of significant accounting policies (continued)

Capital assets

Capital assets are recorded at cost and are amortized using the straight-line method as follows:

Office equipment	5 years
Furniture and fixtures	5 to 10 years
Computer equipment	3 to 4 years
Small boats and vessels	3 to 8 years
Vehicles under capital lease	5 years

Leasehold improvements are also amortized on a straight-line basis over the term of the lease or ten years, whichever is less.

Assets under construction are recorded in the applicable asset class in the year they are put into service and are not amortized until they are put into service.

Impairment of long-lived assets

The Corporation reviews the carrying amount, amortization and useful lives of its long-lived assets on an annual basis. If the long-lived asset no longer has any long-term service potential to the Corporation, the excess of the net carrying amount over any residual value is recognized as an expense in the statement of operations.

Intangible assets

Intangible assets consist of computer software, which is recorded at cost and is amortized over three years.

The costs of developing in-house software are expensed as incurred.

Revenue recognition

Municipal revenue relates to assessment services and is recognized in the year in which the services are provided, and collection is reasonably assured.

Other revenues are comprised of services sold and products delivered from business development. These revenues are recognized when the services have been provided and/or the product is delivered, and collection is reasonably assured.

Interest income is recognized when earned.

The Corporation follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Employee future benefits

The Corporation has defined benefit plans that provide for post-retirement medical and dental coverage and special termination benefits for defined eligible employees. Certain investments have been internally restricted but not segregated to pay for post-retirement benefits.

2. Summary of significant accounting policies (continued)

Employee future benefits (continued)

The Corporation has the following policies:

- The Corporation accrues its obligations under defined benefit plans and the related costs when the benefits are earned through current service using the accounting valuation method.
- The cost of post-employment benefits earned by employees is actuarially determined using the projected benefit method pro-rated on service and management's best estimates of retirement ages of employees, expected health-care costs and dental costs. The accrued benefit obligation related to employee future benefits is discounted using market rates on high-quality debt instruments.
- Remeasurements and other items are composed of actuarial gains (losses) on the accrued benefit obligation and arise from differences between the actual and expected experience and from changes in the actuarial assumptions used to determine the accrued benefit obligation, past service costs and gains and losses arising from settlements and curtailments. Actuarial gains and losses arise when the accrued benefit obligations change during the year. The actuarial gains and losses and other remeasurements including plan amendments are recorded in the statement of changes in net assets when incurred.

In addition, all employees of the Corporation are part of a defined benefit multi-employer benefit plan providing both pension and other retirement benefits. Contributions made to this plan are expensed as paid as the plan is accounted for as a defined contribution plan.

Deferred lease inducements

Lease liabilities include deferred lease inducements, which represent the free rent and improvement allowances received from landlords and are amortized over the term of the lease, and step-rent liability, which represents the difference between the average annual rent over the term of the lease agreement and actual rent paid in the year.

Use of estimates

In preparing the Corporation's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Accounts requiring significant estimates include accounts payable and accrued liabilities, useful lives of capital assets and employee future benefits.

3. Investments

Investments are held within third party managed accounts, which invest independently. The breakdown of total investments by category is outlined below:

	2025	2024
	$	$
Cash to be reinvested	**171**	270
Fixed income	**83,593**	88,069
Equity	**51,215**	55,786
Real assets	**19,145**	18,122
	154,124	162,247

3. Investments (continued)

The Corporation internally restricts certain securities to fund employee future benefits. The breakdown of total investments by intended use is outlined below:

	2025 $	2024 $
Working capital	**74,487**	86,756
Employee future benefits	**79,637**	75,491
	154,124	162,247

4. Capital assets

	Cost $	Accumulated amortization $	2025 Net book value $	2024 Net book value $
Office equipment	**320**	**320**	**—**	—
Furniture and fixtures	**7,351**	**5,851**	**1,500**	1,184
Computer equipment	**18,515**	**15,965**	**2,550**	2,224
Small boats and vessels	**398**	**374**	**24**	24
Leasehold improvements	**21,682**	**16,478**	**5,204**	4,210
Vehicles under capital lease	**3,727**	**2,516**	**1,211**	1,080
Assets under construction	**532**	**—**	**532**	878
	52,525	**41,504**	**11,021**	9,600

5. Intangible assets

	Cost $	Accumulated amortization $	2025 Net book value $	2024 Net book value $
Computer software	**3,031**	**3,030**	**1**	6

6. Deferred revenue

	2025 $	2024 $
Business development unearned revenue and customer down payments	**1,155**	1,479
Other deferred amounts	**216**	208
	1,371	1,687

7. Employee future benefits

The Corporation has accrued an obligation for its post-employment benefits as follows:

Employees who transferred to the Corporation from the Government of Ontario on December 31, 1998

- Employees who transferred to the Corporation with less than ten years of service with the province will receive post-retirement group benefit coverage through the Corporation for themselves and for their dependents' lifetimes. The cost of these benefits is shared equally between the Corporation and the employee for those employees who retire after January 1, 2018.

The Government of Ontario continues to provide post-retirement benefits for employees who transferred to the Corporation with ten or more years of service with the province.

Employees hired by the Corporation after December 31, 1998

- These employees will receive post-retirement group benefit coverage for themselves and for their dependents through the Corporation until age 65.

All employees

- The Corporation is a Schedule II employer under the Workplace Safety and Insurance Act (Ontario), 1997 and follows a policy of self-insurance for all its employees. The obligation as at December 31, 2025 is $1,589 ($1,158 in 2024) and is included in the total obligations below.

Information about the Corporation's accrued benefit obligations and accrued benefit liabilities is as follows:

	2025	2024
	$	$
Accrued benefit obligations, beginning of year	**43,227**	40,451
Current service costs	**1,333**	1,106
Interest on accrued obligations	**2,032**	1,863
Actuarial loss (gain)	**(111)**	781
Contributions	**(1,080)**	(974)
Accrued benefit obligations, end of year	**45,401**	43,227

The employee future benefits expense recorded in the statement of operations during the year is as follows:

	2025	2024
	$	$
Current service costs	**1,333**	1,106
Interest on accrued obligations	**2,032**	1,863
	3,365	2,969

Remeasurements and other items, consisting of curtailments, settlements, past service costs and actuarial gain of $111 (loss of $781 in 2024), have been recognized directly in the statement of changes in net assets.

7. Employee future benefits (continued)

All employees (continued)

The significant actuarial assumptions adopted in measuring the Corporation's accrued benefit obligations are as follows:

	2025	2024
Discount rate	**5.00%**	4.75%
Health care inflation	**6.0% grading down to 3.8% by 2040**	5.2% grading down to 4% by 2040
Vision care inflation	**6.0% grading down to 3.8% by 2040**	5.1% grading down to 4% by 2040
Dental care inflation	**3.8% per annum**	5.1% grading down to 4% by 2040

The date of the most recent actuarial valuation of the accrued benefit obligations was December 31, 2025.

The Corporation paid $34,577 ($32,519 in 2024) of employer and employee contributions to the defined benefit multi-employer benefit plan.

8. Internally restricted net assets

	2025 $	2024 $
Reserve for board-appropriated working fund	**44,884**	52,157
Reserve for employee future benefits	**34,236**	32,264
Reserve for enumeration	**—**	846
Reserve for assessment update	**13,469**	13,469
	92,589	98,736

Interfund transfers are approved by the board of directors. During the year, the board of directors approved the transfers between the unrestricted fund and the internally restricted net assets as follows: $7,274 from ($3,044 to in 2024) the board-appropriated working fund reserve to pay for future one-time expenditures; nil to (nil in 2024) the assessment update reserve to set aside funds for the property assessment process, and $846 from ($295 from in 2024) the enumeration reserve.

The purpose and use of the employee future benefit reserve was approved by the board of directors at initial setup, and an annual approval for transfers is not required. A transfer of $1,972 to ($3,845 to in 2024) the employee future benefit reserve was made during the year.

Refer to Note 2 for a description of the reserves.

9. Commitments

The Corporation has commitments under various operating leases for properties. Minimum lease payments due in each of the next five years and thereafter are as follows:

	$
2026	3,006
2027	2,407
2028	2,022
2029	1,752
2030	1,365
Thereafter	6,483
	17,035

The Corporation is also committed to paying operating costs and property taxes on its various property leases.

10. Capital leases

The Corporation entered into several vehicle leases with an interest rate of between 3.82% and 6.98%, with lease terms up to 60 months. On termination of the lease, the Corporation has guaranteed a certain residual value of the vehicle to the lessor, depending on the ultimate lease term.

As at December 31, 2025 the current portion of the capital leases is $473 ($352 in 2024) and the long-term portion is $788 ($761 in 2024).

Future minimum annual lease payments required under capital lease arrangements are as follows:

	$
2026	535
2027	374
2028	241
2029	235
2030	9
Total lease payments	1,394
Less: amount representing interest	(133)
	1,261
Less: current portion	473
	788

11. Contingent liabilities and guarantees

The Corporation has been named as a defendant in certain legal actions in which damages have either been sought or, through subsequent pleadings, could be sought. Where the outcome of these actions is determinable and considered significant as at December 31, 2025, a provision was made in these financial statements for any liability that may result. Any losses arising from these actions will be recorded in the year the related litigation is settled.

11. Contingent liabilities and guarantees (continued)

In the normal course of business, the Corporation enters into agreements that meet the definition of a guarantee, as outlined in the Chartered Professional Accountants of Canada Handbook. The Corporation's primary guarantee subject to disclosure requirements is as follows:

- The Corporation enters into agreements that include indemnities in favor of third parties, such as purchase agreements, confidentiality agreements, leasing contracts, information technology agreements and service agreements. These indemnification agreements may require the Corporation to compensate counterparties for losses incurred by the counterparties as a result of breaches of contractual obligations, including representations and regulations, or as a result of litigation claims or statutory sanctions that may be suffered by the counterparty as a consequence of the transaction. The terms of these indemnities are not explicitly defined, and the maximum amount of any potential reimbursement cannot be reasonably estimated.

The nature of the above indemnifications prevents the Corporation from making a reasonable estimate of the maximum exposure due to the difficulties in assessing the amount of liability, which stems from the unpredictability of future events and the unlimited coverage offered to counterparties. Historically, the Corporation has not made any significant payments under such or similar indemnification agreements and, therefore, no amount has been accrued in the statement of financial position with respect to these agreements.

12. Risk management

Market risk

The Corporation's investments are susceptible to market risk, which is defined as the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Corporation's market risk is affected by changes in the level or volatility of market rates or prices, such as interest rates, foreign currency exchange rates and equity prices. The Corporation is subject to cash flow interest rate risk due to fluctuations in the prevailing levels of market interest rate sensitive investments. The risk is mitigated through the Corporation's investment policy, which requires investments to be held in high grade, low risk investments.

Credit risk

Credit risk arises from the potential a counterparty will fail to perform its obligations. The Corporation is exposed to credit risk from banks and debtors. The risk is mitigated in that the Corporation conducts business with reputable financial institutions and its debtors are mainly entities within a level of the provincial government.

Liquidity risk

Liquidity risk is the risk the Corporation will not be able to meet its financial obligations as they come due. The Corporation manages liquidity through regular monitoring of forecasted and actual cash flows.

13. Credit facility

The Corporation has an unsecured credit facility of $10,000 to be used for its operations, which is renewable annually.

14. Government remittances

Government remittances consist of workplace safety insurance costs, sales taxes and payroll withholding taxes required to be paid to government authorities when the amounts come due. In respect of government remittances, $2,504 ($2,325 in 2024) is included in accounts payable and accrued liabilities.

15. Cloud computing

The Corporation incurred $1,872 ($1,576 in 2024) in cloud computing costs, included within Professional services and within Information technology in the Statement of operations.

Ontario

Ministry of Natural Resources

Development and Hazard Policy Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses naturelles

Direction de la politique d'exploitation des ressources et des risques naturels.
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

Date April 30, 2026
Subject: Regulations under the *Geologic Carbon Storage Act, 2025*

Hello,

Following up on the recent letter you received from Jennifer Keyes, I am pleased to inform you that the *Geologic Carbon Storage Act, 2025* (GCSA) and supporting regulations, detailing requirements for the authorization of research and evaluation activities and carbon storage activities in Ontario, are now in effect.

Carbon storage is new to the province, and Ontario has taken a phased approach to ensure that it is done responsibly, with measures in place to safeguard people and the environment. Throughout each phase, the Ministry of Natural Resources has invited input from Indigenous communities and organizations, industry, agricultural associations, municipalities, non-government organizations, subject matter experts, farmers and the public.

The ministry sought feedback on the Regulatory Proposals under the Proposed Geologic Carbon Storage Act from August 12th, 2025, until September 26th, 2025. The final regulations can be found online through the following links:

- Ontario Regulation 311/25: General Matters under the Authority of the Lieutenant Governor in Council
- Ontario Regulation 12/26: General Matters under the Authority of the Minister
- Ontario Regulation 13/26: Rent

Through the regulation development process, all comments were considered, and changes were made to the proposal to respond to feedback and improve clarity and consistency. Key changes include:

- Removing application fees
- Lowering the emissions threshold for projects eligible to use pore space vested in the Crown by regulation
- Extending the maximum term of licences and permits for research and evaluation to support post-closure management
- Refining municipal endorsement requirements for storage permits
- Allowing phased security and the use of surety bonds for security

- Clarifying closure timelines
- Providing for the establishment of site-specific protection boundaries, instead of using fixed buffers, to delineate areas where Oil, Gas and Salt Resources Act (OGSRA) operators are restricted from carrying out well-related activities that could impact reservoirs where CO_2 is being stored.

The original proposal also included updates to the sample processing fees charged to all operators under the OGSRA, but a decision was made to not move forward with those updates at this time. The ministry's approach to stewardship fees has been deferred and will be considered separately. The proposal and decision notices are available on the Regulatory Registry under posting # 25-MNRF006.

The GCSA and supporting regulations enable the safe, responsible and permanent storage of carbon dioxide in a manner that is designed to protect public safety and the environment and minimize potential adverse impacts on other land and resource uses. Establishing a clear legislative and regulatory framework for this activity is key to realizing the potential benefits and managing potential risks associated with geologic carbon storage.

For more information on geologic carbon storage in Ontario, please visit Ontario.ca/CarbonStorage. If you have questions, please contact the Carbon Storage Operations Section by email at carbonstorage@ontario.ca or by phone at 519-873-4634.

Sincerely,

John Dungavell
Director, Development and Hazard Policy Branch

Outlook

Fw: Q & A MARCH 2026 WEBINAR DOCUMENTATION

From Ann MacDiarmid <annmacdiarmid@seguin.ca>
Date Thu 4/30/2026 6:04 PM
To Donna McLeod <dmcleod@seguin.ca>

1 attachment (244 KB)
QA - Webinar March 25th 2026.pdf;

For Council
Get Outlook for iOS

From: Legare, Nathalie <nathalie.legare@bell.ca> on behalf of GSC 911 <gsc.911@bell.ca>
Sent: Thursday, April 30, 2026 4:59 PM
Subject: Q & A MARCH 2026 WEBINAR DOCUMENTATION

Certaines personnes qui ont reçu cet e-mail ne reçoivent pas souvent de e-mail de la part de gsc.911@bell.ca. Pourquoi c'est important

Hello,

Following our recent webinar, we wanted to inform you that the Questions & Answers (Q&A) document has been completed.

We have now finalized the answers for our customers, and these are attached to this email.

We remain available to answer any additional questions you may have.

Sincerely,

Bell

Bell Canada / 9-1-1 Service
Tel 1-877-410-0006
Fax 1-800-910-0911
gsc.911@bell.ca

De : Legare, Nathalie **De la part de** GSC 911
Envoyé : March 27, 2026 11:26 AM
Objet : MARCH 2026 WEBINAR DOCUMENTATION

Hello,

Following our webinar, please find below the essential documents to assess the readiness of your Public Safety Answering Points (PSAPs) to Next Generation 9-1-1 (NG9-1-1):

Confidential documents: distribution prohibited.

1. **Webinar presentation**
2. **"National LIVE NG9-1-1 PSAP list" document**: This document allows you to check if your PSAPs have already migrated. This is the current and evolving list. For future updates, refer to the Flex Portal. *(Industry document, English only)*
3. **PSAP Onboarding Schedule (until March 2027):** It allows you to know if your PSAPs have started the onboarding testing sessions. This document is periodically revised and available in English only. For the most recent schedule, refer to the Flex Portal.
4. **Bulletin 2026-001NG**: This bulletin was sent to PSAP in February 2026.
5. **NG9-1-1 Onboarding checklist**: Refers to Bulletin 2026-001NG.

The Questions & Answers (Q&A) document will be sent to you shortly.

We thank you for your participation.

Bell Canada / 9-1-1 Service
Tel 1-877-410-0006
Fax 1-800-910-0911
gsc.911@bell.ca

Q&A – Webinar March 25th, 2026

Q. Is a municipality located in Ontario can use a Public Safety Answering Point (PSAP) in Québec??

A. Bell's NG9-1-1 system reaches from Atlantic Canada through Manitoba, and so a PSAP in Ontario MAY use a PSAP in Quebec or one of those other provinces. A PSAP in Bell territory CANNOT use a PSAP in Saskatchewan, Alberta or British Columbia.

Q. Thank you for explaining what is NG911. I just learned that it is a new technology that will allow for calls to be identified by location rather than phone number and will allow for texting with 911. But what is a Public Safety Answering Point (PSAP) and why is this important to a municipality? What role do municipalities have to play in this transition??

A. A PSAP is a Public Safety Answering Point that a municipality choose to answer to the 9-1-1 calls on his territory. The selection of a PSAP is under the responsability of the municipality and an agreement is signed between them. Bell as the 9-1-1 network vendor, we recommand the Autority to oversight the NG9-1-1 delivery of their PSAP to make sure they will continue to offer a 9-1-1 service to their residents.

Q. Upper-Tier municipalities are the 911 authorities. However, lower-tier municipalities have secondary PSAP contracts for their Fire Departments. The UTM is not a party to these agreements (at least in Oxford County). What authority (if any) does the UTM have for these secondary PSAP agreements? This question speaks directly to Tom's comments. 911 authorities do not necessarily have contracts with secondary PSAPs?

A. The NG9-1-1 Agreement signed by an upper-tier (Regional County) or lower-tier municipality that operates a primary or secondary PSAP holds the PSAPs it operates accountable for meeting the requirements of the NG9-1-1 Agreement and migrating by March 2027. A primary or secondary PSAP that is NOT operated by an 9-1-1 Authority, such as a provincial or federal entity, must sign an NG9-1-1 Authority agreement directly with Bell. Ultimately, all primary and secondary PSAPs will fall under an NG9-1-1 Agreement.

Q. The standards for the GIS (Geographic Information System) data that NG9-1-1 will use are still being created by Tif92. You can't have a proper NG9-1-1 system without the GIS data in the system. When is the deadline to get the GIS data into the Bell NG9-1-1 system visa the PSGX (Public Safety Geo Exchange)?

A. The CRTC has yet to mandate a timeline for the geospatial routing of NG9-1-1 calls requiring GIS data. A planned geospatial call routing Proof of Concept trial is an upcoming key milestone for NG9-1-1 network providers to proceed with GIS. Following the PoC trial, the CISC ESWG will submit a report with recommendations to the CRTC and thereafter Bell will prepare for live deployment in its NG9-1-1 network, in a timeframe consistent with other NG9-1-1 network providers.

Once timelines for the launch of geospatial call routing are established, national communications will inform 9-1-1 Authorities of a date for when GIS data becomes an accepted input by Bell for NG9-1-1, and then subsequently a date for which it will become a mandatory requirement of service.

Q. If we have already transferred to a fully migrated PSAP, is there still something for us to do at this time?

A. Maybe the primary PSAP is migrated, but maybe not the PSAPs identified in the schedule C of the NG9-1-1 agreement (fire, police and ambulance).

Q. How and when do we update Schedule C? (PSAP designations and locations)?

A. The NG9-1-1 agreement is signed for 10 years and if there is a change of PSAP, the 9-1-1 Authority must notify Bell before the renewal so Bell can update the schedule C.

Q. What does NG 911 mean for the cost per capita?

A. NG9-1-1 networks, like E9-1-1 networks, continue to be funded via Bell tariffs which assess monthly 9-1-1 fees to the end-users of telephone services (home phones, business lines, etc.).

Ultimately, your PSAP is accountable for setting applicable call-answering/dispatching fees to your municipality with knowledge of any extra operating costs it may need to incur to fulfill the requirements of your NG9-1-1 Agreement.

You can read the document filed with the CRTC at the following link. Note that the fee schedule in question is on the last page of the document: https://www.bce.ca/regulatory/tariffs/bell-canada.

Q. Basically, you want each municipality to put pressure on their call center. Is that right?

A. The Authority is expected to be more involved in this change, which affects all its citizens. If one of their PSAPs is unable to migrate to the new NG9-1-1 network before the deadline set by the CRTC, they will suffer the consequences, and that is precisely what we want to avoid by recommending that they monitor NG9-1-1-related activities and prepare proactively a contingency plan.

Q. If I understand correctly, our call centers are breaking the law, and you want us to fix the problem? Have you taken any action directly with the call centers?

A. We have been working closely with our PSAPs since the beginning of the NG9-1-1 project. CRTC has already extended the deadline once, and we cannot know if there will be another extension after March 30, 2027. Despite all the efforts and tools in place, we still have reason to believe that some CECs may miss the CRTC's March 30, 2027 deadline. For this reason, Bell is taking proactive steps by contacting municipalities that have contracts with the CECs and have committed to providing continuous 9-1-1 service to their residents.

MUNICIPALITY OF HURON SHORES

Municipality of Huron Shores
7 Bridge Street, PO Box 460
Iron Bridge, ON P0R 1H0
Tel: (705) 843-2033 Fax: (705) 843-2035

May 1, 2026

Subject: *Tar and Chip*

The Council of the Corporation of the Municipality of Huron Shores passed Resolution #26-08-16 at the Regular Meeting held Wednesday, April 8th, 2026, as follows:

"BE IT RESOLVED THAT the Municipality of Huron Shores supports the request of the Town of Northeastern Manitoulin and the Islands that the Ministry of the Environment reconsider the use of lighter-grade oils for chip-and-tar surface treatment, or develop a suitable alternative, in recognition of the reduced durability and increased maintenance costs experienced by municipalities;

AND THAT a copy of this resolution be forwarded to the Ministry of the Environment, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), Good Roads, the local MPP, and all Ontario municipalities for their awareness and support."

Should you require anything further in order to address the above-noted resolution, please contact the undersigned

Yours truly,

Natashia Roberts

CAO/Clerk
NR/KN

Cc: Ministry of the Environment, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), Good Roads, the local MPP, and all Ontario municipalities

Box 608, Little Current, P0P 1K0
705-368-3500

Please see below a Resolution passed by the Council of Northeastern Maniotulin and the Islands.

If your Council supports this motion please share with the appropriate Ministries and Organizations.

Thank You

Resolution No. 75-03-2026
Moved by: B. Wood
Seconded by: P. Aelick

Whereas the Town of Northeastern Manitoulin and the Islands, like many municipalities, utilizes chip-and-tar surface treatment on a significant portion of its road network; and

Whereas the Town has observed a substantial decrease in the length of time these treated roads remain in acceptable condition; and

Whereas the quality and durability of the oil used in the surface treatment appears to be a contributing factor; and

Whereas the Ministry of the Environment amended its regulations several years ago, permitting only lighter-grade oils for environmental considerations; and

Whereas the reduced durability of the lighter-grade product has resulted in more frequent resurfacing cycles and has consequently led to increasing maintenance costs;

Now therefore be it resolved that the Town of Northeastern Manitoulin and the Islands respectfully requests that the Ministry of the Environment reconsider its decision regarding the lighter grade of oil, taking into account the increased number of applications required, as well as the associated additional time, energy, and financial burden placed on municipalities or develops a better alternative oil.

And Further that this motion be forwarded to the Ministry of Environment, AMO, Good Roads, FONOM, MPP Bill Rosenburg, and all other municipalities.

Carried

Municipality of Huron Shores
7 Bridge Street, PO Box 460
Iron Bridge, ON P0R 1H0
Tel: (705) 843-2033 Fax: (705) 843-2035

May 1, 2026

Subject: *Architectural Conservancy of Ontario (ACO) Proposal for 2026 Provincial Budget*

The Council of the Corporation of the Municipality of Huron Shores passed Resolution #26-08-15 at the Regular Meeting held Wednesday, April 8th, 2026, as follows:

"BE IT RESOLVED THAT the Municipality of Huron Shores supports the resolution of the Town of Saugeen Shores endorsing the Architectural Conservancy of Ontario (ACO) proposal to include $10 million per year in the 2026 Provincial Budget for the Heritage Helping Housing (HHH) grant program;

AND THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Finance, the Minister of Citizenship and Multiculturalism, the local MPP, and all Ontario municipalities."

Should you require anything further in order to address the above-noted resolution, please contact the undersigned

Yours truly,

Natashia Roberts

CAO/Clerk
NR/KN

Cc: Premier of Ontario, the Minister of Finance, the Minister of Citizenship and Multiculturalism, the local MPP, and all Ontario municipalities

Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

March 23, 2026

SENT VIA EMAIL

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

The Honourable Peter Bethlenfalvy
Minister of Finance
minister.fin@ontario.ca

The Honourable Graham McGregor, MPP
Minister of Citizenship and Multiculturalism
graham.mcgregor@pc.ola.org

RE: Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding

At the March 23, 2026, Regular Council meeting for the Town of Saugeen Shores, the attached motion was passed endorsing the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding.

Sincerely,

Hailey Leigh-Mossley
Deputy Clerk
Encl.

cc. MPP Lisa Thompson
All Ontario Municipalities

THE CORPORATION OF THE
TOWN OF SAUGEEN SHORES

MOVED BY: C. Grace **RESOLUTION NO:** 096-2026

SECONDED BY: M. Myatt **DATE:** March 23, 2026

Whereas older buildings have inherent sustainability and provide economic, environmental and social benefits for Ontario communities; and,

Whereas re-use of existing buildings reduces the need for increased infrastructure that accompanies new builds such as sewer and water services, new roads and sidewalks; and,

Whereas re-use of existing building can reduce construction waste and extend the life expectancy of landfills; and,

Whereas keeping older buildings helps a community remain visually richer and enhances identity while building its tourism brand and appeal; and,

Whereas creating a new, application-based, matching grant program of $10M/year, modelled on an existing Alberta program would incentivize owners and smaller developers to keep, fix and reuse heritage buildings to create new housing; and,

Whereas such a grant program would provide an alternative to the Ontario heritage property tax relief program, which has limited impact on developers and reduces municipal revenues; and,

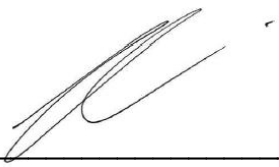
Whereas such a grant program would provide a simpler and more direct way for heritage building owners to fund renovations or conservation; and,

Whereas Ontario developers surveyed by the National Trust for Canada in 2014 ranked a heritage-revolving fund as their top incentive to encourage heritage development if:

- the grants are simple to apply for and to administer; and,
- the fund is large enough to meet at least 33% of the demand so that applicants have a reasonable chance of recovering the cost and effort of applying.

Therefore, be it Resolved That the Council of the Town of Saugeen Shores endorse the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding, and that this resolution be sent to the Premier, Minister of Finance, Minister of Citizenship and Multiculturalism, and MPP Lisa Thompson, and be circulated to all municipalities in Ontario.

- ☑ Carried
- ❑ Carried, as amended
- ❑ Defeated
- ❑ Deferred
- ❑ Referred
- ❑ Tabled
- ❑ Withdrawn



Mayor

City of PICKERING
Corporate Services Department
Legislative Services

Sent by Email

May 1, 2026

The Honourable Peter Bethlenfalvy
MPP Pickering-Uxbridge
1550 Kingston Road, Suite 213
Pickering, ON L1V 1C3
Peter.BethlenfalvyCo@pc.ola.org

Subject: Corr. 06-26
Tracy Brown, Chair, Board of Trustees, Durham District School Board
Re: Request for Provincial School Board Governance Consultation Process

---

The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on April 27, 2026 and adopted the following resolution:

1. That Corr. 06-26, from Tracy Brown, Chair, Board of Trustees, Durham District School Board, dated March 26, 2026, regarding a Request for Provincial School Board Governance Consultation Process, be received and endorsed; and,
2. That a copy of this resolution be forwarded to Durham Region MP's, Durham Region MPP's, John Henry, Regional Chair, The Regional Municipality of Durham, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), all Ontario Municipalities, the Ontario Public School Boards' Association, and all Durham District School Board Trustees.

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: Juanita Nathan, MP Pickering-Brooklin
Jennifer McKelvie, MP Ajax
Ryan Turnbull, MP Whitby
Rhonda Kirkland, MP Oshawa
Jamil Jivani, MP Bowmanville-Oshawa North
Jacob Mantle, MP York-Durham
Hon. Todd McCarthy, MPP Durham
Rob Cerjanec, MPP Ajax
Lorne Coe, MPP Whitby
Jennifer French, MPP Oshawa
Laurie Scott, MPP Haliburton-Kawartha Lakes-Brock
John Henry, Regional Chair, The Regional Municipality of Durham
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities
Ontario Public School Boards' Association
Durham District School Board Trustees

Chief Administrative Officer

Durham District School Board
400 Taunton Road East, Whitby, Ontario L1R 2K6
Phone: 905-666-5500; Toll Free: 1-800-265-3968

March 26, 2026

The Honourable Doug Ford, Premier
Premier's Office
Legislative Building, Queen's Park
Toronto, ON M7A 1A5

And

The Honourable Paul Calandra, Minister of Education
Ministry of Education
315 Front Street West, 14th Floor
Toronto, ON M7A 0B8

Sent via email: premier@ontario.ca; minister.edu@ontario.ca

Re: Request for Provincial School Board Governance Consultation Process

Dear Premier Ford and Minister Calandra,

On behalf of the Board of Trustees of the Durham District School Board, I am writing to request that a province-wide consultation process take place before making any governance changes or decisions that would result in the elimination of school board trustees.

The potential elimination of trustees is concerning and represents a significant shift in Ontario's education governance. Trustees serve as a longstanding, essential democratic link between local communities and the public education system. Any change of this magnitude should not be considered without seeking input through evidence-based research and meaningful public engagement.

It is essential that communities have an opportunity to fully understand and respond to the implications of a proposal that would remove school board trustees, which may have unintended negative consequences on the communities that we are elected to serve. We understand you have recently heard from a number of other boards across the province, and we strongly agree with the statement from our colleagues at Avon Maitland DSB that *"transparency regarding the rationale, objectives, and anticipated outcomes of this proposal is essential to maintaining public trust and ensuring informed dialogue."*

Durham Region includes diverse, urban, suburban, and rural communities, all with vastly varying histories and needs. Local representation ensures the unique needs of each of our communities are considered and met. As a Board of Trustees, we are firmly and proudly

Durham District School Board
400 Taunton Road East, Whitby, Ontario L1R 2K6
Phone: 905-666-5500; Toll Free: 1-800-265-3968

committed to promoting meaningful learning, connected communities, and well-being, being responsive to the priorities of the local community in carrying out our duties and responsibilities.

In parallel to this letter, we are also writing to the Ombudsman's Office to request an immediate review of the potential impacts of removing school board trustees with respect to fairness, openness, transparency, and accountability.

We thank you for your immediate attention to this important matter.

Sincerely,

Tracy Brown
Chair, Board of Trustees
Durham District School Board

cc.
Members of Provincial Parliament (MPPs) for Durham Region
Members of Parliament (MPs) for Durham Region
Regional Chair, Mayors and Council for Durham Region Municipalities
Ontario Public School Boards' Association and Members Board
DDSB Board of Trustees

Your Community Station
Voice & Identity
PARRY SOUND COMMUNITY RADIO ASSOCIATION

Unit 107, 21A Belvedere Avenue, Parry Sound, Ontario P2A 2A2
(705) 751-5800 info@pscr.ca PSCR.ca

May 2, 2026

Mayor MacDiarmid, Council & Staff
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Dear Mayor MacDiarmid, Council & Staff:

CRTC ANNOUNCES BROADCASTING NOTICE OF CONSULTATION

Parry Sound Community Radio Association's Application to be Considered July 9, 2026 in the National Capital Region

The Parry Sound Community Radio Association (PSCRA) received word on April 30th that its application for a community FM radio station will be dealt with at a Canadian Radio-television and Telecommunications Commission (CRTC) hearing on July 9th this summer. The application, written and compiled by the PSCRA, a non-profit organization, proposes comprehensive community programming and outreach.

While the application was completed and submitted to the CRTC on March 28, 2025, work on the project began in January of 2023. Board Chair, Doug McCann reports that the group is elated over the long-awaited news. The CRTC could likely hand down a decision by the fall of this year.

Mr. McCann reminds the public that PSCRA's complete application, No. 2025-0134-5, is available for review and open for public input. The deadline for public comments is June 1st. The Notice of Consultation, No. CRTC 2026-79 is also publicly available and finally any member of the public can request an electronic version of the complete application. Full instructions and web links are available on the CRTC website and also on the PSCRA website's main page, PSCR.ca.

. . . / 2

Upon CRTC approval, the PSCRA will be poised to establish a community station identified by the call letters CHCE-FM, broadcasting at 97.9 MHz with a power output of 7.75 kWs, effective radiated power (ERP). The PSCRA Board takes pride in its power output as such a level is considered to be on the high end for a community station. The PSCRA website provides extensive information on its proposed programming, its governance, contact details and how members of the public can become involved.

I look forward to keeping you updated on the progress of this undertaking!

Sincerely,
PARRY SOUND COMMUNITY RADIO ASSOCIATION

Doug McCann
Chair

/dm

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 – 053

DIVISION LIST	YES	NO
Councillor **G. ASHFORD**	____	____
Councillor **J. BELESKEY**	____	____
Councillor **P. BORNEMAN**	____	____
Councillor **B. KEITH**	____	____
Councillor **D. McCANN**	____	____
Councillor **C. McDONALD**	____	____
Mayor **J. McGARVEY**	____	____

DATE: May 5, 2026

MOVED BY: _____

SECONDED BY: _____

CARRIED: ✓ **DEFEATED:** _____ **Postponed to:** _____

WHEREAS the Freedom of Information and Protection of Privacy Act (FIPPA) in Ontario was established to provide the public with a right of access to information held by government institutions, while simultaneously protecting personal privacy and that its core purpose is to increase government accountability and transparency, ensuring information is accessible, with limited exemptions, and that privacy is safeguarded; and

WHEREAS in April 2026, the Ontario government passed legislation to amend the Freedom of Information and Protection of Privacy Act (FIPPA) to retroactively shield Premier Doug Ford's personal cell phone records—including logs and messages—from public disclosure; and

WHEREAS this action effectively neutralized a court ruling from January 2026 that had ordered the release of these records following requests from media outlets; and

WHEREAS the Ford government used its majority to fast-track the bill, skipping the traditional committee stage that allows for public hearings and input; and

WHEREAS the Canadian Union of Public Employees (CUPE) commissioned an Abacus Data survey which polled 1,000 Ontarians and found that a majority, 60 per cent of participants oppose Ford's FOI changes, and 73 per cent oppose the government making changes retroactively to block access to record requests already in progress or before the courts; and

...2

WHEREAS the opposition has claimed that key scandals including the Greenbelt land swap, the Skills Development Fund, and the release of 150 individuals by error, the Ontario Place spa negotiations, the Science Centre closure, and more than $100 million in government advertising, have all been exposed pursuant to FOI; and

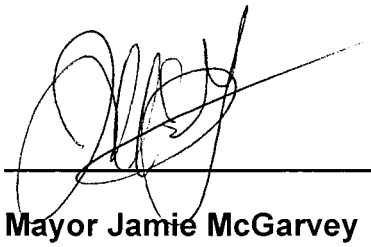
WHEREAS these changes raise suspicion, concern, erodes trust and dissolves transparency, credibility, and accountability; and

WHEREAS these changes put key government officials above the law, including Doug Ford, and the offices of provincial cabinet ministers and their staff;

NOW, THEREFORE, BE IT RESOLVED that the Town of Parry Sound hereby states its opposition to such changes that exempt government officials from record requests and asserts and stands firm on its request to remove such exemptions in a letter to Premier Doug Ford;

BE IT FURTHER RESOLVED that the Town of Parry Sound endeavours to ensure that our Member of Provincial Parliament of Ontario, Graydon Smith is made aware of our concerns and that a copy of this resolution be sent to the municipalities of West Parry Sound District, the District of Parry Sound Muskoka Municipal Association (DPSMA), the Federation of Northern Ontario Municipalities (FONOM) and the Association of Municipalities of Ontario (AMO);

FURTHERMORE BE IT RESOLVED that the Doug Ford Provincial Party take immediate action to remove such exemptions thereby restoring full and complete transparency.



Mayor Jamie McGarvey

THE TOWNSHIP OF
WOOLWICH

BOX 158, 24 CHURCH ST. W.
ELMIRA, ONTARIO N3B 2Z6
TEL. 519-669-1647 / 1-877-969-0094
COUNCIL/CAO/CLERKS FAX 519-669-1820
FINANCE/RECREATION/FACILITIES FAX 519-669-9348

April 28, 2026

Minister of Citizenship and Multiculturalism
Legislative Building
Toronto, Ontario
M7A 2E7

RE: Resolution Passed by Woolwich Township Council – Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties

This letter is to inform you that the Council of the Township of Woolwich passed the following resolution at their meeting held on April 28, 2026:

That the Council of the Township of Woolwich, considering a resolution passed by the Town of Lincoln regarding extending the deadlines for notices of intention to designate listed heritage properties, endorse the resolution:

WHEREAS amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

WHEREAS the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and

WHEREAS municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and

WHEREAS the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

WHEREAS many municipalities, including the Town of Lincoln, do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake property evaluations, which can result in additional financial and administrative pressures; and

WHEREAS municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

WHEREAS the Town of Lincoln Heritage Advisory Committee, at its meeting of March 12, 2026, recommended that Council advocate to the Province of Ontario for a further extension to the current deadline;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Town of Lincoln endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and
2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and
3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

Should you have any questions, please contact Julia Wushke, by email at jwushke@woolwich.ca or by phone at 519-669-6004.

Yours truly,

Jeff Smith
Municipal Clerk
Corporate Services
Township of Woolwich

C.c. Minister of Municipal Affairs and Housing
Mike Harris, MPP
Association of Municipalities of Ontario
Ontario Municipal Heritage Committee Association
all Ontario municipalities

Ministry of Emergency Preparedness and Response

25 Morton Shulman Ave,
Toronto, ON M3M 0B1

Ministre de la Protection civile et de l'Intervention en cas d'urgence

25, av. Morton Shulman,
Toronto, ON M3M 0B1

Ontario

May 07, 2026

Township of Seguin

Dear Sean Carroll - CEMC:

The Ministry of Emergency Preparedness and Response (MEPR) is pleased to advise that we have completed our review of the documentation submitted to the Ministry towards meeting the requirements in the *Emergency Management and Civil Protection Act* (EMCPA) O. Reg. 380/04 and our assessment indicates that your municipality has satisfied all thirteen (13) program elements for 2025. Congratulations and thank you for your continued dedication to a safe, practiced and prepared Ontario.

On December 3, 2025, the Government of Ontario passed Bill 25, the *Emergency Management Modernization Act, 2025* which amended the EMCPA to enable a more effective, coordinated and comprehensive approach to provincial and community emergency management.

Some amendments are now in effect, with no new requirements for partners. **All existing EMCPA municipal requirements remain the same for 2026.**

EMCPA amendments specific to municipalities are expected to come into force at a later date pending direction and future regulations, including

- Enabling flexibility regarding requirements for municipal emergency management programs and plans based on needs and capacity.
- Allowing two or more municipalities to voluntarily develop and implement joint emergency management programs and plans.
- Clarifying the process for and ensuring accountability of municipal emergency declarations under the EMCPA.

The e-Laws link to the EMCPA has now been updated and includes text with a grey background for the provisions not yet in force.

The ministry remains committed to working closely with municipal emergency management partners throughout the implementation of these amendments, including the development of supporting regulations pending direction.

If you have any questions on the amendments, please contact the Strategic Policy and Governance Branch in the Ministry of Emergency Preparedness and Response at EMOPolicy@ontario.ca.

For further information on our assessment or if you have any questions or concerns about this letter, please contact your Field Officer.

Name: Diane Ploss
Email: diane.ploss@ontario.ca; adam.monster@ontario.ca
Phone: 437-424-9433

Sincerely,

Tony Bavota
Assistant Deputy Minister, Emergency Response Division
Ministry of Emergency Preparedness and Response

cc: Mayor Ann MacDiarmid

Municipality of North Grenville
285 County Road 44, Box 130
Kemptville, ON K0G 1J0
T: 613-258-9569
clerk@northgrenville.on.ca

May 8, 2026

RE: Ontario Heritage Organization Development Grant Advocacy

Please be advised that the Council of the Corporation of the Municipality of North Grenville, at a meeting held on May 5, 2026, passed the following resolution pertaining to Ontario Heritage Organization Development Grant Advocacy.

C-2026-192

Moved By: Deputy Mayor John Barclay

Seconded By: Councillor Kristin Strackerjan

THAT North Grenville Council supports the February 17, 2026 correspondence of the Township of McNab/Braeside regarding Ontario Heritage Organization Development Grant Advocacy;

AND THAT this supporting resolution and the originating correspondence be circulated to the Minister of Tourism, Culture and Gaming, Stan Cho, Steve Clark, MPP, AMO, and all municipalities in Ontario.

CARRIED

If you have any questions regarding the above resolution, please do not hesitate to contact me by email at clerk@northrgenville.on.ca.

Thank you.

Mary Remmig
Deputy Clerk

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

Ministry of Northern Economic Development and Growth

Office of the Minister

16th Floor, Suite 1600
438 University Avenue
Toronto ON M5G 2K8

Ministère du Développement et de la croissance économique du Nord

Bureau du ministre

16e étage, bureau 1600
438, avenue University
Toronto ON M5G 2K8

Ontario

774-2026-156

May 8, 2026

To Northern Ontario Mayors:

As we approach the summer season, I am pleased to tell you that on Monday, May 11, we will officially launch the 2026 Northern Ontario tourism social media campaign.

Through this campaign, we aim to raise awareness for Ontarians and travellers from beyond our borders to explore all that Northern Ontario has to offer.

I appreciate the photos and destination suggestions that have been shared to date. These contributions play an important role in showcasing the beautiful landscapes, vibrant communities, and unique experiences that make Northern Ontario such a remarkable destination.

These features will be highlighted across my social media channels, including Facebook (@George Pirie), Instagram (@georgepiriempp), X (@GeorgiePirieMPP), and LinkedIn (@George Pirie) and ministry social media channels including LinkedIn (@NorthON), Facebook (ONnorth) and X (@NorthON). I encourage you to share posts that are in your region as tourists often visit multiple municipalities.

For those municipalities and organizations that have not yet shared their key tourist attractions, we are still accepting submissions. This is an excellent opportunity to help highlight the beauty of your community and region to help attract more visitors. If you are interested or have any questions, please contact Bronwyn Gould at bronwyn.gould@ontario.ca.

Thank you once again for your continued support and for helping to promote Northern Ontario as a premier tourism destination.

Sincerely,

The Honourable George Pirie
Minister of Northern Economic Development and Growth

c: The Honourable Stan Cho, Minister of Tourism, Culture and Gaming

9.5.A.

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 – 054

DIVISION LIST	YES	NO
Councillor **G. ASHFORD**	____	____
Councillor **J. BELESKEY**	____	____
Councillor **P. BORNEMAN**	____	____
Councillor **B. KEITH**	____	____
Councillor **D. McCANN**	____	____
Councillor **C. McDONALD**	____	____
Mayor **J. McGARVEY**	____	____

DATE: May 5, 2026

MOVED BY: _____

SECONDED BY: _____

CARRIED: ✓ **DEFEATED:** _____ **Postponed to:** _____

That Council of the Town of Parry Sound hereby supports the City of Peterborough's Resolution attached as Schedule A which

1. urges the Government of Ontario and the Government of Canada to collaborate on the design, funding, and implementation of a Guaranteed Basic Income for all Canadian residents;
2. calls upon the Province of Ontario to reinstate a basic income pilot with a view to province-wide implementation; and

That this Resolution be forwarded to the Premier of Ontario, the Prime Minister of Canada, our local MPP and MP, relevant federal and provincial Ministers, AMO, FCM, and all Ontario municipalities for endorsement.

_____

Mayor Jamie McGarvey

City of Peterborough

Office of the City Clerk, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9

April 24, 2026

The Right Honourable Mark Carney, Prime Minister of Canada;
Honourable Patty Hajdu, Minister of Jobs and Families and Minister responsible for the Federal Economic Development Agency for Northern Ontario;
MP Emma Harrison;
Paul Thompson, Deputy Minister of Employment and Social Development;
Rob Wright, Deputy Minister of Labour and Associate Deputy Minister of Employment and Social Development;
Cliff Groen, Associate Deputy Minister of Employment and Social Development;
Honourable Doug Ford, Premier of Ontario;
Honourable Michael Parsa, Minister of Children, Community and Social Services;
MPP Dave Smith;
Daniele Zanotti, Deputy Minister of the Ministry of Children, Community, and Social Services;
Cordelia Clarke Julien, Assistant Deputy Minister Social Assistance Program Branch;
Federation of Canadian Municipalities (FCM);
Association of Municipalities of Ontario (AMO); and
All Ontario Municipalities

Subject: Guaranteed Basic Income Resolution

The following resolution, adopted by City Council at its meeting held on March 30, 2026, is forwarded for your consideration.

WHEREAS:
1. Poverty and income insecurity continue to negatively impact the health and well-being of residents in Peterborough and across Ontario;
2. Municipal governments bear significant costs from the downstream effects of poverty, including increased demand for social services, emergency shelters, and community programs;
3. Evidence from the Ontario Basic Income Pilot (2017–2019) and comparable programs demonstrated meaningful improvements in health, housing stability, and food security among participants;

City of Peterborough

4. A Guaranteed Basic Income (GBI) requires collaboration between the Government of Ontario and the Government of Canada to design, fund, and implement effectively; and
5. Municipalities, as the order of government closest to residents, are well-positioned to advocate for income security policies that reflect local needs.

THEREFORE BE IT RESOLVED THAT:
1. Council urges the Government of Ontario and the Government of Canada to collaborate on the design, funding, and implementation of a Guaranteed Basic Income for all Canadian residents;
2. Council calls upon the Province of Ontario to reinstate a basic income pilot with a view to province-wide implementation; and
3. The Clerk be directed to forward a certified copy of this resolution to the Premier of Ontario, the Prime Minister of Canada, our local MPP and MP, relevant federal and provincial Ministers, AMO and FCM, and to share it with all Ontario municipalities for endorsement.

Sincerely,

John Kennedy
City Clerk

9.5.6.

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 – 056

DIVISION LIST	YES	NO
Councillor **G. ASHFORD**	____	____
Councillor **J. BELESKEY**	____	____
Councillor **P. BORNEMAN**	____	____
Councillor **B. KEITH**	____	____
Councillor **D. McCANN**	____	____
Councillor **C. McDONALD**	____	____
Mayor **J. McGARVEY**	____	____

DATE: May 5, 2026

MOVED BY: _____

SECONDED BY: _____

CARRIED: ____ **DEFEATED:** _____ **Postponed to:** _____

That Council of the Town of Parry Sound hereby supports Northumberland County Resolution attached as Schedule A which

1. Calls upon the Province of Ontario to intervene to ensure that Circular Materials Ontario (CMO) and its contractors provide fair, consistent and equitable recycling collection service levels across all municipalities in Ontario; and
2. Requests the province to establish, enforce and publicly report on consistent province wide standards for Blue Box recycling, including collection frequency, missed collection recovery, accepted materials, cart provision, customer service response times and contractor performance; and

That this Resolution be sent to the Honourable Doug Ford (Premier of Ontario), the Honourable Todd J. McCarthy (Minister of the Environment, Conservation and Parks), the Association of Municipalities of Ontario (AMO), Circular Materials Ontario and all Ontario Municipalities.

_____

Mayor Jamie McGarvey

Northumberland County
Council Resolution

SENT VIA EMAIL **April 24, 2026**

Honourable Doug Ford (Premier of Ontario),
Honourable Todd McCarthy (Minister of the Environment, Conservation & Parks),
Association of Municipalities of Ontario (AMO),
Circular Materials Ontario,
All Ontario Municipalities

Re: Correspondence, Regional Municipality of York
'Circular Materials Ontario'

At a meeting held on April 15, 2026 Northumberland County Council approved the following Resolution # 2026-04-15-251 adopting the below recommendation from the March 30, 2026 Public Works Committee meeting.

Moved by Councillor Olena Hankivsky
Seconded by Councillor John Logel

"**That** the Public Works Committee receive the correspondence from the Regional Municipality of York regarding 'Circular Materials Ontario', for information; and

Further That the Committee recommend that County Council:

- Support the correspondence and call upon the Province of Ontario to intervene to ensure that Circular Materials Ontario (CMO) and its contractors provide fair, consistent and equitable recycling collection service levels across all municipalities in Ontario; and

- Request the province to establish, enforce and publicly report on consistent province wide standards for Blue Box recycling, including collection frequency, missed collection recovery, accepted materials, cart provision, customer service response times and contractor performance; and

- Direct staff to send a copy of this resolution to the Honourable, Doug Ford (Premier of Ontario), the Honourable Todd J., McCarthy (Minister of the Environment, Conservation and Parks), the Association of Municipalities of ntario (AMO), Circular Materials Ontario and all Ontario Municipalities."

Council Resolution # 2026-04-15-251 **Carried**

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at bennettt@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,

Tonia Bennett
Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By O. Hankivsky

Seconded By J. Logel

Agenda Item 10.a

Resolution Number 2026-04-15-251

Council Date: April 15, 2026

"**That** Council adopt all recommendations from the six Standing Committees, as contained within the Committee Minutes (meetings held March 30, 31 and April 1, 2026), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

- Social Services Committee, Item 9.a, 310 Division Street Community Liaison Committee Meeting - Minutes – Held by Councillor Cleveland; and

Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

Public Works Committee Resolution

Committee Meeting Date: **March 30, 2026**

Agenda Item: **7.a**

Resolution Number: **2026-03-30-** 224

Moved by: J. Logel

Seconded by: R. Crate

Council Meeting Date: **April 15, 2026**

"**That** the Public Works Committee receive the correspondence from the Regional Municipality of York regarding 'Circular Materials Ontario', for information; and

Further That the Committee recommend that County Council:

- Support the correspondence and call upon the Province of Ontario to intervene to ensure that Circular Materials Ontario (CMO) and its contractors provide fair, consistent and equitable recycling collection service levels across all municipalities in Ontario; and

- Request the province to establish, enforce and publicly report on consistent province wide standards for Blue Box recycling, including collection frequency, missed collection recovery, accepted materials, cart provision, customer service response times and contractor performance; and

- Direct staff to send a copy of this resolution to the Honourable, Doug Ford (Premier of Ontario), the Honourable Todd J., McCarthy (Minister of the Environment, Conservation and Parks), the Association of Municipalities of Ontario (AMO), Circular Materials Ontario and all Ontario Municipalities."

Carried _____
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature

From: Regional.Clerk
Subject: Regional Council Decision - Circular Materials Ontario
Date: March 6, 2026 8:12:57 AM

You don't often get email from regional.clerk@york.ca. Learn why this is important

CAUTION: External E-Mail

On February 26, 2026 Regional Council passed the following resolution:

Whereas the Province of Ontario has implemented the Blue Box Extended Producer Responsibility (EPR) framework, transferring responsibility for municipal recycling to producer responsibility organizations and their contractors, including Circular Materials Ontario;

And Whereas Circular Materials Ontario has engaged multiple private collection contractors to deliver recycling services to municipalities across Ontario, including those within the Regional Municipality of York;

And Whereas municipalities throughout Ontario are experiencing inconsistent recycling collection service levels under the new EPR model, including differences in collection frequency, missed collections, accepted materials, cart provision, contamination management, customer service response times, and contractor accountability;

And Whereas residents in some municipalities are receiving reduced or inferior recycling collection services compared to others, despite participating in the same provincial Blue Box program;

And Whereas these service level inequities have resulted in increased resident complaints, confusion, reduced participation in recycling programs, and declining public confidence in Ontario's recycling system;

And Whereas upper- and lower-tier municipalities, including York Region, no longer have direct operational control over Blue Box recycling collection, yet continue to experience the impacts of service disruptions and resident dissatisfaction;

And Whereas the intent of Extended Producer Responsibility was to improve environmental outcomes, efficiency, and accountability, not to create unequal treatment of Ontario residents based on municipal boundaries;

And Whereas access to reliable and effective recycling collection is an essential public service and should be fair, consistent, and equitable for all residents of Ontario, regardless of where they live;

Therefore Be It Resolved That the Council of The Regional Municipality of York calls upon the Province of Ontario to intervene to ensure that Circular Materials Ontario and its contractors provide fair, consistent, and equitable

recycling collection service levels across all municipalities in Ontario;

And That the Province be requested to establish, enforce, and publicly report on consistent province-wide service standards for Blue Box recycling, including collection frequency, missed-collection recovery, accepted materials, cart provision, customer service response times, and contractor performance;

And That the Province require Circular Materials Ontario to promptly address collection service level inequities and performance gaps between municipalities, including those impacting York Region;

And That this resolution be circulated to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, all Ontario Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and Circular Materials Ontario and all Mayors of Ontario.

Regards,

Christopher Raynor **(he/him)** | Regional Clerk, Regional Clerk's Office, Corporate Services Department

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, May 5, 2026

Resolution # RC26092	Meeting Order: 8
Moved by:	Seconded by:

WHEREAS housing affordability remains a critical issue in Ontario and across Canada, with the national average home sale price at approximately $675,000, making homeownership increasingly difficult for first-time buyers; and

WHEREAS under the current Ontario Land Transfer Tax regime, first-time home buyers may receive a rebate of up to $4,000 toward provincial land transfer tax, which fully offsets the tax only on homes valued up to approximately $368,000, a level substantially below the current average home price; and

WHEREAS at a home purchase price of $675,000 the provincial land transfer tax before any rebate can exceed $8,000, meaning that even with the current maximum $4,000 rebate first time buyers must pay a significant tax burden at closing that undermines housing affordability; and

WHEREAS the Council of the Corporation of the Municipality of Wawa acknowledges and applauds recent efforts by the Province of Ontario and the Government of Canada to improve housing affordability, including measures to reduce or rebate GST/HST on new housing construction and purchases; and

WHEREAS the vast majority of residential real estate transactions in Ontario, including both resale and hew homes, are subject to provincial Land Transfer Tax, meaning that enhancements to the Land Transfer Tax rebate would provide broader and more immediate financial relief to first-time homebuyers.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa formally requests that the Province of Ontario consider amending the Land Transfer Tax Act to:

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The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

1. Increase the value threshold at which the first-time home buyer rebate fully offsets provincial Land Transfer Tax to a level that reflects current housing market realities (for example, to no less than $675,000, aligning with the 2025 national average home price); and
2. Increase the maximum rebate amount available to first time home buyers accordingly (such as to a minimum of $8,000, or a proportional figure tied to the new threshold) to meaningfully reduce upfront tax costs for first-time purchasers.

BE IT FURTHER RESOLVED THAT such amendments be designed to enhance housing affordability and access to homeownership for first-time buyers in urban, suburban, and rural communities alike; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the minister of Finance, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, all Ontario municipalities of Ontario (AMO) for consideration and advocacy.

RESOLUTION RESULT		RECORDED VOTE		
☑	CARRIED	MAYOR AND COUNCIL	YES	NO
☐	DEFEATED	Mitch Hatfield		
☐	TABLED	Cathy Cannon		
☐	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk:_____

MAYOR – MELANIE PILON	DEPUTY CLERK – HEATHER RAINVILLE

This document is available in alternate formats.

www.springwater.ca
2231 Nursery Road
Minesing, Ontario
L9X 1A8 Canada

May 7, 2026

Sent via email: minister.mah@ontario.ca

Ministry of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

RE: Provincial Bill 100 – Better Regional Governance Act, 2026

Please be advised that at its Regular meeting on May 6, 2026, Council of the Township of Springwater passed the following resolution:

Resolution C203-2026
Moved by: Deputy Mayor Cabral
Seconded by: Councillor Moore

Whereas Bill 100, the Better Regional Governance Act, 2026, introduced in the Legislative Assembly of Ontario, proposes significant changes to the governance structure of upper-tier regional municipalities, including the County of Simcoe; and,

Whereas the proposed legislation would authorize the Minister of Municipal Affairs and Housing to appoint the Warden of the County of Simcoe, rather than maintaining the longstanding practice of selection by County Council; and,

Whereas the County of Simcoe is comprised of 16 member municipalities, each represented at County Council, forming a governance model rooted in local representation and accountability to residents; and,

Whereas residents expect that those exercising authority over local decision-making are accountable to the communities they serve, and not appointed by or primarily aligned with the provincial government; and,

Whereas Bill 100 proposes a reduction in County Council composition and introduces the potential for provincially regulated weighted voting, creating uncertainty regarding equitable representation among member municipalities; and,

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Whereas the Province has indicated its intention to extend “Strong Chair” powers to the Warden of the County of Simcoe, thereby concentrating decision-making authority in a single office; and,

Whereas such concentration of authority may alter the balance of municipal governance and reduce the role of council-based decision-making; and,

Whereas the introduction of Strong Chair powers at the upper-tier level may give rise to governance challenges where alignment between the Head of Council, Council, and the communities they serve is not maintained; and,

Whereas municipal professional associations have cautioned that such a governance model may place senior municipal staff in a difficult position that may undermine their neutrality and professionalism, and there continues uncertainty and concern among residents regarding the concentration of authority in a single office and the reduced role of councils; and,

Whereas the Township of Springwater has previously expressed opposition to the expansion of “Strong Mayor” powers and has consistently supported transparent, accountable, and locally driven governance structures that respect the role of elected councils and reflect the interests of residents.

Now Therefore Be It Resolved That:

The Council of the Township of Springwater opposes Bill 100, the Better Regional Governance Act, 2026, in its current form; and,

That Council opposes the appointment of the Warden of the County of Simcoe by the Province, and affirms that the Warden should continue to be selected through a process that ensures accountability to the residents of Simcoe County; and,

That Council opposes the extension of “Strong Chair” powers to the Warden of the County of Simcoe, given the significant shift in governance authority and its potential impacts on local democracy, council function, and municipal administration; and,

That Council expresses concern regarding the potential introduction of provincially regulated weighted voting rules, and the absence of a clearly defined framework ensuring fair and equitable representation for all member municipalities; and,

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That the Government of Ontario be requested to amend Bill 100 to preserve local democratic authority, maintain council-based governance structures, and ensure that upper-tier municipal leadership remains accountable to local councils and communities; and,

That the Government of Ontario be further requested to undertake meaningful consultation with affected municipalities, including the County of Simcoe and its 16 member municipalities, prior to advancing any legislative or regulatory changes impacting municipal governance; and,

That this resolution be circulated to the Minister of Municipal Affairs and Housing, Members of Provincial Parliament, the Association of Municipalities of Ontario, the County of Simcoe, and all Ontario municipalities, for their consideration; and,

That this resolution also be shared with local media outlets to reflect community concerns and to clearly communicate the Township of Springwater's position to its residents.
Carried

Thank you for your attention in this matter.

Yours Truly,

Renée Ainsworth
Deputy Chief Administrative Officer/Director of Corporate Services
renee.ainsworth@springwater.ca

cc. Simcoe County Council, clerks@simcoe.ca
Association of Ontario Municipalities resolutions@amo.on.ca
Members of Provincial Parliament
All Ontario Municipalities