



The Corporation of the Township of Seguin

Addendum

Council Meeting Monday, June 1st, 2026 in the Township of Seguin Council Chambers and Electronic Participation

05. Public Meeting:

- Addition to item a) Zoning By-law Amendment Application No. R-2026-0006-H (Dookie) of correspondence from Agnes Wong, Laurette Agnello, Brad Profit, Mia Boivin, Cindy Profit, Kaitlen Stevenson, Joel Profit, Angelina Crawford, Audry Agnello, Peter Meade & Angela MacArthur, Patricia Boyle, Sam Williamson, Taylor Ledger, Shannon Jung, Shane McKinnon, Angie Deciccio and Danielle Emery.

08. Staff Reports:

- Addition to item b) Official Plan Amendment Application No. OPA-2025-0003-H, Zoning By-law Amendment Application No. R-2025-0013-H and Plan of Subdivision Application No. CON-2025-0001-H (Rosseau Springs Limited) of correspondence from Leo DeLoyde, Agent for the Applicant.
- Addition to item c) Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application No.'s B-2025-029-F & B-2025-030-F (Jacques) of removal of Consent Application No. B-2025-030-F as it was withdrawn by the applicant, email re staff report clarification and, correspondence from Alan Han on behalf of Katarzyna Sliwa, Allan & Betty Hubbell, Philip West, Anna & Ross Barrett.
- Addition to item e) Consent Application No.'s B-2025-0021-C, B-2025-0022-C, B-2025-0023-C & B-2025-0024-C (Clarke/Manchee) of correspondence from John, Andrea & Nicole Stirk.

09. Business:

- Addition to item b) of Parry Sound Council - Correspondence & Resolution re Closure of Canadore College Parry Sound Campus.



Fw: Zoning By-Law Application R-2026-0006-H

From info <info@seguin.ca>

Date Thu 2026-05-28 2:18 PM

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



Township of Seguin
(705) 732-4300

From: Agnes Wong <bywong88@bell.net>

Sent: May 28, 2026 1:09 PM

To: info <info@seguin.ca>

Subject: Zoning By-Law Application R-2026-0006-H

You don't often get email from bywong88@bell.net. [Learn why this is important](#)

[Please confirm receipt of this email.]

To the Members of the Seguin Township Council and the Planning Committee, c/o Craig Jeffery, Clerk:

I am writing to formally submit my objection regarding the proposed rezoning of the property located at 66 Clear Lake Road to permit the operation of a daycare and Montessori school intended to accommodate 8 to 16 children plus staff. As a resident of Clear Lake Road, I am concerned that this proposal does not align with the Seguin Official Plan's commitment to maintaining the integrity and character of our rural residential areas.

My objections are centered on the following critical, planning-based concerns:

1. Severe Road Safety, Traffic, and Infrastructure Constraints

Clear Lake Road is a narrow, rural roadway designed strictly for low-volume local traffic. It completely lacks the physical width, shoulders, and pedestrian infrastructure necessary to safely accommodate the concentrated commercial traffic inherent to an 8 to 16 student plus staff school facility.

Deficient On-Site Capacity: The applicant's driveway entrance is less than 20 feet wide. While the current parking area may accommodate two or three stationary vehicles, it cannot functionally manage the simultaneous influx and outflow of 8 to 16 cars. The configuration does not allow for more than one vehicle at a time to enter, maneuver a turnaround, and safely exit the property.

Inevitable Traffic Spillovers: Because parents must park and turn around while dropping off or picking up children, significant delays and congestion will occur entirely within the right-of-way. Vehicles will routinely be forced to idle or queue directly on Clear Lake Road waiting for access. This creates an immediate safety hazard, as this section of the road has no shoulder.

Compounded Winter Hazards: This operational bottleneck will be severely exacerbated during winter months, when accumulated snowbanks further restrict the road width, eliminating any remaining margin for vehicular avoidance.

Peak Traffic Conflict Windows: The school will introduce three distinct high-volume traffic windows: morning drop-off, mid-day transitions, and late-afternoon pick-up. Regrettably, these shifts coincide precisely with the periods when Clear Lake Road experiences its peak local commuter traffic.

Sightline Obstructions (Hill Crest): The applicant's driveway sits directly on the crest of a small hill, creating momentary but dangerous blind spots for motorists traveling in both directions. Forcing vehicles to stop, queue, or back out near this crest introduces an unacceptable collision risk.

Historical Traffic Patterns: Previous minor commercial activity at this location (the sale of farm eggs) demonstrated that customers frequently pulled into the driveway, reversed blindly across Clear Lake Road, and utilized adjacent private driveway to turn around. Scaling this disruptive behavior up to an institutional level with 16 vehicles poses an immediate threat to neighbourhood safety.

2. Loss of Rural Character and Quiet Enjoyment

Our neighborhood is defined by its quiet, rural atmosphere. The introduction of an institutional use of this scale is fundamentally incompatible with the surrounding residential fabric.

Noise Pollution: The transition from a private residence to a school facility will introduce consistent, high-decibel noise levels from outdoor play areas and increased vehicular idling, disrupting the peace of neighbouring properties.

Incongruous Land Use: While childcare facilities are vital services, an institutional operation of this intensity is entirely out of scale for this specific location. Approving this amendment risks setting a damaging precedent for "spot zoning" that erodes the rural tranquility Seguin's Official Plan is mandated to protect.

3. Environmental and Servicing Impact

As a rural neighbourhood, we rely entirely on private wells and individual septic systems. I am concerned about the cumulative, long-term impact that a high-occupancy

institutional facility will have on the localized water table, and whether the existing site can sustainably manage increased effluent without impacting the water security and drainage of adjacent lots.

I request that this letter be included in the public record for the upcoming Public Meeting and that I be formally notified of any further staff reports, committee meetings, or final decisions regarding this application. I intend to preserve my right to appeal should Council move forward with passing this amendment.

Sincerely,

Agnes Wong
705-375-0088
bywong88@bell.net



Re: Zoning By-Law Application R-2026-0006-H

From Agnes Wong <bywong88@bell.net>

Date Fri 2026-05-29 2:09 PM

To Craig Jeffery <cjeffery@seguin.ca>

Cc Andrea Spinney <aspinney@seguin.ca>; Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>

Good afternoon Craig Jeffery,

I do not wish to withdraw my objection regarding the Zoning By-Law Application R-2026-0006-H at Clear Lake Road.

This email provides a formal supplement to my previous written objection regarding the above-referenced Zoning By-Law Amendment application. Following my formal submission to the Township, a new development has occurred that I believe is highly relevant to Council's upcoming considerations.

Today, just before 1:00 p.m., the applicant called me twice. I did not answer the call. Minutes later, the applicant then turned up at my private residence unannounced to discuss my filed objections. During this conversation, the applicant offered several verbal assurances aimed at mitigating the traffic, safety, and neighbourhood character concerns I raised. Specifically, the applicant stated intentions to limit enrollment to "six or eight children" and to widen the existing residential driveway to accommodate drop-offs. The applicant intends to remove the shack at the top of her driveway but its removal would not widen the driveway.

While I acknowledge the applicant's attempt to address these friction points, I request that Council evaluate this application strictly on established planning merits, policy compliance, and long-term land-use impacts, rather than informal, private commitments. I submit the following planning arguments regarding why these proposed compromises do not mitigate the fundamental incompatibility of the request:

1. Unenforceability of Verbal Enrollment Caps

Zoning amendments attach permanently to the land, not to the specific individual or current business operator. While the current applicant promises a small enrollment of six to eight children, a site-specific zoning change permitting an institutional or commercial use would permanently alter the property's legal parameters. Should the property be sold or the business expand in the future, the Township would have no practical mechanism to monitor or enforce a verbal cap on daily child attendance, exposing the neighbourhood to intensified future use.

2. Driveway Expansion Does Not Resolve Roadway Hazards

Widening a private residential driveway does not remedy the structural limitations of Clear Lake Road. The core traffic concern is not merely vehicle storage on-site, but the conflict of multiple vehicles arriving, idling, turning around, and departing simultaneously during compressed morning and afternoon peak windows. This concentrated traffic flow introduces geometric safety risks on a rural/semi-rural road characterized by limited sightlines, and active recreational and commercial use by local residents.

3. Preservation of the Public Planning Process

The Ontario Planning Act mandates a transparent, public process for a reason—to ensure that land-use decisions are debated openly before Council based on policy, objective data, and community-wide compatibility. Private, unannounced home visits to objectors bypass this framework and do not constitute a formal, binding site-plan control agreement or specialized exception.

For these reasons, the fundamental planning conflicts regarding spot-zoning, land-use incompatibility, and traffic safety remain unresolved by the applicant's informal proposals. I respectfully maintain my objection to the proposed Zoning By-Law Amendment and request that Council deny the application.

Thank you for your continued time, consideration, and dedication to preserving the residential character of our community.

Sincerely,
Agnes Wong

On May 29, 2026, at 1:07 PM, Craig Jeffery <cjeffery@seguin.ca> wrote:

Good afternoon Agnes Wong,

I received your voicemail of today regarding your email below and asking if your email is confidential/anonymous. Comments received related to Public Notice for applications under the Planning Act are not confidential/anonymous. Do you wish to withdraw your email and comments below?

Regards,
Craig

<image.png>

Craig Jeffery
Clerk
Seguin Township
(705) 732-4300
1-877-4SEGUIN

From: Agnes Wong <bywong88@bell.net>
Sent: May 28, 2026 1:09 PM
To: info <info@seguin.ca>
Subject: Zoning By-Law Application R-2026-0006-H

You don't often get email from bywong88@bell.net. [Learn why this is important](#)

[Please confirm receipt of this email.]

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can sustainably manage increased effluent without impacting the water security and drainage of adjacent lots.

I request that this letter be included in the public record for the upcoming Public Meeting and that I be formally notified of any further staff reports, committee meetings, or final decisions regarding this application. I intend to preserve my right to appeal should Council move forward with passing this amendment.

Sincerely,

Agnes Wong
705-375-0088
bywong88@bell.net

[Draft] Fw: Support of Montessori School

From

From: Jessica Boivin <jessboivin@hotmail.com>

Sent: May 29, 2026 1:47 PM

To: info <info@seguin.ca>

Subject: Support of Montessori School

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

Dear Township Representatives,

I am writing in support of the proposal by Talycia Dookie to open a Montessori school within Seguin Township. With the current shortage of childcare spaces in our area, this school would provide an essential service for many local families.

Having access to a Montessori school locally would give families an educational option that helps promote early learning foundations and prepare the children in our town for the future. It would also help create a stronger, more family-oriented community by supporting the needs of young children and parents alike.

In addition to the educational advantages, expanding childcare and early learning opportunities within the township would make our community more attractive to young families looking to settle and grow here.

Thank you for your time and consideration on this important matter.

Sincerely,
Laurette Agnello

*Email sent on behalf of elder without access to a computer.

Sent from [Outlook](#)

[Draft] Fw: Proposed Montessori School, 66 Clear Lake Road, Seguin

From

From: Brad Profit <bradprofit02@gmail.com>

Sent: May 29, 2026 1:46 PM

To: info <info@seguin.ca>

Subject: Proposed Montessori School, 66 Clear Lake Road, Seguin

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I am requesting that the members of Seguin council carefully consider a positive answer to the approval of the request being made by Talycia Tookie for the opening of a Montessori School at the above address. This type of badly needed option would be of great benefit for families in the entire area. Please consider how important this service would be, when there are such long wait lists for child care.

Sincerely,

Brad Profit
38 Hammel Ave,
McDougall , On

705-938-0369

[Draft] Fw: Talycia Dookie- Montessori School

From

From: Mia Boivin <4boivins@gmail.com>
Sent: May 29, 2026 1:36 PM
To: info <info@seguin.ca>
Subject: Talycia Dookie- Montessori School

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To Whom It May Concern.

I am writing this in support of Talycia Dookie and the Montessori School she would like to open in Seguin Township. As you know, early childhood education is extremely important. Talycia has a background working in the Montessori system. The fact that she already has children interested for September, as well as a waiting list, indicates that there is both a need and a desire for such a setting. To not allow her to move forward would be disappointing to so many.

Thank you for your time
Mia Boivin

[Draft] Fw: Proposed Montessori School, 66 Clear Lake Road, Seguin

From

From: Cindy Profit <theprofits@yahoo.com>

Sent: May 29, 2026 1:26 PM

To: info <info@seguin.ca>

Subject: Proposed Montessori School, 66 Clear Lake Road, Seguin

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

I wish to express my support for the Montessori school that Talycia Dookie is requesting permission to open in Seguin Township. In my opinion this is a much needed service for families, not only in Seguin, but throughout the entire Parry Sound Area. Child care and early child education is so important for young children. It is well known that there is an extreme shortage of this service available. Families struggle to find good options and this certainly is great to have this as a choice. It is not a service that will disrupt a neighbourhood. In fact it will help alleviate the need for some parents to drive from Seguin into Parry Sound to drop off their children and then have to drive back to Seguin or for work.

I am sure that the need for this request to be approved will be considered wisely.

Thank you,
Cindy Profit

38 Hammel Ave
McDougall, On
P2A 2W9

705 938-1109

[Draft] Fw: Montessori school

From

From: Kaitlen Stevenson <kaitlenstevenson@hotmail.com>

Sent: May 29, 2026 2:23 PM

To: info <info@seguin.ca>

Subject: Montessori school

[You don't often get email from kaitlenstevenson@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon,

I just wished to quickly express my support regarding the Montessori school that is set to open by Taylica Dookie in the township of Seguin. I believe this is something that is greatly needed in our area as many families have to wait years to be accepted into local daycares. I also believe many families have a lot of reservations about the new super school and this would offer a few of those families including my own an alternative for the first few years. I cannot imagine the small school that is being proposed would affect others in a negative way I could only imagine the good it would do in helping families give their little ones a great education. An opportunity like this is something our area desperately needs and I very much hope to see it open ! It is constantly a topic of discussion of local moms about the huge huge lack of reliable childcare. , it would be a very disheartening to see this opportunity not be taken to its full advantage.

Thank you for your time

Kaitlen Stevenson
62 woods road
Nobel

[Draft] Fw: Parry Sound Montessori. Application #R-2026-0006-H

From

From: Joel Profit <joelprofit30@gmail.com>

Sent: May 29, 2026 2:28 PM

To: info <info@seguin.ca>

Subject: Parry Sound Montessori. Application #R-2026-0006-H

You don't often get email from joelprofit30@gmail.com. [Learn why this is important](#)

Dear Seguin staff and counselors, I Joel Profit am in full support of Parry Sound Montessori School. There is a huge shortage of childcare in our area. My 8 and 5 year old daughters didn't have the option to attend a Montessori school due to the fact that one doesn't exist anymore. I wish they had the option. It will be a wonderful opportunity for the area and would support many families that are in desperate need of child care. The property is well maintained with beautiful gardens and lots of parking. Easy access and safe for the kids that will be learning there in the future. This would be the only Montessori in the Parry Sound district making it a valuable learning opportunity for many! Especially located in beautiful Seguin Township. I Please ask you to approve Parry Sound Montessori located at 66 clear lake rd.
Thank you for your time!

[Draft] Fw: Proposed Montessori School at 66 Clear Lake Rd., Seguin

From

From: Maurice Crawford <mxcrawford@hotmail.com>
Sent: May 29, 2026 2:23 PM
To: info <info@seguin.ca>
Subject: Proposed Montessori School at 66 Clear Lake Rd., Seguin

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

May 29, 2026

To Whom It May Concern

RE: Letter of Support for the Proposed Montessori School at 66 Clear Lake Rd., Seguin

The Corporation of the Township of Seguin

5 Humphrey Drive
Seguin, ON P2A 2W8

RE: Support for Proposed Daycare Facility at [Insert Proposed Address, e.g., 123 Example Street]

Dear Members of Council and the Planning Department,

I am writing to express my strong support for the proposed new Montessori School in this family-oriented neighbourhood. I believe this daycare will be a tremendous asset to the community, alleviating the severe shortage of local childcare options and supporting working families.

Access to reliable, high-quality early learning and child care is essential for the economic and social well-being of the area. By establishing a Montessori School in Seguin, families will have the ability to work, volunteer, and participate in the local economy without facing the burden of long commutes.

I am confident that Talycia Dookie will be an excellent neighbour and that the School will be designed to respect the character of the quiet, family neighbourhood. The demand for licensed spaces continues to grow, and bringing this vital service to the local area will provide a safe, enriching environment for children to grow and socialize.

I strongly encourage the Township to approve this Montessori School to help foster a more supportive, accessible community for young families in Seguin.

Thank you for your time, leadership, and continued dedication to the community

Sincerely,

Angelina Crawford

2914 Addison Street,

Burlington, ON

[Draft] Fw: Montessori school

From

From: audry agnello <audryagnello@hotmail.com>

Sent: May 29, 2026 2:59 PM

To: info <info@seguin.ca>

Subject: Montessori school

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

I want to offer my support, for the Montessori school, that Talycia Dookie is asking to open in Seguin Township. I believe this is a much-needed service that the community is in dire need of. Adequate and proper child care is few and far between in our community, and to be offered this by a trained professional, should not be overlooked. So many families are suffering because of so little properly licenced centers. Seguin should not hesitate to give this School a chance. It is greatly needed. Thank you Audry Agnello

Get [Outlook for iOS](#)

[Draft] Fw: Talycia Dookie Montessori Daycare

From

From: amacarthur@sympatico.ca <amacarthur@sympatico.ca>

Sent: May 29, 2026 3:05 PM

To: info <info@seguin.ca>

Subject: Re: Talycia Dookie Montessori Daycare

[You don't often get email from amacarthur@sympatico.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Just writing to say that my husband and I on Clear Lake Rd in Seguin support and encourage Talycia Dookie's request for a Montessori Daycare on her property. She is a very outgoing and fun to be around person and we have known her for a couple of years. This is something she enjoys and will do a great job at.

Thank you,

Peter Meade and Angela MacArthur

Sent from my iPhone

[Draft] Fw: Re Application R-2026-0006-H at 66 Clear Lake Road Seguin Ontario

From

From: PAT BOYLE <psboyle@rogers.com>

Sent: May 29, 2026 3:08 PM

To: info <info@seguin.ca>

Subject: Re Application R-2026-0006-H at 66 Clear Lake Road Seguin Ontario

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

Hello,

My name is Patricia Boyle and I am writing this email in support of Application-R-2026-0006-H.

As of 2026 there is a dire need of licensed childcare and I support the opening of the first licensed childcare centre to Seguin. I know it will offer parents and families in that area a welcome choice for their childcare needs.

Montessori is nature-based and will focus on preserving the care and beauty of the area.

I believe this is a needed, suitable option for Seguin and the nearby areas.

Thank you.

[Draft] Fw: Application R-2026-0006-H

From

From: Sam Williamson <samantha12377@hotmail.com>

Sent: May 29, 2026 3:38 PM

To: info <info@seguin.ca>

Subject: Application R-2026-0006-H

You don't often get email from samantha12377@hotmail.com. [Learn why this is important](#)

Good afternoon to Whom it May Concern,

I'm writing this email for Talycia Dookie's new Montessori School.

The new Montessori school in Seguin, brings a refreshing and child-centered approach to early education in the community. New Horizon Montessori Early Learning Centre focuses on hands-on, sensory-based learning where children are encouraged to grow at their own pace in a calm and supportive environment. The Montessori philosophy emphasizes independence, curiosity, creativity, and respect for each child's unique development

Parents and educators often appreciate Montessori programs because they help children build confidence, executive functioning skills, social awareness, and a genuine love of learning from an early age. The mixed-age classroom structure and individualized teaching style create opportunities for mentorship, collaboration, and self-directed exploration.

For a growing community like Parry Sound, having another educational option available is valuable for families seeking smaller, nurturing learning environments that prioritize both academic and personal development. The addition of a Montessori-based school also reflects the community's increasing interest in alternative and experiential education models.

Thank you for your time,

All the best,

Sam Williamson

[Draft] Fw: Support for Application R-2026-0006-H (66 Clear Lake Road)

From

Draft saved Mon 6/1/2026 9:05 AM

From: Taylor Read <taylorjread@hotmail.com>

Sent: May 30, 2026 2:55 PM

To: info <info@seguin.ca>

Subject: Support for Application R-2026-0006-H (66 Clear Lake Road)

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

To whom it may concern,

I am writing to express my strong support for Parry Sound Montessori's application for 66 Clear Lake Road in Seguin.

As a parent, I know firsthand how important access to quality child care is for local families. Finding reliable, nurturing, and educational child care options can be challenging, and additional spaces are greatly needed in our community.

High-quality child care not only benefits children by providing a strong foundation for learning and development, but it also supports parents in returning to work and contributing to the local economy. Expanding child care options in our area will have a positive impact on families throughout Seguin and the surrounding communities.

I believe Parry Sound Montessori would be a valuable addition to our community, and I encourage Council to support this application.

Thank you for your time and consideration.

Sincerely,

Taylor Ledger

Sent from my iPhone

[Draft] Fw: Fw:

From

From: Shannon <shanniefannie76@gmail.com>

Sent: May 30, 2026 8:06 PM

To: info <info@seguin.ca>

Subject:

You don't often get email from shanniefannie76@gmail.com. [Learn why this is important](#)

To the Seguin Council,

I am writing to express my strong support for Application R-2026-0006-H regarding Parry Sound Montessori at 66 Clear Lake Road.

With the rising cost of living and extensive waitlists for childcare, it is vital for our community and new families to have access to affordable, high-quality childcare options. Supporting this application is an important step in addressing these needs for our local children.

Thank you for your time and for supporting our community's families.

Sincerely,

Shannon Jung

[Draft] Fw: Support for Application R-2026-0006-H (66 Clear Lake Road)

From

From: Shane Mckinnon <mckinnon_87@hotmail.com>
Sent: May 30, 2026 10:43 PM
To: info <info@seguin.ca>
Subject: Support for Application R-2026-0006-H (66 Clear Lake Road)

You don't often get email from mckinnon_87@hotmail.com. [Learn why this is important](#)
Mayor and Members of Council,

I am writing to express my strong support for Application R-2026-0006-H regarding Parry Sound Montessori at 66 Clear Lake Road.

Access to quality childcare remains one of the most significant challenges facing families in Seguin and across our region. The reality is that demand for childcare spaces continues to exceed supply. Families often find themselves on waitlists, scrambling to make alternative arrangements, or delaying a return to work because suitable childcare simply is not available when they need it.

As Seguin and the surrounding area continue to grow and attract new residents, this need will only become more important. Childcare is not simply a service for families. It is essential community infrastructure that supports local employers, strengthens the workforce, and helps make our communities attractive places for young families to live and raise children.

This application represents an opportunity to help address a real and ongoing shortage of childcare spaces. Every additional space created can make a meaningful difference for a family trying to balance work, childcare, and daily life. Supporting responsible proposals that expand childcare capacity is an investment in both today's families and the long-term future of our community.

I encourage Council to support this application and recognize the positive impact it can have on families, children, and the future of Seguin Township.

Thank you for your time and consideration.

Sincerely,

Shane McKinnon

[Draft] Fw: Support of Parry Sound Montessori Childcare Expansion

From

From: Angie Deciccio <angiedeciccio1@gmail.com>
Sent: May 31, 2026 8:49 PM
To: info <info@seguin.ca>
Subject: Support of Parry Sound Montessori Childcare Expansion

You don't often get email from angiedeciccio1@gmail.com. [Learn why this is important](#)

Dear Members of Seguin Council,

I am writing to express my support for Parry Sound Montessori and its efforts to expand childcare services in our community.

There is a significant shortage of licensed childcare spaces in Parry Sound and the surrounding area, leaving many families struggling to find reliable care for their children. Expanding Parry Sound Montessori would help address this critical need by creating additional childcare spaces and providing more families with access to quality early learning opportunities.

Increasing childcare availability is not only beneficial for children and families, but it also supports our local workforce. When parents have access to dependable childcare, they are better able to participate in the workforce, contribute to the local economy, and support the growth of our community.

I encourage Council to support Parry Sound Montessori's efforts and help make additional childcare spaces available for families in our region.

Thank you for your time and consideration.

Sincerely,

Angie.

[Draft] Fw: Support for application R-2026-0006-H (66 Clear Lake rd)

From

Draft saved Mon 6/1/2026 11:37 AM

From: Danielle Emery <danielleemery04@gmail.com>

Sent: June 1, 2026 11:29 AM

To: info <info@seguin.ca>

Subject: Support for application R-2026-0006-H (66 Clear Lake rd)

You don't often get email from danielleemery04@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am writing to express my strong support for the proposed new childcare location at 66 Clear Lake rd, Seguin.

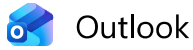
Access to safe, high-quality early learning and child care is critical for working families in our region. This new facility will not only provide essential support for parents to participate in the local workforce, but will also offer a nurturing environment that fosters the cognitive and social development of our children.

I wholeheartedly support this initiative and believe it will be a tremendous asset to our community. Please approve any necessary planning, zoning, or licensing steps required to bring this facility to life.

Thank you for your time, leadership, and continued investment in our families.

Kind regards,

Danielle Emery




Letter to Seguin Council for Consideration of the Rosseau Springs Applications on June 1, 2026

From Leo DeLoyde <leodeloyde@gmail.com>

Date Thu 2026-05-28 5:22 PM

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

Cc Taylor Elgie <telgie@seguin.ca>; Holden Rhodes <hrhodes@killarney.com>; Jamie Robinson <jrobinson@mhbcpplan.com>; Rebecca Geauvreau (FRi) <rebecca.geauvreau@fricorp.com>

 1 attachment (146 KB)

Correspondence to Seguin Township Council May 28, 2026.pdf;

Hello Mr Jefferey and Ms Spinney:

Please find attached our correspondence to Seguin Council for June 1, 2026 Council meeting.

Thank you.

Leo DeLoyde
DeLoyde Development Solutions

705 498-9229

May 28, 2026

Mayor and Members of Seguin Township Council:

RE: Report No. PL-2026-011, Official Plan Amendment Application No. OPA-2025-0003-H, Zoning By-law Amendment Application No. R-2025-0013-H, and Plan of Subdivision Application No. CON-2025-0001-H (Rosseau Springs Limited – the “Applicant”)

The purpose of this letter is to request that Council reject the recommendations in the June 1, 2026, staff report and approve the three applications described in Planning Report PL-2026-057.

The report does not identify any substantive concerns with the proposed subdivision that would warrant refusal of the three applications. Notably, the report confirms that the lands are suitable for development and that the proposed subdivision, together with the recommended mitigation measures, will have no impacts on natural heritage features or their functions.

The Applicant has discussed and remains willing to engage with staff to discuss various details of approval of draft plan of subdivision including roads, public amenities (tennis courts, walking trails and other options) and other items. We therefore ask that Council, in addition to approving the applications, direct staff to proceed with preparing draft plan conditions in consultation with Rosseau Springs.

Planning Considerations in Support of the Applications

The Applicant submitted a comprehensive application package in June 2025 inclusive of a wide range of supporting studies to allow a 49-lot environment-first rural residential plan of subdivision south of Hwy 632 in the vicinity of Maplehurst Road and Summit Drive.

All departments and technical agencies including the Ministry of Municipal Affairs and Housing, reviewed the applications and technical reports, and had no objection to the Applicant’s development.

There is a demonstrated need for the non-waterfront lots in the Township. The proposed development will create new housing opportunities in east Seguin Township and generate local employment, including construction jobs, real-estate services and numerous other positions to service the residents of the proposed development.

The proposed development will be privately serviced. The report confirms that the existing and proposed roads can safely support the additional traffic created by the subdivision.

The subdivision will generate well over \$500,000 in added annual tax revenue while minimizing demands on municipal services given that half of the subdivision represents sensitive infill development along Maplehurst Road and Summit Drive.

The Applicant proposed smaller, less intrusive lot sizes which accord with the conservation-first design approach as opposed to the much larger, more sprawling, less sustainable lots that, based upon the comments in the report, appear to be preferred by the Township's consultants. The Applicant's conservation-first design approach to designing with nature produces smaller building footprints, thus helping preserve identified natural features and retain much of the property in its current state.

The proposed 49 lots will be created in harmony with nature, and the future houses will be designed to complement local architecture.

For these reasons, the subdivision complies with the goals of the Planning Act and 2024 Provincial Planning Statement (PPS) that allows rural residential subdivision development to help address ongoing housing shortages. While the PPS identifies settlement areas as the focus of growth and development, the report is premised on the erroneous proposition that the PPS prohibits growth outside of a settlement area. This is not the case.

The Applicant requests that the proposed subdivision be evaluated on its merits and in a manner consistent with other proposals that have recently been approved by Council.

Request to Council

In conclusion, the applications addressed all substantive concerns, and the Applicant is committed to providing a safe, liveable, sustainable rural residential development that addresses documented housing needs in east Sequin Township.

The Applicant is ready to work with staff on detailed subdivision approval conditions with the Township that address details such as public amenities raised in the staff report.

We respectfully ask that Council not accept the recommendations to deny approval of the applications as indicated in report PL-2026-057.

Instead, the Applicant asks that Council adopt Official Plan Amendment 15 contained in Schedule A and Zoning By-law Amendment 2026-029 contained in Schedule B of Report PL-2026-057 and that staff be instructed to negotiate conditions of draft plan approval.

Thank you for considering our submissions.

A handwritten signature in blue ink that reads "Leo DeLoyde". The signature is written in a cursive style with a large initial 'L' and a distinct 'De'.

Leo DeLoyde, BES MES RPP MCIP

DeLoyde Development Solutions
419 Surrey Drive,
North Bay Ontario
PIC 0A1



PL-2026-048 - Peer Review

From Taylor Elgie <telgie@seguin.ca>

Date Mon 2026-06-01 10:21 AM

Cc Craig Jeffery <cjeffery@seguin.ca>; Jason Inwood <jinwood@seguin.ca>

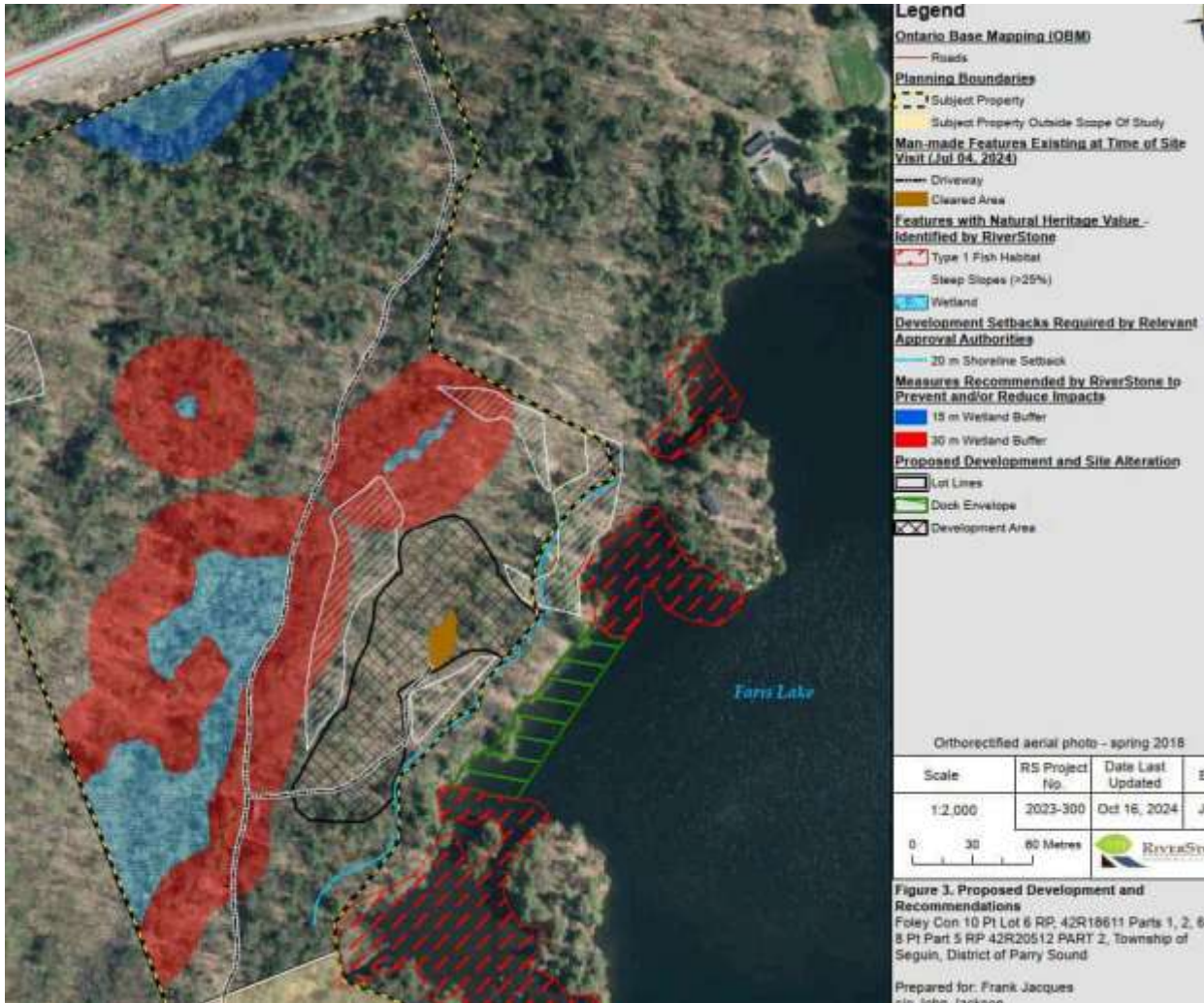
Good morning,

I'd like to point out an inconsistency in my staff report. I note a 'peer review' will be required, per the following.

Section 4 of the PPS and Section 6 of the GPNO address matters relating to the wise use and management of resources. It is noted in Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An EIS has been submitted in support of the applications. The recommendations of the EIS will be implemented through zoning, conditions of approval, including a peer review, and site plan control.

The proposed Zoning By-law Amendment will rezone the severed parcel to ensure that a development setback of 50 metres from the Environmental Protection area is maintained for future buildings and structures.

However, through the preparation of the recommendation, it was felt that a 50 m setback from all EP zones (including newly established EP zones) was appropriate. This zones out more land, is consistent with previous practice, and offers a great level of protection. Basically, there will be a 50m setback from all Wetland (the light blue) areas on this plan:





Agenda Item 8(c) – Zoning By-law Amendment (R-2025-0014-F) & Consent Applications (B-2025-029-F & B-2025-030-F) (Jacques) – June 1, 2026 Council Meeting

From Han, Alan <alan.han@dentons.com>

Date Fri 2026-05-29 12:19 PM

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

Cc Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; Kara Midzain <kmidzain@seguin.ca>; Sliwa, Katarzyna <kat.sliwa@dentons.com>; Donna McLeod <dmcleod@seguin.ca>

 1 attachment (619 KB)

Letter to Seguin Planning and Council - Zoning By-law Amendment and Consent Applications - Frank Jacques - May 29 2026.pdf;

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

Good afternoon Mr. Jeffrey and Ms. Spinney,

Please see attached the written submission from Katarzyna Sliwa in connection with Agenda Item 8(c) for the Council Meeting scheduled for June 1, 2026. The submission pertains to Report No. PL-2026-048, Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application No.'s B-2025-029-F & B-2025-030-F (Jacques).

We request that this correspondence be distributed to the Mayor and all members of Council in advance of the meeting, and that it be included in the official record of proceedings.

Please confirm receipt of this submission.

Thank you,

Alan Han

Land Use Planner

My [pronouns](#) are: He/Him/His

 [+1 416 863 4421](tel:+14168634421)

alan.han@dentons.com | [Bio](#) | [Website](#)

Dentons Canada LLP | 77 King Street West, Suite 400, Toronto-Dominion Centre, Toronto, ON, M5K 0A1, Canada



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CANADA'S GLOBAL LAW FIRM
Creative people. Intelligent solutions.

May 29, 2026

Sent Via E-mail: info@seguin.ca

Council
Township of Seguin
5 Humphrey Drive
Seguin, ON,
P2A 2W8

Dear Members of Council:

**Re: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)
June 1, 2026 Council Meeting - Item 8(c), Report No. PL-2026-048**

As you know, we are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”).

Our clients are shocked that Staff support the proposed Zoning By-law Amendment and Consent Application listed as Agenda Item 8(c) at the June 1, 2026 Council Meeting. Staff’s Report No. PL-2026-048 recommends approval of the Applications, as revised, which propose the development of a new rural backlot along Faris Lake. Our clients’ objection is grounded in genuine concern for Faris Lake and its ecological health, water quality, and the safety of surrounding residents. For the reasons outlined in this letter and in our prior correspondences, we request that Council **refuse** the Applications.

Although our clients may not be able to appeal Council’s decision to the Ontario Land Tribunal, we have instructions to challenge any decision in the Courts, including by way of judicial review. Staff’s recommendation is negligent at the least.

Please ensure this correspondence is provided to Council in advance of its consideration of this matter.

Background

Our clients have expressed their concerns regarding the Applications on multiple occasions, both through our office and individually. Our most recent letter, dated March 16, 2026 and attached, addressed the revised proposal, which removes the proposed shoreline lot and now proposes only the new rural backlot. The majority of concerns outlined in that letter remain unaddressed. Staff’s rationale in support of the

Applications, as set out in the Staff Report, is deficient and fails to address critical planning processes and policy requirements, as detailed below. It also relies on outdated and incorrect reports from the Applicant.

Deficient Supporting Materials

The materials submitted in support of the Applications are outdated, wrong and wholly inadequate. The Planning Justification Report (“PJR”) is dated from 2023 and relies on the now-repealed Provincial Policy Statement. The Riverstone Site Evaluation Report (“SER”), otherwise referred to as the Environmental Impact Study (“EIS”), is dated January 2025 and does not reflect the current proposal. Both documents contain various inaccuracies as detailed in our prior correspondence.

The Staff Report refers to these concerns as *“allegations that some supporting materials may be outdated, incomplete, or based on an earlier version of the proposal.”* This characterization is misleading, as all the most significant supporting materials are, in fact, objectively outdated. This is not an allegation. It is fact.

Failure to Complete Peer Review of EIS

When this matter was last before Council in February 2026 for the Public Meeting, Staff explicitly committed to peer reviewing the EIS. **This has not been done.** Instead, Staff are now asking Council to approve the Applications first, with the peer review to follow. This approach is backwards and nonsensical. The EIS is supposed to inform whether the proposed use is even appropriate, as it is a threshold issue. To approve the Applications before undertaking the peer review that Staff themselves acknowledged was necessary is negligent and reckless.

The Staff Report states that *“Section 4 of the PPS [Provincial Planning Statement, 2024] and Section 6 of the GPNO [Growth Plan for Northern Ontario] address matters relating to the wise use and management of resources. It is noted in Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An EIS has been submitted in support of the applications. The recommendations of the EIS will be implemented through zoning, conditions of approval, including a peer review, and site plan control.”*

While also concluding that *“The proposed consent and Zoning By-law Amendment applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.”*

We question how Staff can conclude that the Applications are consistent with the PPS and GPNO when the EIS has not been confirmed and peer reviewed by the Township. Moreover, the Applicant’s own PJR does not even reference the correct, in-effect PPS.

Non-Compliance with Official Plan

Furthermore, Staff claims that the proposed Applications conform with the policies of the Seguin Official Plan, yet no mention is made of the Carrying Capacity of Faris Lake set out in Appendix III of the Official Plan. This policy was raised various times throughout our submissions and remains unaddressed. We also reiterate that the Official Plan expressly discourages backlot development, as acknowledged in the Staff Report.

Conclusion

For the reasons set out in this letter and in our prior correspondences, the Applications do not represent good planning and should not be approved. Any new residential development in proximity to Faris Lake constitutes incremental intensification around a highly sensitive lake and may result in adverse impacts on water quality and ecological function. Similar concerns were identified by Township Staff during the Applicant's earlier proposal in 2006, at which time Staff recommended that the proposed lot creation be refused. How can Staff now be supporting an additional lot when they recommended refusal in 2006 when there were fewer lots proposed along the lake?

We request that Council **refuse** the Applications at its meeting on June 1, 2026.

Should any development arising from approval of the Applications result in adverse impact on the drinking water supply of Faris Lake or the surrounding environment, our clients will have no choice but to pursue all available legal remedies, including litigation against all responsible parties, including the municipality. Our clients live on the lake and depend on it for drinking water. These decisions put their personal safety at risk.

Please ensure that this letter is circulated to the Mayor and all members of Council for consideration.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Craig Jeffery, Municipal Clerk
Andrea Spinney, Deputy Clerk
Taylor Elgie, Director of Planning
Kara Mizdain, Planning Administrative Assistant
Township of Seguin Planning via planning@sequin.ca

Attachment: Letter to Mr. Taylor Elgie dated March 16, 2026

Attachment

Letter to Mr. Taylor Elgie, dated March 16, 2026

March 16, 2026

Sent Via E-mail: info@seguin.ca

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

Dear Mr. Elgie and Members of Council:

**Re: Resubmission of Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)**

As you know, we are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”).

Thank you for your email of February 25, 2026, advising of the revised application for the above matter. Our clients continue to have concerns regarding the proposed Applications including the resubmission (rev 1). We understand that the Applicant has revised the proposal to no longer include the creation of a new shoreline lot and the conveyance of the private island to the Township. As revised, the Applications now only seek to sever and rezone the Subject Lands to create a single new rural backlot of approximately 7 hectares.

This resubmission, as received by our offices, was only accompanied by an Application Form. We note that the Application Form indicates that the Applications are consistent with provincial policies. As noted in the original concerns, the Planning Justification Report (“PJR”) relied on outdated policies including the Provincial Policy Statement, which is since replaced by the Provincial Planning Statement, 2024 (“PPS”). A new PJR is required to properly support the Applications, both to reflect the revised proposal and to accurately address the in-force PPS and municipal policies. In addition, the Riverstone Site Evaluation Report (“SER”) must be updated and expanded to evaluate the current proposal and its potential impacts on Faris Lake. In the absence of these updated materials, the Applications remain incomplete and do not provide the required analysis and justification for the Applications. Respectfully, Township Council cannot consider the Applications until the required supporting materials are submitted.

Please ensure that this letter is included in the public meeting materials and circulated to Council for consideration.

While the Applicant has revised the proposal to eliminate the creation of a new shoreline lot and is no longer proposing the conveyance of the island to the Township, the remaining request to create a new rural backlot continues to raise significant concerns for the Neighbouring Landowners, particularly with respect to its impact on Faris Lake. The revisions to the Applications do not resolve the fundamental planning, environmental, and policy issues identified in our earlier submission dated January 19, 2026 (the "Prior Submission"), which is enclosed as Appendix A.

For the reasons outlined below, the Applications continue to fail to have regard to Section 51(24) of the Planning Act, remain inconsistent with the PPS, and do not conform to the Township of Seguin Official Plan (the "Official Plan").

1. The proposed backlot is part of Faris Lake, which is a High Sensitivity and at capacity lake

The entire 30-acre (12 hectare) parcel that comprises the Subject Lands has, for decades, been treated as part of the Faris Lake system for the purposes of lake sensitivity and capacity analysis under the Township of Seguin Official Plan, and its predecessors. The Applicant's proposal to carve out a separate backlot parcel does not alter the functional relationship between the lands and the lake. The physical proximity to Faris Lake, along with the associated drainage characteristics, stormwater runoff, and septic servicing implications, remain unchanged. The Applicant, through the supporting materials, has not demonstrated that the backlot can be adequately serviced without impacting Faris Lake, including through the risk of contaminant migration through groundwater to Faris Lake. The fact that the proposed backlot would not directly abut the shoreline does not diminish its ecological influence on the lake, particularly with respect to phosphorus contributions. As such, the proposed backlot cannot reasonably be considered exempt from the Official Plan policies that govern development around Faris Lake.

As detailed in the Prior Submission, the Official Plan identifies Faris Lake as a High Sensitivity lake that is already operating above its established capacity of five (5) residential units. There are already 10 residential lots around Faris Lake, and the proposed rural backlot would be counted as an 11th lot for the purposes of analyzing the lake's carrying capacity. As outlined above, regardless of any future severance, the backlot will continue to impose impacts on Faris Lake. Policy B.3.1.1.3 of the Official Plan further provides that, for high sensitivity lakes, Council shall not permit new development that would result in the lowering of water quality of the lake above its modeled total phosphorus background level, plus 50%. In accordance with these policies, no new development, including the proposed backlot, should be permitted within the Faris Lake system. The creation of an additional rural backlot is therefore neither appropriate nor supported by the applicable policy framework.

2. Backlot development is expressly discouraged by the Official Plan

Policy B.12.2.4(c) of the Township's own Official Plan expressly states that backlot development within 300 metres of a high water line is 'strongly discouraged'. While the policy allows limited consideration of backlot development, the Township's stated intent is to restrict this form of development around sensitive lakes. Further, servicing the proposed rural backlot, particularly if reliant on Faris Lake, would place additional strain on an already at-capacity lake system.

3. Traffic, Access, and Safety Concerns

The correspondence from the Ministry of Transportation (“MTO”), included in the PJR, has not been addressed. It indicates that the MTO will have no objections to the proposed severance only on the condition that there is no net increase in the number of lots gaining access from Hawksview Lane. The MTO further states that it will not support new entrances to Highway 518, nor any additional lot creation which would increase traffic at the Hawksview Lane intersection, as the highway is already operating beyond its capacity to safely accommodate. Given this direction, the proposed backlot cannot be provided with direct access to Highway 518 and would be required to access Hawksview Lane. This would constitute an increase in the number of lots relying on Hawksview Lane for access, directly contradicting the conditions under which the MTO indicated it would have no objections. As a result, the proposal introduces additional traffic to an intersection that the MTO has already identified as having capacity and safety limitations. Accordingly, the creation of the backlot is not supported by the MTO’s access and safety requirements.

The Official Plan further reinforces this direction through Policy B.12.2.1(f), which requires that new lots created through consent ‘not cause a traffic hazard’. Given that the proposed severance would add traffic to an access point the MTO has already identified as operating beyond its safe capacity, the Applications do not meet the Township’s own safety requirements. As such, the proposal fails to satisfy both the MTO’s access and safety standards and the Official Plan’s requirements for the creation of new lots.

4. Environmental and Ecological Impacts

The concerns regarding the adequacy and accuracy of the Riverstone SER remain. Given the inconsistencies between the SER and the Official Plan, including the misclassification of Faris Lake’s sensitivity and the absence of on-site testing or analysis, the Applicant must update the SER to accurately reflect the local conditions and impacts of the proposal. The updated SER must also assess the septic servicing impacts of the proposed development on Faris Lake, including potential groundwater pathways and the lake’s existing phosphorus constraints. As you know, Faris Lake is an environmentally sensitive area containing several natural heritage features, including species at risk and wetlands, and any potential risks to the lake are significant given that it serves as a drinking water source for local residents. As previously recommended by staff, the SER should be subject to peer review by the Township to ensure that its conclusions are accurate, complete, and reliable.

5. Non-Compliance with the Planning Act and Provincial Policy

The Applications continue to not comply with the requirements of the Planning Act and are not consistent with the PPS. Pursuant to Section 53(12) and 51(24) of the *Planning Act*, when considering consent applications to sever lands, Council must have regard to matters including conformity with the Official Plan, the suitability of the land for the proposed division, the adequacy of servicing, and the conservation of natural resources. The applications fail to satisfy the criteria for the following reasons:

1. The Applications do not conform to the Township of Seguin Official Plan policies as outlined throughout this letter respecting lake sensitivity, recreational carrying capacity, and the strong discouragement of backlot development, contrary to section 51(24)(c).

2. Faris Lake is identified as a highly sensitive lake and is acknowledged by the Applicant to be at capacity. The creation of additional shoreline and backlot lots therefore raises concerns regarding the suitability of the land for further division under section 51(24)(d).
3. The Applications do not adequately demonstrate that additional development can be accommodated without adverse impacts to the lake ecosystem. The Applications fail to adequately address the conservation of natural resources, ecology, species, habitat, and the protection of water quality, including as required by section 51(24)(h).
4. The Applications do not adequately demonstrate that additional lots can be serviced without adverse impacts to lake water quality, contrary to section 51(24)(i).

The Applications are not consistent with the PPS including:

1. Section 4.1 requires protection, maintenance, restoration, or improvement of natural heritage systems and surface water features, including lakes and hydrologic functions. The Applications do not demonstrate that additional development can occur without negatively impacting these features.
2. Section 4.2 requires protection, improvement, or restoration of quality and quantity of water by minimizing negative impacts to watershed and protecting drinking water supplies. This section further provides that planning authorities shall ensure consideration of environmental lake capacity, as applicable. The Applications, as outlined throughout this letter, will bring Faris Lake over capacity and have potential negative impacts to water quality that are inadequately addressed.
3. Section 3.6.1 requires that planning for sewage and water services be integrated with land use planning and protect water quality and quantity. The Applications do not sufficiently demonstrate how additional private servicing can be accommodated without environmental risk.

Conclusion

The Applications continue to represent an incremental intensification of development around a highly sensitive lake that is over capacity for development. The Applications, even as revised, do not conform with and are not consistent with the policies of the Township's Official Plan and the PPS. The proposal fails to adequately demonstrate that development around Faris Lake, including a rural backlot, can be supported in conformity with lake capacity, environmental protection, and traffic safety policies. Faris Lake is now well over the five-lot carrying capacity, and access cannot be provided in a manner that meets MTO requirements. The Applications are dated 2023, and rely on outdated and inapplicable provincial and Township policies, while ignoring the applicable PPS and Township Official Plan Policies.

Similar concerns were identified by Township staff during the Applicant's earlier proposal in 2006, when staff advised that the lot creation should be refused. Those concerns are only further exacerbated today with the lake being of high sensitivity. For all of the above reasons, the Applications do not represent good planning and should not be approved. We respectfully request that municipal staff not support the proposed Applications and that Council refuse the Applications.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Craig Jeffery, Municipal Clerk
Andrea Spinney, Deputy Clerk
Township of Seguin Planning via planning@sequin.ca

Attachment: Letter to Mr. Craig Jeffery dated January 19, 2026

Appendix A

Prior Submission dated January 19, 2026

January 19, 2026

Sent Via E-mail: info@seguin.ca

Craig Jeffery
Municipal Clerk
Township of Seguin
5 Humphrey Drive
Seguin, ON,
P2A 2W8

Dear Mr. Jeffery and Members of Council:

**Re: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)**

We are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”). We write to provide a formal submission in opposition to the proposed Applications for the Subject Lands located adjacent to Highway No. 518 with frontage on Faris Lake.

We respectfully request that this letter be included in the Public Meeting materials for February 2, 2026, and forwarded to Council in advance of its consideration of the Applications. Please add me and my colleague Alan Han (alan.han@dentons.com) to the circulation list for any meetings, reports, and/or decisions as it relates to the Applications.

Overview of the Proposal and Basis of Opposition

As we understand, the proposal seeks to sever and rezone the Subject Lands to create three parcels:

- One (1) new rural backlot of approximately 7 hectares; and,
- Two (2) shoreline lots of approximately 1.3 and 1.6 hectares each.

One shoreline lot would be retained, and two new lots would be created. As part of the proposal, an island on Faris Lake of approximately 0.4 hectares, privately owned by the Applicant, is proposed to be conveyed to the Township and rezoned to Open Space, ostensibly to offset the creation of additional shoreline development.

The Neighbouring Landowners have significant concerns with the Applications and the impact on Faris Lake. For the reasons outlined below, the Applications fail to have regard to Section 51(24) of the *Planning Act*, are inconsistent with Provincial Planning Statement 2024 (“PPS”), and do not conform to the Township of Seguin Official Plan (the “Official Plan”).

1. The Application will increase phosphorus levels at Faris Lake, which is a High Sensitivity Lake

Appendix I of the Official Plan classifies Faris Lake as a high sensitivity lake. For high sensitivity lakes, Policy B.3.1.1.3 provides that any new development is subject to the submission of a Site Evaluation Report and that Council shall not permit new development that would result in the lowering of water quality of the lake above its modeled total phosphorus background level, plus 50%.

The Riverstone Site Evaluation Report (“SER”), dated January 2025, submitted with the Applications acknowledges that the shoreline along Faris Lake is at capacity. It erroneously says that Faris Lake has moderate sensitivity to phosphorus, despite the Official Plan classifying the lake as high sensitivity. The SER does not appear to provide on-site testing or a detailed analysis of potential for phosphorus levels increasing. Accordingly, the SER is either wrong or outdated, and conflicts with the Official Plan. Council cannot rely on a study that is inconsistent with the Township’s own lake classification. The Neighbouring Landowners rely on the lake for clean drinking water, not just for recreational activities. Many are all season residents. These Applications have the potential to significantly impact Faris Lake and the quality of the lake water, which is crucial for the local residents.

2. The net carrying capacity at Faris Lake is already exceeded

Appendix III of the Official Plan establishes a recreational carrying capacity of five (5) residential units for Faris Lake. Both the Applicant’s Planning Justification Report (“PJR”) and the SER acknowledge that Faris Lake is at capacity. The supporting materials for the Applications fail to mention that there are already 10 residential lots around Faris Lake, and that these Applications would create a 11th lot. The proposed rural backlot should be counted as a 12th lot for the purposes of analyzing the carrying capacity and impact on Faris Lake as it would impact phosphorus and rely on the lake for servicing.

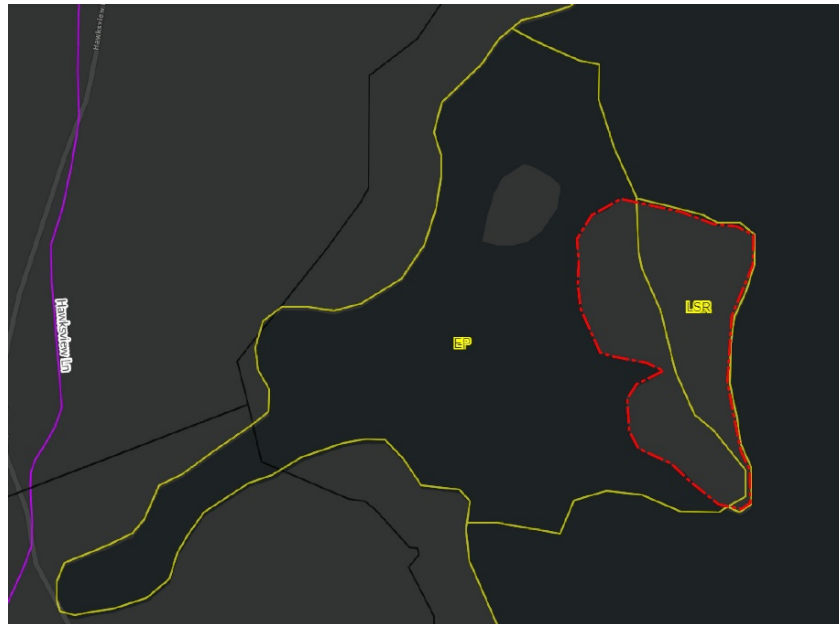
3. The island is not a viable residential lot to offset the proposed new unit(s) along Faris Lake

The Applications significantly rely on the proposed dedication of the privately owned island to the Township to justify the creation of additional shoreline lots, on the basis that the island is a “developable parcel” and therefore constitutes a “residential unit”. Currently the island is not a developable lot because the island does not meet the frontage and area requirements in the Official Plan for residential development and it does not meet setback and servicing requirements in the Zoning By-law to constitute a developable residential lot.

The island does not meet the Official Plan requirements for island residential development as Policy C.3.1.3.1(b) requires that all residential development on islands have a minimum frontage of 120 metres and an area of 1.2 hectares. At approximately 0.4 hectares in area, the island is not a developable residential lot as of right and cannot reasonably be relied on to offset the additional lot(s) proposed through the Applications. Appendix A of the Official Plan further sets out a minimum 200 metre frontage requirement for lots at Faris Lake. The island does not meet this standard.

The setback and servicing requirements of the Zoning By-law do not permit a viable building envelope on the island. The PJR, on page 10, depicts a purported “building envelope” labelled at 1,300 m² located centrally on the island based on the application of 20-metre setbacks required by the Zoning By-law, and relies on this illustration to conclude that the island constitutes a viable building lot. However, based on the scale of the drawing, the area of the illustrated “building envelope” is in fact only approximately 40 m², not 1,300 m² as suggested. When considered in conjunction with its highly irregular shape, this area is clearly insufficient to accommodate residential development and cannot reasonably be regarded as a viable building envelope, notwithstanding the conclusions reached in the PJR.

Further, the PJR in fact misapplies the Zoning By-law setback provisions. The setbacks shown are measured from the outer edges of the island, whereas the island is subject to split zoning. Specifically, the western portion of the island is zoned Environmental Protection (EP), while the eastern portion is zoned Limited Service Residential (LSR). For ease of reference, the island is outlined in red on the zoning map below to illustrate the boundary of the split zoning. Pursuant to Section 3.6(v) of the Zoning By-law, where a lot is divided into two or more zones, the zone boundary is deemed to be a lot line for the purpose of calculating required setbacks, and each portion of the lot must comply with the provisions applicable to its respective zone. Accordingly, the required 20-metre setback must be measured from the boundary of the LSR zone rather than from the exterior limits of the island. When this provision is correctly applied, no building envelope remains within the LSR-zoned portion of the island.



Lastly, Section 4.1.6.1 of the Zoning By-law requires that private sewage systems be located a minimum of 20 metres from a waterway, navigable water, or shoreline. Accordingly, any viable building envelope must be of sufficient size and configuration to accommodate not only the principal building but also the accompanying sewage disposal system. In this instance, no such building envelope exists on the island. On this basis, the island cannot be considered a developable lot.

The Applicant would need an official plan amendment and a zoning by-law amendment to develop the island for residential use. Accordingly, the offer to dedicate the island is a fallacy and does not represent removal of a viable developable lot or residential unit. Rather, the Applications result in a net increase in shoreline development, contrary to the 5-lot carrying capacity established in the Official Plan and the lake capacity protection objectives in Section B.3.3.

4. The Applications fail to demonstrate that lake capacity can sustain additional lots

Policy B.12.2.4 of the Official Plan requires that new waterfront lots only be permitted where it is demonstrated to the satisfaction of Council 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. This is not addressed by the Applicant in the submission materials. The proposed rural backlot should also be included in this analysis due to its proximity to the lake, reliance on the lake for servicing and potential impacts to the waterbody.

5. Backlot development is expressly discouraged by the Official Plan

The creation of a new rural backlot within proximity to Faris Lake is expressly discouraged by Policy B.12.2.4(c) of the Official Plan. While the policy allows limited consideration of backlot development, the Township's stated intent is to restrict this form of development around sensitive lakes. Further, servicing the backlot, particularly if reliant on Faris Lake, would place additional strain on an already at-capacity lake system.

6. The minimum lot frontage requirements are not met

Appendix I of the Official Plan sets a minimum 200 metre frontage requirement for lots at Faris Lake. We interpret this to be a minimum requirement for shoreline frontage. This is further reinforced by the SER, which states in Section 1 Background that Faris Lake has "a minimum shoreline frontage of 200 m for new lot creation (see Appendix 1, Township of Seguin Official Plan)". The shoreline frontages of each proposed waterfront lot does not meet this standard, as each is proposed to be approximately 173.4 metres and 108.5 metres.

7. Traffic and Access Concerns

The PJR includes attachments of correspondence from the Ministry of Transportation ("MTO"). The MTO says that it has "no objections to the proposed severances, on the understanding that there will be no net increase in additional lots gaining access via Hawksview Lane. No new entrances to Highway 518 are supported. The Ministry will not support any additional lot development that will increase the traffic, at the Hawksview Lane intersection, with the Highway beyond its capacity to safely accommodate".

This proposal would create additional lots with access from Hawksview Lane. MTO does not support the creation of such additional lots as this will bring Highway 518 above a capacity that it can safely accommodate. The Official Plan Policy B.12.2.1(f) requires that new lots created by consents to "not cause a traffic hazard". The Applications do not meet the traffic and safety standards set out by MTO and in the Official Plan.

8. Environmental and Ecological Impacts

The Official Plan, in Policies B.12.2.1(h) to (o), requires that new lot creation not negatively impact natural heritage features, species at risk, wetlands, drainage patterns, or water quality. The SER acknowledges the lake is at capacity and identifies multiple environmental features, such as species at risk and wetlands on the Subject Lands. The Applications do not consider how further development along Faris Lake will affect the integrity of ecological features of the lake and surrounding area. There are several endangered, threatened and at-risk species and their habitats observed by the Neighbouring Landowners in and around the lake.

9. Restrictive Covenant

In July 2016 the Applicant provided a restrictive covenant to one of the Neighbouring Landowners as it relates to the Subject Land. The restrictive covenant restricts buildings, docks, decks, tree clearing, and septic systems within a section of the Subject Lands. The restrictive covenant represents a commitment by the Applicant to not further develop the same lands it now proposes to develop.

10. Non-Compliance with the Planning Act and Provincial Policy

The proposed Applications do not comply with the requirements of the *Planning Act* and are inconsistent with the Provincial Planning Statement, 2024 (“PPS”).

Pursuant to Section 53(12) and 51(24) of the *Planning Act*, when considering consent applications to sever lands, Council must have regard to matters including conformity with the Official Plan, the suitability of the land for the proposed division, the adequacy of servicing, and the conservation of natural resources. The applications fail to satisfy the criteria for the following reasons:

1. The Applications do not conform to the Township of Seguin Official Plan policies as outlined throughout this letter respecting lake sensitivity, recreational carrying capacity, and the strong discouragement of backlot development, contrary to section 51(24)(c).
2. Faris Lake is identified as a highly sensitive lake and is acknowledged by the Applicant to be at capacity. The creation of additional shoreline and backlot lots therefore raises concerns regarding the suitability of the land for further division under section 51(24)(d).
3. The Applications do not adequately demonstrate that additional development can be accommodated without adverse impacts to the lake ecosystem. The Applications fail to adequately address the conservation of natural resources, ecology, species, habitat and the protection of water quality, including as required by section 51(24)(h).
4. The Applications do not adequately demonstrate that additional lots can be serviced without adverse impacts to lake water quality, contrary to section 51(24)(i).

The Applications are not consistent with the PPS including:

1. Section 4.1 requires protection, maintenance, restoration, or improvement of natural heritage systems and surface water features, including lakes and hydrologic functions. The Applications do not demonstrate that additional development can occur without negatively impacting these features.

2. Section 4.2 requires protection, improvement, or restoration of quality and quantity of water by minimizing negative impacts to watershed and protecting drinking water supplies. This section further provides that planning authorities shall ensure consideration of environmental lake capacity, as applicable. The Applications, as outlined throughout this letter, will bring Faris Lake over capacity and have potential negative impacts to water quality that are inadequately addressed.
3. Section 3.6.1 requires that planning for sewage and water services be integrated with land use planning and protect water quality and quantity. The Applications do not sufficiently demonstrate how additional private servicing can be accommodated without environmental risk.

Conclusion

Overall, the Applications represent an incremental intensification of development around a highly sensitive lake which is over capacity for development. The Applications do not conform with and are not consistent with the policies of the Township's Official Plan and the PPS. The proposed dedication of the island does not offset the impacts of additional shoreline and backlot development, and the Applications fail to adequately demonstrate conformity with lake capacity, environmental protection, and traffic safety policies. Faris Lake is now well over the 5-lot carrying capacity. When the Applicant proposed previous applications in 2006, Township's staff raised concerns and recommended refusal. Those concerns are only further exacerbated today with the lake being high sensitivity. For all of the above reasons, the Applications do not represent good planning and should not be approved.

We respectfully request that municipal staff not support the proposed Applications and that Council refuse the Applications.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Township of Seguin Planning via planning@sequin.ca



Outlook

Fw: Zoning amendment and consent application R-2025-0014F & B2025-0029-30-F

From info <info@seguin.ca>**Date** Fri 2026-05-29 9:50 AM**To** Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>Township of Seguin
(705) 732-4300

From: Allan & Betty Hubbell <abhubbell1980@gmail.com>**Sent:** May 28, 2026 8:41 PM**To:** info <info@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; Ken Adams <kenadams@seguin.ca>**Subject:** Zoning amendment and consent application R-2025-0014F & B2025-0029-30-F

You don't often get email from abhubbell1980@gmail.com. [Learn why this is important](#)

Dear Mr. Jeffery, Mayor MacDiarmid and Councillors of Seguin Township,

We have learned that the Jacques application to sever and create a backlot on Faris Lake is supported by Seguin Township staff.

This appears to be in response to Mr. Jacques' decision to drop his initial proposal "in good faith". However there remains a concern over the new proposal to create a new "rural backlot". It should be obvious to everyone that the development of this backlot, in practice, will add more human occupants, (presumably with access to the lake granted through Mr. Jacques' retained lot), remove trees, and destroy plant and wildlife habitat. This small lake, as you know, is already over capacity for development. It need not be actual lakefront development to have an impact on the nearby shoreline and considerable wetland area within the new proposed lot.

Please consider carefully, councillors, as allowing this development would be a strike against the natural environment of Faris Lake and its surrounding area in beautiful Seguin Township.

Thank you,

Allan and Betty Hubbell

Hawksview Lane

519-359-6272



RE: R-2025-0014-F & B-2025-0029-30-F Jacques

From Philip W.H. West <pwh.west@gmail.com>

Date Fri 2026-05-29 12:00 AM

To Ann MacDiarmid <annmacdiarmid@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Gail Finnson <gailfinnson@seguin.ca>

Cc Craig Jeffery <cjeffery@seguin.ca>; Planning <planning@seguin.ca>

Your Worship and Members of Council,

I am pleased that the above referenced application is moving forward for decision, however I am writing to reiterate my opposition to the application.

To sum up the objections expressed in my previous emails, it is my understanding that such applications require an accompanying Environmental Assessment, and I am not satisfied that the assessment actually addresses the decision now before Council. The assessment is a recycled report from a previous application to sever the property so that a portion with a developed cottage could be sold. That property now belongs to Ross and Anna Barrett. I can find no clear reference to the plan that Council is now considering.

The environmental assessment supporting this application predates the current Official Plan. Would the same conclusions be reached with the new information regarding the current assessed capacity of Faris Lake? While the severed portion is not waterfront property, it is likely that it will draw from the Faris Lake water table and can leach contaminants into the lake.

Finally, I note that while environmental concerns are raised in the assessment, mitigation strategies are suggested. I am not confident that those strategies would ever be followed by the applicant or communicated to and followed by whomever the property is sold to for development. Is there a mechanism for inspection and enforcement? By the time a failure to comply is discovered, it is too late. The damage is done.

My wife Eva and I are now permanent residents on Faris Lake and have been connected to this property for more than 60 years. We depend on Faris Lake for our drinking water and our wild natural neighbours are wonderful indeed. We ask again that Council deny this application.

Yours truly,

Philip West,
19 Engelking Lane.



Fw: Faris Lake

From info <info@seguin.ca>
Date Fri 2026-05-29 2:25 PM
To Craig Jeffery <cjeffery@seguin.ca>

 1 attachment (619 KB)

Letter to Seguin Planning and Council - Zoning By-law Amendment and Consent Applications - Frank Jacques - May 29 2026.pdf;



Township of Seguin
(705) 732-4300

From: Anna Barrett <anna.m.barrett@gmail.com>
Sent: May 29, 2026 12:48 PM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; info <info@seguin.ca>
Subject: Re: Faris Lake

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

Good afternoon Mayor MacDiarmid,

My husband and I were shocked to learn that this matter is on the Agenda for June 1 and we understand it has positive support from Staff. We are not lawyers or experts in this matter, but my counsel, who is an expert in this matter, advises me that the positive support from Staff is negligent. I attach my counsel's letter in this regard. I sincerely hope that you will refuse approval of this application based on what is currently being presented on June 1.

Anna and Ross Barrett

On Mon, Jan 19, 2026 at 9:47 PM Ann MacDiarmid <annmacdiarmid@seguin.ca> wrote:

I appreciate you weighing in on this issue and assure you that it will be taken seriously. In order for your correspondence to be part of the official Council correspondence please send a copy to info@seguin.ca

Thank you

Ann

Get [Outlook for iOS](#)

From: Anna Barrett <anna.m.barrett@gmail.com>

Sent: Monday, January 19, 2026 6:39:20 PM

To: Ann MacDiarmid <annmacdiarmid@seguin.ca>

Cc: Anna Barrett <abarrett@marmrpenner.com>; Ross Barrett <ross.c.barrett@gmail.com>

Subject: Faris Lake

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

Good afternoon Mayor MacDiarmid,

My husband and I own a lovely cottage on Faris Lake, located at 48 Hawksview Lane. During the COVID pandemic, we fell in love with Seguin when we were looking for a breath of fresh air and a place to escape the crowds. Since the purchase of our cottage in 2021, we spend each year enjoying the Township and our property for several months at a time. We are resident in Seguin for all of the summer and for weeks at a time during the rest of the year, when our teenage children's lives permit us to do so. Once we retire, we hope to make 48 Hawksview Lane our permanent residence.

In mid December of 2025 we were notified of two applications that Mr. Franklin Jacques had made to the Township. Our significant concerns with respect to these applications are enclosed in the letter from our counsel. You may note from the letter that each and every one of the neighbours (other than Mr. Jacques and possibly his brother Mr. Anson Jacques, who are the only other owners on the lake) share these concerns.

We are a very small lake and as a result, we need to be very careful with it. You may note from that letter that all of the neighbours who are taking part in this letter share this view and regularly take steps to ensure the lake's preservation (i.e. no motor boat rule accepted by all, smart water usage, avoidance of plastics and eco friendly detergents/soaps/garden products). One of the main reasons we all do this is because we rely on Faris Lake for our drinking water. When we purchased our property, we were concerned to see that the lake already had high sensitivity to phosphorus levels, but were relieved to see that the Official Plan marked the lake at capacity. This gave us comfort that the Township would continue to protect the lake. I will add that when Mr. Franklin Jacques (who was the original owner of our property) originally applied to Seguin to build our cottage back in 2006, your staff recommended against it (Seguin meeting November 20, 2006). Unfortunately a couple of years later, Mr. Jacques' planner was able to satisfy then Council that the building of 48 Hawksview should be permitted. At this time, the lake was at moderate sensitivity per the Seguin Official Plan records I was able to locate. Sadly, it seems that the construction of our property may have contributed to the increased sensitivity of our lake, which now sits at high sensitivity as of 2014 Seguin Official Plan records, as there was no other development on our lake.

I respectfully request that you review the attached letter and consider how the additional properties proposed in the applications may push our lake to an irreparable state, where

we can no longer drink the water. I also invite you to our lovely Seguin home to have a taste yourself before making a decision.

If you have any questions, we would be happy to answer them. Please feel free to email anytime.

We look forward to attending the public hearing on this matter on February 2nd.

Regards,
Anna and Ross Barrett
48 Hawksview Lane

May 29, 2026

Sent Via E-mail: info@seguin.ca

Council
Township of Seguin
5 Humphrey Drive
Seguin, ON,
P2A 2W8

Dear Members of Council:

**Re: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)
June 1, 2026 Council Meeting - Item 8(c), Report No. PL-2026-048**

As you know, we are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”).

Our clients are shocked that Staff support the proposed Zoning By-law Amendment and Consent Application listed as Agenda Item 8(c) at the June 1, 2026 Council Meeting. Staff’s Report No. PL-2026-048 recommends approval of the Applications, as revised, which propose the development of a new rural backlot along Faris Lake. Our clients’ objection is grounded in genuine concern for Faris Lake and its ecological health, water quality, and the safety of surrounding residents. For the reasons outlined in this letter and in our prior correspondences, we request that Council **refuse** the Applications.

Although our clients may not be able to appeal Council’s decision to the Ontario Land Tribunal, we have instructions to challenge any decision in the Courts, including by way of judicial review. Staff’s recommendation is negligent at the least.

Please ensure this correspondence is provided to Council in advance of its consideration of this matter.

Background

Our clients have expressed their concerns regarding the Applications on multiple occasions, both through our office and individually. Our most recent letter, dated March 16, 2026 and attached, addressed the revised proposal, which removes the proposed shoreline lot and now proposes only the new rural backlot. The majority of concerns outlined in that letter remain unaddressed. Staff’s rationale in support of the

Applications, as set out in the Staff Report, is deficient and fails to address critical planning processes and policy requirements, as detailed below. It also relies on outdated and incorrect reports from the Applicant.

Deficient Supporting Materials

The materials submitted in support of the Applications are outdated, wrong and wholly inadequate. The Planning Justification Report (“PJR”) is dated from 2023 and relies on the now-repealed Provincial Policy Statement. The Riverstone Site Evaluation Report (“SER”), otherwise referred to as the Environmental Impact Study (“EIS”), is dated January 2025 and does not reflect the current proposal. Both documents contain various inaccuracies as detailed in our prior correspondence.

The Staff Report refers to these concerns as *“allegations that some supporting materials may be outdated, incomplete, or based on an earlier version of the proposal.”* This characterization is misleading, as all the most significant supporting materials are, in fact, objectively outdated. This is not an allegation. It is fact.

Failure to Complete Peer Review of EIS

When this matter was last before Council in February 2026 for the Public Meeting, Staff explicitly committed to peer reviewing the EIS. **This has not been done.** Instead, Staff are now asking Council to approve the Applications first, with the peer review to follow. This approach is backwards and nonsensical. The EIS is supposed to inform whether the proposed use is even appropriate, as it is a threshold issue. To approve the Applications before undertaking the peer review that Staff themselves acknowledged was necessary is negligent and reckless.

The Staff Report states that *“Section 4 of the PPS [Provincial Planning Statement, 2024] and Section 6 of the GPNO [Growth Plan for Northern Ontario] address matters relating to the wise use and management of resources. It is noted in Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An EIS has been submitted in support of the applications. The recommendations of the EIS will be implemented through zoning, conditions of approval, including a peer review, and site plan control.”*

While also concluding that *“The proposed consent and Zoning By-law Amendment applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.”*

We question how Staff can conclude that the Applications are consistent with the PPS and GPNO when the EIS has not been confirmed and peer reviewed by the Township. Moreover, the Applicant’s own PJR does not even reference the correct, in-effect PPS.

Non-Compliance with Official Plan

Furthermore, Staff claims that the proposed Applications conform with the policies of the Seguin Official Plan, yet no mention is made of the Carrying Capacity of Faris Lake set out in Appendix III of the Official Plan. This policy was raised various times throughout our submissions and remains unaddressed. We also reiterate that the Official Plan expressly discourages backlot development, as acknowledged in the Staff Report.

Conclusion

For the reasons set out in this letter and in our prior correspondences, the Applications do not represent good planning and should not be approved. Any new residential development in proximity to Faris Lake constitutes incremental intensification around a highly sensitive lake and may result in adverse impacts on water quality and ecological function. Similar concerns were identified by Township Staff during the Applicant's earlier proposal in 2006, at which time Staff recommended that the proposed lot creation be refused. How can Staff now be supporting an additional lot when they recommended refusal in 2006 when there were fewer lots proposed along the lake?

We request that Council **refuse** the Applications at its meeting on June 1, 2026.

Should any development arising from approval of the Applications result in adverse impact on the drinking water supply of Faris Lake or the surrounding environment, our clients will have no choice but to pursue all available legal remedies, including litigation against all responsible parties, including the municipality. Our clients live on the lake and depend on it for drinking water. These decisions put their personal safety at risk.

Please ensure that this letter is circulated to the Mayor and all members of Council for consideration.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Craig Jeffery, Municipal Clerk
Andrea Spinney, Deputy Clerk
Taylor Elgie, Director of Planning
Kara Mizdain, Planning Administrative Assistant
Township of Seguin Planning via planning@sequin.ca

Attachment: Letter to Mr. Taylor Elgie dated March 16, 2026

Attachment

Letter to Mr. Taylor Elgie, dated March 16, 2026

March 16, 2026

Sent Via E-mail: info@seguin.ca

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

Dear Mr. Elgie and Members of Council:

**Re: Resubmission of Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)**

As you know, we are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”).

Thank you for your email of February 25, 2026, advising of the revised application for the above matter. Our clients continue to have concerns regarding the proposed Applications including the resubmission (rev 1). We understand that the Applicant has revised the proposal to no longer include the creation of a new shoreline lot and the conveyance of the private island to the Township. As revised, the Applications now only seek to sever and rezone the Subject Lands to create a single new rural backlot of approximately 7 hectares.

This resubmission, as received by our offices, was only accompanied by an Application Form. We note that the Application Form indicates that the Applications are consistent with provincial policies. As noted in the original concerns, the Planning Justification Report (“PJR”) relied on outdated policies including the Provincial Policy Statement, which is since replaced by the Provincial Planning Statement, 2024 (“PPS”). A new PJR is required to properly support the Applications, both to reflect the revised proposal and to accurately address the in-force PPS and municipal policies. In addition, the Riverstone Site Evaluation Report (“SER”) must be updated and expanded to evaluate the current proposal and its potential impacts on Faris Lake. In the absence of these updated materials, the Applications remain incomplete and do not provide the required analysis and justification for the Applications. Respectfully, Township Council cannot consider the Applications until the required supporting materials are submitted.

Please ensure that this letter is included in the public meeting materials and circulated to Council for consideration.

While the Applicant has revised the proposal to eliminate the creation of a new shoreline lot and is no longer proposing the conveyance of the island to the Township, the remaining request to create a new rural backlot continues to raise significant concerns for the Neighbouring Landowners, particularly with respect to its impact on Faris Lake. The revisions to the Applications do not resolve the fundamental planning, environmental, and policy issues identified in our earlier submission dated January 19, 2026 (the "Prior Submission"), which is enclosed as Appendix A.

For the reasons outlined below, the Applications continue to fail to have regard to Section 51(24) of the Planning Act, remain inconsistent with the PPS, and do not conform to the Township of Seguin Official Plan (the "Official Plan").

1. The proposed backlot is part of Faris Lake, which is a High Sensitivity and at capacity lake

The entire 30-acre (12 hectare) parcel that comprises the Subject Lands has, for decades, been treated as part of the Faris Lake system for the purposes of lake sensitivity and capacity analysis under the Township of Seguin Official Plan, and its predecessors. The Applicant's proposal to carve out a separate backlot parcel does not alter the functional relationship between the lands and the lake. The physical proximity to Faris Lake, along with the associated drainage characteristics, stormwater runoff, and septic servicing implications, remain unchanged. The Applicant, through the supporting materials, has not demonstrated that the backlot can be adequately serviced without impacting Faris Lake, including through the risk of contaminant migration through groundwater to Faris Lake. The fact that the proposed backlot would not directly abut the shoreline does not diminish its ecological influence on the lake, particularly with respect to phosphorus contributions. As such, the proposed backlot cannot reasonably be considered exempt from the Official Plan policies that govern development around Faris Lake.

As detailed in the Prior Submission, the Official Plan identifies Faris Lake as a High Sensitivity lake that is already operating above its established capacity of five (5) residential units. There are already 10 residential lots around Faris Lake, and the proposed rural backlot would be counted as an 11th lot for the purposes of analyzing the lake's carrying capacity. As outlined above, regardless of any future severance, the backlot will continue to impose impacts on Faris Lake. Policy B.3.1.1.3 of the Official Plan further provides that, for high sensitivity lakes, Council shall not permit new development that would result in the lowering of water quality of the lake above its modeled total phosphorus background level, plus 50%. In accordance with these policies, no new development, including the proposed backlot, should be permitted within the Faris Lake system. The creation of an additional rural backlot is therefore neither appropriate nor supported by the applicable policy framework.

2. Backlot development is expressly discouraged by the Official Plan

Policy B.12.2.4(c) of the Township's own Official Plan expressly states that backlot development within 300 metres of a high water line is 'strongly discouraged'. While the policy allows limited consideration of backlot development, the Township's stated intent is to restrict this form of development around sensitive lakes. Further, servicing the proposed rural backlot, particularly if reliant on Faris Lake, would place additional strain on an already at-capacity lake system.

3. Traffic, Access, and Safety Concerns

The correspondence from the Ministry of Transportation (“MTO”), included in the PJR, has not been addressed. It indicates that the MTO will have no objections to the proposed severance only on the condition that there is no net increase in the number of lots gaining access from Hawksview Lane. The MTO further states that it will not support new entrances to Highway 518, nor any additional lot creation which would increase traffic at the Hawksview Lane intersection, as the highway is already operating beyond its capacity to safely accommodate. Given this direction, the proposed backlot cannot be provided with direct access to Highway 518 and would be required to access Hawksview Lane. This would constitute an increase in the number of lots relying on Hawksview Lane for access, directly contradicting the conditions under which the MTO indicated it would have no objections. As a result, the proposal introduces additional traffic to an intersection that the MTO has already identified as having capacity and safety limitations. Accordingly, the creation of the backlot is not supported by the MTO’s access and safety requirements.

The Official Plan further reinforces this direction through Policy B.12.2.1(f), which requires that new lots created through consent ‘not cause a traffic hazard’. Given that the proposed severance would add traffic to an access point the MTO has already identified as operating beyond its safe capacity, the Applications do not meet the Township’s own safety requirements. As such, the proposal fails to satisfy both the MTO’s access and safety standards and the Official Plan’s requirements for the creation of new lots.

4. Environmental and Ecological Impacts

The concerns regarding the adequacy and accuracy of the Riverstone SER remain. Given the inconsistencies between the SER and the Official Plan, including the misclassification of Faris Lake’s sensitivity and the absence of on-site testing or analysis, the Applicant must update the SER to accurately reflect the local conditions and impacts of the proposal. The updated SER must also assess the septic servicing impacts of the proposed development on Faris Lake, including potential groundwater pathways and the lake’s existing phosphorus constraints. As you know, Faris Lake is an environmentally sensitive area containing several natural heritage features, including species at risk and wetlands, and any potential risks to the lake are significant given that it serves as a drinking water source for local residents. As previously recommended by staff, the SER should be subject to peer review by the Township to ensure that its conclusions are accurate, complete, and reliable.

5. Non-Compliance with the Planning Act and Provincial Policy

The Applications continue to not comply with the requirements of the Planning Act and are not consistent with the PPS. Pursuant to Section 53(12) and 51(24) of the *Planning Act*, when considering consent applications to sever lands, Council must have regard to matters including conformity with the Official Plan, the suitability of the land for the proposed division, the adequacy of servicing, and the conservation of natural resources. The applications fail to satisfy the criteria for the following reasons:

1. The Applications do not conform to the Township of Seguin Official Plan policies as outlined throughout this letter respecting lake sensitivity, recreational carrying capacity, and the strong discouragement of backlot development, contrary to section 51(24)(c).

2. Faris Lake is identified as a highly sensitive lake and is acknowledged by the Applicant to be at capacity. The creation of additional shoreline and backlot lots therefore raises concerns regarding the suitability of the land for further division under section 51(24)(d).
3. The Applications do not adequately demonstrate that additional development can be accommodated without adverse impacts to the lake ecosystem. The Applications fail to adequately address the conservation of natural resources, ecology, species, habitat, and the protection of water quality, including as required by section 51(24)(h).
4. The Applications do not adequately demonstrate that additional lots can be serviced without adverse impacts to lake water quality, contrary to section 51(24)(i).

The Applications are not consistent with the PPS including:

1. Section 4.1 requires protection, maintenance, restoration, or improvement of natural heritage systems and surface water features, including lakes and hydrologic functions. The Applications do not demonstrate that additional development can occur without negatively impacting these features.
2. Section 4.2 requires protection, improvement, or restoration of quality and quantity of water by minimizing negative impacts to watershed and protecting drinking water supplies. This section further provides that planning authorities shall ensure consideration of environmental lake capacity, as applicable. The Applications, as outlined throughout this letter, will bring Faris Lake over capacity and have potential negative impacts to water quality that are inadequately addressed.
3. Section 3.6.1 requires that planning for sewage and water services be integrated with land use planning and protect water quality and quantity. The Applications do not sufficiently demonstrate how additional private servicing can be accommodated without environmental risk.

Conclusion

The Applications continue to represent an incremental intensification of development around a highly sensitive lake that is over capacity for development. The Applications, even as revised, do not conform with and are not consistent with the policies of the Township's Official Plan and the PPS. The proposal fails to adequately demonstrate that development around Faris Lake, including a rural backlot, can be supported in conformity with lake capacity, environmental protection, and traffic safety policies. Faris Lake is now well over the five-lot carrying capacity, and access cannot be provided in a manner that meets MTO requirements. The Applications are dated 2023, and rely on outdated and inapplicable provincial and Township policies, while ignoring the applicable PPS and Township Official Plan Policies.

Similar concerns were identified by Township staff during the Applicant's earlier proposal in 2006, when staff advised that the lot creation should be refused. Those concerns are only further exacerbated today with the lake being of high sensitivity. For all of the above reasons, the Applications do not represent good planning and should not be approved. We respectfully request that municipal staff not support the proposed Applications and that Council refuse the Applications.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Craig Jeffery, Municipal Clerk
Andrea Spinney, Deputy Clerk
Township of Seguin Planning via planning@sequin.ca

Attachment: Letter to Mr. Craig Jeffery dated January 19, 2026

Appendix A

Prior Submission dated January 19, 2026

January 19, 2026

Sent Via E-mail: info@seguin.ca

Craig Jeffery
Municipal Clerk
Township of Seguin
5 Humphrey Drive
Seguin, ON,
P2A 2W8

Dear Mr. Jeffery and Members of Council:

**Re: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the “Applications”)
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the “Subject Lands”)
Franklin Jacques (the “Applicant”)**

We are lawyers representing several landowners surrounding Faris Lake and neighbouring the Subject Lands, namely Anna and Ross Barrett, Philip W.H. and Eva West, Kane and Carissa Moser, Walter, Peter, and Marina Engelking, and Allan and Betty Hubbell (collectively, the “Neighbouring Landowners”). We write to provide a formal submission in opposition to the proposed Applications for the Subject Lands located adjacent to Highway No. 518 with frontage on Faris Lake.

We respectfully request that this letter be included in the Public Meeting materials for February 2, 2026, and forwarded to Council in advance of its consideration of the Applications. Please add me and my colleague Alan Han (alan.han@dentons.com) to the circulation list for any meetings, reports, and/or decisions as it relates to the Applications.

Overview of the Proposal and Basis of Opposition

As we understand, the proposal seeks to sever and rezone the Subject Lands to create three parcels:

- One (1) new rural backlot of approximately 7 hectares; and,
- Two (2) shoreline lots of approximately 1.3 and 1.6 hectares each.

One shoreline lot would be retained, and two new lots would be created. As part of the proposal, an island on Faris Lake of approximately 0.4 hectares, privately owned by the Applicant, is proposed to be conveyed to the Township and rezoned to Open Space, ostensibly to offset the creation of additional shoreline development.

The Neighbouring Landowners have significant concerns with the Applications and the impact on Faris Lake. For the reasons outlined below, the Applications fail to have regard to Section 51(24) of the *Planning Act*, are inconsistent with Provincial Planning Statement 2024 (“PPS”), and do not conform to the Township of Seguin Official Plan (the “Official Plan”).

1. The Application will increase phosphorus levels at Faris Lake, which is a High Sensitivity Lake

Appendix I of the Official Plan classifies Faris Lake as a high sensitivity lake. For high sensitivity lakes, Policy B.3.1.1.3 provides that any new development is subject to the submission of a Site Evaluation Report and that Council shall not permit new development that would result in the lowering of water quality of the lake above its modeled total phosphorus background level, plus 50%.

The Riverstone Site Evaluation Report (“SER”), dated January 2025, submitted with the Applications acknowledges that the shoreline along Faris Lake is at capacity. It erroneously says that Faris Lake has moderate sensitivity to phosphorus, despite the Official Plan classifying the lake as high sensitivity. The SER does not appear to provide on-site testing or a detailed analysis of potential for phosphorus levels increasing. Accordingly, the SER is either wrong or outdated, and conflicts with the Official Plan. Council cannot rely on a study that is inconsistent with the Township’s own lake classification. The Neighbouring Landowners rely on the lake for clean drinking water, not just for recreational activities. Many are all season residents. These Applications have the potential to significantly impact Faris Lake and the quality of the lake water, which is crucial for the local residents.

2. The net carrying capacity at Faris Lake is already exceeded

Appendix III of the Official Plan establishes a recreational carrying capacity of five (5) residential units for Faris Lake. Both the Applicant’s Planning Justification Report (“PJR”) and the SER acknowledge that Faris Lake is at capacity. The supporting materials for the Applications fail to mention that there are already 10 residential lots around Faris Lake, and that these Applications would create a 11th lot. The proposed rural backlot should be counted as a 12th lot for the purposes of analyzing the carrying capacity and impact on Faris Lake as it would impact phosphorus and rely on the lake for servicing.

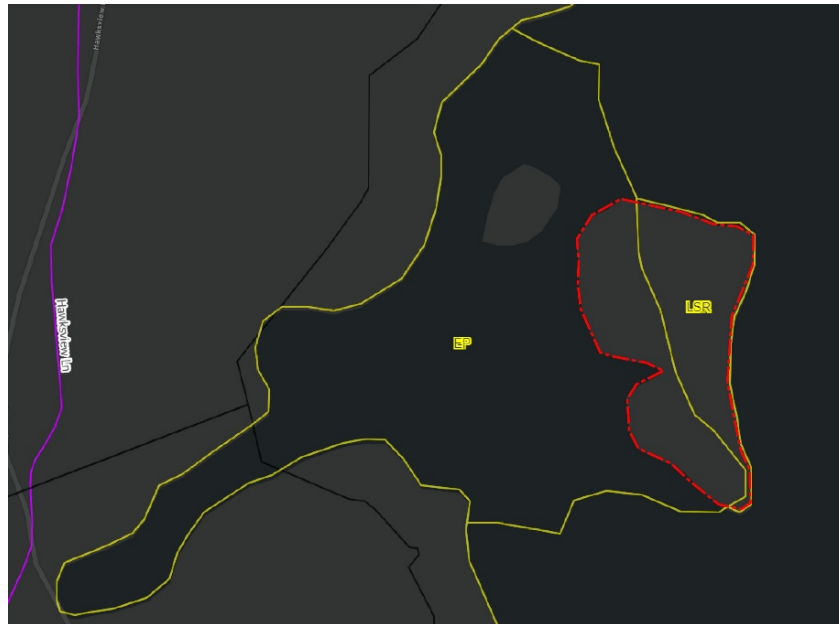
3. The island is not a viable residential lot to offset the proposed new unit(s) along Faris Lake

The Applications significantly rely on the proposed dedication of the privately owned island to the Township to justify the creation of additional shoreline lots, on the basis that the island is a “developable parcel” and therefore constitutes a “residential unit”. Currently the island is not a developable lot because the island does not meet the frontage and area requirements in the Official Plan for residential development and it does not meet setback and servicing requirements in the Zoning By-law to constitute a developable residential lot.

The island does not meet the Official Plan requirements for island residential development as Policy C.3.1.3.1(b) requires that all residential development on islands have a minimum frontage of 120 metres and an area of 1.2 hectares. At approximately 0.4 hectares in area, the island is not a developable residential lot as of right and cannot reasonably be relied on to offset the additional lot(s) proposed through the Applications. Appendix A of the Official Plan further sets out a minimum 200 metre frontage requirement for lots at Faris Lake. The island does not meet this standard.

The setback and servicing requirements of the Zoning By-law do not permit a viable building envelope on the island. The PJR, on page 10, depicts a purported “building envelope” labelled at 1,300 m² located centrally on the island based on the application of 20-metre setbacks required by the Zoning By-law, and relies on this illustration to conclude that the island constitutes a viable building lot. However, based on the scale of the drawing, the area of the illustrated “building envelope” is in fact only approximately 40 m², not 1,300 m² as suggested. When considered in conjunction with its highly irregular shape, this area is clearly insufficient to accommodate residential development and cannot reasonably be regarded as a viable building envelope, notwithstanding the conclusions reached in the PJR.

Further, the PJR in fact misapplies the Zoning By-law setback provisions. The setbacks shown are measured from the outer edges of the island, whereas the island is subject to split zoning. Specifically, the western portion of the island is zoned Environmental Protection (EP), while the eastern portion is zoned Limited Service Residential (LSR). For ease of reference, the island is outlined in red on the zoning map below to illustrate the boundary of the split zoning. Pursuant to Section 3.6(v) of the Zoning By-law, where a lot is divided into two or more zones, the zone boundary is deemed to be a lot line for the purpose of calculating required setbacks, and each portion of the lot must comply with the provisions applicable to its respective zone. Accordingly, the required 20-metre setback must be measured from the boundary of the LSR zone rather than from the exterior limits of the island. When this provision is correctly applied, no building envelope remains within the LSR-zoned portion of the island.



Lastly, Section 4.1.6.1 of the Zoning By-law requires that private sewage systems be located a minimum of 20 metres from a waterway, navigable water, or shoreline. Accordingly, any viable building envelope must be of sufficient size and configuration to accommodate not only the principal building but also the accompanying sewage disposal system. In this instance, no such building envelope exists on the island. On this basis, the island cannot be considered a developable lot.

The Applicant would need an official plan amendment and a zoning by-law amendment to develop the island for residential use. Accordingly, the offer to dedicate the island is a fallacy and does not represent removal of a viable developable lot or residential unit. Rather, the Applications result in a net increase in shoreline development, contrary to the 5-lot carrying capacity established in the Official Plan and the lake capacity protection objectives in Section B.3.3.

4. The Applications fail to demonstrate that lake capacity can sustain additional lots

Policy B.12.2.4 of the Official Plan requires that new waterfront lots only be permitted where it is demonstrated to the satisfaction of Council 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. This is not addressed by the Applicant in the submission materials. The proposed rural backlot should also be included in this analysis due to its proximity to the lake, reliance on the lake for servicing and potential impacts to the waterbody.

5. Backlot development is expressly discouraged by the Official Plan

The creation of a new rural backlot within proximity to Faris Lake is expressly discouraged by Policy B.12.2.4(c) of the Official Plan. While the policy allows limited consideration of backlot development, the Township's stated intent is to restrict this form of development around sensitive lakes. Further, servicing the backlot, particularly if reliant on Faris Lake, would place additional strain on an already at-capacity lake system.

6. The minimum lot frontage requirements are not met

Appendix I of the Official Plan sets a minimum 200 metre frontage requirement for lots at Faris Lake. We interpret this to be a minimum requirement for shoreline frontage. This is further reinforced by the SER, which states in Section 1 Background that Faris Lake has "a minimum shoreline frontage of 200 m for new lot creation (see Appendix 1, Township of Seguin Official Plan)". The shoreline frontages of each proposed waterfront lot does not meet this standard, as each is proposed to be approximately 173.4 metres and 108.5 metres.

7. Traffic and Access Concerns

The PJR includes attachments of correspondence from the Ministry of Transportation ("MTO"). The MTO says that it has "no objections to the proposed severances, on the understanding that there will be no net increase in additional lots gaining access via Hawksview Lane. No new entrances to Highway 518 are supported. The Ministry will not support any additional lot development that will increase the traffic, at the Hawksview Lane intersection, with the Highway beyond its capacity to safely accommodate".

This proposal would create additional lots with access from Hawksview Lane. MTO does not support the creation of such additional lots as this will bring Highway 518 above a capacity that it can safely accommodate. The Official Plan Policy B.12.2.1(f) requires that new lots created by consents to "not cause a traffic hazard". The Applications do not meet the traffic and safety standards set out by MTO and in the Official Plan.

8. Environmental and Ecological Impacts

The Official Plan, in Policies B.12.2.1(h) to (o), requires that new lot creation not negatively impact natural heritage features, species at risk, wetlands, drainage patterns, or water quality. The SER acknowledges the lake is at capacity and identifies multiple environmental features, such as species at risk and wetlands on the Subject Lands. The Applications do not consider how further development along Faris Lake will affect the integrity of ecological features of the lake and surrounding area. There are several endangered, threatened and at-risk species and their habitats observed by the Neighbouring Landowners in and around the lake.

9. Restrictive Covenant

In July 2016 the Applicant provided a restrictive covenant to one of the Neighbouring Landowners as it relates to the Subject Land. The restrictive covenant restricts buildings, docks, decks, tree clearing, and septic systems within a section of the Subject Lands. The restrictive covenant represents a commitment by the Applicant to not further develop the same lands it now proposes to develop.

10. Non-Compliance with the Planning Act and Provincial Policy

The proposed Applications do not comply with the requirements of the *Planning Act* and are inconsistent with the Provincial Planning Statement, 2024 (“PPS”).

Pursuant to Section 53(12) and 51(24) of the *Planning Act*, when considering consent applications to sever lands, Council must have regard to matters including conformity with the Official Plan, the suitability of the land for the proposed division, the adequacy of servicing, and the conservation of natural resources. The applications fail to satisfy the criteria for the following reasons:

1. The Applications do not conform to the Township of Seguin Official Plan policies as outlined throughout this letter respecting lake sensitivity, recreational carrying capacity, and the strong discouragement of backlot development, contrary to section 51(24)(c).
2. Faris Lake is identified as a highly sensitive lake and is acknowledged by the Applicant to be at capacity. The creation of additional shoreline and backlot lots therefore raises concerns regarding the suitability of the land for further division under section 51(24)(d).
3. The Applications do not adequately demonstrate that additional development can be accommodated without adverse impacts to the lake ecosystem. The Applications fail to adequately address the conservation of natural resources, ecology, species, habitat and the protection of water quality, including as required by section 51(24)(h).
4. The Applications do not adequately demonstrate that additional lots can be serviced without adverse impacts to lake water quality, contrary to section 51(24)(i).

The Applications are not consistent with the PPS including:

1. Section 4.1 requires protection, maintenance, restoration, or improvement of natural heritage systems and surface water features, including lakes and hydrologic functions. The Applications do not demonstrate that additional development can occur without negatively impacting these features.

2. Section 4.2 requires protection, improvement, or restoration of quality and quantity of water by minimizing negative impacts to watershed and protecting drinking water supplies. This section further provides that planning authorities shall ensure consideration of environmental lake capacity, as applicable. The Applications, as outlined throughout this letter, will bring Faris Lake over capacity and have potential negative impacts to water quality that are inadequately addressed.
3. Section 3.6.1 requires that planning for sewage and water services be integrated with land use planning and protect water quality and quantity. The Applications do not sufficiently demonstrate how additional private servicing can be accommodated without environmental risk.

Conclusion

Overall, the Applications represent an incremental intensification of development around a highly sensitive lake which is over capacity for development. The Applications do not conform with and are not consistent with the policies of the Township's Official Plan and the PPS. The proposed dedication of the island does not offset the impacts of additional shoreline and backlot development, and the Applications fail to adequately demonstrate conformity with lake capacity, environmental protection, and traffic safety policies. Faris Lake is now well over the 5-lot carrying capacity. When the Applicant proposed previous applications in 2006, Township's staff raised concerns and recommended refusal. Those concerns are only further exacerbated today with the lake being high sensitivity. For all of the above reasons, the Applications do not represent good planning and should not be approved.

We respectfully request that municipal staff not support the proposed Applications and that Council refuse the Applications.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Copy: Clients
Township of Seguin Planning via planning@sequin.ca



Fw: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025- 0029-30-F)

From info <info@seguin.ca>
Date Fri 2026-05-29 2:50 PM
To Craig Jeffery <cjeffery@seguin.ca>



Township of Seguin
(705) 732-4300

From: Anna Barrett <anna.m.barrett@gmail.com>
Sent: May 29, 2026 2:47 PM
To: Taylor Elgie <telgie@seguin.ca>
Cc: info <info@seguin.ca>
Subject: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025- 0029-30-F)

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

Good afternoon Mr. Elgie:

Re: Zoning By-law Amendment Application and Consent Application (R-2025-0014-F & B-2025-0029-30-F) (the "Applications")
FOLEY CON 10 PT LOT 6 RP 42R18611 PARTS 1 2 6 7 8 PT PART 5 RP 42R20512 PART 2
(the "Subject Lands")
Franklin Jacques (the "Applicant")
June 1, 2026 Council Meeting - Item 8(c), Report No. PL-2026-048

We are shocked to learn this week that Staff supports the proposed Zoning By-law Amendment and Consent Application listed as Agenda Item 8(c) at the June 1, 2026 Council Meeting. We have deep concerns for Faris Lake and its ecological health, water quality, and the safety of surrounding residents.

We request that you reconsider your support for this item.

We understand that the Applications, as set out in the Staff Report, is deficient and fails to address

critical planning processes and policy requirements, as detailed below. It also relies on outdated and incorrect reports from the Applicant.

The materials submitted in support of the Applications are outdated, wrong and wholly inadequate. The Planning Justification Report is dated from 2023 and relies on the now-repealed Provincial Policy Statement. The Riverstone Site Evaluation Report, otherwise referred to as the Environmental Impact Study ("EIS"), is dated January 2025 and does not reflect the current proposal.

The Staff Report refers to these concerns as "allegations that some supporting materials may be outdated, incomplete, or based on an earlier version of the proposal." This characterization is misleading, as all the most significant supporting materials are, in fact, objectively outdated.

When this matter was last before Council in February 2026 for the Public Meeting, Staff explicitly committed to peer reviewing the EIS. This has not been done. Instead, Staff are now asking Council to approve the Applications first, with the peer review to follow. This approach is backwards and nonsensical. The EIS is supposed to inform whether the proposed use is even appropriate, as it is a threshold issue. To approve the Applications before undertaking the peer review that Staff themselves acknowledged was necessary is negligent and reckless.

We will be requesting the Ontario Professional Planners Institute to review the decision making of this matter and will be providing them with the Staff Report and all supporting materials submitted to date.

Anna & Ross Barrett
48 Hawksview Lane



Consent Application B-2025-0021-22-23-24-C

From Andrea Stirk <andrea@highgrovefarms.ca>

Date Thu 2026-05-28 3:51 PM

To Craig Jeffery <cjeffery@seguin.ca>

Cc Chris Holmes <cholmes@barristonlaw.com>; John Stirk <johnsdstirk@gmail.com>; Nicole Stirk <nicole.stirk@gmail.com>

Township of Seguin Council

5 Humphrey Drive,
Seguin, ON P2A 2W8

c/o Craig Jeffery, Clerk

Dear Mayor and Members of Council,

Further to the correspondence dated October 20, 2025, previously submitted by our legal counsel, Christopher Holmes of Barriston LLP, and included in the application package for the June 1, 2026 agenda, regarding Consent Application B-2025-0021-22-23-24-C, we are writing in advance of the council meeting to reiterate and summarize our concerns respecting the proposed applications.

As outlined in our counsel's letter, the existing right-of-way over our property (which constitutes part of Marshall Road and would need to be accessed in order to reach North Sandy Plains Road from the applicants' properties) was created for the benefit of specific dominant lands identified in Instrument RO187049. The Clarke properties are not among the lands benefiting from that easement and currently do not possess legal access rights over our lands.

Our understanding is that the current application contemplates access to the Clarke lands through arrangements involving the Manchee property, Bear Lane and Marshall Road. However, as our counsel noted, any attempt to extend or effectively transfer the benefit of the existing easement to lands that do not presently enjoy those rights would constitute an improper expansion of the easement and an additional burden on the servient lands owned by our family.

The legal authorities cited in our counsel's correspondence, including decisions of the Supreme Court of Canada and Ontario courts, confirm the long-established principle

that a right-of-way appurtenant to one parcel of land cannot be used to provide access to separate lands that do not benefit from the easement. The law further confirms that lot adjustments or Planning Act mergers do not automatically extend easement rights to adjoining parcels.

We also wish to clarify that neither Ms Manchee nor the Virt-Shoe Cottagers Association Inc. possess authority to grant additional access rights over our land beyond those already established in the registered easement documents.

Our position, stated in our counsel's letter and summarized above, was peer reviewed by The Township of Seguin's legal advisor when the same principles applied to the recent Manchee/Buzanis consent application and the Township indicated in their report for that application that their legal advisors had concurred with our legal counsel, Mr. Holmes.

To be clear, our family is not opposed in principle to discussions regarding additional rights-of-way. However, any such arrangement would require our consent, appropriate legal agreements between the parties, compensation on mutually acceptable terms, and any required Planning Act approvals.

We respectfully request that Council carefully consider these legal and property access issues in its deliberations on June 1st and ensure that no approval is granted which presumes or creates access rights over our property without our express consent.

Sincerely,

John, Andrea & Nicole Stirk

35 Marshall Road

Seguin



Objection to Closure of Canadore Parry Sound Campus

From Rebecca Johnson <rjohnson@parrysound.ca>

Date Wed 2026-05-27 3:16 PM

To brdofgov@canadorecollege.ca <brdofgov@canadorecollege.ca>; sandra.efu@canadorecollege.ca <sandra.efu@canadorecollege.ca>

Cc minister.mcures@ontario.ca <minister.mcures@ontario.ca>; Minister (EDU) <minister.edu@ontario.ca>; minister.mra@ontario.ca <minister.mra@ontario.ca>; Vic Fedeli <vic.fedelico@pc.ola.org>; Smith, Graydon <graydon.smith@pc.ola.org>; King, James <james.king@pc.ola.org>; Donald Sanderson <dsanderson@wpshc.com>; Jim Hanna (jhanna@wpshc.com) <jhanna@wpshc.com>; Steve White <swhite@lakelandtc.com>; Kami Johnson <ltadministrator@belvedereheights.com>; Craig Jeffery <cjeffery@seguin.ca>; Karlee Britton <clerk@mckellar.ca>; Kevin McLlwin <clerksoffice@carling.ca>; Lori West <lwest@mcdougall.ca>; Mackenzie Taylor <mtaylor@carling.ca>; Maryann Martin <mmartin@thearchipelago.ca>; Nigel Black - Municipality of Whitestone <nigel.black@whitestone.ca>; Wendy Schroeder <deputy.clerk@whitestone.ca>; Chief Adam Pawis <chief_ap@shawanagafirstnation.ca>; Chief Lloyd Noganosh <lloyd.noganosh@magfn.com>

 1 attachment (971 KB)

2026 05 26 Objection to closure of Canadore PS campus-C.pdf;

Dear Canadore Board of Governors, President & CEO Sandra Efu,

Please see attached Mayor Jamie McGarvey's letter on behalf of Town of Parry Sound Council, and Resolution 2026-065 articulating concerns and objections to the premature closure of Canadore's Parry Sound campus.

Mayor & Council look forward to dialogue with the President and Board of Governors regarding opportunities for Canadore's Parry Sound campus to remain open.

Sincerely,

Rebecca Johnson
Clerk

rjohnson@parrysound.ca

Town of Parry Sound
52 Seguin St
Parry Sound, ON P2A 1B4
T. (705) 746-2101 x220
F. (705) 746-7461
www.parrysound.ca



52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

May 26, 2026

Canadore College Board of Governors
100 College Drive
P.O. Box 5001
North Bay ON P1B 8K9

Via email: brdofgov@canadorecollege.ca;
Sandra.Efu@canadorecollege.ca

Dear Board of Governors Chair Jake Lacourse;
all Board Governors;
President & CEO, Dr. Sandra Efu,

Canadore College's May 12, 2026, announcement to close its Parry Sound Campus came shortly after the provincial funding announcement on May 1, 2026 that the province was providing Canadore with \$44.4 million over 4 years to protect post-secondary students' access to education in order for them to launch successful careers.

The West Parry Sound community was shocked and surprised by Canadore's decision following the provincial funding announcement and prompted Parry Sound Town Council to pass a Resolution on May 19, 2026 stating the decision to close the Parry Sound Campus was short-sighted and premature.

Council's Resolution is attached. It sets out concerns around removing access to post-secondary education as it's a critical component of regional economic development, workforce retention, healthcare capacity, skilled trades development and community resilience.

We would appreciate dialogue with Canadore's President and the Board of Governors regarding opportunities for Canadore's Parry Sound campus to remain open. We look forward to your response.

...2

Sincerely,



Jamie McGarvey, Mayor

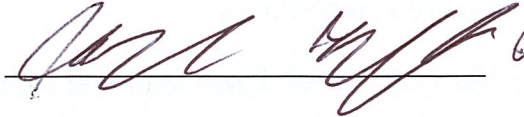
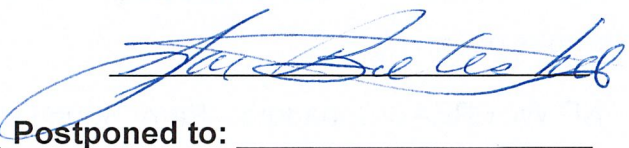
CH/rj
Encl.

cc. Minister of Colleges, Universities, Research Excellence and Security, the Honourable Nolan Quinn;
Minister of Education, the Honourable Paul Calandra;
Minister of Rural Affairs, the Honourable Lisa Thompson;
Nipissing MPP, Vic Fedeli;
Parry Sound/Muskoka MPP Graydon Smith;
West Parry Sound Health Centre;
Lakeland Longterm Care;
Belvedere Heights Home for the Aged;
West Parry Sound municipalities;
area First Nations;
Parry Sound Area Community Business and Development Centre;
Parry Sound Area Chamber of Commerce;
FedNor representative, Noel Walker;
NOHFC representative Dustin Turner



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 - 065

DIVISION LIST	YES	NO	DATE: May 19, 2026
Councillor G. ASHFORD	_____	_____	MOVED BY: 
Councillor J. BELESKEY	_____	_____	
Councillor P. BORNEMAN	_____	_____	SECONDED BY: 
Councillor B. KEITH	_____	_____	
Councillor D. McCANN	_____	_____	
Councillor C. McDONALD	_____	_____	
Mayor J. McGARVEY	_____	_____	
CARRIED: <input checked="" type="checkbox"/>	DEFEATED: _____	Postponed to: _____	

WHEREAS access to post-secondary education is a critical component of regional economic development, workforce retention, healthcare capacity, skilled trades development and community resilience;

AND WHEREAS the Town of Parry Sound demonstrated its commitment to the importance of post secondary education by investing in the purchase of property for Canadore to establish a campus in Parry Sound and also assisting with obtaining investment and other infrastructure funding;

AND WHEREAS the Canadore College Campus in Parry Sound has served an important role in supporting workforce development, post-secondary education, and economic growth within the Town of Parry Sound and the broader West Parry Sound district;

AND WHEREAS the campus has provided critical local access to nursing and Personal Support Worker (PSW) education programs that support recruitment and retention efforts at the West Parry Sound Health Centre, Lakeland Long Term Care, Belvedere Heights, other healthcare providers in the region and social service agencies such as the District Social Services Administration Board (DSSAB), The Friends, etc.;

AND WHEREAS rural and Northern Ontario communities continue to face significant labour shortages across multiple sectors including healthcare, skilled trades, construction, manufacturing, tourism, hospitality, and transportation;

AND WHEREAS maintaining local access to post-secondary education and workforce training opportunities is essential to attracting and retaining young people, supporting employers, and ensuring the long-term economic sustainability of the district;

AND WHEREAS there is significant potential for the Canadore College Campus to evolve into a regional workforce development hub through expanded partnerships with municipalities, national defence, employers, economic development organizations, and industry stakeholders;

AND WHEREAS Town staff met with a Vice President of Canadore College in the spring of 2025 and were assured the colleges long term plan was to keep the Parry Sound campus open;

AND WHEREAS Canadore's Parry Sound Campus Administrator has only been in the position a short time, nine (9) months;

AND WHEREAS Canadore's new president only recently started at Canadore College, January 27, 2026;

AND WHEREAS the provincial government announced Friday May 1st that it will be providing \$44.4 million to [Canadore College](#) over the next four years to protect post-secondary students' access to education in order for them to launch successful careers;

AND WHEREAS the Town of Parry Sound has a Coast Guard base that is a significant operational hub serving the Great Lakes and with the Coast Guard now being part of National Defense, creating new opportunities for Canadore College and the Parry Sound area;

AND WHEREAS opportunities exist for Canadore to support the Coast Guard's move under National Defence by also collaborating with the Parry Sound Area Municipal Airport and the two (2) flight schools and maintenance facilities that currently operate at the airport;

AND WHEREAS Canadore College has four (4) campuses, three (3) of which are in North Bay and only one (1) campus is outside North Bay in Parry Sound;

AND WHEREAS centralizing services into one location does a disservice to the community being served, negatively impacts education participation rates as many such as single parents, caregivers and others simply cannot take courses in North Bay;

AND WHEREAS neither the Town of Parry Sound nor the West Parry Sound area have representation on Canadore's Board of governors and there has been no meaningful consultation prior to the decision to close the campus;

AND WHEREAS historically West Parry Sound has experienced limited growth, but the Town of Parry Sound and the area have had a significant increase in economic growth in recent years creating opportunities to develop sector-specific programming and training initiatives tailored to regional labour market demands, including but not limited to:

- Skilled trades and apprenticeship preparation programs
- Supporting National defence as the Coast Guard Base is now under National Defence
- Supporting home construction through carpentry, electrical, plumbing, and HVAC certification pathways
- Tourism and hospitality workforce development
- Entrepreneurship and small business management courses
- Remote learning and hybrid workforce training initiatives
- Short-term micro-credential programs aligned with regional employer needs

NOW THEREFORE BE IT RESOLVED that the decision to close Canadore's campus in Parry Sound is short sighted and premature;

AND FURTHER BE IT RESOLVED that the Council of the Town of Parry Sound formally urges Canadore College to reconsider the decision to close Canadore's Parry Sound Campus and work collaboratively with regional partners to explore opportunities for the revitalization, expansion, and long-term sustainability of the campus;

AND FURTHER BE IT RESOLVED that the Town of Parry Sound encourages Canadore College, area municipalities, First Nations, local businesses, healthcare organizations, and community stakeholders to engage in collaborative discussions regarding the future of post-secondary education and workforce development opportunities within West Parry Sound;

AND FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the Chair of Canadore's Board of Governors, Jake Lacourse and the other board members; the president of Canadore College, Doctor Sandra Efu; the Minister of Colleges, Universities, Research Excellence and Security, the Honourable Nolan Quinn; the Minister of Education, the Honourable Paul Calandra; the Minister of Rural Affairs, the Honourable Lisa Thompson; Nipissing MPP, Vic Fedeli; Parry Sound/Muskoka MPP Graydon Smith; the West Parry Sound Health Centre; Lakeland Longterm Care; Belvedere Heights Home for the Aged; West Parry Sound municipalities; area First Nation; the Parry Sound Area Community Business and Development Centre; the Parry Sound Area Chamber of Commerce; FedNor representative, Noel Walker and the NOHFC representative Dustin Turner.



Mayor Jamie McGarvey