



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Monday, June 1st, 2026 at 2:30 pm
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

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

Approval of Agenda.

After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 05. Public Meeting 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. Addition to 08. Staff Reports 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 08. Staff Reports 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Application No.'s B-2025-029-F & B-2025-030-F (Jacques) of removal of Consent Application No. B-2025-030-F as it was withdrawn by the applicant, email re staff report clarification and, correspondence from Alan Han on behalf of Katarzyna Sliwa, Allan & Betty Hubbell, Philip West, Anna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 08. Staff Reports 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. Addition to 09. Business item b) of Parry Sound Council – Correspondence & Resolution re Closure of Canadore College Parry Sound Campus.

Disclosure of Pecuniary Interest.

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

The following resolutions were considered.

Resolution No. 2026-131

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular and Closed Session Meetings of Council held May 19th, 2026 as circulated.”.

CARRIED

Resolution No. 2026-132

Moved by: Councillor Ted Collins

Seconded by: Councillor Terry Fellner

“THAT the Council of The Corporation of the Township of Seguin does hereby adjourn the Regular Meeting to hold a Public Meeting and receive public comments for the following matters:

- Zoning By-law Amendment Application No. R-2026-0006-H (Dookie).
- Zoning By-law Amendment Application No. R-2026-0007-H (Vilaca).”.

CARRIED

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

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

The Mayor advised anyone who wished to receive notice of a passing of a Zoning By-law Amendment and who had not submitted such a request in writing should provide their full name and address to the Deputy Clerk.

The Mayor advised no one other than the prescribed persons may appeal an application under the provisions of the Planning Act. If they do not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Township of Seguin prior to the decision of Council, then the Ontario Land Tribunal may dismiss the appeal.

The Mayor advised the purpose of the proposed Zoning By-law Amendment Application No. R-2026-0006-H (Dookie) is to amend the Rural Zone to include a site specific exception to permit a Childcare Centre within an existing dwelling on the property.

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

The Deputy Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin’s website, and by regular mail on April 10th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Deputy Clerk advised correspondence had been received 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.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to this application.

Talycia Dookie, Agent for the Applicant attended the meeting in-person and addressed Council to explain the reasons for the applications and answer any questions Council may have of Ms. Dookie related to the application.

The Mayor asked if anyone had registered to speak to this application via electronic participation.

The Deputy Clerk advised no one had registered to speak to this application via electronic participation.

The Mayor advised the purpose of the proposed Zoning By-law Amendment Application No. R-2026-0007-H (Vilaca) is to rezone the lands to a Shoreline Residential One Exception Zone to recognize existing lot coverage on the lands and to recognize an existing deficient side yard setback to the attached garage. The application will permit the replacement of existing decks attached to the cottage.

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

The Deputy Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on April 17th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Deputy Clerk advised no correspondence had been received.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to this application.

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to this application via electronic participation.

The Deputy Clerk advised Adam Kozlowski of Planscape Inc., Agent for the Applicant and Joni & Ashley Frydrych had registered to speak to this application via electronic participation.

Adam Kozlowski of Planscape Inc., Agent for the Applicant attended the meeting via electronic participation and addressed Council to explain the reasons for the applications and answer any questions Council may have of Mr. Kozlowski related to the application.

Joni & Ashley Frydrych attended the meeting via electronic participation and addressed Council to make comments related to the application.

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

Resolution No. 2026-133

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“THAT the Public Meeting held for the following matters is hereby closed and the Regular Meeting is hereby reconvened:

- Zoning By-law Amendment Application No. R-2026-0006-H (Dookie).
- Zoning By-law Amendment Application No. R-2026-0007-H (Vilaca).”.

CARRIED

Resolution No. 2026-134

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“THAT By-law No. 2026-041, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-007-01800, 66 Clear Lake Road, R-2026-0006-H, Dookie), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Staff will prepare a report on Zoning By-law Amendment Application No. R-2026-0007-H (Vilaca) and the comments received for Council's consideration.

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

- Concession Road Allowance Application No. RAC-2024-0004-F (Beaulieu).
By-law No. 2026-043.

The Mayor asked if any written objections had been received related to this application.

The Deputy Clerk advised no written objections had been received related to this application.

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

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to this application via electronic participation.

The Deputy Clerk advised no one had registered to speak to this application via electronic participation.

Resolution No. 2026-135

Moved by: Councillor Ted Collins

Seconded by: Councillor Mario Buszynski

“THAT By-law No. 2026-043, Being a By-law to sell part of an original concession road allowance, Application No. RAC-2024-0004-F (Beaulieu), is hereby

deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Rebecca Pollock, Executive Director, and Nicole Guzik, Education Advisor of the Georgian Bay Mnidoo Gamii Biosphere attended the meeting in-person and addressed Council regarding a proposed partnership with the Township for their Kids in the Biosphere program, including a request for funding for the 2026 pilot year of the program in Seguin Township. Following the delegation, Council passed Resolution No. 2026-136 regarding the request for funding. Ms. Pollock advised she would bring a business plan back to Council later in the year outlining how the program could continue in Seguin Township going forward.

Resolution No. 2026-136

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby approve a donation in the amount of \$1200. to the Georgian Bay Mnidoo Gamii Biosphere for the 2026 Kids in the Biosphere Program.”.

CARRIED

Resolution No. 2026-137

Moved by: Councillor Terry Fellner

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the June 1st meeting of Council.

By-law Enforcement:

- Report No. BL-2026-03, Dark Sky By-law.

Planning:

- Report No. PL-2026-049, Zoning By-law Amendment Application No. R-2026-0006-H (Dookie).
- Report No. PL-2026-053, Zoning By-law Amendment Application No. R-2026-0007-H (Vilaca).
- Report No. PL-2026-052, Concession Road Allowance Application No. RAC-2024-0004-F (Beaulieu).
- Report No. PL-2026-057, Official Plan Amendment Application No. OPA-2025-0003-H, Zoning By-law Amendment Application No. R-2025-0013-H and Plan of Subdivision Application No. CON-2025-0001-H (Rosseau Springs Limited).
- Report No. PL-2026-048, Zoning By-law Amendment Application No. R-2025-0014-F and Consent Application No.'s B-2025-029-F & B-2025-030-F (Jacques).
- Report No. PL-2026-051, Section 51(26) Agreement Application No. AGR-2026-0003-H (2833823 Ontario Corp.).
- Report No. PL-2026-054, Consent Application No.'s B-2025-0021-C, B-2025-0022-C, B-2025-0023-C & B-2025-0024-C (Clarke/Manchee).
- Report No. PL-2026-056, Zoning By-law Amendment Application No. R-2025-0019-F (Janse).

- Report No. PL-2026-060, Zoning By-law Amendment Application No. R-2026-0001-H (O’Leary).
- Report No. PL-2026-061, License of Occupation Agreement Application No.’s AGR-2025-0003-H, AGR-2025-0004-H, AGR-2025-0005-H & AGR-2026-0002-H (Poetker, Charland, Tyssen, Lamarre).

Strategic Initiatives:

- Report SI-2026-003, Update – Strategic and Operational Plans.”.

CARRIED

Resolution No. 2026-138

Moved by: Councillor Ken Adams

Seconded by: Councillor Mario Buszynski

“**THAT** By-law No. 2026-057, Being a By-law to regulate outdoor illumination to ensure responsible lighting, light pollution mitigation and conservation of the dark sky environment within the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-139

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2026-030, Being a By-law to adopt Amendment No. 15 to the Official Plan for the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

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

RECORDED VOTE DEFERRED TO JULY 6, 2026

Division List

- Adams – Yea
- Buszynski – Yea
- Collins – Yea
- Fellner – Nay
- Finnson – Nay
- Getty – Yea
- MacDiarmid – Nay

Resolution No. 2026-140

Moved by: Councillor Ted Collins

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2026-029, Being a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 2006-125, the Zoning By-law of the Township of Seguin (4903-010-002-23200, 4903-010-002-22800, 4903-010-002-04000, 4903-010-002-00950, R-2025-0013-H, Rosseau Springs), is hereby deemed to have been read a first, second and third time and passed by Council.”.

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

RECORDED VOTE DEFERRED TO JULY 6, 2026

Division List

- Adams – Yea
- Buszynski – Yea

Collins – Yea
Fellner – Nay
Finnson – Nay
Getty – Yea
MacDiarmid – Nay

Resolution No. 2026-141

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“Moved to direct staff to amend the By-law 2026-029 to prohibit new lots that would result in a septic system being located within 300 metres of the shoreline specific to the Rosseau Springs Application.”.

RECORDED VOTE CARRIED

Division List

Adams – Yea
Buszynski – Yea
Collins – Yea
Fellner – Nay
Finnson – Yea
Getty – Yea
MacDiarmid – Nay

Resolution No. 2026-142

Moved by: Councillor Ted Collins

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2026-053, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-030-003-00605, R-2025-014-F, Jacques), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-143

Moved by: Councillor Ted Collins

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2025-029-F (Jacques), subject to the conditions set out in the Decision.”.

CARRIED

Resolution No. 2026-144

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2026-042, Being a by-law to enter into an Agreement with 2833823 Ontario Corp. related to an Agreement under Section 51(26) of the Planning Act R.S.O. as amended (File No. ARG-2026-0003-H), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-145

Moved by: Councillor Terry Fellner

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No.'s B-2025-0021-C, B-2025-

0022-C, B-2025-0023-C and B-2025-0024-C (Clarke/Manchee), subject to the conditions set out in the Decisions.”.

CARRIED

Resolution No. 2026-146

Moved by: Councillor Ken Adams

Seconded by: Councillor Ted Collins

“**THAT** By-law No. 2026-044, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-030-008-02174, R-2025-0019-F, Janse), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-147

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2026-045, Being a By-law to authorize the execution of a Subdivision Amending Agreement between the Township of Seguin and Kenneth Janse, 4903-030-008-02174, R-2025-0019-F, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-148

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2026-028, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-005-07470, 101D Islandview Road, R-2026-0001-H, O’Leary), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-149

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2026-051, Being a By-law to enter into License Agreements between Elizabeth Poetker & Margaret Wilson, Michel Charland, Peggy Charland & Justin Charland, Richard Tyssen & Reese Tyssen, Jeremy Lamarre & Amanda Wright and The Corporation of the Township of Seguin for part of the Original Shore Road Allowance in front of Goldfinch Road, and part of the bed of Black/Gilbank Lake, in the geographic Township of Humphrey, now Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Council considered Staff Report No. SI-2026-003, Update – Strategic and Operational Plans. The report was received as information.

Resolution No. 2026-150

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby support the Township of Muskoka Lakes Council Resolution C-3-13/05/26 copy attached hereto as Schedule “A” and the District Municipality of Muskoka District Council Resolution 56/2026 copy attached hereto as Schedule “B”

regarding significant and damaging flooding and the Muskoka Watershed Management.

AND THAT a copy of this resolution be forwarded to The Premier of Ontario, Doug Ford; The Honourable Minister Harris Jr., Minister of Natural Resources; The Honourable Minister Flack, Minister of Municipal Affairs and Housing; The Honourable Minister McCarthy, Minister of Environment Conservation and Parks; The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing; the Township of Muskoka Lakes Council and the District Municipality of Muskoka Council.”.

CARRIED

Resolution No. 2026-151

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby support the Town of Parry Sound Council Resolution No. 2026-065 regarding Canadore College’s decision to close Canadore’s Parry Sound Campus, copy attached hereto as Schedule “A”.

AND THAT a copy of this resolution be forwarded to the Chair and Board of Canadore College’s Board of Governors; the president of Canadore College, Doctor Sandra Efu; the Minister of Colleges, Universities, Research Excellence and Security, the Minister of Education, the Minister of Rural Affairs, Nipissing MPP Vic Fedeli; Parry Sound Muskoka MPP Graydon Smith; the West Parry Sound Health Centre; Lakeland Long-Term Care; Belvedere Heights Home for the Aged; West Parry Sound area municipalities; area First Nations; the Parry Sound Area Community Business and Development Centre; the Parry Sound Area Chamber of Commerce; FedNor representative, Noel Walker and NOHFC representative Dustin Turner.”.

CARRIED

Council received correspondence from Parents for Parry Sound advising that the group has decided to formally step away and dissolve. Council received the correspondence as information.

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

Resolution No. 2026-152

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda and the Addendum for the June 1st, 2026 Meeting of Council.”.

CARRIED

Resolution No. 2026-153

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:51 p.m. in order to address matters pertaining to:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
 - Cassels Brock & Blackwell LLP – OFTR Proposal.
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, related to:
 - Cassels Brock & Blackwell LLP – OFTR Proposal.”.

CARRIED

Resolution No. 2026-154

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 5:05 p.m.”.

CARRIED

Resolution No. 2026-155

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2026-055, Being a By-law to confirm the proceedings of meetings of Council, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-156

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ken Adams

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 5:06 p.m. to meet again on Monday, June 15th, 2026 or at the call of the Mayor.”.

CARRIED

**Ann MacDiarmid,
Mayor**

**Andrea Spinney,
Deputy Clerk**