



The Corporation of the Township of Seguin

Addendum

Council Meeting Monday, July 6th, 2026 in the Township of Seguin Council Chambers and Electronic Participation

04. Presentation to Paige West:
- Removal of the presentation as Paige West was unable to attend the meeting.
11. Correspondence:
- Addition of the following correspondence:
 - McArthur re Rosseau Springs - Councillor Letter Adams.
 - McArthur re Rosseau Springs - Councillor Letter Buszynski.
 - McArthur re Rosseau Springs - Councillor Letter Collins.
 - McArthur re Rosseau Springs - Councillor Letter Getty.
 - Gaskey re Rosseau Springs.
 - Lake Joseph North Association re Rosseau Springs.
 - Berinda Post & Marcus Lecuyer re Rosseau Springs.
 - Richard Kun re Rosseau Springs.
 - Bartosiewicz re Rosseau Springs.
 - Fifield re Rosseau Springs.
 - Carlan re Rosseau Springs.
 - Michael Robinette re Rosseau Springs.
 - Dennis Wellman re Rosseau Springs.
 - Davidson re Rosseau Springs.
 - Wendy & John Carlan re Rosseau Springs.
 - Yakobson re Rosseau Springs.
 - Daniels re Rosseau Springs.
 - Graves re Rosseau Springs.
 - Martyniuk re Rosseau Springs.
 - Martyniuk re Rosseau Springs 2.
 - Three Lakes Ratepayers Association re Rosseau Springs.
 - Lawruk re Rosseau Springs.
 - Jamie Steele re Rosseau Springs.

- Colling re Rosseau Springs.
- Luke Steele re Rosseau Springs.
- Sam Steele re Rosseau Springs.
- LeDrew re Rosseau Springs.
- Snyder re Rosseau Springs.
- Kirstyn Steele re Rosseau Springs.
- Carpenter re Rosseau Springs.
- Bissonette re Rosseau Springs.
- HelmKay re Rosseau Springs.
- Williams re Rosseau Springs.
- Smears re Rosseau Springs.
- Robinette re Rosseau Springs.
- Harsfai re Rosseau Springs.
- Goddard re Rosseau Springs.
- Engle re Rosseau Springs.
- Simmonds re Rosseau Springs.
- VanDuzen re Rosseau Springs.
- Den Tandt re Rosseau Springs.



Outlook

Rosseau Springs Opposition

From Chris Shaw <chrisshaw3232@gmail.com>

Date Fri 2026-07-03 8:45 AM

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

Cc Camilla Bartosiewicz <CamBarto@gmail.com>

[You don't often get email from chrisshaw3232@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning,

My wife and I own our family place on Oakfield Drive (32) on Sucker Bay adjacent to the proposed Rosseau Springs development. In addition to our family place on Sucker Bay, my family has been in the town of Rosseau for over 100 years (Victoria Street). As such, the environmental and historic preservation of this special part of the province is very important to our family.

We believe Seguin has dedicated settlement areas in its planning for a reason. We are not anti-development at all as it adds to the vibrancy of Seguin, but believe that development should be done in dedicated settlement areas consistent with the town plan. The environmental risk to allowing this type of development in this type of area is at best unknown and worst catastrophic and irreversible.

As such, I would ask town council to reject this current proposal and perhaps redirect the developer's efforts to designated settlement areas consistent with the town plan.

Thank you for your consideration.

Chris Shaw & Kamila Bartosiewicz

[Draft] Fw: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial by July 6, 2026 Meeting

From

Draft saved Fri 7/3/2026 9:00 AM

 1 attachment (18 KB)

Seguin .docx;

From: Berinda Post <Berinda_Post@hotmail.com>

Sent: July 2, 2026 5:03 PM

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

Cc: marcus.lecuyer.sn@gmail.com <marcus.lecuyer.sn@gmail.com>

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial by July 6, 2026 Meeting

Some people who received this message don't often get email from
berinda_post@hotmail.com. [Learn why this is important](#)

Dear Mayor MacDiarmid, Members of Council and Township Staff,

I am writing as a property owner in Seguin Township regarding the Rosseau Springs subdivision application that will be voted on at the July 6 Council meeting. Please find our letter of opposition attached.

We are deeply concerned about this proposal and urge Council to act decisively to protect our community. This development represents a fundamentally inconsiderate use of land that disregards the heritage of what this community has represented as cottage country for over 60 years. The fact that this application is still being considered despite your planning staff's clear recommendation for denial—after their thorough and professional review—raises serious questions about the integrity of this process and sets a troubling precedent for future development.

Lakefront property owners represent a significant portion of Seguin's tax revenue base, and sustainable, responsible development is of critical importance to us. We are supportive of appropriately planned growth that respects established guidelines. Our concerns relate specifically to projects that appear to directly conflict with the Official Plan, provincial regulations, professional staff recommendations, and meaningful community consultation.

I strongly urge Council to adopt the planning department's recommendation and reject the Rosseau Springs application on July 6. This decision is time-sensitive and will have lasting implications for our township. We, together with other property owners, are prepared to conduct further scrutiny of Council's decision-making process on this matter and pursue all available avenues should it become necessary.

Thank you for your immediate attention to our position and for your continued service to Seguin Township.

Berinda Post & Marcus Lecuyer

Berinda Post

Marcus Lecuyer

Cell: 416-997-0084

Email: Berinda_Post@hotmail.com

Berinda Post and Marcus Lecuyer

26 Birch Boulevard, Seguin, ON P0C1J0

Berinda_post@hotmail.com Marcus.lecuyer.sn@gmail.com

416-997-0084

July 2, 2026

Mayor Ann MacDiarmid and Members of Council Township of Seguin 5 Humphrey Drive Seguin, ON P2A 2W8

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

I am writing as a resident of Seguin Township, a concerned property owner on/near Lake Rosseau, and a member of the Lake Rosseau North Association (LRNA). I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septics increase long-term risks and costs.
2. **Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.
3. **Inadequate Justification for Exceptions:**
 - o **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits.

Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.

- o **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- o **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
- o **Deferral and Minor Modifications** (Councillor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks “death by amendments” without full public consultation or independent review.

4. **Broader Community Impacts:** Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

Berinda Post & Marcus Lecuyer

26 Birch Boulevard, Seguin, ON P0C1J0

Berinda_post@hotmail.com

Marcus.lecuyer.sn@gmail.com



Outlook

Rosseau Springs Development

From Cheryl Bissonette <cbissonette79@gmail.com>

Date Mon 2026-07-06 7:47 AM

To Craig Jeffery <cjeffery@seguin.ca>; Greg Getty <greggetty@seguin.ca>

You don't often get email from cbissonette79@gmail.com. [Learn why this is important](#)

Dear Members of Council,

Please accept this letter as our support for the proposed development by Rosseau Springs Ltd.

As permanent residents of Ward 3, whose family has lived and worked in this community for multiple generations, we believe responsible growth is essential to the long-term health and sustainability of our township. Thoughtfully planned development that respects the environment while addressing the needs of our community is something we strongly support.

Our area continues to face a shortage of housing and available building sites for local families, young people, and essential workers. Creating new residential lots through well-planned developments will provide opportunities for dozens of families to establish roots here for years to come. It will also help retain the workforce that supports our local businesses, schools, healthcare services, and community organizations.

Too often, decisions about the future of our community appear to be influenced by the interests of seasonal and non-permanent property owners whose priorities may differ from those of the people who live, work, raise families, and contribute to this community year-round. While every property owner deserves to have a voice, I believe the needs of permanent residents—those who rely on this community every day—must also be given significant consideration when planning for our future.

Growth, when carefully planned and environmentally responsible, benefits everyone. It strengthens our local economy, supports future generations, and helps ensure our community remains vibrant and sustainable.

We encourage Council to give thoughtful consideration to this proposal and to continue supporting responsible developments that create much-needed housing opportunities for local residents. By doing so, Council can help ensure that the voices and needs of year-round residents are reflected in the decisions that will shape our community for generations to come.

Thank you for your time and consideration.

Sincerely,

Butch & Cheryl Bissonette



Outlook

Re: July 6th Council Meeting for Rosseau Springs OPA/ZBA Application

From Zack Carlan <zack_carlan@hotmail.com>**Date** Fri 2026-07-03 3:57 PM**To** Ken Adams <kenadams@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Ted Collins <tedcollins@seguin.ca>**Cc** Taylor Elgie <telgie@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; Gail Finnson <gailfinnson@seguin.ca>

1 attachment (3 MB)

RS - Revised Plan - Impacts.pdf;

Some people who received this message don't often get email from zack_carlan@hotmail.com. [Learn why this is important](#)

Dear Councillor Buszynski, Getty, Adams, and Collins,

I am writing to you as one of the property owners and speakers from the previous public meeting on the Rosseau Springs subdivision development ZBA/OPA. My presentation slides had identified the environmental impacts that this development would cause and the reasons why the community believes that this proposal does not meet natural heritage and hazard policy in Ontario and the Township of Seguin.

I have profound disappointment and concern regarding indications that you intend (or may intend) to support the Rosseau Springs subdivision application, despite the Township planning staff's recommendation to deny it and the significant opposition expressed by residents throughout the review process.

I am urging you to deny the application and respect the planning process, your professional planning staff's opinion, the settlement area policies of the PPS and OP and the significant natural heritage and environmental issues that are key to this proposal.

I also have significant concerns with the revised plan from Rosseau Springs to address the 300m request from last meeting. While lots within the 300m buffer being removed is positive, the 11-12 lots added in between Summit Dr and Maplehurst Rd do not conform with provincial natural heritage and hazard policy. Those lots need to be removed.

See below for info regarding the revised plan, responses to your comments raised during the June 1st meeting and items ahead of the July 6th council meeting.

- Revised Plan Shared with Community on July 2nd (All): Please see attached for my assessment of the revised plan. **The new plan requires more natural heritage and hazard impacts near Summit Dr and does not conform with the PPS/Seguin OP.** There should be no support for development within steep valleys, Significant Wildlife Habitat, and on top of a watercourse.

- Non-Compliance with OP and PPS (All): As mentioned in the staff report the proposal clearly bypasses settlement area policies. The Seguin OP was updated recently as mentioned. **Please respect the significant planning work and effort completed by your staff, the community, and yourselves over the past years to update your OP and uphold its policies.**
- Consistency in OP, Precedent and Appeal Risks (Councillor Buszynski): Past approvals do not bind future decisions. Defending the Official Plan at the OLT upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities. **There is no reason to put aside your professional planning staff and community input just because you think that the Township may lose. There are many cases of municipalities winning an appeal or at least negotiating a greater outcome in mediation stages.** "Being consistent" is not an appropriate justification for approving a development that will have significant impacts that your planning staff have clearly identified. **Please also consider that you may be cutting out LRNA by deciding to approve which would not allow participant/party status at OLT.**
- Economic Benefits (Councillor Getty): There is no justification or justified demand to support that any of these lots will be sold or anything will be built given the provided business plan. Even if a lot or a road get built – there are minimal short term benefits to tradespersons. **This alone should not override the legal framework of the PPS and OP that direct subdivision-type development to settlement areas. Short-term construction jobs also do not outweigh permanent losses to natural heritage, unsafe development in hazards, ecosystem services, and biodiversity.**
- Housing Need (Councillor Adams, Buszynski, and Getty): This development will not provide the housing Seguin needs. It appears that the Halls subdivision is a 500k-ish per lot development, Rosseau Springs will charge multimillions per lot with no justified demand. Housing shortages should be addressed through settlement boundary reviews, not rural subdivisions that contradict provincial growth management policies. **As you have also seen, the shoreline lot has not sold which should itself be an early indication of the flawed business case for the subdivision. Planning decisions need to be made on a site-specific basis and in this case, it is not appropriate.**
- Natural Heritage and Hazard Non-Conformity Overall (All) - As I have mentioned in my presentations and correspondence, the subdivision overall represents fragmentation of key natural systems identified, lots are proposed on steep slopes in hazardous lands, and there are too many lots proposed within woodland features that will impact a number of OP policies contributing to fragmentation and ecological impacts.

With municipal elections coming up your decision on how you respect the planning process, staff, and the communities input via consultation I think is very important to consider. We all know this development is not good planning or in the public interest for this municipality.

Please make the right decision and deny the application.

Thank you,

Zack Carlan

All views are personal and my own

From: Zack Carlan <zack_carlan@hotmail.com>

Sent: September 15, 2025 5:51 PM

To: annmacdiarmid@seguin.ca <annmacdiarmid@seguin.ca>; kenadams@seguin.ca <kenadams@seguin.ca>; mariobuszynski@seguin.ca <mariobuszynski@seguin.ca>; greggetty@seguin.ca <greggetty@seguin.ca>; terryfellner@seguin.ca <terryfellner@seguin.ca>; tedcollins@seguin.ca <tedcollins@seguin.ca>; gailfinnson@seguin.ca <gailfinnson@seguin.ca>; info@seguin.ca <info@seguin.ca>

Cc: Taylor Elgie <telgie@seguin.ca>; cjeffery@seguin.ca <cjeffery@seguin.ca>

Subject: Re: Opposition Letter - Rosseau Springs Applications - R-2025-0013-H; OPA-2025-0003-H; CON-2025-0001-H -

Good Afternoon,

Thank you very much for allowing me time to speak briefly through my presentation this afternoon at council.

I am providing it here for additional documentation purposes, in follow up to the meeting. For the Lake Rosseau Report Card from MWC on Slide 14 - click the link within.

Please let me know if you have any questions.

Thank you very much.

Zack Carlan

From: Zack Carlan <zack_carlan@hotmail.com>

Sent: September 12, 2025 2:30 PM

To: annmacdiarmid@seguin.ca <annmacdiarmid@seguin.ca>; kenadams@seguin.ca <kenadams@seguin.ca>; mariobuszynski@seguin.ca <mariobuszynski@seguin.ca>; greggetty@seguin.ca <greggetty@seguin.ca>; terryfellner@seguin.ca <terryfellner@seguin.ca>; tedcollins@seguin.ca <tedcollins@seguin.ca>; gailfinnson@seguin.ca <gailfinnson@seguin.ca>; info@seguin.ca <info@seguin.ca>

Cc: Taylor Elgie <telgie@seguin.ca>; cjeffery@seguin.ca <cjeffery@seguin.ca>; Sydney Bracken <sydneybracken@gmail.com>

Subject: Opposition Letter - Rosseau Springs Applications - R-2025-0013-H; OPA-2025-0003-H; CON-2025-0001-H

Hello,

Please see attached for our opposition letter to the Rosseau Springs development. I look forward to speaking in council on Monday to further address the items within our letter.

I ask that the Town of Seguin's elected politicians please take into consideration the significant community opposition to this request and respectfully request that these applications be denied, as they are not in the public interest .

Thanks

Zack Carlan

Top of Bank - Erosion Hazard

ort PL-2026-075

steep valley slopes here as well

11-12 lots are now in the steep valley - erosion hazard. Does not conform with PPS or Provincial Hazard policy. Not appropriate for development.

BLOCK 49

41

ATTACHED 22-20

20-2000

PART

Significant Wildlife Habitat - EIS page 85. Area is required to be protected from development. Major Negative impacts

proposed Lot 47. Since the ecosite is outside of the development area and is expected to continue to produce suitable mast for wildlife, no impacts to this significant wildlife habitat are anticipated.

Development needs to be located outside of Significant Wildlife Habitat. New plan proposes lots/development area within it, contrary to Rosseau Springs' own EIS

Development is prohibited to cause negative impacts within watercourses - Seguin OP 2.1.2.

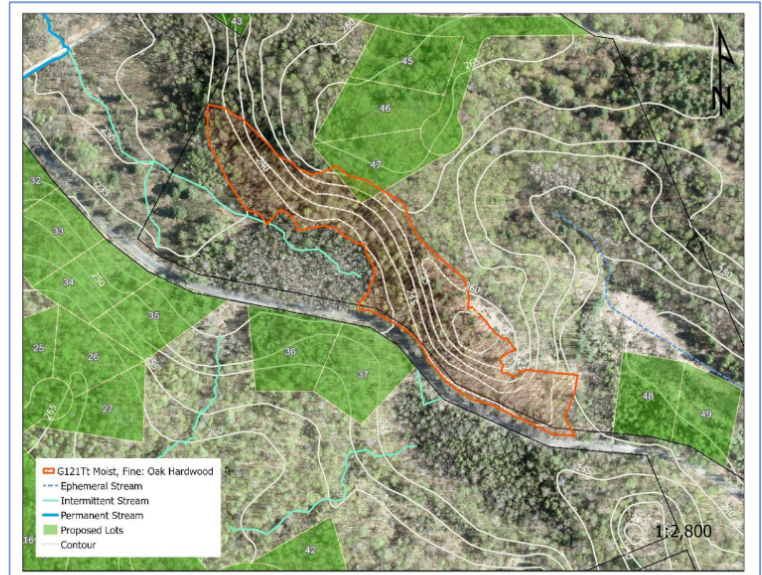


Figure 107: The G121 oak hardwood ecosite, also confirmed significant wildlife habitat 'mast producing area' shown in orange hatched area.

Provincial Planning Statement, 2024

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify *hazardous lands* and *hazardous sites* and manage development in these areas, in accordance with provincial guidance.
2. Development shall generally be directed to areas outside of:
 - a) *hazardous lands* adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
 - b) *hazardous lands* adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
 - c) *hazardous sites*.

Development needs to be located outside of the Erosion Hazard Limit not within it. New plan proposes lots within it - not appropriate.

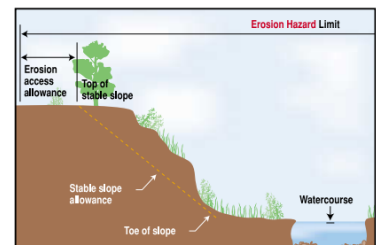
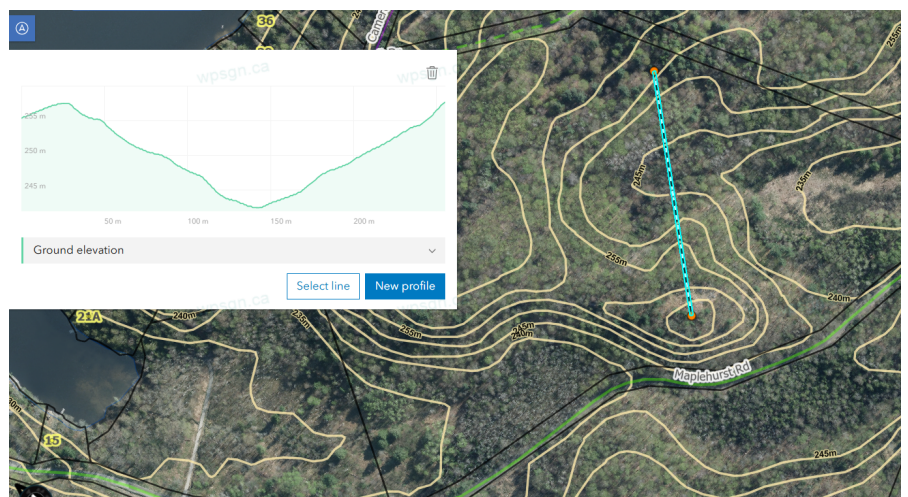


Figure 95 a Confined System, Erosion hazard limit where toe of valley slope is located more than 15 metres from the watercourse

Clearly a confined valley system (erosion hazard) shown by assessing topography and features.



July 5, 2026

Seguin Township

5 Humphrey Dr

Seguin, ON

P2A 2W8

Dear Mr. Jeffery and Councillor Getty,

After thoroughly reviewing the Rosseau Springs development application, please accept this letter of support.

For decades as a business owner in Seguin Township and residing in Ward 3, it is very obvious that a development such as this (one that practices good planning, conservation/environmental first approach, has very little to be concerned about as per the several studies completed, provincial blessing, and developed by dedicated local residents), could be vital for the long term sustainability and economic growth of the municipality. With the current economic downturn and looming recession, it is already blatantly obvious that a vast number of the jobs, ones that allow this area and permanent residents to thrive, have been taken by workers and companies who are out of work from southern Ontario. There is a potential of countless local jobs, businesses, and Seguin families, to benefit from this development for years to come.

Vote YES for the overall good of the township.

Sincerely,

Mike Carpenter,
708 Hwy 141, Rosseau

A handwritten signature in black ink, appearing to be 'Mike Carpenter', written in a cursive style.



Outlook

Support for Rosseau Springs

From Travis Colling <travis@granitenorth.ca>

Date Sun 2026-07-05 6:29 PM

To Craig Jeffery <cjeffery@seguin.ca>

1 attachment (38 KB)

Support_for_Rosseau_Springs_-_Travis_Colling_Final.docx;

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

Travis Colling

705-773-3124

Granite North Landscape and Design LTD.

Support for the Rosseau Springs Development Proposal

Dear Mayor and Members of Seguin Township Council,

I am writing to express my strong support for the proposed Rosseau Springs residential development in Seguin Township.

As a full-time resident of Seguin Township, I believe responsible growth is essential to the future of our community. A thoughtfully planned subdivision of 49 homes represents an opportunity to strengthen our local economy while providing much-needed housing in a responsible and environmentally conscious manner.

The Rosseau Springs proposal would create meaningful employment for local contractors, tradespeople, suppliers, engineers, and countless supporting businesses throughout the construction process. The economic benefits would extend well beyond the initial build, generating long-term property tax revenue while supporting local businesses and creating opportunities for future generations.

At a time when Ontario continues to face a housing shortage, it is difficult to understand why well-planned developments continue to face unnecessary obstacles. We cannot expect our communities to grow, attract families, or retain young people if responsible housing developments are continually delayed or denied.

From my understanding, the Rosseau Springs proposal has placed a strong emphasis on environmental stewardship. Responsible water management, protection of natural features, and environmentally conscious planning demonstrate that growth and environmental responsibility are not mutually exclusive. It is entirely possible to protect the natural beauty of Seguin Township while also allowing responsible development that benefits the entire community.

I also note that Seguin Township has approved other residential developments, including environmentally focused projects such as The Nest. If one environmentally responsible subdivision can receive approval, then another proposal meeting similar planning and environmental standards deserves the same fair and impartial consideration. Every applicant should be evaluated using consistent, transparent criteria—not subjected to different standards depending on who supports or opposes the project.

I also want to express my strong concern regarding the influence that organized cottage associations appear to have over planning decisions within our township. Seasonal property owners are an important part of our community and their opinions deserve to be heard. However, I do not believe individuals who spend only a few weeks each year here should have a louder voice than the full-time residents who live, work, pay taxes, raise families, volunteer, and invest in this community every single day.

The future of Seguin Township should be shaped primarily by the people who call it home year-round—not by organizations whose primary objective is preserving the status quo regardless of the broader needs of our township. Full-time residents deserve to know that decisions affecting housing, employment, and economic development are being made in the best interests of the permanent community.

Responsible growth is not something to fear—it is something to embrace when it is done properly. Rosseau Springs represents an investment in Seguin Township's future. It would provide new homes, create jobs, expand the municipal tax base, and demonstrate that economic development and environmental responsibility can successfully coexist.

I respectfully ask Council to give the Rosseau Springs proposal a fair, objective, and transparent review based on its planning merits and its benefits to the township as a whole. I believe the majority of year-round residents want to see our community grow responsibly, create opportunities for future generations, and remain a welcoming place for families and businesses alike.

Thank you for your time, your service to our community, and your consideration of this important proposal.

Respectfully,

Travis Colling
Full-time Resident
Seguin Township, Ontario



Outlook

Rosseau springs

From Debi Daniels <ddaniels748@gmail.com>**Date** Sat 2026-07-04 1:32 PM**To** Craig Jeffery <cjeffery@seguin.ca>

Please accept this letter of support for potential rosseau springs Ltd development.

As a hardworking and permanent local for multiple decades and generations. Growth is a good thing!
Especially one that has been well planned and thought out and environmental conscious.

This will help dozens of families for years to come.



Outlook

Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

From k davidson022@gmail.com <k davidson022@gmail.com>**Date** Fri 2026-07-03 9:23 PM**To** kadams@seguin.ca <kadams@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; mbuszynski@seguin.ca <mbuszynski@seguin.ca>; ggetty@seguin.ca <ggetty@seguin.ca>; tfellner@seguin.ca <tfellner@seguin.ca>; tcollins@seguin.ca <tcollins@seguin.ca>; gfinnson@seguin.ca <gfinnson@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>**Cc** info <info@seguin.ca>

You don't often get email from k davidson022@gmail.com. [Learn why this is important](#)

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

I am writing as a concerned property owner on Lake Rosseau in the Seguin township.

I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl.

Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

There are many other areas where they can build homes without ruining our beautiful and natural environment and surrounding community. Based on the below facts, there should not be a reason to vote in favour of this development.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septs increase long-term risks and costs.
2. **Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater

contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.

3. Inadequate Justification for Exceptions:

- **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.
- **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
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I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

Kaitlin Davidson
20 Rossmoyne Road



Outlook

Rosseau Springs

From Neil Den Tandt <neil.dentandt@gmail.com>**Date** Mon 2026-07-06 10:46 AM**To** Craig Jeffery <cjeffery@seguin.ca>

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

As a full time resident of Seguin, I want to let you and Council know that I fully support this proposed development. Responsible development should be encouraged, not blocked.

A vote against this development will send a chilling message to any other potential developers. Does Seguin want a healthy economy with more employment opportunities, or not ??

Thank you,
Neil Den Tandt
74 Burkett Rd,
Seguin, ON
519-477-3796

[Draft] Fw: Fw:

From

From: Dennis Wellman <pdwellman@gmail.com>
Sent: July 6, 2026 11:06 AM
To: info <info@seguin.ca>
Cc: Mario Buszynski <mario.buszynski@gmail.com>
Subject:

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

My apologies for this last minute submission to Council on the issue of the Rosseau Springs subdivision application. I have been out of town and was delayed in responding to this important matter. Firstly, as a member of OLRA, I strongly support their submission and the reasons for their opposing the above mentioned application.

Secondly, Council has invested countless hours developing the Official Plan (OP), held meetings for input from the public, received feedback from staff and spared no expense in consultation with lawyers to ensure the Plan would be compliant with Provincial standards and would withstand potential legal challenges. Established on this solid foundation, we as Ratepayers expect that the members of Council to stand behind and uphold the Official Plan and the "environment first" policy that they approved and reject this application.

Thirdly, it has been reported that some Councillors are considering approving the application because it will be too costly to fight a potential legal challenge. (As an aside, some of these same members of Council had no such concern when it came to voting themselves an exorbitant pay raise at the expense to the taxpayer). The point is that fiscal responsibility is a factor to be considered in making decisions but not necessarily the main and overriding one. In this case, it is the integrity of the OP and environmental policy that must be upheld for all the right reasons even though there may be a financial cost incurred to achieve that goal.

In closing, I encourage the members of Council to listen to all the voices, including their own, of those who approved and supported the OP and reject this non-compliant application and accept the cost of a potential legal challenge as part of the cost of doing business.

Respectfully submitted,
Dennis Wellman



Fw: For consideration re July 6, 2026 Council meeting

From info <info@seguin.ca>

Date Mon 2026-07-06 9:25 AM

To Craig Jeffery <cjeffery@seguin.ca>; Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>



Township of Seguin
(705) 732-4300

From: Rafe Engle <counsel@rsengle.ca>

Sent: July 5, 2026 5:10 PM

To: info <info@seguin.ca>

Cc: barbaraengle@hotmail.com <barbaraengle@hotmail.com>; danae.engle@gmail.com <danae.engle@gmail.com>

Subject: For consideration re July 6, 2026 Council meeting

You don't often get email from counsel@rsengle.ca. [Learn why this is important](#)

Dear Mayor and Members of Council,

We are writing as long-time property owners and members of the Rosseau community to express our strong opposition to the proposed Rosseau Springs Official Plan Amendment, Zoning By-law Amendment, and development application scheduled for consideration on July 6.

A rezoning should only be approved where Council is satisfied that the amendment advances the intent of Seguin Township's Official Plan. The Official Plan emphasizes the protection of natural heritage, responsible growth, and development that is compatible with the surrounding community. We respectfully submit that the Rosseau Springs proposal has not demonstrated that these objectives are being met.

While the application has been presented as a response to Ontario's housing needs, there is little evidence that the proposed development will provide genuinely attainable housing for year-round residents or the local workforce. Given prevailing construction costs and the Lake Rosseau real estate market, it is difficult to conclude that these units will be accessible to those most in need of housing. Rather, they are far more likely to become high-end recreational or seasonal properties, doing little to address the housing challenges that have been cited in support of the application.

At the same time, the potential environmental impacts are significant. The Township's Official Plan identifies the protection and enhancement of natural heritage as a fundamental planning objective. The lakes, wetlands, forests, shorelines, and wildlife habitats that define our community are not simply amenities, they are the ecological foundation upon which the Township's environmental health, tourism economy, and quality of life depend. Development of this scale has the potential to place considerable pressure on these sensitive systems through habitat disruption, increased stormwater runoff, impacts on water quality, and the cumulative effects of private wastewater servicing in close proximity to environmentally sensitive lands and Lake Rosseau. These impacts warrant careful scrutiny to ensure that the long-term health of the watershed is not compromised.

Council should also carefully consider the cumulative effects of this proposal. Increased vehicular traffic, additional marine traffic on Lake Rosseau, greater demand on municipal infrastructure and emergency services, and the long-term environmental footprint of intensified development are not insignificant concerns. Once these impacts occur, they cannot easily be reversed.

We are concerned that the public narrative surrounding this application has emphasized broad claims of housing supply while understating these very real planning and environmental considerations. Good planning is not simply about increasing the number of housing units. It is about ensuring that growth occurs in the right place, at the right scale, with appropriate servicing, and without compromising the environmental assets upon which residents, businesses, and future generations depend.

Because this proposal requires both an Official Plan Amendment and a Zoning By-law Amendment, Council is being asked to make a significant policy decision. Such amendments should only be approved where there is clear evidence that the proposal is consistent with the Township's planning objectives and demonstrably serves the public interest. We respectfully submit that this threshold has not been met.

For these reasons, we urge Council to reject the proposed Official Plan Amendment, Zoning By-law Amendment, and development application, or at a minimum require substantial revisions supported by rigorous environmental, servicing, and community impact assessments before any approval is considered.

Thank you for your thoughtful consideration of our comments.

Sincerely,

Rafe and Barbara Engle, and family



Outlook

Opposition to Rosseau Springs 49-Lot Subdivision

From Fifield, Dave <DFifield@wakefieldcanada.ca>

Date Fri 2026-07-03 11:04 AM

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

Cc Craig Jeffery <cjeffery@seguin.ca>; Leanne Fifield <leanne@lfifield.com>

Some people who received this message don't often get email from dfifield@wakefieldcanada.ca. [Learn why this is important](#)

David & Leanne Fifield
40 Oakfield Drive
Rosseau, Ontario

July 3, 2026

**Mayor Ann MacDiarmid and Members of Council Township of Seguin 5 Humphrey Drive Seguin,
ON P2A 2W8**

**Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6,
2026 Meeting**

-

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

We are writing as residents of Seguin Township, a concerned property owner on Lake Rosseau, and a member of the Lake Rosseau North Association (LRNA). We strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

- 1. Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septs increase long-term risks and costs.
- 2. Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.
- 3. Inadequate Justification for Exceptions:**

- **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.
- **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
- **Deferral and Minor Modifications** (Councillor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks “death by amendments” without full public consultation or independent review.

4. Broader Community Impacts: Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

We respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

Dave Fifield

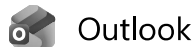
President

6950 Creditview Road

Mississauga, Ontario L5N 8E9

C: +1 (905) 399-1404 | T: +1 (416) 252-5511;ext=4204





Fw: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial by July 6, 2026 Meeting

From info <info@seguin.ca>

Date Thu 2026-07-02 4:15 PM

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

 1 attachment (91 KB)

LetterOpposingRosseauSpringsDevelopment.pdf;

Also addendum?



Township of Seguin
(705) 732-4300

From: Amanda Gaskey <amandagaskey@gmail.com>

Sent: July 2, 2026 2:38 PM

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

Cc: Billy Gaskey (ICE) <gaskeybill@gmail.com>

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial by July 6, 2026 Meeting

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

Dear Mayor MacDiarmid, Members of Council and Township Staff,
I am writing as a Seguin Township property owner to express my firm opposition to the Rosseau Springs subdivision application scheduled for a vote at the July 6 Council meeting. I have attached our letter to oppose the development.

I must be candid: We were very disappointed to learn, from a fellow neighbour just yesterday, rather than through any Township communication, that this application remains under active consideration and appears positioned to pass. That an application of this significance, affecting the character and health of Lake Rosseau for generations, could advance with so little direct notice to affected residents is troubling in itself.

My husband's family have been cottagers for 40 years now, and will be right beside the development, and I have had the privilege of calling Muskoka home since I was 10 years old. Having grown up here

and watched the changes around the lakes from larger luxury cottages, resorts, timeshare, high density development, I have to say we are not opposed to all of this, however we are equally disappointed that this proposal is still up for discussion at all. Your own planning staff, after detailed review, formally recommended that the application be denied.

Lakefront property owners contribute the substantial majority of Seguin's tax revenue, and we care deeply about responsible growth. We are not opposed to development done well, we are opposed to development that disregards the Official Plan, provincial policy, staff expertise, and the community it affects.

I respectfully urge Council to accept the recommendation of its planning staff and deny the Rosseau Springs application on July 6. Collectively, with all of our fellow cottage owners, will even consider looking into any improprieties by council, if need be.

Thank you for your time and your service to our community.

Sincerely,

Bill & Amanda Gaskey

William Gaskey & Amanda Gaskey

36 Oakfield Drive

Rosseau Ontario

P0C 1J0

gaskeybill@gmail.com & amandagaskey@gmail.com

(416) 818-4844 & (647) 923-2238

July 2nd, 2026

Mayor Ann MacDiarmid and Members of Council Township of Seguin 5 Humphrey Drive Seguin, ON P2A 2W8

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

I am writing as a resident of Seguin Township, a concerned property owner on/near Lake Rosseau, and a member of the Lake Rosseau North Association (LRNA). I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septics increase long-term risks and costs.
2. **Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks

of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.

3. Inadequate Justification for Exceptions:

- **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.
- **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
- **Deferral and Minor Modifications** (Councillor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks "death by amendments" without full public consultation or independent review.

4. Broader Community Impacts: Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

William & Amanda Gaskey

36 Oakfield Drive

Rosseau, Ontario

P0C 1J0

gaskeybill@gmail.com

(416) 818-4844



Fw: Rosseau Springs proposed subdivision

From info <info@seguin.ca>

Date Mon 2026-07-06 9:24 AM

To Craig Jeffery <cjeffery@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; Planning <planning@seguin.ca>



Township of Seguin
(705) 732-4300

From: Alan Goddard <amgoddard@sympatico.ca>

Sent: July 5, 2026 10:40 AM

To: Mario Buszynski <mario.buszynski@gmail.com>; adamsken038@gmail.com <adamsken038@gmail.com>; info <info@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>

Cc: Margaret Goddard <goddardmargaret@me.com>; Mr, Adam Goddard <adam@adamgoddard.com>; Lisa Vien <lisa.vien@icloud.com>; Rick Vien <rvien@me.com>; OLRA <info@olra.ca>; bruce gibbon <gibbonbruce@gmail.com>; Tom goddard <tomgoddard@hotmail.com>

Subject: Rosseau Springs proposed subdivision

Hi Mario and Ken,

I would like to add my voice to the many others who are opposed to the Rosseau Springs subdivision. I support the Staff's recommendation to deny the applications as they are in contravention of Seguin's official plan and do not support the overall goals and objectives of the Township official plan.

I have heard some concerns that if the council turns down the application the applicant will appeal the decision and this would result in significant legal costs to the Township. I believe this should not be a factor in the decision. Otherwise why bother with an official plan if the township is not prepared to defend the plan due to cost? It simply means those with deep pockets will dictate what is acceptable in the OP. A plan developed by Council with considerable input from the citizens.

I have personal experience with this particular enforcement of the plan. My brother and I jointly own a land locked 10 acres of bush on Goddard Crescent that we wanted to separate in two for estate planning purposes. We were turned down by staff because it would be in contravention of the OP for the same reason suggested by staff concerning the Rosseau Springs project. I respected this decision as I realized this minor change in our case would set a precedent that could result in approval of projects like this one that could proliferate throughout the Township and destroy our wonderful environment.

Thank you for your consideration please vote against the application.
Alan Goddard



Outlook

Rosseau Springs Development

From Brenda Graves <dgbg@hotmail.com>

Date Sun 2026-07-05 12:02 PM

To Craig Jeffery <cjeffery@seguin.ca>; Ken Adams <kenadams@seguin.ca>

Some people who received this message don't often get email from dgbg@hotmail.com. [Learn why this is important](#)

Hi

We are writing in support of the proposed development by Rosseau Springs.

We believe this much smaller development would have a lesser impact on the environment and wildlife than the large development by Hall which was approved by council. Even if all 49 lots were sold there is no guarantee that they would all be built on immediately or even if they were, the impact on the area is very minimal compared to the Hall development where houses are being built on the lots giving way to a very high impact on the area.

We certainly hope that council will not be swayed because of "names" and vote according to facts.

Dale and Brenda Graves



Fw: Objection to Rosseau Springs Applications – OPA-2025-0003-H, ZBA R-2025-0013-H, CON-2025-0001-H

From info <info@seguin.ca>

Date Mon 2026-07-06 9:21 AM

To Craig Jeffery <cjeffery@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; Planning <planning@seguin.ca>

 1 attachment (67 KB)

rosseau-springs-letter-to-mayor-vf.pdf;



Township of Seguin
(705) 732-4300

From: Gus Harsfai <gus@harsfai.com>

Sent: July 3, 2026 7:25 PM

To: info <info@seguin.ca>

Cc: Gail Finnson <gailfinnson@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>

Subject: Re: Objection to Rosseau Springs Applications – OPA-2025-0003-H, ZBA R-2025-0013-H, CON-2025-0001-H

Some people who received this message don't often get email from gus@harsfai.com. [Learn why this is important](#)

Dear Mayor MacDiarmid, Councillor Finnson, Council Members, and Clerk Jeffery,
Please find attached my second formal objection to the Rosseau Springs development applications referenced above.

I respectfully request that my letter be included in the official public record and that I be notified of Council's decision.

Thank you for your attention to this matter.

Kind regards,

Gustav Harsfai
3 Cameron Road

Rosseau, ON P0C 1J0
gus@harsfai.com
416-417-7004

gh

Gus Harsfai
[Click here to book meeting](#)

Mayor Ann MacDiarmid Council Members

Township of Seguin

July 6, 2026

Re: Rosseau Springs, OPA-2025-0003-H, R-2025-0013-H, CON-2025-0001-H

Dear Mayor MacDiarmid and Members of Council,

I am writing to urge Council to vote no on the Rosseau Springs development at today's meeting. This is the last opportunity to do so. After this vote, the community has no further recourse.

Your own planning staff have recommended denial twice. In both Report PL-2026-057 and the July 6 update PL-2026-075, Jamie Robinson and the team at MHBC Planning reached the same conclusion: this development is not consistent with the Provincial Planning Statement, does not conform to the Township Official Plan, and is not good land use planning. Those are three separate grounds for denial, all documented in writing, all signed off by the Director of Planning and the CAO.

The applicant dropped two lots and agreed to a 300-metre septic setback. That is not a compromise. It does not change the fundamental legal problem. Staff said so directly in the July 6 report. The core issue is where this development sits, not how many lots it contains.

The public who came out to the September 15, 2025 statutory public meeting were overwhelmingly against it. They talked about what has happened in Minett and Gravenhurst. They talked about why they chose to live here. That public record belongs to this Council.

I want to be clear: I support what the Ford government set out to do with its housing legislation, when those pathways are used for their original intention. Bills 109, 23 and 185 were introduced to address a real crisis. Premier Ford said the goal was to ensure "all hardworking Ontarians and their families are able to find the home they need and want." Minister Clark said the housing supply shortage "affects all Ontarians, including rural, urban and suburban, north and south, young and old." The government created a defined legal category in Bill 23 called "attainable residential units" and built the entire policy framework around getting affordable homes built faster. Bills 23 and 185 went further, removing the right of community members and ratepayer groups to appeal planning decisions to the Ontario Land Tribunal. That was a significant trade-off, accepted because the stated goal was a housing supply emergency.

Rosseau Springs is not that. It is a 47-lot premium recreational subdivision near Lake Rosseau, in a market where comparable properties are listed at over \$2 million. It has no affordable units. It proposes no attainable housing. It would not put a single home within reach of the worker, the young family, or the senior the government's legislation was designed to help. The planning protections that once allowed this community to appeal a bad decision were removed for the right reasons. They are now being used to push through exactly the wrong kind of project.

Council is the last line of defence. That is not a figure of speech today. It is a legal fact. Under Bill 185, the community's right to appeal to the Ontario Land Tribunal has been eliminated for applications like this one. If Council approves this development, the residents who drove to that September meeting,

who wrote letters, who showed up again and again, will have no further avenue. Their voice ends with this vote.

Some members of this Council will not be seeking re-election. But a vote on a question this clear, this well-documented, and this consequential does not disappear when a term ends. It remains on the public record. Future residents will inherit the landscape that this vote shapes.

To my council members who are voting, yes, or on the fence...Vote no. Represent the people who sent you there. Let the staff recommendation stand.

Respectfully submitted,

Gus Harsfai

Seguin Township Ratepayer



Outlook

Rosseau springs support

From Scott Helmkey <scotthelmkey@hotmail.com>**Date** Mon 2026-07-06 7:49 AM**To** Craig Jeffery <cjeffery@seguin.ca>

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To whom it may concern,

As a local and year round resident of Seguin having studied the proposal for this development, and had many discussions about it with fellow Seguin residents, I am in strong support. What an increase in population will bring to tax revenue and other businesses in our community would be beneficial. Then bringing more amenities closer to our reach and more available would be nice as our population ages.

Not to mention, further development of many areas is inevitable. Why not use this opportunity to help guide and mold development into something desirable before "big business" moves in and dictates to you what will happen based on Ontario development laws, disregarding input from local authorities.

Thanks for your time,
Scott Helmkey,
Strong supporter !!

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Outlook

Rosseau Springs

From Jamie Steele <jamie@jscustombuilders.com>**Date** Sun 2026-07-05 6:20 PM**To** Craig Jeffery <cjeffery@seguin.ca>

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

Dear Members of Council,

I am writing to express my support for the Rosseau Springs project.

I believe this project is a positive opportunity for our community. Reasonable, well-planned growth is both beneficial and necessary if Seguin is to remain a vibrant and sustainable place to live. We need more housing, and projects like Rosseau Springs can help address that need while supporting the long-term future of our township. There are also numerous benefits to the local economy.

I also believe that local voices matter. Seguin residents have elected Council to make decisions that reflect the overall wellbeing of our community and families, balancing the needs of current and future residents.

I encourage Council to support the Rosseau Springs project and to continue making decisions that promote responsible growth and provide much-needed housing opportunities in our community.

Thank you for your time and consideration.

Jamie Steele
JS Custom Builders LTD
17057738774

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Outlook

Rosseau Springs Development - Letter of support

From Kirstyn Steele <kirstynsteele@gmail.com>**Date** Sun 2026-07-05 8:41 PM**To** Craig Jeffery <cjeffery@seguin.ca>; Gail Finnson <gailfinnson@seguin.ca>; Ted Collins <tedcollins@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; Jason Inwood <jinwood@seguin.ca>; Ken Adams <kenadams@seguin.ca>**Cc** Matt Taylor <matt@kenozhabay.ca>

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

Hello Mr. Jeffery,

I am writing to express my support for the proposed Rosseau Springs development at the intersection of Maplehurst Road and Highway 632.

Having followed the planning process from the beginning, I recognize the significant effort the applicants have made to respond to Council's concerns. Through multiple revisions, environmental assessments, and technical studies, they have demonstrated a willingness to work collaboratively and responsibly. It is therefore discouraging that, despite these efforts, the proposal continues to face opposition.

Municipal councils have an important responsibility not only to reflect public opinion but also to support broader provincial priorities that are intended to benefit communities over the long term. Ontario continues to face a well-documented housing shortage, and municipalities are expected to contribute to solutions by creating opportunities for appropriate residential development. While growth can generate debate, it is also essential to ensuring that communities remain vibrant, sustainable, and capable of meeting the needs of future generations.

The shortage of housing in our area has real consequences. Employers across the region, including healthcare providers, educators, emergency services, and social service agencies struggle to recruit and retain skilled professionals because suitable housing is simply unavailable. I have personally known professionals who accepted positions locally only to leave because they could not find a place to live. Without housing, it becomes increasingly difficult to build and maintain the workforce needed to provide essential services.

This issue is particularly significant in Seguin, where the summer population expands dramatically each year. Seasonal residents place substantial additional demand on healthcare, emergency response, and community services. Meeting those needs requires physicians, nurses, paramedics, mental health professionals, social workers, personal support workers, and many other skilled professionals. Those individuals cannot be expected to serve our communities if they cannot find housing within a reasonable distance of their workplace.

Communities with pronounced differences between wealth and income also face unique social and health challenges. Ensuring there is housing for working professionals and year-round residents strengthens the local economy, improves access to healthcare and social services, and ultimately benefits everyone, including seasonal property owners. A healthy, resilient community depends on the people who provide the services we all rely upon.

As someone who lives nearby, values the rural character of our community, and, unlike many of this proposal's opponents, does not have the privilege of owning waterfront property, I believe this proposal represents a thoughtful, modest, and environmentally responsible form of development. It offers an opportunity to strengthen our community without compromising the qualities that make it special.

I respectfully ask Council to evaluate this application on its planning merits, its consistency with provincial housing objectives, and the long-term needs of the community as a whole. Decisions about growth should reflect the interests of all residents, not solely those with the greatest financial resources or the loudest voices. By supporting appropriate housing, Council is also supporting the healthcare workers, educators, tradespeople, emergency responders, and local families who are essential to the future of our municipality.

Thank you for your consideration.

Sincerely,

Kirstyn Steele



Outlook

Fw: Opposition to Rosseau Springs Development Application

From info <info@seguin.ca>**Date** Thu 2026-07-02 4:15 PM**To** Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

1 attachment (181 KB)

LJNA Letter to Council re Rosseau Springs - 2026 06 28.pdf;

Addendum?

Township of Seguin
(705) 732-4300

From: Lake Joseph North Association <info@ljna.org>**Sent:** July 2, 2026 12:40 PM**To:** info <info@seguin.ca>; 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>; tedcollins@segiun.ca <tedcollins@segiun.ca>; Gail Finnson <gailfinnson@seguin.ca>**Cc:** Planning <planning@seguin.ca>; Nancy Cohen <nscohen@mplam.com>**Subject:** Opposition to Rosseau Springs Development Application

Attention: Mr. Craig Jeffrey, Clerk
Mayor Ann MacDiarmid
Seguin Township Council Members

RE: Rosseau Springs Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment

Dear Mayor and Members of Council,

Please find attached our letter of opposition to the proposed planning exemptions for the Rosseau Springs development.

Respectfully submitted,

Nancy Cohen

President - Lake Joseph North Association





June 26, 2026

By email to: The Corporation of the Township of Seguin

Attention: Mr. Craig Jeffery, Clerk
Mayor Ann MacDiarmid
Seguin Township Council Members

RE: Rosseau Springs Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment

Dear Mayor and Members of Council,

On behalf of the Lake Joseph North Association (LJNA), we are writing to express our opposition to the proposed planning exemptions for the Rosseau Springs development.

LJNA's mandate is to protect the environmental integrity, natural beauty, and water quality of the North Lake Joseph and Portage Lake and surrounding lands. For decades, our organization has advocated for responsible land-use planning that balances new development with the preservation of the natural environment that makes Seguin Township a unique and valued place.

We have reviewed the staff report, supporting documents from the developer and the significant number of letters from the public. We urge Council to support the conclusion of planning staff. The project is not aligned with provincial nor with Seguin policy and will set a precedent for other Rural zoned proposals in Seguin.

The Proposal is Precedent Setting

LJNA is very concerned about the precedent that approval of this application would establish. The requested Official Plan and Zoning By-law amendments are not minor adjustments to existing policy; they would permit a substantial residential subdivision on lands that have historically been protected from this form of development. If Council approves this proposal, future applicants may reasonably point to Rosseau Springs as justification for similar requests. Over time, such incremental exceptions can erode the effectiveness of the Official Plan and weaken the municipality's ability to direct growth to appropriate locations. Granting an exception in this case risks creating a precedent that could fundamentally alter the character of rural areas throughout Seguin Township.

Upholding Planning Staff Recommendations

We note that Seguin Township's professional planning staff recommended against approving the proposed plan of subdivision. It is not within, nor adjacent to a settlement area and does not conform to the intent of the Official Plan. Their recommendation

deserves significant weight. Planning policies exist to provide consistency, predictability, and long-term protection of community and environmental interests. Existing planning policies direct residential growth toward settlement areas where infrastructure, services, and community development objectives can be more effectively supported. We urge Council to continue to uphold the planning principles and environmental protections that have guided growth for decades.

The Proposal Does Not Provide Affordable Housing

The applicant has suggested that the project addresses housing needs within the Township. While such development may have a market, it cannot be characterized as a meaningful response to the need for affordable housing.

The proponents own report suggests that there are ample approved areas within Seguin to satisfy the 20 year demand for new housing.

While economic activity is important, this proposal is out of character with other rural development in the area and does not provide affordable housing options.

Environmental Considerations

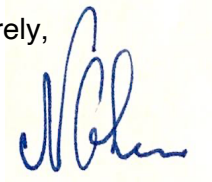
While the applicant has undertaken numerous studies and has presented the proposal as environmentally responsible, LJNA remains concerned that the proponent's intentions are not fully documented and enforceable in the proposed bylaw. We urge Council to ensure the long-term protection of the natural environment by instituting enforceable controls on new construction of this nature such as guidelines for sediment control, tree cutting, blasting and fill.

Conclusion

LJNA respectfully submits that this proposal represents an inappropriate expansion of residential development into rural areas outside the settlement area. The requested amendments conflict with the intent of existing planning policies and threaten the environmental values that residents and visitors have worked diligently to protect for generations.

We therefore urge Council to uphold the recommendations of its Planning Department and reject the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

Sincerely,



On behalf of Lake Joseph North Association

Nancy Cohen

President



Outlook

A personal story. Re: Rosseau Springs vote Monday

From Jackie Lawruk <jlawruk@cogeco.ca>

Date Sun 2026-07-05 4:49 PM

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

You don't often get email from jlawruk@cogeco.ca. [Learn why this is important](#)

A personal story I would like to share. A few years ago, when we moved our cottage from Muskoka Lakes to Seguin, we applied to modify the dimensions of our deck. During the inspection, Township staff told us that even the nails we had used were not to code and had to be replaced. At first, I was frustrated. But afterward, I realized we had chosen the right Township. Seguin cared about protecting its standards, and the rules were applied consistently versus Muskoka who were pro-development. That gave us confidence that planning policies mattered.

This decision you make Monday is permanent. Once the trees are cut, the wetlands altered, and the habitat fragmented, they cannot simply be restored. The quiet, natural character of Rosseau that so many of us treasure will be changed forever. So today, I have to ask: if homeowners are expected to follow the rules—even down to the nails in a deck—how can a subdivision that your own Planning Staff recommend be denied for not conforming to the Official Plan be approved?

If Council chooses to approve this application despite the recommendation of your own Planning Staff, I ask you to think beyond today's vote. Years from now, when your children or grandchildren drive past what was once a thriving forest and ask what this land looked like before it became a subdivision, what will you tell them? Will you be proud to say, **"I voted for this"**?

Every elected official leaves a **legacy**. This vote will be one of yours. Future generations will never have the opportunity to undo the decision you make today—but they will live with its consequences forever.

Sent from my iPad



Outlook

Fwd: Rosseau Springs

From Kirsten LeDrew <kirstenledrew@gmail.com>**Date** Sun 2026-07-05 7:50 PM**To** Craig Jeffery <cjeffery@seguin.ca>

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

Apologies Craig, you would think after all these years I'd know how to spell your name. Please see below.

Thanks!

----- Forwarded message -----

From: **Kirsten LeDrew** <kirstenledrew@gmail.com>

Date: Sunday, July 5, 2026

Subject: Rosseau Springs

To: Cjefferey@seguin.ca, Greggetty@seguin.ca

Good evening,

My understanding is Rosseau Springs is a rather controversial item on the agenda for tomorrow's council meeting. I am well aware of the fact that this email will not be included in the council package given the cutoff however I wanted to write a brief note to ensure my councillor understands my position on the matter should any voting occur tomorrow.

In the beginning I was unsure about this project mostly due to the staff reports attached to it as I have deep respect for our Township staff. As time has gone on and I've seen media coverage on the topic I began to do my own research as I feel quite strongly that tax payers like Mr. Martin Short are not able to speak for permanent long time locals like myself.

I have come across a number of very concerning rumours about this project that are just not accurate and many of these rumours have led to a fair bit of the public outcry in my opinion. This is not a development of 50 cookie cutter \$2M homes that no one can afford. I am aware of a number of local families that moved to the area as a single person for a well paying job and purchased a condo just to have somewhere to live. Now they are married and have children and have outgrown the condo but have no other option. Three of our local doctors have closed their practice and moved out of the area for exactly this reason in the last 6 months. Rosseau Springs can be a realistic solution to retain others in this situation while also giving excellent opportunity for further attraction. All housing is good housing. More supply supports the economic development of the region.

For these reasons and others (minimal development on a large parcel of land, recreational opportunities being included in the project, environmental studies and protections in place, local job opportunities etc to name a few) I am in support of this project and hope Council can support new young local developers from our community. If we can all work together to move ahead I am confident that Seguin will remain the best township to reside in locally for many generations.

Thank you for your time,

-Kirsten LeDrew

7/6/26, 11:54 AM

Mail - Craig Jeffery - Outlook

705-346-5556

Ward 3 Résident



Outlook

Rosseau Speings

From Luke Steele <lukesteele@solidcontracting.net>

Date Sun 2026-07-05 6:35 PM

To Craig Jeffery <cjeffery@seguin.ca>

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

I'd like to start by saying I am a local resident and contractor, as well as a secondary business owner.

Not only do I support the reasonable growth of this project, but I believe it is a good size and much needed.

I don't think that local voices matter as much as the "money" that resides in our area for a short period of time each year.

Seguin residents need our elected politicians to make decisions for the overall well-being of our community and the families that live in it full-time and mostly those that need the housing that currently isn't available to them.

The minor impact to those who oppose this project will be long forgotten in such a short period of time, as was their impact when cottages were being constructed next to those whom most likely opposed it then.

The long-term positive effect that this project will have for those who live and visit here will be far remembered past any unnecessary negative complaints currently in discussion.

Luke Steele
Owner
Solid Contracting
705-790-3299



Comments re: Rosseau Springs Development compared to others

From Harry Martyniuk <harrymartyniuk@aol.com>

Date Sun 2026-07-05 4:29 PM

To Craig Jeffery <cjeffery@seguin.ca>

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

Dear Mr. Jeffery,

I am writing to register my opposition to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision associated with the Rosseau Springs development.

I understand Township staff have already reviewed this application in detail and, in the report included in the [April 7](#) council agenda, recommended that Council deny it. Staff noted that the current Official Plan does not permit a development of this size in a rural-designated area, and that the site falls outside a settlement area — which is where both the Official Plan and the Provincial Planning Statement direct growth to occur. I agree with that assessment and would ask Council to follow its own staff's recommendation.

I've also seen the comparison being made to other higher-density projects recently approved in Seguin, such as the lands near Parry Sound covered by the 2023 Ministerial Zoning Order. I don't think that's a fair parallel, and I'd encourage Council to be clear-eyed about the difference. That project was a provincially-issued MZO on land directly adjacent to an existing urban settlement, intended to deliver attainable housing under provincial direction — not a standard municipal rezoning application that Council has full discretion to approve or deny. Rosseau Springs, by contrast, is a private rural residential subdivision on land that is not in a settlement area, going through the ordinary Official Plan Amendment process precisely because it doesn't currently conform to the Plan. The two situations aren't comparable, and I don't think this project should get the benefit of a double standard that doesn't actually apply.

Beyond the planning technicalities, I have real concerns about the impact of a 49-lot subdivision of this scale on the surrounding natural areas and water quality of Lake Rosseau, and on the character of a community that has grown thoughtfully within its existing settlement boundaries.

I'd also gently note that a meaningful share of the people raising concerns about this project are seasonal or part-time residents. That doesn't make our input less relevant to a land-use decision that will shape this area for decades — we pay taxes here, we're invested in this community, and many of us have raised these concerns based on the planning record, not personal animus toward the applicants. I'd ask that Council weigh the substance of the concerns raised rather than who is raising them.

I hope Council will support the staff recommendation and deny this application as submitted.

Thank you for your time and for including this in the public record.

Sincerely,
Harry Martyniuk
Sent from my iPhone



Outlook

Response to

From Harry Martyniuk <harrymartyniuk@aol.com>**Date** Sun 2026-07-05 3:16 PM**To** Craig Jeffery <cjeffery@seguin.ca>

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

Dear Mr. Jeffery,

I'm writing as someone who owns property in Seguin and cares deeply about this area, to share my opposition to the Rosseau Springs proposal.

I've read the letter being circulated on social media by the applicant (Matt Taylor), which suggests that opposition to this project comes mainly from seasonal residents who don't have a legitimate stake in the community. I'd like to respectfully push back on that. Many of us who spend part of the year here still contribute meaningfully — through local spending, volunteering, and long-term investment in the area's future. Caring about how Rosseau grows isn't a matter of how many weeks a year someone spends here; it's a matter of being affected by the decision, which we are.

More importantly, my opposition isn't rooted in emotion or in any personal issue with the applicants — it's rooted in the fact that Township staff themselves reviewed this proposal thoroughly and recommended denial, on the grounds that it doesn't conform to the Official Plan's rural designation and isn't located in a settlement area where growth is meant to be directed. That's not NIMBYism; that's the Township's own planning framework doing its job.

I'd ask Council to give real weight to that staff recommendation, and to the environmental and community-character concerns that so many residents — full-time and seasonal alike — have raised in good faith.

Thank you for considering my input.

Sincerely,
Harry Martyniuk

Sent from my iPhone

Subject: Approval of Rosseau Springs Against Staff Advice Would Undermine Public Trust

Dear Councillor Ken Adams,

I am writing to express my profound disappointment and concern regarding indications that you intend to support the Rosseau Springs subdivision application, despite the Township planning staff's recommendation to deny it and the significant opposition expressed by residents throughout the review process.

Councillor Adams,

People should be questioning your motives should you decide to vote for this development and against:

- **Township staff reports and recommendations**
 - **The Mayor**
 - **The Councillor representing the Township area impacted**
 - **The tax paying residents who live in the impacted Ward**
- We highly doubt you would be so eager to vote against your own constituents if this development proposal was in your Ward!!**

What is your true motive? It certainly cannot be accepting the developer pitch of creating more affordable housing for local residents nor the idea that more contractors will have work. This land proposal is not affordable, and contractors are in such demand already that the waiting time to have then take on new work is already more than 12 months!

This decision has become a test of whether Council respects the planning process it is entrusted to oversee.

Township staff, responsible for evaluating applications based on established planning policies, technical evidence, and the public interest, have concluded that this application should not be approved. Residents have invested considerable time and effort reviewing the proposal, attending meetings, submitting comments, and voicing legitimate concerns. Yet it now appears that both professional advice and community input may be disregarded.

If Council chooses to approve this development contrary to the recommendation of its own planning experts, residents deserve to know why. What evidence has emerged that invalidates the concerns identified by staff? What planning justification exists that outweighs the professional recommendation for refusal? What has changed other than political support for the project?

Council members are elected to represent the public, not to simply facilitate development. While growth has a place in Seguin Township, it must occur in a manner that respects planning policies, protects the character of our communities, and maintains public confidence in local government. Approving a controversial development despite a staff recommendation for denial sends a troubling message that the planning process can be overridden when it becomes inconvenient.

Many residents are increasingly concerned that the outcome of this application appears predetermined, regardless of the evidence presented. Whether or not that perception is accurate, a vote to approve Rosseau Springs against staff advice will only deepen that concern and further erode public trust in Council's decision-making process.

The Rosseau community is not opposed to responsible development. It is opposed to development that fails to meet the standards established by planning policy and that proceeds despite unresolved concerns raised by both professionals and the public. Residents have every right to expect that their elected representatives will give meaningful consideration to those concerns.

Your vote on this matter will have consequences that extend far beyond a single development application. It will shape public confidence in the integrity of the Township's planning process and in the willingness of Council to listen to the community it serves.

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I urge you to reconsider your position and support the Township staff's recommendation to deny this application. At a minimum, if you choose to vote in favour, I ask that you publicly explain in detail the planning basis for your decision and why the concerns raised by staff and residents should be set aside.

The people of Seguin deserve nothing less.

Sincerely,

Ron & Annette McArthur
Little Morgan Bay Rd
Rosseau, ON

Subject: Approval of Rosseau Springs Against Staff Advice Would Undermine Public Trust

Dear Councillor Mario Buszynski,

I am writing to express my profound disappointment and concern regarding indications that you intend to support the Rosseau Springs subdivision application, despite the Township planning staff's recommendation to deny it and the significant opposition expressed by residents throughout the review process.

This decision has become a test of whether Council respects the planning process it is entrusted to oversee.

Township staff, responsible for evaluating applications based on established planning policies, technical evidence, and the public interest, have concluded that this application should not be approved. Residents have invested considerable time and effort reviewing the proposal, attending meetings, submitting comments, and voicing legitimate concerns. Yet it now appears that both professional advice and community input may be disregarded.

If Council chooses to approve this development contrary to the recommendation of its own planning experts, residents deserve to know why. What evidence has emerged that invalidates the concerns identified by staff? What planning justification exists that outweighs the professional recommendation for refusal? What has changed other than political support for the project?

Council members are elected to represent the public, not to simply facilitate development. While growth has a place in Seguin Township, it must occur in a manner that respects planning policies, protects the character of our communities, and maintains public confidence in local government. Approving a controversial development despite a staff recommendation for denial sends a troubling message that the planning process can be overridden when it becomes inconvenient.

Many residents are increasingly concerned that the outcome of this application appears predetermined, regardless of the evidence presented. Whether or not that perception is accurate, a vote to approve Rosseau Springs against staff advice will only deepen that concern and further erode public trust in Council's decision-making process.

The Rosseau community is not opposed to responsible development. It is opposed to development that fails to meet the standards established by planning policy and that proceeds despite unresolved concerns raised by both professionals and the public. Residents have every right to expect that their elected representatives will give meaningful consideration to those concerns.

Your vote on this matter will have consequences that extend far beyond a single development application. It will shape public confidence in the integrity of the Township's planning process and in the willingness of Council to listen to the community it serves.

Councillor Buszynski,

People should be questioning your motives should you decide to vote for this development and against:

- **Township staff reports and recommendations**
- **The Mayor**
- **The Councillor representing the Township Ward impacted**
- **The tax paying residents who live in the impacted Ward**

We highly doubt you would be so eager to vote against your own constituents if this development proposal was in your Ward!!

What is your true motive? It certainly cannot be accepting the developer pitch of creating more affordable housing for local residents nor the idea that more contractors will have work. This land proposal is not affordable, and contractors are in such demand already that the waiting time to have then take on new work is already more than 12 months!

I urge you to reconsider your position and support the Township staff's recommendation to deny this application. At a minimum, if you choose to vote in favour, I ask that you publicly explain in detail the planning basis for your decision and why the concerns raised by staff and residents should be set aside.

The people of Seguin deserve nothing less.

Sincerely,

Ron & Annette McArthur
Little Morgan Bay Rd
Rosseau, ON

Subject: Approval of Rosseau Springs Against Staff Advice Would Undermine Public Trust

Dear Councillor Ted Collins,

I am writing to express my profound disappointment and concern regarding indications that you intend to support the Rosseau Springs subdivision application, despite the Township planning staff's recommendation to deny it and the significant opposition expressed by residents throughout the review process.

This decision has become a test of whether Council respects the planning process it is entrusted to oversee.

Councillor Collins,

In light of your recently documented unprofessional actions, people should be questioning your motives should you decide to vote for this development and against:

- **Township staff reports and recommendations**
- **The Mayor**
- **The Councillor representing the Township Ward impacted**
- **The tax paying residents who live in the impacted Ward**

We highly doubt you would be so eager to vote against your own constituents if this development proposal was in your Ward!!

What is your true motive? It certainly cannot be accepting the developer pitch of creating more affordable housing for local residents nor the idea that more contractors will have work. This land proposal is not affordable, and contractors are in such demand already that the waiting time to have then take on new work is already more than 12 months!

Township staff, responsible for evaluating applications based on established planning policies, technical evidence, and the public interest, have concluded that this application should not be approved. Residents have invested considerable time and effort reviewing the proposal, attending meetings, submitting comments, and voicing legitimate concerns. Yet it now appears that both professional advice and community input may be disregarded.

If Council chooses to approve this development contrary to the recommendation of its own planning experts, residents deserve to know why. What evidence has emerged that invalidates the concerns identified by staff? What planning justification exists that outweighs the professional recommendation for refusal? What has changed other than political support for the project?

Council members are elected to represent the public, not to simply facilitate development. While growth has a place in Seguin Township, it must occur in a manner that respects planning policies, protects the character of our communities, and maintains public confidence in local government. Approving a controversial development despite a staff recommendation for denial sends a troubling message that the planning process can be overridden when it becomes inconvenient.

Many residents are increasingly concerned that the outcome of this application appears predetermined, regardless of the evidence presented. Whether or not that perception is accurate, a vote to approve Rosseau Springs against staff advice will only deepen that concern and further erode public trust in Council's decision-making process.

The Rosseau community is not opposed to responsible development. It is opposed to development that fails to meet the standards established by planning policy and that proceeds despite unresolved concerns raised by both professionals and the public. Residents have every right to expect that their elected representatives will give meaningful consideration to those concerns.

Your vote on this matter will have consequences that extend far beyond a single development application. It will shape public confidence in the integrity of the Township's planning process and in the willingness of Council to listen to the community it serves.

I urge you to reconsider your position and support the Township staff's recommendation to deny this application. At a minimum, if you choose to vote in favour, I ask that you publicly explain in detail the planning basis for your decision and why the concerns raised by staff and residents should be set aside.

The people of Seguin deserve nothing less.

Sincerely,

Ron & Annette McArthur
Little Morgan Bay Rd
Rosseau, ON

Subject: Approval of Rosseau Springs Against Staff Advice Would Undermine Public Trust

Dear Councillor Greg Getty,

I am writing to express my profound disappointment and concern regarding indications that you intend to support the Rosseau Springs subdivision application, despite the Township planning staff's recommendation to deny it and the significant opposition expressed by residents throughout the review process.

This decision has become a test of whether Council respects the planning process it is entrusted to oversee.

Township staff, responsible for evaluating applications based on established planning policies, technical evidence, and the public interest, have concluded that this application should not be approved. Residents have invested considerable time and effort reviewing the proposal, attending meetings, submitting comments, and voicing legitimate concerns. Yet it now appears that both professional advice and community input may be disregarded.

If Council chooses to approve this development contrary to the recommendation of its own planning experts, residents deserve to know why. What evidence has emerged that invalidates the concerns identified by staff? What planning justification exists that outweighs the professional recommendation for refusal? What has changed other than political support for the project?

Council members are elected to represent the public, not to simply facilitate development. While growth has a place in Seguin Township, it must occur in a manner that respects planning policies, protects the character of our communities, and maintains public confidence in local government. Approving a controversial development despite a staff recommendation for denial sends a troubling message that the planning process can be overridden when it becomes inconvenient.

Many residents are increasingly concerned that the outcome of this application appears predetermined, regardless of the evidence presented. Whether or not that perception is accurate, a vote to approve Rosseau Springs against staff advice will only deepen that concern and further erode public trust in Council's decision-making process.

The Rosseau community is not opposed to responsible development. It is opposed to development that fails to meet the standards established by planning policy and that proceeds despite unresolved concerns raised by both professionals and the public. Residents have every right to expect that their elected representatives will give meaningful consideration to those concerns.

Your vote on this matter will have consequences that extend far beyond a single development application. It will shape public confidence in the integrity of the Township's planning process and in the willingness of Council to listen to the community it serves.

Councillor Getty,

People should be questioning your motives should you decide to vote for this development and against:

- **Township staff reports and recommendations**
- **The Mayor**
- **The Councillor representing the Township Ward impacted**
- **The tax paying residents who live in the impacted Ward**

We highly doubt you would be so eager to vote against your own constituents if this development proposal was in your Ward!!

What is your true motive? It certainly cannot be accepting the developer pitch of creating more affordable housing for local residents nor the idea that more contractors will have work. This land proposal is not affordable, and contractors are in such demand already that the waiting time to have then take on new work is already more than 12 months!

I urge you to reconsider your position and support the Township staff's recommendation to deny this application. At a minimum, if you choose to vote in favour, I ask that you publicly explain in detail the planning basis for your decision and why the concerns raised by staff and residents should be set aside.

The people of Seguin deserve nothing less.

Sincerely,

Ron & Annette McArthur
Little Morgan Bay Rd
Rosseau, ON

[Draft] Fw: Rosseau Springs Development

From

From: Michael Robinette <m.robinette@utoronto.ca>

Sent: July 6, 2026 9:46 AM

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

Cc: info <info@seguin.ca>; Teri McGurk <mcdraپر@sympatico.ca>

Subject: Rosseau Springs Development

Some people who received this message don't often get email from m.robinette@utoronto.ca. [Learn why this is important](#)

Dear Mayor MacDiarmid and Councilors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

I am writing as a resident of Seguin Township, a concerned property owner on Lake Rosseau, and a member and former president of the Lake Rosseau North Association (LRNA). I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026, meeting today.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would establish a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions requiring private wells and septic systems increase costs and long-term environmental risks.
2. **Environmental and Shoreline Risks:** The site includes sensitive, forested areas and is in proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.
3. **Inadequate Justification for Exceptions:**
 - **Precedent and Appeal Risks** (Councilor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.

- **Economic Benefits** (Councilor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- **Housing Need (Councilor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad hoc rural subdivisions that contradict provincial growth management policies.** Shoreline lot removals are insufficient mitigation.
- **Deferral and Minor Modifications** (Councilor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks “death by amendments” without full public consultation or independent review.

4. **Broader Community Impacts:** Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Yours sincerely,



Michael A. Robinette MD FRCS

56 Oakfield Drive
Rosseau, ON
POC 1J0

[Draft] Fw: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

From

 1 attachment (21 KB)
Opposition Letter.docx;

From: Richard Kun <rpkkun@gmail.com>

Sent: July 3, 2026 9:40 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>; Craig Jeffery <cjeffery@seguin.ca>; info <info@seguin.ca>

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

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

Richard Kun
905 510 9424

LRNA Opposition File: Resident Letter Template – Rosseau Springs Development File
Reference: Rosseau Springs – Seguin Township OP/ZBA/Draft Plan Opposition Date:
June 6, 2026 Prepared for: Lake Rosseau North Association (LRNA) Members

This customizable template letter is designed for LRNA members to send individually to Seguin Township Mayor and Councillors. Personalized letters carry significant weight and demonstrate broad community opposition.

Recommended Distribution:

- Send to **all** Council members (or at minimum the Mayor and those who spoke in favour).
- **Email preferred** (if contacts available via [seguin.ca](mailto:info@seguin.ca) or public records) **or** formal mail to: **C/O Township of Seguin, 5 Humphrey Drive, Seguin, ON P2A 2W8**
- **Deadline:** Send **immediately**, ideally before the **July 6, 2026** Council meeting.
- **CC:** info@seguin.ca and LRNA leadership for tracking.
- **Tips:** Personalize with your name, address/property details (especially if near the site or Lake Rosseau), and specific concerns. Keep tone respectful, factual, and policy-focused. Attach supporting documents (e.g., LRNA summary, photos, expert reports) if available.
- **Feel free to copy and paste the email template below.** Here are all the email addresses:

LRNA Opposition File: Simple Seguin Council & Clerk Email List Date: June 6, 2026

- **Mayor Ann MacDiarmid:** amacdiarmid@seguin.ca
- **Councillor Ken Adams:** kadams@seguin.ca
- **Councillor Mario Buszynski:** mbuszynski@seguin.ca
- **Councillor Greg Getty:** ggetty@seguin.ca
- **Councillor Terry Fellner:** tfellner@seguin.ca
- **Councillor Ted Collins:** tcollins@seguin.ca
- **Councillor Gail Finnson:** gfinnson@seguin.ca
- **Clerk Craig Jeffery:** cjeffery@seguin.ca
- **General:** info@seguin.ca

- Use with the resident letter template. Send to all + Clerk before July 6.

Richard Kun

42 Summit Drive Rosseau

rpkkun@gmail.com 905 510 9424

June 30, 2026

Mayor Ann MacDiarmid and Members of Council Township of Seguin 5 Humphrey Drive Seguin, ON P2A 2W8

Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

I am writing as a resident of Seguin Township, a concerned property owner on/near Lake Rosseau, and a member of the Lake Rosseau North Association (LRNA). I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septics increase long-term risks and costs.
2. **Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks

of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.

3. Inadequate Justification for Exceptions:

- o **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.
- o **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- o **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
- o **Deferral and Minor Modifications** (Councillor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks "death by amendments" without full public consultation or independent review.

4. Broader Community Impacts: Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

Richard Kun

42 Summit Drive Rosseau

905 510 9424

Additional Customization Notes for LRNA Members:

- **For specific Councillors:** Address the letter to one (e.g., “Dear Councillor Getty”) and reference their exact comments from the June 1 meeting for stronger impact.
- **Add Personal Touches:** Reference your property’s proximity, views of the lake/forest, family history in the area, or observed environmental features.
- **Attachments:** LRNA fact sheet, site maps, previous submissions, or photos.
- **Track Responses:** Keep copies and share outcomes with LRNA.

This template is part of the ongoing LRNA legal/advocacy file. It can be refined based on new staff reports or meeting outcomes. Contact LRNA leadership for variations, additional rebuttals, or delegation speaking notes for July 6.

LRNA’s unified voice is critical — widespread resident letters can shift the outcome and strengthen any future OLT position.



Outlook

Rosseau Springs

From Michael Robinette <m.robinette@utoronto.ca>**Date** Mon 2026-07-06 9:17 AM**To** Ann MacDiarmid <annmacdiarmid@seguin.ca>; kadams@seguin.ca <kadams@seguin.ca>; mbuszynski@seguin.ca <mbuszynski@seguin.ca>; ggetty@seguin.ca <ggetty@seguin.ca>; tfellner@seguin.ca <tfellner@seguin.ca>; tcollins@seguin.ca <tcollins@seguin.ca>; gfinnson@seguin.ca <gfinnson@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>**Cc** info <info@seguin.ca>; Teri McGurk <mcdraپر@sympatico.ca>

1 attachment (89 KB)

Opposition Letter to Seguin Council July 6, 2026.docx;

Some people who received this message don't often get email from m.robinette@utoronto.ca. [Learn why this is important](#)

Michael A. Robinette MD

56 Oakfield Drive, c/o general delivery Rosseau ON P0C 1J0

Email: m.robinette@utoronto.ca Cell: 416 543-6575

July 6, 2026

Mayor Ann MacDiarmid and Members of Council, Township of Seguin**5 Humphrey Drive Seguin, ON P2A 2W8****Subject: Strong Opposition to Rosseau Springs 49-Lot Subdivision****Request Denial at the July 6, 2026, Meeting**

Dear Mayor MacDiarmid and Councilors Adams, Buszynski, Getty, Fellner, Collins, Finnson and Jeffery:

I am writing as a resident of Seguin Township, a concerned property owner on Lake Rosseau, and a member and former president of the Lake Rosseau North Association (LRNA). I strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting today.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect

natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would establish a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions requiring private wells and septic systems increase costs and long-term environmental risks.
2. **Environmental and Shoreline Risks:** The site includes sensitive, forested areas and is in proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.
3. **Inadequate Justification for Exceptions:**
 - **Precedent and Appeal Risks** (Councilor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.
 - **Economic Benefits** (Councilor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
 - **Housing Need (Councilor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad hoc rural subdivisions that contradict provincial growth management policies.** Shoreline lot removals are insufficient mitigation.
 - **Deferral and Minor Modifications** (Councilor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks "death by amendments" without full public consultation or independent review.
4. **Broader Community Impacts:** Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

I respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Robinette", with a long horizontal flourish extending to the right.

Michael A. Robinette MD FRCS

56 Oakfield Drive

Rosseau, ON

P0C 1J0



Outlook

Rosseau Springs

From Sam Steele <samsteele@hotmail.ca>**Date** Sun 2026-07-05 7:32 PM**To** Craig Jeffery <cjeffery@seguin.ca>

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

Hello,

Hope this letter finds the right people.

My name is Sam Steel from 96 Sugar Lake Rd

I have concerns with counsel deferring the development in the township due to the housing crisis that not only Ontario has but Seguin has, this will also bring a lot of jobs for local companies to keep there businesses functioning, families fed.

I was glad to hear the development of the nest in "Foley" was accepted and see the work being performed by a larger company. The Rosseau Springs development would be a great project in "Rosseau" and if "Christy" or "Humphrey" wards ever have the same opportunity to help with expansion then I'm for that in the future. I understand developing around water front could cause higher risks for the environment, if all regulations for water and sewage are met than I don't see an issue why it's not being passed by council, other than the fact is the water front community has spoken for themselves and have no concerns for year round workers or neighbours that are required for healthy growth, also the extra tax revenue to keep our taxes low, having large developments will bring in taxes fast, whit inflation, food and fuel costs high we need income for the township without hiking our taxes now, unless township is going to take pay cuts.

So I ask to please pass the Rosseau Springs development to help Seguin grow and not be let behind.

Regards,

Sam Steele, RSE
96 Sugar Lake Road
Seguin On
P2A 0B6
705•774•2007



Outlook

Letter of Support – Rosseau Springs Development

From Craig Simmonds <ncsimmonds@gmail.com>**Date** Mon 2026-07-06 9:43 AM**To** Craig Jeffery <cjeffery@seguin.ca>

1 attachment (137 KB)

rosseau-springs_support-letter_clerk_simmonds.pdf;

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

Dear Mr. Jeffery,

I am writing as a resident of Rosseau to express my support for the proposed Rosseau Springs development and to ask that this letter be included as part of the public record.

I understand that this proposal has generated differing opinions within the community. While I respect the concerns that have been raised, I believe it is equally important that the voices of those who support responsible growth are heard.

Like many rural communities across Ontario, Rosseau and Seguin Township are facing a significant need for additional housing. Young families, local workers, seniors looking to downsize, and people who wish to make Rosseau their home all face limited housing options. Without thoughtful development, our community risks becoming increasingly unaffordable and inaccessible for the very people who contribute to its long-term vitality.

The Province of Ontario has made increasing housing supply a major priority, and Seguin Township has also identified housing as a strategic priority within its own planning initiatives. Supporting well-planned residential development is consistent with these broader objectives and helps ensure our community can continue to grow in a sustainable way.

As a resident, I am excited about the opportunity to welcome more people to Rosseau. Additional housing brings new families, strengthens our local economy, supports local businesses, and helps sustain the services and community organizations that make Rosseau such a great place to live.

I appreciate that growth must be managed responsibly and in accordance with sound planning principles. However, I do not believe opposition based primarily on preserving the status quo should prevent our community from addressing its very real housing needs.

Thank you for your consideration, and I respectfully request that this letter be included as part of the public record regarding the Rosseau Springs application.

Sincerely,

Craig Simmonds
Rosseau Resident
1071 HWY 141

Enclosure: Letter of Support – Rosseau Springs Development

Monday, July 6, 2026

Mr. Craig Jeffery
Clerk
Township of Seguin
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Re: Letter of Support – Rosseau Springs Development

Dear Mr. Jeffery,

I am writing as a resident of Rosseau to express my support for the proposed Rosseau Springs development and to ask that this letter be included as part of the public record.

I understand that this proposal has generated differing opinions within the community. While I respect the concerns that have been raised, I believe it is equally important that the voices of those who support responsible growth are heard.

Like many rural communities across Ontario, Rosseau and Seguin Township are facing a significant need for additional housing. Young families, local workers, seniors looking to downsize, and people who wish to make Rosseau their home all face limited housing options. Without thoughtful development, our community risks becoming increasingly unaffordable and inaccessible for the very people who contribute to its long-term vitality.

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Thank you for your consideration, and I respectfully request that this letter be included as part of the public record regarding the Rosseau Springs application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Simmonds', with a stylized flourish at the end.

Craig Simmonds
Rosseau Resident
1071 HWY 141, Rosseau



Outlook

Fw: Rosseau Springs development

From Gail Finnson <gailfinnson@seguin.ca>**Date** Mon 2026-07-06 8:30 AM**To** Craig Jeffery <cjeffery@seguin.ca>

Get Outlook for iOS

From: Gail Finnson <gailfinnson@seguin.ca>**Sent:** Monday, 06 July 2026 08:30:28**To:** Cameron Smears <csmeares@gmail.com>**Subject:** Re: Rosseau Springs development

Thank you Cameron, I will pass your concerns on to the clerk.

Gail

Get Outlook for iOS

From: Cameron Smears <csmeares@gmail.com>**Sent:** Monday, 06 July 2026 08:08:43**To:** Gail Finnson <gailfinnson@seguin.ca>**Subject:** Rosseau Springs development

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

Good morning Gail my name is Cameron Smears and I'm a resident in your ward.

While I'm supportive of the addition of more 4 season affordable housing in Seguin, this location does not seem to be appropriate to achieve that goal.

Please express my concern at council today as I know I'm not the only resident concerned about this development being approved.

I've outlined my concerns below.

Water quality and runoff

The Canadian Shield means there's only a thin layer of soil over solid bedrock, so rainfall doesn't infiltrate well, it just runs off. Clearing 49 lots and adding roads on top of that is going to significantly increase both the volume and speed of stormwater moving downhill toward Lake Rosseau.

Phosphorus - Septic systems, lawn fertilizer, and eroded sediment all contribute to it, and phosphorus is what drives algae growth. Lake Rosseau's water quality is already feel the threat of blue green algae, this will only exacerbate that challenge.

There's also the construction phase itself to consider. Erosion on steep grades during clearing and building sends silt into tributaries and the lake, which can smother fish spawning habitat.

Septic and groundwater

Since there's no municipal servicing, every lot would need its own well and septic system. The problem is that thin soils over fractured bedrock don't treat effluent very well, contaminants can migrate through rock fractures into the lake or into neighbouring wells.

On top of that, 49 new wells drawing from the same fractured bedrock aquifer could affect the yield of existing wells in the area.

Habitat and terrain

Blasting and cut-and-fill work for roads and driveways permanently alters drainage patterns and fragments habitat. Muskoka's upland areas support species at risk, things like Blanding's turtle and the eastern hog-nosed snake.

There's also the loss of interior forest and canopy cover, which normally shades and stabilizes slopes. The edge effects from clearing extend well beyond the actual footprint of what's cut down.

And finally, light and noise pollution. Right now this is a dark, quiet landscape, and this kind of development would introduce spillover that changes that.

Thanks

Cameron

Sent from my iPhone



Outlook

Fwd: Rosseau Springs development - Letter of Support

From Nick Snyder <nick.snyder.ncs@gmail.com>**Date** Sun 2026-07-05 8:11 PM**To** Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>; Donna McLeod <dmcLeod@seguin.ca>

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

----- Forwarded message -----

From: **Nick Snyder** <nick.snyder.ncs@gmail.com>**Date:** Sun, Jul 5, 2026, 8:04 p.m.**Subject:** Rosseau Springs development - Letter of Support**To:** <cjeffery@seguin.ca>, <jinwood@seguin.ca>, <annmacdiarmid@seguin.ca>, <kenadams@seguin.ca>, <mariobuszynski@seguin.ca>, <terryfellner@seguin.ca>, <tedcollins@seguin.ca>, <gailfinnson@seguin.ca>**Cc:** Matt <matt@kenozhabay.ca>

Good afternoon, Mr. Jeffery,

I am writing to express my support for the proposed Rosseau Springs development at the intersection of Maplehurst Road and Highway 632.

I have followed the municipal planning process closely, including the many public meetings and Council's requests for revisions to the proposal. It is disappointing to see that, despite the applicants' willingness to make numerous changes and undertake extensive environmental and technical studies, Council continues to oppose the development. The work completed by the applicants demonstrates a clear commitment to developing the property responsibly, thoughtfully, and at a scale that is appropriate for the area while helping address the need for additional housing opportunities.

Over the years, I have seen several professionals accept positions in our community only to leave because they were unable to find suitable housing. This development represents an opportunity to provide high-quality rural housing while supporting the long-term sustainability of one of our small communities.

I also find it difficult to reconcile Council's position on this proposal with its approval of the Nest Life development, which permitted a significantly higher density of more than 100 units. Both developments are located outside designated community settlement areas and are adjacent to, but not directly on, local lakes. One notable difference is that the Rosseau Springs proposal is located near the affluent waterfront properties on Lake Rosseau. As a result, it has attracted considerable opposition from seasonal property owners and lake associations.

As a full-time local resident who does not enjoy the privilege of waterfront living, but who values the peaceful rural character of our community and lives not far from the proposed development, I support this modest and environmentally conscious proposal. I hope Council will carefully consider the perspectives of the broader community and not only those of the most affluent and well-connected voices.

Thank you for your time and consideration.

Sincerely,

Nick Snyder

Full-time resident of Seguin Township



Outlook

Re: Rosseau Springs Limited Official Plan Amendment OPA-2025-0003-H Zoning By-Law Amendment Application R-2025-0013-H & Draft Plan of Subdivision Application CON-2025-0001-H

From John McCash <johnmccash01@gmail.com>

Date Sun 2026-07-05 4:03 PM

To annmacdiarmid1@gmail.com <annmacdiarmid1@gmail.com>; Greg Getty <greggettyseguin@gmail.com>; Mario Buszynski <mario.buszynski@gmail.com>; Terry Fellner <tfellner@hotmail.com>; Ken Adams <adamsken038@gmail.com>; Ted Collins <tedcollins@seguin.ca>; Gail Finnson <gailfinnson@hotmail.com>

Cc Bruce Mills <brucemills123@aol.com>; John Hennigar <johnhennigar@gmail.com>; Claudette Holinaty <cholinaty@gmail.com>; Gary Punfield <jgp2@sympatico.ca>; Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Jason Inwood <jinwood@seguin.ca>; Teri McGurk <terimcgurk@icloud.com>; Kerry Mueller <kerryemueller@gmail.com>; czuccarini1@gmail.com <czuccarini1@gmail.com>; Jamie Robinson <jrobinson@mhbcplan.com>; grichard@mhbcplan.com <grichard@mhbcplan.com>; Catherine Byers <cbyers808@gmail.com>

 1 attachment (2 MB)

July 6 - Staff Report PL-2026-075 - Rosseau Springs.pdf;



Mayor MacDiarmid and Members of Council,

Re: Rosseau Springs Limited Applications

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision

Staff Report PL-2026-075 (July 6, 2026)

Following our review of Staff Report PL-2026-075 dated July 6, 2026 (attached), the Three Lakes Ratepayers Association Inc. (TLRA) respectfully submits the following additional comments for Council's consideration.

The Township's own professional planning staff have recommended that the applications be denied. Staff conclude that the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision are inconsistent with the Provincial Planning Statement's growth management policies and do not conform to Seguin Township's Official Plan because the proposal would establish a large-scale rural residential subdivision outside a designated settlement area.

In light of these conclusions, TLRA submits that several broader policy issues now warrant Council's careful consideration.

1. Council Is No Longer Choosing Between Competing Opinions

This matter is no longer a question of weighing competing views expressed by the applicant and members of the public.

Rather, Council is being asked to determine whether it will accept or reject the recommendation of its own professional planning staff.

Staff have reviewed the applications, the supporting studies, applicable Provincial policy, and the Township's Official Plan. Their professional conclusion is that the proposal does not conform to the Township's established planning framework and should not be approved.

Council must therefore determine whether there is a compelling planning rationale to depart from that recommendation.

2. The Matter Has Become a Fundamental Policy Decision

The central issue is no longer whether the proposed development can be engineered, serviced, landscaped, or constructed.

The question before Council is whether it intends to uphold or fundamentally alter the Township's long-established growth management strategy and land use planning framework.

The applications seek amendments to both the Official Plan and Zoning By-law precisely because the proposed development does not conform to the policies currently in force.

Council is therefore not merely considering a subdivision application; it is being asked to make a policy decision regarding the future direction of growth and development within Seguin Township.

3. Consistency with TLRA's Official Plan Review Submission

Throughout the Official Plan Review process, TLRA consistently advocated that:

- Planning policies should be clear, predictable, and consistently applied;
- Growth should occur through comprehensive planning processes;
- Lake and watershed impacts should be evaluated cumulatively rather than incrementally;
- Site-specific amendments should not be used to circumvent the intent of established policy; and
- Reliance upon discretionary approvals should be minimized in favour of transparent planning principles.

Approval of the Rosseau Springs applications would, in TLRA's view, directly contradict these principles and establish a precedent whereby significant departures from the Official Plan may be achieved through site-specific amendments.

4. If Council Rejects Staff's Recommendation, Council Should Clearly Explain Why

Where Council chooses to depart from the recommendation of its professional planning staff—particularly on a matter involving amendments to both the Official Plan and Zoning By-law—it should clearly articulate the planning rationale supporting that decision.

If Council determines that these applications should be approved despite staff's recommendation for refusal, TLRA respectfully submits that Council should identify:

- Which Official Plan policies it considers no longer applicable or appropriate;
- Why the recommendation of professional planning staff should not be followed; and
- What new policy direction Council intends to establish through its decision.

Such transparency is essential to maintaining public confidence in the planning process.

5. Approval Would Establish a Township-Wide Precedent

Approval of these applications would not merely authorize a single subdivision.

It would establish a precedent that large-scale residential subdivision development may be permitted within the Rural and Resource Area through site-specific amendments, notwithstanding the Township's growth management framework and despite a recommendation for refusal from professional planning staff.

Future applicants will undoubtedly rely upon the Rosseau Springs decision as justification for similar applications elsewhere in Seguin Township.

Council should therefore evaluate this proposal not only on its immediate merits, but also in terms of the precedent it will establish for future development applications.

6. Democratic Accountability and the Public Interest

Recent amendments to Ontario's planning legislation have substantially restricted third-party participation and appeal rights before the Ontario Land Tribunal.

Consequently, residents, ratepayer associations, and community organizations now have significantly fewer opportunities to seek independent review of municipal planning decisions.

Accordingly, Council's decision on these applications may effectively be the final opportunity for meaningful public consideration of this matter.

This places an even greater responsibility upon Council to ensure that its decision is firmly grounded in sound planning principles, public accountability, and the long-term interests of the community.

Conclusion

The Three Lakes Ratepayers Association respectfully submits that this matter has evolved beyond a site-specific development proposal and now represents a fundamental test of the integrity of Seguin Township's planning framework.

The Township's professional planning staff have concluded that the applications are inconsistent with Provincial growth management policy and do not conform to the Township's Official Plan. If Council nevertheless chooses to approve the applications, it will be making a deliberate policy decision to depart from its existing planning framework and establish a new precedent for large-scale backlot subdivision development within Seguin Township.

In the absence of meaningful third-party appeal rights, Council's decision may effectively be final. For that reason, TLRA respectfully requests that Council uphold the intent, vision, and policies of the Official Plan, accept the recommendation of its professional planning staff, and deny the Rosseau Springs applications.

Simply stated, if Council approves these applications despite the recommendation of its own planning staff, it will not merely be approving a subdivision—it will be changing planning policy for the future of Seguin Township.

Respectfully submitted,

John McCash

President

The Three Lakes Ratepayers Association Inc. On behalf of the Board of Directors

c.c., Craig Jeffries CLERK
Jason Inwood CAO
Taylor Elgie Director of Planning
Jamie Robinson & Graham Richard MHBC
Seguin Lake & Cottage Associations
Muskoka Lake Association

On Tue, Jun 23, 2026 at 8:56 PM John McCash <johnmccash01@gmail.com> wrote:



Mayor MacDiarmid and Members of Council,

Following a review of the available materials by the Board of Directors of the Three Lakes Ratepayers Association Inc. (TLRA), we wish to submit the Association's concerns regarding the Rosseau Springs Limited applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Approval.

In reaching this decision, the Board recognized that several organizations, including the North Lake Rosseau Association, have already advanced detailed and well-researched submissions respecting the technical, environmental, hydrogeological, servicing, and planning concerns associated with the proposal. TLRA does not intend to duplicate those submissions. Rather, we wish to draw Council's attention to broader public policy considerations that we believe are directly relevant to the decision before you.

For many years, TLRA did not take a formal position on the Rosseau Springs proposal because it appeared to be so fundamentally inconsistent with the intent, vision, and policies of Seguin Township's

Official Plan and implementing Zoning By-law that approval did not appear likely. Indeed, the fact that the proponent requires an Official Plan Amendment, a Zoning By-law Amendment, and Draft Plan Approval demonstrates that the proposal does not conform to the Township's existing planning framework.

However, recent discussions and public commentary suggest that possibly a majority of Council may be prepared to support the proposal despite its departure from established policy. As a result, this matter has evolved beyond a site-specific development application and has become a broader question of public policy and the future direction of land use planning within Seguin Township.

TLRA recognizes that increasing housing opportunities within Seguin Township is an important objective and supports the principle that growth should occur in locations where environmental impacts are minimized, municipal objectives are advanced, and the broader public interest is served. However, such growth should be guided by a comprehensive Parry Sound District-wide planning strategy rather than by site-specific amendments that may establish unintended precedents and undermine the integrity of the Official Plan. Specifically, we respectfully question whether a subdivision consisting of homes anticipated to be valued in the range of \$1 million to \$1.2 million addresses the affordable housing and workforce housing challenges that are frequently cited as justification for expanding residential development opportunities.

More importantly, we believe the principal issue before Council is not whether development should occur, but whether the existing policies of the Official Plan should be set aside to permit this particular novel form of development.

The fundamental question before Council is whether the Official Plan's objectives respecting environmental stewardship, lake protection, sustainable growth, watershed planning, and preservation of rural character continue to have meaning and effect, or whether a new policy direction is being established through approval of these applications.

TLRA respectfully submits that if Council believes the existing Official Plan policies remain appropriate, then the applications should be denied. Conversely, if Council believes those policies should be changed, Council should openly acknowledge that it is making a deliberate policy choice that will have implications extending far beyond the Rosseau Springs property.

Council should also recognize that recent changes to Ontario's planning legislation have significantly restricted third-party participation and appeal rights before the Ontario Land Tribunal. In practical terms, if these applications are approved, residents, ratepayer associations, and community organizations may have little or no meaningful opportunity to seek an independent review of Council's decision. Consequently, the Council's decision may effectively be the final decision.

This reality places an even greater responsibility upon Council to ensure that its decision is based upon sound planning principles, independent scientific review, transparent public consultation, and careful consideration of the long-term implications for the Township and or District as a whole.

Approval of these applications would not simply authorize a 49-lot subdivision. It would establish a precedent indicating that large-scale backlot subdivision development requiring Official Plan and Zoning By-law amendments may be considered appropriate within Seguin Township. Future applicants will undoubtedly rely upon the Rosseau Springs decision as justification for similar proposals elsewhere.

Accordingly, TLRA respectfully submits that Council's decision should not be based solely upon the merits of a single development proposal. Rather, it should be based upon whether the proposal advances or undermines the long-term vision, objectives, and policy framework that Council has adopted on behalf of all residents of Seguin Township.

If uncertainty remains regarding environmental impacts, ecological carrying capacity, servicing implications, cumulative effects, or the broader precedent that approval would create, then the prudent course is to deny or defer the applications pending further independent review.

In the absence of meaningful third-party appeal rights, the responsibility for protecting the public interest rests squarely with Council. The residents of the Three Lakes area respectfully ask Council to exercise that responsibility with caution and with due regard for the long-term consequences of its decision.

Council should not allow the possibility of an appeal to influence its determination of what constitutes good planning. If the applications are inconsistent with the intent, vision, and policies of the Official Plan, then Council has an obligation to refuse them and, if necessary, defend that decision before the Ontario Land Tribunal and any subsequent judicial proceedings.

Respectfully submitted,

John McCash
President

The Three Lakes Ratepayers Association Inc. On behalf of the Board of Directors

c.c., Craig Jeffries CLERK

Jason Inwood CAO

Taylor Elgie Director of Planning

Jamie Robinson & Graham Richard MHBC

Seguin Lake & Cottage Associations

Muskoka Lake Association



Outlook

Rosseau Springs

From Heather VanDuzen <heathervanduzen@gmail.com>**Date** Mon 2026-07-06 10:13 AM**To** Craig Jeffery <cjeffery@seguin.ca>

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

Dear Members of Council,

I am writing as a resident who values both the natural beauty of our area and the importance of thoughtful, responsible growth.

While I appreciate that there are differing opinions surrounding the Rosseau Springs proposal, I encourage Council to evaluate the application based on its planning merits, the professional studies, and the facts presented through the planning process, rather than public pressure or emotion.

Seguin, like many communities, faces a need for additional housing and sustainable growth. I trust that Council will carefully consider all of the evidence and make a decision that is in the best long-term interests of our community.

Thank you for your time, your service, and your commitment to making thoughtful decisions for the future of Seguin.

Sincerely,

Heather VanDuzen

Best regards,



Please Vote "NO" on the Proposed Rosseau Subdivision

From Wendy Carlan <wendy.carlan@gmail.com>

Date Fri 2026-07-03 10:49 PM

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>; Taylor Elgie <telgie@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>

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

Dear Members of Council,

I am writing not just as a taxpayer, but as a cottage owner on this road who has spent countless days appreciating the peace, wildlife, and natural beauty that make Rosseau so special. The thought that this subdivision could be approved is heartbreaking.

I have listened to this proposal being described as "housing" or even "affordable housing," but I struggle to see how 49 rural lots requiring private wells and septic systems fit that description. Who is realistically going to purchase these properties? They offer no lake access, construction costs in Muskoka remain among the highest in Ontario, and there appears to be no clear evidence that there is demand for this type of development. It feels far more like a speculative cottage subdivision than a meaningful response to our housing challenges.

I am equally concerned by the argument that this project will create jobs. Our local builders and skilled trades are already working at full capacity. As a cottage owner, I know firsthand how difficult it is to find skilled tradespeople in Muskoka and Seguin. We often wait months, even years, just to have necessary repairs at our cottages completed because reputable contractors are already fully booked because they do not have enough tradespeople to hire to work up north. This is not a community with an excess of available trades—it is one already operating at its limits. This development does not solve a labour shortage or a housing shortage—it simply places additional pressure on resources that are already stretched.

What weighs on me the most, however, is what will be lost. The forests, wetlands, birds, deer, turtles, foxes, and countless other species that call this area home have no voice in this decision. Every tree removed and every new road fragments habitat that has existed for generations. And for residents and cottage owners, this isn't just another development—it means years of blasting, heavy machinery, dust, and truck traffic disrupting the peace and natural beauty that drew us here in the first place. We invested our hard-earned money in Rosseau because of its quiet, unspoiled character. Once that peace is lost, it can never truly be reclaimed. These are permanent changes.

I am also deeply concerned that Township planning staff have recommended denial because the proposal does not conform to the Official Plan. Those policies were not created to stand in the way of progress—they exist to balance responsible growth with environmental protection and to safeguard the character of our communities. If Council chooses to ignore the very planning framework it

adopted, it raises an important question: how can residents have confidence that future development decisions will be based on sound planning rather than precedent or pressure?

This vote is about much more than one subdivision. It is about what kind of community we want Rosseau to be and what legacy we leave for future generations. We have a responsibility to protect the places that cannot be replaced. Once this land is developed, it is gone forever.

As councillors, you have the opportunity to protect something truly special. I respectfully ask that you support your planning staff's recommendation and vote to deny this application. With the public and media following this proposal closely now, residents as well as other residents in other Wards within Seguin Township (and beyond) will undoubtedly remember in the Fall, the decisions made on issues that affect the future of our community.

Please choose to protect Rosseau and stand behind your Planning Staff, who have devoted countless hours to reviewing this proposal, applying the Township's planning policies, and recommending that this application be denied. And also not just for those of us who love it today, but for our children, grandchildren, and everyone who deserves to experience its natural beauty in the years to come.

Thank you,

Wendy & John Carlan



Outlook

Vote for new development Rosseau Springs!

From Cherie Williams <cheriewilliams0419@gmail.com>**Date** Mon 2026-07-06 8:29 AM**To** Craig Jeffery <cjeffery@seguin.ca>; Greg Getty <greggetty@seguin.ca>

You don't often get email from cheriewilliams0419@gmail.com. [Learn why this is important](#)

To whom it may concern,

Due to the vote to eliminate one particular development, Rosseau Springs, that is scheduled to happen today, I would be remiss to not submit my disgust at the situation!

I will not focus my energy on what seems to be the manipulation for political votes, or how the township is being influenced (or maybe run?) by the weekend rich who appear to own the community, but rather on the beautiful Rosseau area and community itself.

As a retired OPP and Seniors Recreation Manager, my husband and I were eagerly anticipating the acquisition of a home in this beautiful Rosseau Springs development. Our confidence in the environmental studies, the thoroughness of surpassing all the high standards that the municipality enforce left us reassured that we were making a wise environmental decision. More importantly, as we are retired, our hopes of being actively involved as volunteers within the senior community was a way for us to continue to give back.

Rosseau has been a dream for us, yet now it sickens us that the community is potentially being run by people who don't actually care about the residents, but by the rich ones who only fly in for an occasional summer visit to their elite homes. It isn't considering the community, the year long residents who shop for their food, buy from the local boutiques and participate in community events. The municipal government must not be interested in those who volunteer their time to care for the local seniors, the pillars of the community or engage in the kids community activities.

We hope to be members of the community one day soon, to contribute where we can and support the locals. Looking forward to hear that the Rosseau Springs development is approved today!

Kind regards,
Cherie Williams



Outlook

Strong Opposition to Rosseau Springs 49-Lot Subdivision – Request Denial at July 6, 2026 Meeting

From Vanessa Jakobson <vanessayakobson@gmail.com>

Date Sat 2026-07-04 12:58 PM

To Ann MacDiarmid <annmacdiarmid@seguin.ca>; kadams@seguin.ca <kadams@seguin.ca>; mbuszynski@seguin.ca <mbuszynski@seguin.ca>; ggetty@seguin.ca <ggetty@seguin.ca>; tfellner@seguin.ca <tfellner@seguin.ca>; tcollins@seguin.ca <tcollins@seguin.ca>; gfinnson@seguin.ca <gfinnson@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>

Cc info <info@seguin.ca>; maxyakobson@hotmail.com <maxyakobson@hotmail.com>; Noah Jakobson <nyakobson13@icloud.com>; Julie Jakobson <julieyakobson@gmail.com>; ayakobson@nevesinc.ca <ayakobson@nevesinc.ca>; info@lrna.ca <info@lrna.ca>

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

Dear Mayor MacDiarmid and Councillors Adams, Buszynski, Getty, Fellner, Collins, and Finnson:

We are writing as concerned property owners on Lake Rosseau, and a member of the Lake Rosseau North Association (LRNA). We strongly oppose the proposed Rosseau Springs 49-lot subdivision and urge Council to **deny** the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision at the July 6, 2026 meeting.

This large-scale development is located outside designated settlement areas in a Rural/Resource designation. It directly conflicts with the current Seguin Township Official Plan and Provincial Planning Statement (PPS) policies that direct growth to settlement areas to promote efficient servicing, protect natural heritage, and prevent sprawl. Staff correctly recommended denial on these grounds. Approving it would set a dangerous precedent that undermines the integrity of the Official Plan.

Key Reasons for Opposition:

1. **Non-Compliance with Official Plan and Provincial Policy:** The proposal bypasses settlement area policies designed to concentrate development where infrastructure can be provided efficiently. Rural subdivisions on private wells and septics increase long-term risks and costs.
2. **Environmental and Shoreline Risks:** The site includes sensitive forested areas and proximity to Lake Rosseau. Even with proposed modifications (e.g., septic setbacks of 300 metres), cumulative nutrient loading, groundwater contamination, forest fragmentation, and impacts on water quality, fish habitat, and wildlife corridors remain serious concerns. Lake Rosseau's pristine character must be protected for current and future generations.
3. **Inadequate Justification for Exceptions:**
 - **Precedent and Appeal Risks** (Councillor Buszynski): Past approvals do not bind future decisions. Each application must stand on its own merits. Defending the Official Plan at the Ontario Land Tribunal (OLT) upholds sound planning and avoids greater long-term taxpayer costs from unplanned infrastructure and environmental liabilities.

- **Economic Benefits** (Councillor Getty): Short-term construction jobs do not outweigh permanent losses to tourism, property values, and ecosystem services. Compliant development in settlement areas better supports local trades.
- **Housing Need** (Councillor Adams): Housing shortages should be addressed through intensification and settlement boundary reviews, not ad-hoc rural subdivisions that contradict provincial growth management policies. Shoreline lot removals are insufficient mitigation.
- **Deferral and Minor Modifications** (Councillor Collins and others): Incremental changes do not resolve fundamental non-compliance. Further negotiation risks “death by amendments” without full public consultation or independent review.

4. **Broader Community Impacts:** Increased traffic on local roads, strain on emergency services, and erosion of the rural character that defines our area.

We respectfully request that Council:

- Deny the applications in their current form.
- Direct staff to uphold the Official Plan and explore appropriate housing solutions within settlement areas.
- Ensure full transparency and public consultation on any future modifications.

The LRNA and many residents stand ready to engage constructively on responsible planning. Thank you for your service and for prioritizing the long-term public interest of Seguin Township. I look forward to your leadership in protecting Lake Rosseau and our natural heritage.

Sincerely,

Vanessa, Ari, Noah, Max and Julie Yakobson

27 Morgan Bay Road, Rosseau

vanessayakobson@gmail.com; 416-727-3404