



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Monday, July 20th, 2026 at 2:30 p.m.
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

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

Regrets were received from:

- Councillor Ward 5 Ted Collins

Approval of Agenda.

After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 05. Public Meeting item c) Consent Application No.'s B-2025-0031 and B-2025-0032-F (Pelkinen) of correspondence from Steve Orser. Addition to 05. Public Meeting item d) Zoning By-law Amendment Application No. R-2026-0009-H (Madge) of correspondence from Susan Eplett & Jim Walker, John & Joy Crysedale, the Muskoka Lakes Association, the Lake Rosseau North Association and Eric Oliver & Rhondda Lymburner. And correspondence from Melissa Markham, Agent for the Applicant notifying of withdrawal of the application.

Disclosure of Pecuniary Interest.

Mayor MacDiarmid requested that any disclosures of conflict of interest/pecuniary interest be declared for the record. Councillor Fellner declared he may have a conflict of interest/pecuniary interest related to the following matter: Council agenda item 08. f) Report No. PL-2026-047, Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (K & C Hall Holdings Inc.) and left the Chambers during consideration of this matter.

The following resolutions were considered.

Resolution No. 2026-187

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

"THAT the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular Meeting of Council held July 6th, 2026 as circulated."

CARRIED

Resolution No. 2026-188

Moved by: Councillor Gail Finnson

Seconded by: Councillor Terry Fellner

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

- Consent Application No.'s B-2026-0005-H and B-2026-0006-H and Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney).
- Consent Application No.'s B-2026-0012-C and B-2026-0013-C (Wilson).
- Consent Application No.'s B-2025-0031-F and B-2025-0032-F (Pelkinen).".

CARRIED

The Mayor advised, as noted at the beginning of the Council Meeting today the Applicant's Agent, Melissa Markham has advised the Township staff that the Applicant is withdrawing Zoning By-law Amendment Application No. R-2026-0009-H (Madge). As the application has been withdrawn there will not be a Public Meeting under the Planning Act for that application today.

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

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

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

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

The Mayor advised the purpose of Consent Application Nos. B-2026-0005 and 0006-H (Mahoney) is to create two waterfront lots on Little Lake Joseph. The purpose of Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney) is to rezone the proposed retained and severed lots to implement development restrictions and construction mitigation measures outlined within the Site Evaluation Report.

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

The Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on May 28th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

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

No verbal in-person submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised no one had registered to speak to these applications via electronic participation.

The Mayor advised the purpose of Consent Application Nos. B-2026-0012 and 0013-C (Wilson) is to create two rural residential lots with frontage on Star Lake Road.

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

The Clerk advised Notice of the public meeting was provided by posting the property on June 28th, 2026, posting on the Township of Seguin's website, and by regular mail on July 6th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

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

No verbal in-person submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Claire Hempel of Tulloch, Agent for the Applicant had registered to speak to these applications via electronic participation.

Claire Hempel of Tulloch, Agent for the Applicant attended the meeting via electronic participation to provide information on the reasons for the applications and to answer any questions Council may have related to the applications.

The Mayor advised the purpose of Consent Application Nos. B-2025-0031 and 0032-F (Pelkinen) is to create two new rural residential lots with frontages on Black Road.

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

The Clerk advised Notice of the public meeting was provided by posting the property on July 3rd, 2026, posting on the Township of Seguin's website, and by regular mail on July 6th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised correspondence had been received from Steve Orser.

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

John Jackson, of John Jackson Planner Inc., Agent for the Applicant attended the meeting in-person and addressed Council to explain the reasons for the applications and to answer any questions Council may have related to the applications.

Tuuli Pelkinen, the Applicant attended the meeting in-person and addressed Council to explain the reasons for the applications and to answer any questions Council may have related to the applications.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised no one had registered to speak to these applications via electronic participation.

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

Resolution No. 2026-189

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

"THAT the Public Meeting held for the following matter is hereby closed and the Regular Meeting is hereby reconvened:

- Consent Application No.'s B-2026-0005-H and B-2026-0006-H and Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney).
- Consent Application No.'s B-2026-0012-C and B-2026-0013-C (Wilson).
- Consent Application No.'s B-2025-0031-F and B-2025-0032-F (Pelkinen).".

CARRIED

Staff will prepare a report on Consent Application No.'s B-2026-0005-H and B-2026-0006-H and Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney) and the comments received for Council's consideration at a future meeting.

Resolution No. 2026-190

Moved by: Councillor Gail Finnon

Seconded by: Councillor Terry Fellner

"THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0012-C and B-

2026-0013-C (Wilson), subject to the conditions set out in the Decisions.”.

CARRIED

Resolution No. 2026-191

Moved by: Councillor Ken Adams

Seconded by: Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2025-0031-F and B-2025-0032-F (Pelkinen), subject to the conditions set out in the Decisions.”.

CARRIED

Council considered Staff Report No. PL-2026-077, Colonization Road Allowance (Forbes/Nawroth) Information Report. Council directed staff to proceed with the application.

Jessie McKinnon, Student Public Relations Coordinator and Blair Douglas, Program Coordinator of Enliven Cancer Care Muskoka & Parry Sound attended the meeting via electronic participation to provide a presentation about the programs and services offered by Enliven Cancer Care.

Resolution No. 2026-192

Moved by: Councillor Gail Finnon

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the July 20th meeting of Council.

Building Department:

- Report No. BD-2026-002, Request for Shared Services of Chief Building Official. By-law No. 2026-069.

Clerk's Department:

- Report No. CL-2026-005, 2026 Municipal Election - Restricted Acts of Council ('Lame Duck' Periods).
- Report No. CL-2026-006, New Procedural By-law for Proceedings of Meetings of Council. By-law No. 2026-065.

Community Services:

- Report No. CS-2026-006 Adoption of Parks, Recreation and Culture Master Plan.

Planning:

- Report No. PL-2026-068, Consent Application No.'s B-2026-0005-H and B-2026-0006-H and Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney).
- Report No. PL-2026-071, Consent Application No.'s B-2026-0012-C and B-2026-0013-C (Wilson).
- Report No. PL-2026-076, Consent Application No.'s B-2025-0031-F and B-2025-0032-F (Pelkinen).
- Report No. PL-2026-080, Zoning By-law Amendment Application No. R-2026-0009-H (Madge).
- Report No. PL-2026-077, Colonization Road Allowance Application No.

RAC-2026-0004-C (Forbes/Nawroth).

- Report No. PL-2026-037, Consent Application No. B-2025-0037-H and Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt).
- Report No. PL-2026-047, Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (K & C Hall Holdings Inc.).
- Report No. PL-2026-062, Updated Site Plan Control By-law. By-law No. 2026-052.
- Report No. PL-2026-081, Official Plan Review. By-law No. 2026-067.
- Confidential Report No. PL-2026-084, Appeal Options Report - OPA-2025-0003-H, R-2025-0013-H, CON-2025-0001-H (Rosseau Springs Limited).

Treasury:

- Financial Update to June 30th."

CARRIED

Resolution No. 2026-193

Moved by: Councillor Ken Adams

Seconded by: Councillor Gail Finnson

"**THAT** By-law No. 2026-069, Being a By-law to enter into an agreement for the services of a Chief Building Official, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-194

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

"**THAT** By-law No. 2026-060, Being a By-law to Delegate Certain Authorities to the Chief Administrative Officer during Restricted Acts after Nomination Day "Lame Duck", pursuant to Section 275 of the Municipal Act, 2001, as amended, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-195

Moved by: Councillor Ken Adams

Seconded by: Councillor Gail Finnson

"**THAT** By-law No. 2026-065, Being a By-law to establish rules governing the proceedings of Council, the calling of Meetings and the conduct of Members, Staff and the Public and to repeal By-law Nos. 2020-081 and 2022-082 and that all other By-laws and Resolutions, or parts thereof, contrary hereto or inconsistent herewith of The Corporation of the Township of Seguin be and the same are hereby repealed, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-196

Moved by: Councillor Gail Finnson

Seconded by: Councillor Ken Adams

"**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Seguin Township Parks, Recreation & Culture Master Plan attached hereto as Schedule "A"."

RECORDED VOTE CARRIED

Division List

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

Resolution No. 2026-197

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2025-0037-H (Hyatt), subject to the conditions set out in the Decision.”.

CARRIED

Resolution No. 2026-198

Moved by: Councillor Gail Finnson

Seconded by: Councillor Ken Adams

“THAT By-law No. 2026-059, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll Nos. 4903-010-010-08010 & 4903-010-010-08200, 6 Hawkrigg Lane & 4 Pine Ridge Road, Application No. R-2025-0023-H, Hyatt), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Councillor Fellner declared a possible conflict of interest/pecuniary interest related to the next matters and left the Chambers at this time.

Resolution No. 2026-199

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finnson

“THAT By-law No. 2026-047, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-030-300-1101200, Oastler Park Drive, Application No. R-2026-0004-F, K&C Holdings Inc.), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-200

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“THAT the Council of The Corporation of the Township of Seguin does hereby approve the Conditions of Draft Approval to Draft Plan of Subdivision Application No. CON-2026-0001-F, subject to the conditions set out in the Decision.”.

CARRIED

Councillor Fellner returned to his seat at this time.

Resolution No. 2026-201

Moved by: Councillor Gail Finnson

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2026-052, Being a By-law to designate lands within the Township of Seguin as site plan control areas and repeal its previous site plan control By-law No. 2011-083, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-202

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“I move to remove the reference to lakes less than 40 ha not being subject to Recreational Carrying Capacity.”.

RECORDED VOTE DEFEATED

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

Resolution No. 2026-203

Moved by: Councillor Gail Finnson

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2026-067, Being a By-law to adopt a new Official Plan for the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-204

Moved by: Councillor Gail Finnson

Seconded by: Councillor Terry Fellner

“**WHEREAS** recent municipal infrastructure funding programs by the Government of Canada and Province of Ontario have tended to prioritize growth-related or housing-enabling infrastructure projects over infrastructure renewal needs;

AND WHEREAS the Government of Ontario has regulated municipal infrastructure asset management through O. Reg 588/17 (Asset Management Planning for Municipal Infrastructure) under the Infrastructure for Jobs and Prosperity Act, 2015;

AND WHEREAS municipal asset management plans and the Financial Accountability Office of Ontario have identified that municipalities have significant state-of-good-repair backlogs and renewal needs for infrastructure;

AND WHEREAS the Government of Ontario doubled the Ontario Community Infrastructure Fund (OCIF) from \$200M/year to \$400M/year for 2021-2026 but has not publicly committed to maintaining this level of funding beyond 2026;

AND WHEREAS the OCIF has become a vital and indispensable resource for

municipalities, assisting them with improving their asset management programs and meeting community-preserving infrastructure renewal needs;

AND WHEREAS increased geopolitical uncertainty is threatening the economic prosperity of Canada, Ontario, and every municipality;

AND WHEREAS municipal infrastructure is a key enabler and preserver of economic prosperity;

AND WHEREAS the Municipal Finance Officers' Association of Ontario (MFOA) has heard from its members and their municipalities concerns regarding the potential erosion of existing municipal infrastructure and thus service levels in light of the ongoing focus on housing-enabling infrastructure by grant funding programs;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin supports MFOA's letter to the Ministry of Infrastructure requesting that the doubling of the Ontario Community Infrastructure Fund be made permanent in advance of the allocations for the 2027 calendar year, helping municipalities to continue building housing-enabling infrastructure while preserving the economic value provided by existing infrastructure."

CARRIED

Resolution No. 2026-205

Moved by: Councillor Terry Fellner

Seconded by: Councillor Gail Finnson

"THAT the Council of The Corporation of the Township of Seguin does hereby appointment the following individuals as Township of Seguin representatives on the Hydro Corridor Municipal Task Force:

Councillor Adams Ward 1
Councillor Buszynski Ward 2."

CARRIED

Council considered correspondence from Egis on behalf of the Ministry of Transportation Ontario and Notice of Study Commencement for GWP 5100-20-00 Portage Creek Bridge. The correspondence was received as information.

Resolution No. 2026-206

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

"THAT By-law No. 2026-066, Being a By-law to Delegate Authority for developing, approving, amending and implementing administrative and operational policies and procedures to the Chief Administrative Officer, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-207

Moved by: Councillor Gail Finnson

Seconded by: Councillor Greg Getty

"THAT By-law No. 2026-068, Being a By-law to authorize a loan guarantee for the Belvedere Heights Home For the Aged Board of Management, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

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

Resolution No. 2026-208

Moved by: Councillor Ken Adams

Seconded by: Councillor Mario Buszynski

“THAT the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda and the Addendum for the July 20th, 2026 Meeting of Council.”.

CARRIED

Resolution No. 2026-209

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:47 p.m. in order to address matters pertaining to:

- A proposed or pending acquisition or disposition of land by the municipality or local board, related to:
 - Potential Land Disposal Update – 18 McKaig Road.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
 - Ontario Land Tribunal Potential Appeal Options re: OPA-2025-0003-H, R-2025-0013-H, CON-2025-0001-H (Rosseau Springs Limited).
- Personal matters about an identifiable individual, including municipal or local board employees, related to:
 - Human Resources Matters.”.

CARRIED

Resolution No. 2026-210

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Gail Finnson

“THAT the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 5:32 p.m.”.

CARRIED

Resolution No. 2026-211

Moved by: Councillor Gail Finnson

Seconded by: Councillor Greg Getty

“THAT By-law No. 2026-070, Being a By-law to authorize amendments to the Agreement of Purchase and Sale authorized by By-law No. 2026-006 and to address such other matters related thereto, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-212

Moved by: Councillor Gail Finnson

Seconded by: Councillor Terry Fellner

“THAT By-law No. 2026-071, Being a By-law to confirm the proceedings of meetings of Council, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-213

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

“THAT the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 5:33 p.m. to meet again on Tuesday, August 4th, 2026 or at the call of the Mayor.”.

CARRIED

*Ann MacDiarmid,
Mayor*

*Craig Jeffery,
Clerk*