



The Corporation of the Township of Seguin

Addendum

Council Meeting Tuesday, August 4th, 2026 in the Township of Seguin Council Chambers and Electronic Participation

05. Public Meeting:

- Addition to item b) Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy) of correspondence from Colette Pyselman & Peter Haw, Calvin Brook and John & Shelley Scott.
- Addition to item c) Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton) of correspondence from James Buchanan and Julia Robertson.

July 31, 2026

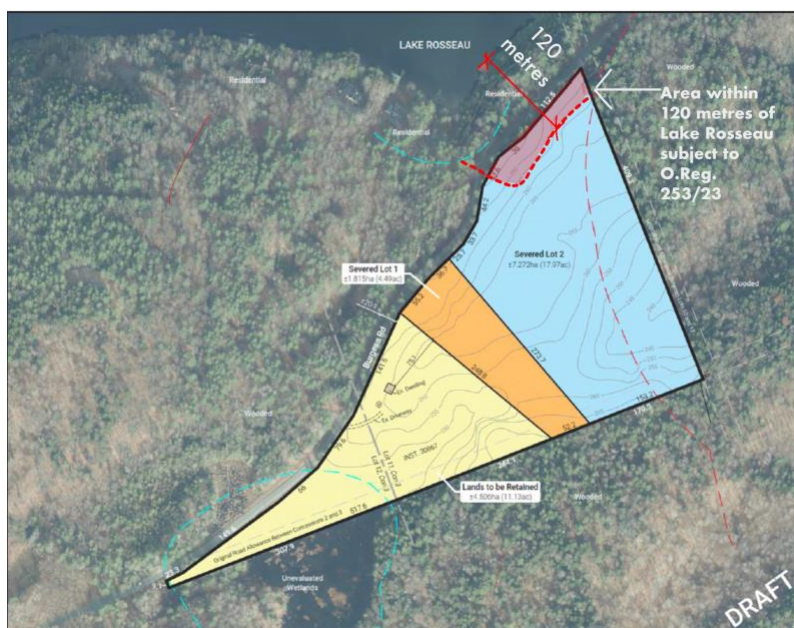
Re: Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy). Report No. PL2026-082.

To Council and Staff,

Reciprocal Planning and Design Inc. have been retained by Colette Pyselman and Peter Haw, whose property on Lake Rosseau is directly adjacent to the proposed severed lots, with respect to concerns with the application for Consent and Zoning By-Law Amendment pertaining to 34 Burgess Road.

This application is going forward to Council on August 4th for a Public Meeting and Decision. The Staff Report issued on July 30th states that ‘No public comments have been received at the time of writing this report’. This was surprising given that planning staff were informed of our objections early on July 30th. This information – though it may have come after the ‘writing’ of the report should have been communicated to Council.

The Staff Report and Planning Justification report fail to identify that **the subject site is within 120 metres of Lake Rosseau and falls within a prescribed area designated by O. Reg. 254/23 requiring Site Plan Control** and is of Provincial interest. The omission of this information means that Council has not even considered the application of the Townships’ By-Law No. 2026-052 which provides Council with the means to require site plan control for this environmentally sensitive site.





We believe the consent and zoning amendment process should be informed by details on the form of development being proposed and associated technical studies, in order to assess the parcels suitability for the proposed development and any mitigating measures required to avoid negative impacts.

Given the extreme topography of the site, driveway access and development in general may require an excessive amount of blasting, rock removal, deforestation, and runoff leading to erosion of Burgess Road and adjacent properties, which would result in a character of development inappropriate for the proposed rural residential designation.

No information has been provided on a proposed building envelope, access points on Burgess Road, driveway configuration, or septic location for either severed lot, and we do not believe the record currently demonstrates that these lots are ready to be approved for residential development without this information and associated studies.

We respectfully request that a decision on approval be deferred at this time in light of the omission of key information in the Staff Report and Planning Justification Report regarding the site's proximity to Lake Rosseau. This will provide time to consider the need for site plan control as a condition of consent and the site-specific by-law.

Please feel free to contact me should you have any questions. I can be reached at 416-616-4075 or cbrook@re-ciprocal.com.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Calvin Brook", with a stylized flourish at the end.

Calvin Brook, RPP, MCIP, FRAIC, OAA

c. C. Pyselman / P. Haw



Fw: Concerns re ZB application 34 Burgess Road - Public meeting Aug 4, 2026

From info <info@seguin.ca>
Date Thu 2026-07-30 5:40 PM
To Craig Jeffery <cjeffery@seguin.ca>

 1 attachment (96 KB)
34 Burgess letter reciprocal July 30 26.pdf;



Township of Seguin
(705) 732-4300

From: cbrook@re-ciprocal.com <cbrook@re-ciprocal.com>
Sent: July 30, 2026 2:29 PM
To: Colette Pyselman <cpyselman@gmail.com>; info <info@seguin.ca>; Planning <planning@seguin.ca>
Cc: Gail Finnson <gailfinnson@seguin.ca>
Subject: Concerns re ZB application 34 Burgess Road - Public meeting Aug 4, 2026

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

To Council and Staff

Please see the attached letter regarding concerns with the application for consent and zoning by law amendment for 34 Burgess Road.

Best Regards

Calvin Brook, MCIP, RPP, FRAIC, OAA, SAA, LEED AP
Principal

RECIPROCAL Planning & Design Inc.
416-616-4075

Our Toronto office is hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and the Inuit peoples.



July 30, 2026

Re: Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy). Report No. PL2026-082.

To Council and Staff,

Reciprocal Planning and Design Inc. have been retained by Colette Pyselman and Peter Haw, whose property on Lake Rosseau is directly adjacent to the proposed severed lots, with respect to concerns with the application for Consent and Zoning By-Law Amendment pertaining to 34 Burgess Road.

This application is going forward to Council on August 4th for a Public Meeting and Decision.

We believe the consent and zoning amendment process should be informed by details on the form of development being proposed and associated technical studies, in order to assess the parcels suitability for the proposed development and any mitigating measures required to avoid negative impacts. Given the extreme topography of the site, driveway access and development in general may require an excessive amount of blasting, rock removal, deforestation, and runoff leading to erosion of Burgess Road and adjacent properties, which would result in a character of development inappropriate for the proposed rural residential designation.

No information has been provided on a proposed building envelope, access points on Burgess Road, driveway configuration, or septic location for either severed lot, and we do not believe the record currently demonstrates that these lots are ready to be approved for residential development without this information and associated studies.

As the subject site is within 120 metres of Lake Rosseau it falls within a prescribed area designated by O. Reg. 254/23 requiring Site Plan Control. The Township's By-Law No. 2026-052 governing site plan control also requires that at least one more condition be met in order for site plan control to be applied per the following extract:

(i.) Includes an existing or proposed Home Industry;

(ii.) the lands are subject to a Holding (H) Symbol passed by Council that identifies that development requires Site Plan Approval under this By-law;

reciprocal planning & design inc.



(iii.) Site plan control is imposed as a condition of approval by the Committee of Adjustment;

(iv.) Site plan control is imposed as a condition of a subdivision, condominium, consent, or an agreement registered on the title of the lands; or

(v.) the lands are subject to a site-specific zoning by-law passed by Council that identifies that development requires Site Plan Approval under this By-law.

We respectfully request that Council applies site plan control as a condition of consent (item iv) and that the site-specific by-law require site plan control (item v).

In addition we request that a decision on approval be deferred at this time given the proximity to Lake Rosseau (within 120 metres) sensitive environmental conditions, and the steep grades of the subject lands and adjacent properties until sufficient information has been provided to demonstrate that the severed lots can be developed without adverse negative impacts to adjacent properties and Lake Rosseau.

Please feel free to contact me should you have any questions. I can be reached at 416-616-4075 or cbrook@re-ciprocal.com.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Calvin Brook", with a stylized flourish at the end.

Calvin Brook, RPP, MCIP, FRAIC, OAA

c. C. Pyselman / P. Haw



Fwd: Concerns re ZB application 34 Burgess Road - Public meeting Aug 4, 2026

From Colette Pyselman <cpyselman@gmail.com>

Date Thu 2026-07-30 1:53 PM

To Craig Jeffery <cjeffery@seguin.ca>

 1 attachment (19 KB)

Concerns re 34 Burgess ZBA (1) (1).docx;

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

Good afternoon,

Please see the forwarded email that has been sent to the planning department. I believe that you also should receive a copy of the information for Council.

Thank you.

Kind regards,

Colette Pyselman

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

From: **Colette Pyselman** <cpyselman@gmail.com>

Date: Thu, Jul 30, 2026 at 1:43 PM

Subject: Concerns re ZB application 34 Burgess Road - Public meeting Aug 4, 2026

To: <info@seguin.ca>, <planning@seguin.ca>

Cc: <gailfinnson@seguin.ca>, <cbrook@re-ciprocal.com>

To the Planning Department and Committee of Adjustment,

Good afternoon,

Please find attached our written submission regarding the application for Consent and Zoning By-law Amendment for 34 Burgess Road (Part Lot 11-12, Concession 3, Humphrey). We are the owners of 81 Burgess Road, directly across from the frontage of proposed Severed Lot 2.

We would appreciate confirmation of receipt of this submission, and ask that it be included as part of

the public record for this application. We also intend to speak to these comments at the upcoming Committee meeting.

Please let us know if any additional information is required.

Thank you for your consideration.

Sincerely,

Colette Pyselman
Peter Haw
81 Burgess Rd
Seguin

Colette Pyselman / Peter Haw

81 Burgess Road

Township of Seguin, ON

cpyselman@gmail.com

July 30th, 2026

Township of Seguin

Planning Department

Committee of Adjustment

6 Blue Sky Crescent

Seguin, ON P2A 2X3

Re: Submission on Consent and Zoning By-law Amendment Application – 34 Burgess Road (Part Lot 11-12, Concession 3, Humphrey)

To the Planning Department and Committee of Adjustment:

We are the owners of 81 Burgess Road, on Lake Rosseau, directly across from the frontage of proposed Severed Lot 2. We are writing regarding the application for Consent and a concurrent Zoning By-law Amendment for 34 Burgess Road, which proposes to divide the property into Severed Lot 1 (± 1.815 ha, 90.4 m frontage), Severed Lot 2 (± 7.272 ha, 287.1 m frontage), and Retained Lands (± 4.506 ha, 452.4 m frontage, containing the existing dwelling).

Given the proximity to Lake Rosseau (within 120 metres), sensitive environmental conditions, and the steep grades of the subject lands and adjacent properties (including ours) we believe the consent and zoning amendment process requires details on the form of development being proposed and associated technical studies, in order to assess the parcel's suitability for the proposed development and any mitigating measures required to avoid negative impacts. We are not opposed to reasonable development. Our concern is narrower: the application record does not show a proposed building envelope, driveway, or septic location for either severed lot, and we do not believe the record currently demonstrates that Severed Lot 1 and 2 are ready to be approved for residential development without that information and associated studies.

1.No Site Plan information for Severed Lots

The Planning Justification Report concludes the lots are suitable for residential development, but no building envelope, driveway alignment, or septic location is shown for the lots. For instance, the proposed lots are very steep adjacent to Burgess Road with slopes close to 40% in some sections. We question the viability of driveway access given these conditions and would expect that consent would be conditional on a design that is viable and does not require excessive deforestation and blasting. Without that information, it is difficult to see how conclusions about site suitability, access, drainage, or ecological protection were reached. We ask that a building location, site drainage, septic, and driveway site plan be required for each severed lot before consent is finalized.

2. Site Plan Control applies here

This is the point we consider most significant. Ontario Regulation 254/23 exempts residential buildings of 10 units or fewer from Site Plan Control under Section 41 of the Planning Act **unless** the lot falls within a “prescribed area,” which includes any area **within 120 metres** of an inland lake or a wetland. Severed Lot 2's frontage runs close to the Lake Rosseau shoreline, and a portion of the lot (based on the scale shown on the applicant's own severance sketch), falls within that 120-metre threshold.

Seguin's own Official Plan (Section F.1.4) already states that Site Plan Control applies to “lands adjacent to all the Township Lakes including the shoreline residential areas.” Taken together, this suggests the Township may retain and may be expected to exercise the authority to require a site plan agreement covering building location, grading, and drainage for any future dwelling on the severed lots, notwithstanding the general exemption for small residential projects.

We understand that the Township's By-Law No. 2026-052 governing site plan control also requires that at least one more condition be met in order for site plan control to be applied. We respectfully request that Council applies site plan control as a condition of consent (item iv) and requires site plan control is required by the site-specific by-law (item v) per below:

(iv.) Site plan control is imposed as a condition of a subdivision, condominium, consent, or an agreement registered on the title of the lands; or

(v.) the lands are subject to a site-specific zoning by-law passed by Council that identifies that development requires Site Plan Approval under this By-law.

Given that Site Plan Control is intended to ensure that development adequately addresses sensitive issues including building location and size, access, grading, runoff, environmental and tree protection, and appropriate septic system location, we believe these same criteria should be reviewed at the consent and zoning amendment stage in order to adequately address the suitability of the proposed subdivided lots.

3. Topography and construction impacts

The Planning Justification Report acknowledges steep terrain on the eastern frontage of Severed Lot 2. On Canadian Shield terrain, this raises a realistic possibility of blasting or significant rock excavation for foundations, septic systems, or driveway construction none of which is addressed in the application. Given our proximity to both severed lots' frontages, we ask that the Township require disclosure of any anticipated blasting, a pre-construction survey and vibration monitoring of nearby homes (including ours) if blasting occurs, and a grading and erosion control plan.

4. Water quality, vegetation, and Lake Rosseau

The severed lots are not directly on Lake Rosseau or Dyson Lake, but lie close to both. Dyson Lake carries a mandatory 300-metre setback as an over-threshold lake. We understand Lake Rosseau is not currently classified as over-threshold or at capacity, and we are not suggesting otherwise. Our point is precautionary: Section B.3 of the Official Plan sets out general goals to protect water quality and the visual, aesthetic, and recreational character of all Township lakes, not only those already at capacity, and cumulative development within a lake's watershed can erode its remaining capacity over time even before it reaches over-threshold status. Protecting Lake Rosseau's current condition now is easier, and more consistent with the Official Plan's intent, than addressing a problem after it has developed.

Vegetation retention is a central part of that protection. Existing tree cover and natural ground cover on both severed lots intercept precipitation, slow and filter surface runoff, stabilize soil, and maintain the hydrologic function of the site; removing that cover during construction increases erosion and sediment transport toward the lake, particularly given the sloped terrain acknowledged in the Planning Justification Report. Because no building envelope has been identified for Severed Lot 1 or 2, the application does not show how much vegetation removal would actually be required, or where. We ask that the Township require a vegetation retention and buffer plan for each severed lot as a

condition of consent identifying which trees and ground cover are to be preserved, maintaining a naturally vegetated buffer along the frontage, and limiting clearing to what is strictly necessary for the approved building envelope, driveway, and septic system together with erosion and sediment control measures during construction.

5. Lot size discrepancy and future subdivision potential

We ask the Committee to clarify why Severed Lot 1 is proposed with only 90.4 m of frontage. Severed Lot 2 is proposed with substantially more frontage (287.1 m), and the subject lands as a whole have approximately 806.8 m of total frontage on Burgess Road, which would appear to allow the lot line between Severed Lot 1 and Severed Lot 2 to be adjusted to give Severed Lot 1 additional frontage. If a minimum frontage standard applies to new lots without lake frontage in the Rural and Resource designation that Severed Lot 1 does not meet, we ask whether the requested Zoning By-law Amendment is intended, in part, to permit that reduced frontage, and whether the same result could instead be achieved by adjusting the proposed lot line rather than by way of a zoning exception.

Severed Lot 2 as proposed (± 7.272 ha, ± 287.1 m frontage) already meets or exceeds the minimum area and frontage standards the Official Plan applies to new residential lots in the Rural and Resource designation. Severed Lot 2 has no frontage on Lake Rosseau or any other lake; it is bounded only by Burgess Road. This raises the possibility that Severed Lot 2 could itself be further severed into two inland lots without requiring zoning relief. We ask the Township to confirm whether this is the case, that the applicant disclose any intention to further sever Severed Lot 2 or the Retained Lands, and that the Committee consider a condition restricting further severance of the newly created lots.

Requested conditions, summarized

- A building envelope, septic, and driveway site plan for each severed lot, made available for public review.
- Confirmation that Site Plan Control applies given its proximity within 120 metres of Lake Rosseau, and that it be applied to the consent and zoning amendment process.
- Disclosure of any anticipated blasting or rock excavation, with pre-construction survey and vibration monitoring if applicable.
- A drainage, grading and erosion/sediment control plan.
- A vegetation retention and buffer plan for each severed lot, limiting clearing to what is necessary for the approved building envelope, driveway, and septic system, with a naturally vegetated buffer maintained along the frontage.
- Recognition that, while Lake Rosseau is not currently classified as over-threshold or at capacity, the Official Plan's general water quality and character protections still apply, and should be applied proactively rather than after capacity issues arise.
- Any supporting studies (hydrogeological, environmental, septic capacity) made available for public review, with none waived.
- Disclosure of any intention to further sever the newly created lots, and consideration of a condition restricting further severance.
- Clarification of why Severed Lot 1 is proposed with only 90.4 m of frontage, and whether the requested Zoning By-law Amendment is intended to permit that reduced frontage rather than adjusting the lot line.

Conclusion

We ask that the Committee require these gaps to be addressed before any consent or zoning amendment is granted, and that the applicant's Site Plan Control status be confirmed given the property's proximity to Lake Rosseau. We would appreciate confirmation of receipt of these comments and notice of any further hearings or decisions related to this application.

Thank you for your consideration.

Sincerely,

Colette Pyselman / Peter Haw

81 Burgess Road, Township of Seguin

c. Calvin Brook RPP, Reciprocal Planning & Design



Fw: Zoning By-Law Application R-2026-0012-H, Consent Applications B-2026-0007-H and B-2026-0008-H, Roll No. 4903-010-001-20100

From info <info@seguin.ca>

Date Tue 2026-08-04 8:38 AM

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



Township of Seguin
(705) 732-4300

From: John Scott <johnscott17@gmail.com>

Sent: August 3, 2026 7:05 PM

To: info <info@seguin.ca>

Cc: beata.penrice@gmail.com <beata.penrice@gmail.com>; sg997tt Sven <sg997tt@gmail.com>

Subject: Zoning By-Law Application R-2026-0012-H, Consent Applications B-2026-0007-H and B-2026-0008-H, Roll No. 4903-010-001-20100

You don't often get email from johnscott17@gmail.com. [Learn why this is important](#)

Dear Council c/o Craig Jeffery, Clerk,

We are the registered owners of 65 Burgess Rd, Rosseau On.

We are in receipt of the Notice of Complete Application and Public Meeting for An Amendment to Zoning By-Law and Application for Consents referenced above.

We have had recent discussions with the owners of 59 Burgess (Penrice) and their immediate neighbour to the west (Grabke). Both owners are copied on this email with their approval. All 3 of these properties have frontage on Burgess Rd across the road from the proposed lot and retained lot severances referenced above.

In the event Council sees fit to consent to these severances and to the Zoning By-Law amendments requested in the By-Law application, we would request confirmation that we owners would still retain our rights to freshly object to any additional lots that the owner or subsequent owner(s) may wish to

create, as well as to any further change to the Rural Residential zoning designation for the lots to be severed here or to potentially be severed in the future.

Specifically we wish to know that our rights in this respect would not be affected by any lack of objection at this time to the approval of the Complete Application. If these rights are only preserved if we object now to this Application (for example the size of the severed lots being created may permit further severances or zoning changes), then please consider this email notice of our objections.

As an additional matter, as the owners of 65 Burgess Rd (which has an unusual exit and entrance angle onto Burgess Road which rises quickly on corners to the east and the west), we are specifically interested in knowing where the proposed entrances to the lots to be severed are to be located.

Given that the pronounced stony ridge on the northern side of Burgess Rd that limits many entrance options, we would appreciate prior consultation to ensure the safety of this corner. As speeds have risen sharply on Burgess following its widening, a clear safety concern arises for those travelling the road depending on the location of the entrances. If we must object to have standing for this consultation, then we wish to register our objection /concern on this matter at this time. However we assume this is something that can reasonably be addressed by a site consultation when the time is right?

Thank you for your consideration of this email.

Regards, John + Shelley Scott
416-721-0790

August 3, 2026

Council
Seguin Township
Care of: Craig Jeffery
info@seguin.ca

Re: Zoning By-Law Application R-2026-0002-H

We object to the above noted proposed Zoning By-Law Amendment, based on two critical factors:

- 1. As it relates to the existing Environmental Protection Zone.**
- 2. As it relates to the existing Zoning Bylaw.**

We have owned 81 Steeles Road, the adjacent property to the south of 87 Steeles Road, since 2005. Increasingly, over the past few years, we have seen many changes in the north end of Pickerel Bay, especially as it relates to the Environmental Protection Zone.

1.As it relates to the existing Environmental Protection Zone:

- a) The entire north end of Pickerel Bay is currently identified as an Environmental Protection Zone in the Seguin Official Plan (SOP). The associated map shows the EP zone extending to the south of the current crib dock. In other words, the defined EP zone extends across the applicants' entire shoreline.

The applicants' consultants have confirmed that this end of the bay is currently defined as EP zone.

Given my experience while serving on the Seering Committee of the SOP Review Process, I believe that the zone cannot be changed without an amendment to the SOP.

- b) In 2005, when we bought our adjacent property, the entire north end was filled with the plant life that is associated with an EP zone. Furthermore, the shoreline was undisturbed with healthy plants up to the waters' edge.
- c) Since acquiring the property, the applicant has significantly disrupted the shoreline and the lakebed itself in the Environmental Protection Zone, so that it has greatly reduced the plant life.

The photos on this page and the next clearly show the applicant digging and scraping the lakebed and shoreline with heavy equipment.





Over time the ramp has been expanded and the northeast corner of the bay has been turned into a boat mooring space. The applicant owns six boats, three of which are routinely launched and anchored in this space. This leads to regular foot traffic and no doubt leads to a decline of plant life in the EP zone.

As shown in the photos on the next page, there is current evidence of aquatic plant life further out beyond the crib that is essentially on the property boundry. As mentioned earlier, the entire end of the bay was until recently, filled with these plants.





- d) The applicant has hired an environmental consultant that has issued a report suggesting that there is no need for the area, around the proposed build, to remain protected. Clearly the environmental consultant observed a badly disturbed area and thus did not have the correct data from which to make this decision.
- e) This EP zone needs to be protected so that it can recover to its past state, rather than suffering from further development.

2.As it relates to the existing Zoning Bylaw:

- i) The proposed structure is not acceptable, as it is a prohibited extension of the old crib dock and, as the applicant has implied, it will effectively be a boathouse.

Section 4.18b of the Zoning Bylaw clearly states that:

‘The exterior of any building or structure which was lawfully used prior to the effective date of this By-law for a use not permitted within the Zone in which it

is located, shall not be enlarged, extended, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone unless these changes are necessary to provide for flood proofing or insulation of the building. This provision shall not prohibit normal or regular maintenance or replacement of exterior cladding.”

The proposed plan to build a new structure while leaving the existing crib dock in place represents an extension and enlargement of a lawful non-compliant structure and thus should be prohibited.

ii) Furthermore, the applicant is requesting approval for a boatport, with only one wall permitted. He has indicated that he intends to make it fully enclosable for inclement weather. This is effectively a boathouse which will have a major impact on the density of structures in the end of the bay.

iii) The proposed 2.1 metre minimum setback from our lot line, versus the permitted 12.5 setback is unreasonable and unacceptable to us.

The Zoning Bylaw is clear with respect to setbacks. The proposed amendment would allow a major new structure 10.4 metres closer to our lot line than is allowed. Setback standards were established in consideration of good development and design principals.

iv) The fact that the applicant cannot build in the shallow waters that are in front of his property is NO reason to allow such a major variance. Furthermore, the proposed boathouse/boatport is too large a structure to position 2.1 metres from our lot line.

When the applicant purchased this property, he noted to us that he was aware of its limitations, in terms of water depth and building restrictions. We have communicated our objections to a boathouse/boatport numerous times. We have NOT changed our position on the matter.

In summary, we believe this application to be unacceptable, for the reasons outlined, and ask Council to reject the proposed amendment.

Respectfully submitted,

James Buchanan and Julia Robertson
81 Steeles Road, Seguin Township