



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Tuesday, August 4th, 2026 at 2:30 pm
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

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

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 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 05. Public Meeting item c) Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton) of correspondence from James Buchanan and Julia Robertson.

Disclosure of Pecuniary Interest.

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

The following resolutions were considered.

Resolution No. 2026-214

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 Minutes of the Regular and Closed Session Meetings of Council held July 20th, 2026 as circulated.”.

CARRIED

Resolution No. 2026-215

Moved by: Councillor Ted Collins

Seconded by: Councillor Mario Buszynski

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

comments for the following matters:

- Zoning By-law Amendment Application No. R-2026-0013-H (Hurvitz).
- Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy).
- Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton).".

CARRIED

The Mayor Advised Council would now hold public meetings for proposed Consent and Zoning By-law 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 wishing 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 Zoning By-law Amendment Application No. R-2026-0013-H (Hurvitz) is to remove the split zoning on the developed shoreline portion of the subject lands and rezone the lands to a new Limited Service Residential Exception Zone. The amendment would also permit an increase in lot coverage within 60 metres of the shoreline and an increase in gross floor area in order to facilitate proposed additions to the existing cottage.

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 June 29th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from various neighbours.

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

No in-person verbal submissions were received.

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

The Clerk advised Adam Kozlowski of Planscape Inc., Agent for the Applicant had registered to speak to this application via electronic participation and was present.

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

The Mayor advised the purpose of Consent Application Nos. B-2026-0007-H and B-2026-0008-H (Bogutskiy) is to create two new rural residential lots on Burgess Road. The purpose of the associated Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy) is to rezone a portion of the land to ensure that future development is set back from the shoreline of Dyson Lake and a wetland.

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 July 14th, 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 Colette Pyselman & Peter Haw, Calvin Brook and John & Shelley Scott.

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.

Colette Pyselman attended the meeting in-person and addressed Council to express concerns with the applications and asked decisions on the applications be deferred pending responses to the concerns. Colette Pyselman also submitted comments in writing.

Calvin Brook of Reciprocal Planning & Design Inc., Agent for Colette Pyselman & Peter Haw attended the meeting in-person and addressed Council to express concerns with the applications and asked decisions on the applications be deferred pending responses to the concerns. Calvin Brook also submitted comments in writing.

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

The Clerk advised Melissa Markham of Melissa Markham Planning Consultants Ltd., Agent for the Applicant had registered to speak to these applications via electronic participation and was present.

Melissa Markham of Melissa Markham Planning Consultants Ltd., Agent for the Applicant attended the meeting via electronic participation and addressed Council to explain the reasons for the application, to answer any questions Council may have of her related to the application and to respond to the concerns stated by Colette Pyselman and Calvin Brook.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton) is to rezone the lands to a Shoreline Residential One Exception Zone to facilitate the construction of a one storey, two slip boat port, partially located on an existing legal non-complying dock, with a reduced side yard setback.

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 July 15th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from James Buchanan and Julia Robertson.

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

James Buchanan attended the meeting in-person and addressed Council to state objections to the application. James Buchanan also submitted comments in writing.

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

The Clerk advised Patrick Christie of John Jackson Planner Inc., Agent for the Applicant had registered to speak to this application via electronic participation and was present.

Patrick Christie of John Jackson Planner Inc., Agent for the Applicant attended the meeting via electronic participation and addressed Council to explain the reasons for the application, to answer any questions Council may have of him related to the application and to respond to the objections stated by James Buchanan and Julia Robertson.

The Mayor advised Council would now close the Public Meeting and reconvene to the Regular Meeting.

Resolution No. 2026-216

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Greg Getty

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

- Zoning By-law Amendment Application No. R-2026-0013-H (Hurvitz).
- Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy).
- Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton).”.

CARRIED

Resolution No. 2026-217

Moved by: Councillor Gail Finson

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-2026-0007-H & B-2026-0008-H (Bogutskiy), subject to the conditions set out in the Decisions.”.

Councillor Terry Fellner moved the motion be deferred until a site evaluation is received by Council and a staff recommendation. Councillor Mario Buszynski seconded the motion to defer. The morion to defer was carried.

DEFERRED

Resolution No. 2026-218

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“THAT By-law No. 2026-072, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-001-20100, 34 Burgess Road, Application No. R-2026-0012-H, Bogutskiy), is hereby deemed to have been read a first, second and third time and passed by Council.”.

Councillor Mario Buszynski moved the motion be deferred. Councillor Adams seconded the motion to defer. The motion to defer was carried.

DEFERRED

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

- Shore Road Allowance Application No. RAS-2025-0004-F (Sawyer). Rankin Lake. By-law No. 2026-063.

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

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

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

No in-person verbal submissions were received.

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

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

Resolution No. 2026-219

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“THAT By-law No. 2026-063, Being a By-law to close, stop up and sell part of an original shore road allowance, Application No. RAS-2025-0004-F (Sawyer), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-220

Moved by: Councillor Terry Fellner

Seconded by: Councillor Mario Buszynski

“THAT the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the August 4th meeting of Council.

Planning:

- Report No. PL-2026-079, Zoning By-law Amendment Application No. R-2026-0013-H (Hurvitz).
- Report No. PL-2026-082, Consent Application Nos. B-2026-0007/0008-H and Zoning By-law Amendment Application No. R-2026-0012-H (Bogutskiy).
- Report No. PL-2026-085, Zoning By-law Amendment Application No. R-2026-0002-H (Roy/Quinton).
- Report No. PL-2026-083, Shore Road Allowance Application No. RAS-2025-0004-F (Sawyer).
- Report No. PL-2026-086, Consent Application Nos. B-2026-0005/0006-H and Zoning By-law Amendment Application No. R-2026-0010-H (Mahoney).

Public Works:

- Report No. RD-2026-004, Road Occupancy Permit By-law.”.

CARRIED

Resolution No. 2026-221

Moved by: Councillor Gail Finnsen

Seconded by: Councillor Greg Getty

“THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0005-H & B-2026-

0006-H (Mahoney), subject to the conditions set out in the Decisions."

CARRIED

Resolution No. 2026-222

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finnson

"THAT By-law No. 2026-073, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-001-21100, 13B Jean Marie Road, R-2026-0010-H, Mahoney), is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-223

Moved by: Councillor Gail Finnson

Seconded by: Councillor Ken Adams

"THAT By-law No. 2026-074, Being a By-law to Regulate Entrances and Road Occupancy, is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Council considered Report No. AD-2026-006, 2027 Seguin Township Budget Process provided by Mayor MacDiarmid.

Councillor Fellner advised he will be adding discussion on the Township of Seguin 2027 budget related to road maintenance to the agenda for the September 8th Meeting of Council.

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

Councillor Getty advised he would be adding discussion and a motion to the agenda for the September 8th Meeting of Council regarding reimbursement of fees submitted by ratepayers to the North Bay Mattawa Conservation Authority for septic systems.

Resolution No. 2026-224

Moved by: Councillor Gail Finnson

Seconded by: Councillor Mario Buszynski

"THAT the Council of The Corporation of the Township of Seguin does hereby receive the Correspondence as presented on the Agenda for the August 4th, 2026 Meeting of Council."

CARRIED

Mayro MacDiarmid asked staff to review Correspondence items ll) and mm) related to Stop the Spray Canada and report to Council with further information on the topic.

Resolution No. 2026-225

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“THAT By-law No. 2026-075, 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. 2026-226

Moved by: Councillor Gail Finson

Seconded by: Councillor Terry Fellner

“THAT the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 4:21 p.m. to meet again on Tuesday, September 8th, 2026 or at the call of the Mayor.”.

CARRIED

*Ann MacDiarmid,
Mayor*

*Craig Jeffery,
Clerk*