



The Corporation of the Township of Seguin
Agenda for the Regular Meeting of Council
to be held on October 5th, 2026
in the Township of Seguin Council Chambers
and Electronic Participation

- 01. Land Acknowledgement.** **2:30 p.m.**
- 02. Call to Order and Approval of Agenda.**
- 03. Disclosure of pecuniary interest and the general nature thereof.**
- 04. Adoption of Minutes:**
a) Minutes of the Regular and Closed Session Meetings of Council held September 21st. ®
- 05. Shore/Concession Road Allowances:**
a) Shore Road Allowance Application No. RAS-2026-0004-F (Brooks).
Offer Lake. Report No. PL-2026-102. ®
- 06. Staff Reports: Resolution to receive Reports. ®**
Planning:
a) Report No. PL-2026-100, Official Plan Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application No. B-2026-09/10/11-H (Maple Leaf Marinas). ®
b) Report No. PL-2026-105, Pre-Servicing and Model Home Agreements (the Nest). ®
- 07. Business:**
a) Canadore College - Response to supporting Town of Parry Sound's efforts to acquire Parry Sound Canadore College Campus.
b) Discover Tamarack North.

- c) Draft Resolution – Hydro One Sudbury to Barrie Transmission Line Route. Councillor Adams. ®
- d) Municipality of McDougall - Appointments to the Hydro Corridor Municipal Task Force
- e) Bill McMillan – Litter Around the Petro Canada & Tim Hortons Area.
- f) Festival of Authors - Thank you and Invitation to 2026 Festival of Authors Event.
- g) Municipality of South Huron – OPP costs. ®

08. Council Reports.

09. Board/Committee Agendas & Minutes:

- a) Seguin Business Committee - Draft Minutes of September 3, 2026.
- b) Seguin Recreation and Culture – Draft Minutes of September 16, 2026.
- c) North Bay Parry Sound District Health Unit - Board of Health Meeting of September 23, 2026.
- d) North Bay Parry Sound District Health Unit (NBPSDHU) - Minutes & MOH Report of September 23, 2026.

10. Correspondence: Listed below.

Resolution to receive the Board & Committee Agendas & Minutes and the Correspondence as listed on the Agenda. ®

11. Closed Session:

Adjourn to Closed Session. ®

- a) Parry Sound Area Municipal Airport.

Reconvene Open Session. ®

12. Confirming By-law No. 2026-089. ®

13. Adjournment. ®

Correspondence:

- a) Association of Municipalities of Ontario – Communications.
- b) Municipal Property Assessment Corporation – Communications.
- c) North Bay Parry Sound District Health Unit – Communications.
- d) Good Roads – Communications.
- e) Ontario Heritage Trust – Communications.
- f) The Labour Market Group – Communications.

- g) Federation of Ontario Cottagers' Association - Communications.
- h) Federation of Canadian Municipalities – Communications.
- i) Ministry of Municipal Affairs - Municipal Accountability Act, 2026.
- j) Township of McNab-Braeside - Ontario Provincial Municipal Policing Cost Model.
- k) Ministry of Municipal Affairs and Housing - Building Ontario Business Initiative (BOBI).
- l) Katherine Lightbourn – OFTR Motorcycle Trails off Highway 518.
- m) Parry Sound Area Chamber of Commerce - Introducing Our New Partner - Peninsula Canada.
- n) PSACC - National Day of Truth & Reconciliation.
- o) PSACC - Neighbours Helping Neighbours.
- p) Township of Blandford-Blenheim - Municipal Planning Decisions.
- q) City of Port Colborne - Municipal Planning Decisions.
- r) City of Guelph - Municipal Planning Decisions.
- s) City of Port Colborne - Funding for Ontario's Public Libraries.
- t) Village of Burk's Falls - Funding for Public Libraries.
- u) Township of Southgate - Regulatory Framework for E-scooters.
- v) Municipality of Chatham-Kent - Regulatory Framework for E-scooters.
- w) Township of Southgate - Doubling of the Ontario Community Infrastructure Fund Beyond 2026.
- x) Marg McCarthy - Hydro One Sudbury-Barrie Transmission Line.
- y) Town of Aylmer - Vacant Commercial Storefront Tax.
- z) Township of Ramara - Lyme Disease Research and Care.
- aa) Muskoka Watershed Council (MWC) - The Future of Your Watershed is Too Important.
- bb) Township of North Glengarry - Traffic Calming and Speeding Mitigation Initiatives.

Adoption of Minutes



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Monday, September 21st, 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 5 Ted Collins (videoconference)
- 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 of 07.5 Business item a) Invitation to Tamarack North Centre Official Opening Ceremony.

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. 2026-249

Moved by: Councillor Gail Finnson

Seconded by: Councillor Mario Buszynski

"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 September 8th, 2026 as circulated."

CARRIED

Resolution No. 2026-250

Moved by: Councillor Ken Adams

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 matter:

- Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.)."

CARRIED

The Mayor advised Council would now hold a public meeting for a proposed Zoning By-law Amendment Application.

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

The Mayor advised anyone wishing to receive 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 Deputy Clerk.

The Mayor advised that appeal rights are limited under the Planning Act. Only certain individuals and public bodies may appeal Council's decision to the Ontario Land Tribunal. Eligible persons or public bodies wishing to preserve their right to appeal must make oral submissions at this public meeting or submit written comments to Council before Council makes its decision.

The Mayor advised the purpose of the proposed Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.) is to amend the Limited Service Residential Exception One Hundred and Thirty-Four (LSR-134) Zone to permit a two-storey boathouse on the property with site specific exceptions for building height and eave height.

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

The Deputy Clerk advised Notice of the public meeting was provided by posting the property on July 17th, 2026, posting on the Township of Seguin's website, and by regular mail on August 10th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Deputy Clerk advised correspondence had been received from Catherine Torenvliet and Cameron McDougall.

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.

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 application and to answer any questions Council may have of him related to the application.

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

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

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

Resolution No. 2026-251

Moved by: Councillor Gail Finnson

Seconded by: Councillor Mario Buszynski

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

- Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.).”.

CARRIED

Staff will prepare a report on Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.) and the comments received for Council's consideration.

David Bywater, Director of Lands and Waters Program of the Georgian Bay Mnidoo Gamii Biosphere, attended the meeting in-person to provide the Integrated Community Energy & Climate Action Plans (ICECAP) Milestone 5 Update on the Corporate Energy & Emissions Trends Analysis for The Corporation of the Township of Seguin.

Resolution No. 2026-252

Moved by: Councillor Terry Fellner

Seconded by: Councillor Gail Finnson

“THAT the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the September 21st meeting of Council.

Planning:

- Report No. PL-2026-093, Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.).
- Confidential Report No. PL-2026-101, Minor Variance Application No. A-2025-0029-H Kneller – (OLT Appeal Options).

Treasury:

- Report No. TR-2026-005, Proposed Changes to 2027 Fees and Charges.”.

CARRIED

Council considered Staff Report No. TR-2026-005, Proposed Changes to 2027 Fees and Charges. As per the recommendation of the Report, Council directed staff to proceed with the next steps for the proposed changes for various fees and charges.

Council considered an invitation from the West Parry Sound Recreation and Cultural Centre Board to the Official Opening Ceremony of the Tamarack North Centre. Members of Council are to RSVP on behalf of themselves if they will be attending the ceremony.

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. 2026-253

Moved by: Councillor Gail Finnson

Seconded by: Councillor Greg Getty

“**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 & Addendum for the September 21st, 2026 Meeting of Council.”.

CARRIED

Resolution No. 2026-254

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 3:19 p.m. in order to address matters pertaining to:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
 - Ontario Land Tribunal Appeal – Minor Variance Application No. A-2025-0029-H (Kneller).”.

CARRIED

Resolution No. 2026-255

Moved by: Councillor Ken Adams

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 3:30 p.m.”.

CARRIED

Resolution No. 2026-256

Moved by: Councillor Terry Fellner

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2026-086, 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. 2026-257

Moved by: Councillor Ken Adams

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 3:31 p.m. to meet again on Monday, October 5th, 2026 or at the call of the Mayor.”.

CARRIED

**Ann MacDiarmid,
Mayor**

**Andrea Spinney,
Deputy Clerk**

Shore / Concession Road Allowances

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (Brooks)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: October 5th, 2026

Report No: PL-2026-102

Executive Summary:

RAS-2026-0004-F is an application to purchase the Shore Road Allowance (SRA) in front of the subject lands at 14 Burnegie Lane on Otter Lake.

Staff recommend that Council pass By-law 2026-085 to close and stop up the requested Shore Road Allowance, and to transfer the Shore Road Allowance to the abutting owner.

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (Brooks)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: October 5th, 2026

Report No: PL-2025-102

Recommendation:

That Council pass By-law 2026-085 to close and stop up part of the Original Shore Road Allowance (Part 2 of Plan 42R-4946) in front of the subject lands at 14 Burnegie Lane, and to transfer the Shore Road Allowance to the abutting owner,

Background & Analysis:

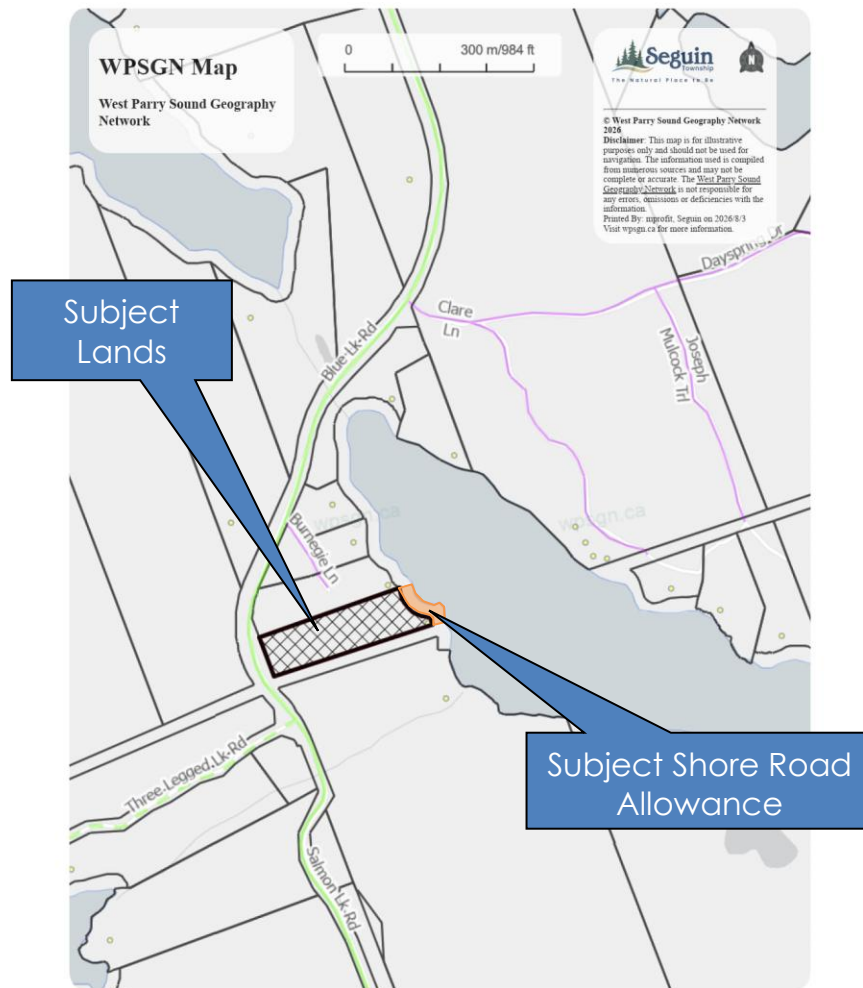
APPLICATION NO:	Shore Road Allowance RAS-2026-0004-F
Applicants:	Ian & Lisa Brooks
Subject Lands:	PCL 19213 SEC 55; PT BROKEN LT 29 CON 5 FOLEY PT 1 42R4946 EXCEPT AN ALLOWANCE OF ONE CHAIN IN PERPENDICULAR WIDTH FOR A RD ALONG THE SHORE OF NIGGECUBING LAKE; T/W PT 4 & 8 42R4946 AS IN LT109043; SEGUIN
Civic Address:	14 Burnegie Lane
Roll No.:	49-03-030-006-01202

On June 24th, 2026, an application was made to purchase part of the Original Shore Road Allowance (SRA) laid out along the shores of Otter Lake, in front of Lot 129, Concession 5, designated as Part 2 according to Plan 42R-4946.

Township Departments were circulated for comment, and no concerns were identified. Through a file review by staff, it was determined that there are no concerns of public interest on the subject SRA that would indicate that the lands should remain in Township ownership.

Consent forms from the neighbours to the south were not required as it abuts a Municipal Road Allowance, and abutting neighbours to the north have been obtained.

FIGURE 1: KEY MAP



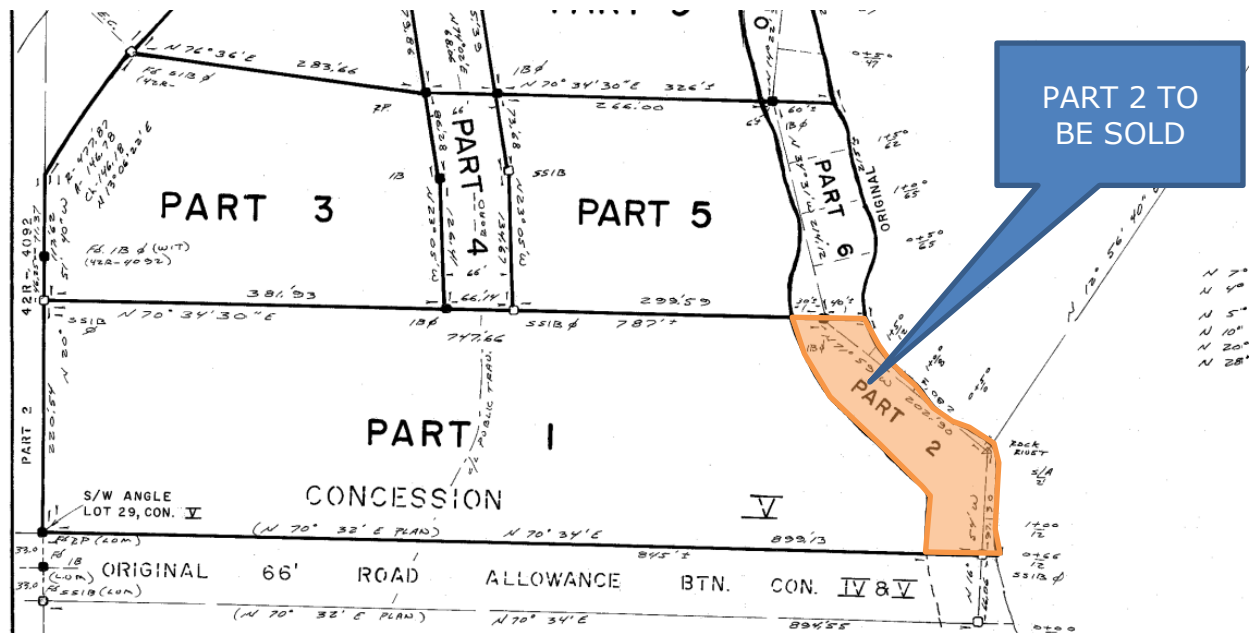
In 2013 Council directed Staff to review the policy and procedures for the closing of Shore Road Allowances, and directed staff to proceed with the following approach:

Placing a restrictive covenant on the lands that places a specific prohibition on title that Council considers appropriate to advance the objectives of the Official Plan. This could be used to prohibit certain uses or structures contrary to the

Township by-laws. The covenant could also be used to provide another level of protection for areas of natural vegetation and steep slopes.

The applicant has agreed to enter into a Restrictive Covenant agreement with the Township in order to purchase the SRA lands known as Part 2 on registered plan 42R-4946. A draft of the Restrictive Covenant is attached in Schedule B of this report.

FIGURE 2: 42R-4946 (Excerpt)



Financial Impacts:

Selling the requested Shore Road Allowance will have a positive financial impact on the Township. The cost of land is determined by the lake and the amount of frontage on the subject lands. The land value cost for this application is approximately \$7,000.00.

Options/Alternatives:

Council has two options on how to proceed with the request to acquire the subject Shore Road Allowance.

Option 1: Sell the portion of the Shore Road Allowance to the applicant, as requested.

Option 2: Do not sell any portion of the Shore Road Allowance at this time.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the recommendation of the Planning Department that Council pass By-law 2026-085 (Schedule A) to close, stop up, and transfer those parts of the Original Shore Road Allowance designated as Part 2 of Plan 42R-4946 in front of the subject property. By-law 2026-085 also authorizes Council to enter into a Restrictive Covenant Agreement (Schedule B) with the owner of the abutting lands that preserves the economic, environmental and social values of the transferred Shore Road Allowance.

Prepared by:



Melissa Profit
Planning Technician

Approved by:



Taylor Elgie, MCIP, RPP
Director of Planning



Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Draft By-Law 2026-085

Schedule B – Draft Restrictive Covenants Agreement

MP/TE/JI

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-085

TO CLOSE AND STOP UP THE ORIGINAL SHORE ROAD ALLOWANCE LAID OUT ALONG THE SHORES OF OTTER LAKE, IN FRONT OF LOT 29, CONCESSION 5, IN THE GEOGRAPHIC TOWNSHIP OF FOLEY, NOW TOWNSHIP OF SEGUIN, IN THE DISTRICT OF PARRY SOUND, BEING DESIGNATED AS PART 2, ACCORDING TO PLAN 42R4946.
AND TO SELL PART 2 ACCORDING TO PLAN 42R4946.

WHEREAS pursuant to Sections 8, 9, 11 and 35 of the Municipal Act, 2001 S.O. 2001, Chapter 25 (the "Act") The Corporation of the Township of Seguin, hereinafter called the Corporation, is empowered to stop up and close any part of a highway over which it has jurisdiction.

AND WHEREAS pursuant to Sections 8, 9 and 11 of the Said Municipal Act, 2001, ante, the Corporation is empowered to sell any part of a highway that is legally stopped up and closed.

AND WHEREAS it is deemed expedient in the interest of the Corporation, that the original unopened shore road allowance described in Schedule A hereto be closed, and thereafter Part 2 according to Plan 42R4946 be sold and conveyed to the adjacent owners.

AND WHEREAS the adjacent owners have made a request to the Corporation for the purchase of part of the said original unopened shore road allowance being designated as Part 2 according to Plan 42R4946.

AND WHEREAS the adjacent owners have agreed to accept the registration of restrictive covenants on the lands in accordance with the Corporation's policies.

AND WHEREAS public notice of the intention of the Corporation to close the said portion of the said shore road allowance has been in accordance with the municipality's by-laws regarding the same.

AND WHEREAS no persons objected to the closing in writing or appeared before the Council claiming that his, her or its lands will be prejudicially affected by this By-law.

AND WHEREAS no person uses the road allowance for motor vehicle access to or from the person's land.

AND WHEREAS the road allowance does not abut land owned by the Crown in right of Canada or lead to or abut on the bridge, wharf, dock, quay or other work owned by the Crown in right of Canada.

NOW THEREFORE the Council of THE CORPORATION OF THE TOWNSHIP OF SEGUIN enacts as follows:

1. THAT upon and after the passing of this By-law that part of the original unopened shore road allowance described in Schedule A hereto, be and the same is hereby closed and stopped up.

2. THAT upon and after passing of this By-law that part of the road allowance designated as Part 2 according to Plan 42R4946, be sold and conveyed by the Corporation to the adjacent owner or owners forthwith after this By-law comes into effect for other lawful consideration and the sum of One Dollar (\$1.00).

3. THAT the road allowance described in Schedule A hereto is declared surplus.

4. THAT the Mayor and Clerk be and they are hereby authorized and directed to sign all such conveyances as may be necessary and expedient for carrying out the provisions of this By-law, and to affix to such conveyances the Corporate Seal of the Municipality.

PASSED in Council October 5, 2026.

Certified to be a true copy of
By-law No. 2026-085 passed in
Council, this 5th day of October, 2026

ANN MACDIARMID, Mayor

CRAIG JEFFERY, Clerk

CRAIG JEFFERY, Clerk

SCHEDULE A

Part of the original shore road allowance laid out along the shores of Otter Lake, in front of Lot 29, Concession 5, in the Geographic Township of Foley, now Township of Seguin, in the District of Parry Sound, being designated as Part 2, according to Plan 42R4649.

DRAFT

RESTRICTIVE COVENANTS

MADE IN TRIPLICATE this day of , 2026

BETWEEN:

IAN KENNETH BROOKS and LISA MARIE BROOKS
COVENANTOR (Hereinafter called the “**OWNER**”)

-and-

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COVENANTEE (Hereinafter called the “**TOWNSHIP**”)

The following restrictive covenants are hereby annexed to the lands described in this Application being

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 29,
CONCESSION 5, GEOGRAPHIS TOWNSHIP OF FOLEY; PART 2 ON PLAN
42R-4946; TOWNSHIP OF SEGUIN

(Hereinafter referenced as the “**lands**”)

for a period to expire 50 years from the date of registration of this Agreement and the benefit shall run with land now owned by The Corporation of the Township of Seguin (the “Township”) being

PIN 52182-1135 PT LT 20 CON 6 FOLEY AS IN FO859 EXCEPT PT 3
42R20091; SEGUIN
PIN 52180-0288 PT LT 20 CON 3 FOLEY AS IN FO2641 (AKA TOWNSHIP
ROAD); SEGUIN
PIN 52182-1031 RDAL BTN CON A AND CON 6 FOLEY BTN 42R4895 &
42R18479; SEGUIN

The covenants shall be binding upon and enure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the owners of the lands and the owner of the Township lands.

These covenants are intended to enhance and preserve the economic, environmental and social values of the foregoing lands and to benefit the foregoing lands by protecting and preserving the natural state of the shoreline and shorelands of Otter Lake .

But for the imposition of the following restrictions and the intention of the parties for such restrictions to bind future owners of said lands, The Corporation of the Township of Seguin would not convey this shore road allowance to the abutting property owner.

USES, BUILDINGS, STRUCTURES

1. No part of the Lands shall be used for:

Renewable Energy Facilities

The purpose of installing, erecting, maintaining, and/or operating a renewable energy generation facility or project unless such renewable energy facility is exempt from the operation of these restrictive covenants (being encumbrances upon land) by operation of the applicable Provincial Legislation and Regulations governing, regulating and/or authorizing the installation, erection, maintenance and/or operation of renewable energy general facilities and/or projects.

Aeronautics

The storage or placement of any aircraft, including but not limited to airplanes, helicopters, gliders, etc. and/or any building or structure designed to, intended for, capable of and/or used for housing aircraft.

Landscaping

The creation of landscaped water features such as reflecting pools, waterfalls and other non-naturally occurring watercourses or water features.

Recreational Installations or Features

The establishment of slides, "zip" or rappelling lines and platforms, diving platforms or towers, unless the foregoing are located:

- a) on a dock permitted under the then applicable Township Zoning By-law, attached to the lands, and
- b) where such of the foregoing recreational installation features is or are located on that portion of the permitted dock which is located directly, on, over or above the water.

Boathouses and Docks

The erection of a boathouse and/or dock unless such boathouse and/or dock complies with the Township's Comprehensive Zoning By-law 2006-125 as it read and was in force on the date the Lands were conveyed by the Township to the owner. For further clarity, notwithstanding that the owner may apply under the provisions of the *Planning Act*, to vary or amend the provisions of By-law 2006-125 to permit a boathouse and/or dock:

- that is not permitted as the provisions read on the date the Lands were conveyed; or
 - that exceeds any regulated dimension which is stated as a maximum in such provisions as they read on the date the Lands were conveyed, or
 - that reduces any regulated dimension which is stated as a minimum in such provisions as they read on the date the lands were conveyed

such approval does not supercede the privity of this restrictive covenant and the Township's authority to enforce such restrictive covenant.

Buildings other than Boathouses or Docks

The erection of any building or structure, whether or not such building or structure requires a building permit, unless such building or structure complies with the Township's Comprehensive Zoning By-law 2006-125 as it read and was in force on the date the Lands were conveyed by the Township to the owner. For further clarity, notwithstanding that the owner may apply under the provisions of the *Planning Act*, to vary or amend the provisions of By-law 2006-125 to permit a building or structure:

- that is not permitted as the provisions read on the date the Lands were conveyed; or
 - that exceeds any regulated dimension which is stated as a maximum in such provisions as they read on the date the Lands were conveyed, or
 - that reduces any regulated dimension which is stated as a minimum in such provisions as they read on the date the lands were conveyed

such approval does not supercede the privity of this restrictive covenant and the Township's authority to enforce such restrictive covenant. For further clarity the foregoing restriction shall be read to include any buildings or structures entirely located above the ground within or suspended from trees or poles.

2. ENVIRONMENTAL PROTECTION ZONES

If the lands, or any part thereof, fall within an area identified by the Township as an Environmental Protection Zone, there shall be no use of said land, or any buildings thereon, except in accordance with Township zoning by-laws.

3. GENERAL

The foregoing restrictions apply notwithstanding any other restrictions imposed by Municipal By-law. Furthermore, for clarity, despite any conclusions by a court or other tribunal of competent jurisdiction otherwise that a Municipal By-law(s) does not prohibit the above, these restrictive covenants continue to operate to bind the land and prohibit the foregoing until such time as the Township, by by-law authorizes the deletion/ release or by by-law authorizes the modification of the restrictive covenant pursuant to section 4 below.

4. MODIFICATION

The Township or any successor municipal corporation, with the consent of the owner of the Lands, may alter or modify these restrictions in respect of the lands or any part thereof and such alteration or modification shall be evidenced by a municipal by-law. Furthermore, as a condition of the alteration or modification of these restrictive covenants the Owner agrees to the registration of a new restrictive covenant to give effect to the foregoing alteration or modification.

IN WITNESS WHEREOF the parties hereto have hereunto executed this agreement as follows:

By the OWNER on the _____ day of _____, 2026

WITNESS

IAN KENNETH BROOKS

WITNESS

LISA MARIE BROOKS

By the TOWNSHIP on the _____ day of _____, 2026

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

ANN MACDIARMID, Mayor

CRAIG JEFFERY, Clerk

Staff Reports

Prepared for: Mayor and Members of Council

Subject: Official Plan, Zoning and Consent - OPA-2026-0001-H, R-2026-0014-H, B-2026-09/10/11-H (Maple Leaf Marinas)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: October 5, 2026

Report No: PL-2026-100

Executive Summary:

The purpose of the proposed consent applications is to create three new residential lots and one retained lot (the existing marina) on Lake Joseph.

The purpose of the Official Plan Amendment is to request a site-specific policy to permit the conversion of the vacant portion of the marina lands to residential shoreline lots.

The purpose of the Zoning By-law Amendment is to rezone the lands from the Marine Commercial Zone to a Shoreline Residential Zone and to implement the requirements of an Environmental Impact Study.

Staff recommend that Council consider all public and agency comments and approve the Official Plan Amendment, Zoning By-law Amendment and consent applications, subject to the conditions of approval.

Staff recommend that the applications be approved.

Prepared for: Mayor and Members of Council

Subject: Official Plan, Zoning and Consent - OPA-2026-0001-H, R-2026-0014-H, B-2026-09/10/11-H (Maple Leaf Marinas)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: October 5, 2026

Report No: PL-2026-100

Recommendation:

That Official Plan Amendment By-law 2026-087 be passed.

That Zoning By-law Amendment By-law 2026-088 be passed; and

That Consent Applications B-2026-09/10/11-H be provisionally approved, subject to the conditions of approval outlined in Schedule C.

Background & Analysis:

Zoning By-Law Application: R-2026-014-H

Official Plan Amendment: OPA-2026-001-H

Consent Applications: B-2026-009/010/011-H

Owners: Maple Leaf Marinas (c/o Derek Lubert)

Agent: Morgan Planning & Development

Subject Lands: HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED
LAKE JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5

Civic Address: 55A Hatherley Rd

Roll No. 4903-010-005-09800

The applicant has requested to rezone the severed lands from C2 to an LSR Exemption Zone to implement the requirements of the submitted environmental studies and permit residential uses instead of marine commercial. This will include increased minimum development setbacks to protect areas of slope, avoid erosion, and ensure development occurs within the recommended envelopes.

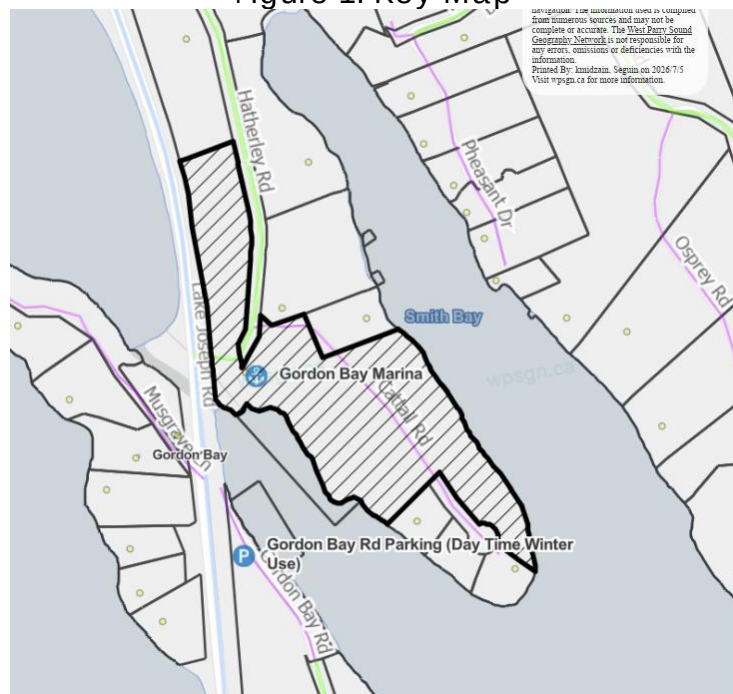
As a result of this downzoning, the official plan amendment will allow for the site-specific conversion of a portion of this marina property. It is worth noting this request is being considered in conjunction with an adjacent rezoning (R-2026-0011-H Gordon Bay Marine) to permit expanded dock slips to ensure the overall viability and function of the marina is not hampered.

The consent would create three new shoreline residential lots along Smith Bay, and remove any commercial marina development rights and structures.

Zone Standard	Permitted Lot Frontage/Area	Proposed
Severed Lot 1	90 metres	96 metres
	1 hectare	1 hectare
Severed Lot 2	90 metres	110 metres
	1 hectare	1.01 hectares
Severed Lot 3	90 metres	170 metres
	1 hectare	1 hectare
Retained	90 metres	280 metres
	1 hectare	5.16 hectares



Figure 1: Key Map



Official Plan Designation: Shoreline Area
Zoning By-law 2006-125: C2
Access: Lake Joseph Road (Provincial) to Cattail Road (private)
Lot Size and Frontage: +/- 8.2 hectares and +/- 376 metres along northern Lake Joseph shoreline
Existing Development and Site Characteristics: Retained Lands - A marina, dock slips, accessory dwelling, boat storage buildings and parking.
Severed lands – The shoreline area is vacant. The boat storage buildings will be removed and relocated.

Comments:

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

At the time of writing this report, Caleb Hayhoe, CN and HydroOne have provided comments; see Schedule D. There are no unresolvable concerns.

At the public meeting, the applicant and two members of the public spoke in favour of the application.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

Pursuant to Section 3 of the Planning Act, all planning decisions must be consistent with the policies of the PPS.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development, including lot creation, as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. Staff note that a septic system exists on the proposed retained lands to service the existing development. The applicant's report has identified servicing envelopes on the severed lands.

Section 4 of the PPS and Section 6 of the GPNO address matters relating to the wise use and management of resources. It is noted under Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An environmental report has been submitted in support of the application.

The applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.

Township of Seguin Official Plan

The application has been reviewed per the Council-adopted Official Plan. The Township's new Official Plan was adopted by Council on July 20th, 2026 and remains subject to approval by the province. As such, the Council-adopted Official Plan is not yet in force and effect. The Township's current Official Plan remains the applicable policy document for the purposes of assessing conformity under the Planning Act. Staff have reviewed the subject application in consideration of the relevant policies of the Council-adopted Official Plan. In staff's opinion, the proposal conforms with the general intent and direction of the Council-adopted Official Plan.

The subject lands are designated Shoreline Area by the Official Plan. Low-density residential uses are permitted in the Shoreline Area.

Section C.3.1.3.1 b) of the Official Plan states that new residential development shall consist primarily of single detached dwellings on separate lots. New lots shall have at least 90 metres of shoreline frontage and a lot area of 1 hectare. The severed and retained lots all satisfy and exceed this requirement.

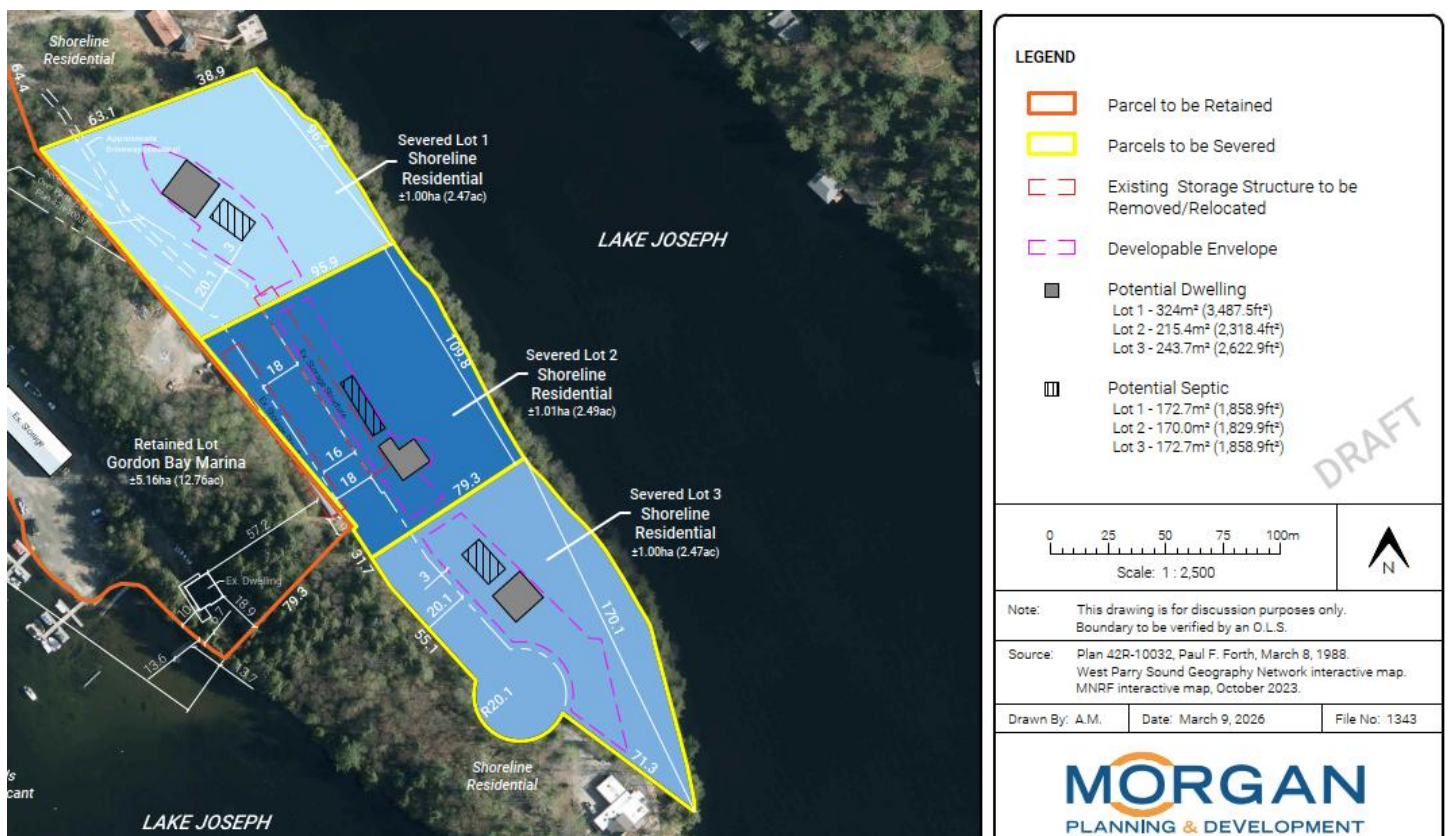
Section B.12 permits new lots on existing private roads, or when on Lake Joseph, access is provided by a marina. Since the lots can easily achieve the latter policy goal, it is appropriate to permit the proposed lots to have frontage on the existing private roadway. A condition of consent will require rights-of-way to be secured.

Section C.3.1.3.4 does not permit the conversion of marina properties to residential uses, as marinas serve a vital role in the Township by serving water access-only properties. However, this application does not convert the actual marina, but only a relatively small, unused portion

of the land. The Official Plan Amendment seeks an exemption to this policy, as a proposal on an adjacent property actually seeks to increase the marina's capacity. In this regard, the subject applications will downzone the existing marina lands and ensure the marina doesn't expand into a stretch of residential shoreline, but focus future developments where the marina exists. In this regard, it can be viewed as good planning, as the overall result is more compatible and meets the intent of the Official Plan.

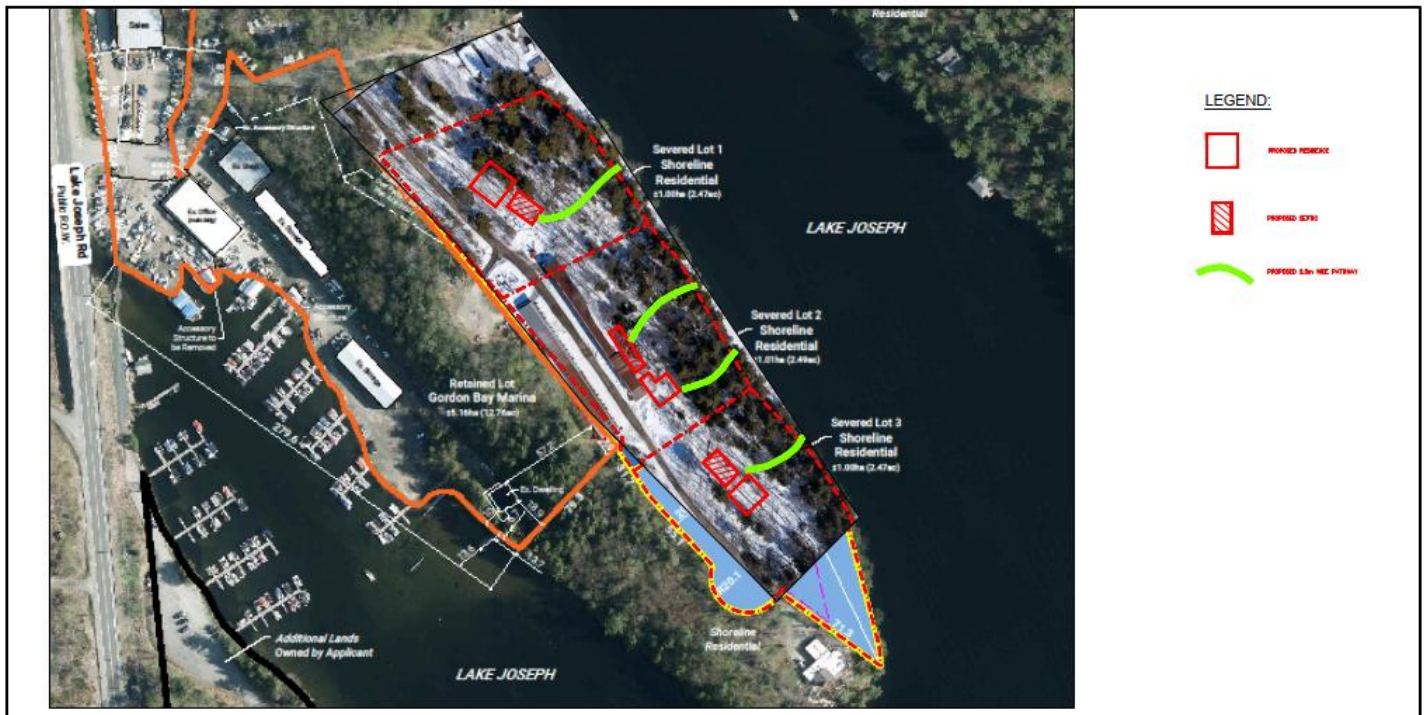
The Official Plan requires the submission of a site evaluation report to support shoreline lot creation. The Official Plan also has policies to protect and take into consideration development on steep slopes, which the subject property contains.

The EIS found the proposal can be accomplished, and recommends the following building envelopes.



The increased front yard setbacks will be implemented by site plan control and zoning.

Shoreline access is proposed per the following sketch. Site plan control would be required to implement and ensure proper on-site mitigation.



In accordance with the policies of the Official Plan, conditions of consent will require confirmation that the severed lands can be adequately served with potable water, and rights-of-way provide access to the severed lots.

The proposed applications conform to the policies of the Seguin Official Plan.

Zoning By-law 2006-125

The subject lands are zoned Marine Commercial (C2). Permitted uses are waterfront commercial in nature, an accessory residential use and light commercial.

The newly created lots will be rezoned to a shoreline residential zone to require:

- Site Plan Control to implement the submitted technical reports;
- a minimum shoreline setback, ranging from 22 metres to 42 metres;



The proposed applications meet the intent of the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the applications.
- Option 2: Council can defer the applications to address concerns.
- Option 3: Council can deny the applications.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's position that the applications are consistent with the Provincial Planning Statement and represent good planning. The applications will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed applications.

The proposed application has been evaluated against the statutory criteria set out under Section 51(24) of the Planning Act. The proposal conforms to the Official Plan, is suited to the topography of the subject lands, and can be adequately serviced without impacting the public interest. The application has full regard for all matters listed under Section 51(24) of the Act and constitutes good land-use planning.

Prepared by:



Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:



Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft Official Plan Amendment 2026-087

Schedule B – Draft Zoning By-law Amendment 2026-088
Schedule C – Draft Conditions of Approval
Schedule D – Public Comments

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-087

Being a By-law to adopt Amendment No. 16
to the 2006 Official Plan and Amendment No. 1 to the 2026 Seguin Official
Plans (OPA-2026-0001-H - Maple Leaf Marinas)

WHEREAS the Council of the Corporation of the Township of Seguin has fulfilled the requirements of Section 22 of the Planning Act, R.S.O. 1990 as amended;

AND WHEREAS pursuant to Section 17(9) of the Planning Act and O. Reg. 525/97 amendments to the Township of Seguin Official Plan do not require the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS it is desirable to adopt the proposed amendment;

AND THEREFORE the Council of the Corporation for the Township of Seguin enacts as follows:

1. Proposed Amendment (File No. OPA-2026-0001-H - Maple Leaf Marinas) to the Township of Seguin Official Plan, consisting of the text attached hereto, shall be and is hereby adopted as Official Plan Amendment No. 16, as adopted by Council on January 9, 2026, by By-law 2006-001.

Proposed Amendment (File No. OPA-2026-0001-H - Maple Leaf Marinas) to the Township of Seguin Official Plan, consisting of the text attached hereto, shall be and is hereby adopted as Official Plan Amendment No. 1, as adopted by Council on July 20, 2026, by By-law 2026-067.

2. This Official Plan Amendment shall come into force and take effect in accordance with the provisions of the Planning Act.

Read a FIRST, SECOND and THIRD time, ENACTED and PASSED this 5th day of October, 2026.

Mayor Ann MacDiarmid

Clerk Craig Jeffery

AMENDMENT NO. 16 to the Official Plan as adopted by Council on January 9, 2026
by By-law 2006-001

AMENDMENT NO. 1 to the Official Plan as adopted by Council on July 20, 2026 by
By-law 2026-067

Maple Leaf Marinas
(File No. OPA-2026-001-H)

This Amendment applies to:

*HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE
JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5*

AMENDMENT NO. 16 or 1 to
TO THE TOWNSHIP OF SEGUIN
OFFICIAL PLAN

Maple Leaf Marinas
(File No. OPA-2026-001-H)

The attached document constitutes Amendment No. 16 to the 2006 Official Plan and Amendment No. 1 to the 2026 Seguin Official Plans as adopted by By-law No. 2026-087

Corporate Seal
Of Municipality

Craig Jeffery, Clerk

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Township of Seguin consists of two parts.

Part A - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

Part B - The Amendment, consisting of the noted text and schedule, constitutes the Amendment to the Official Plan for the Township of Seguin.

PART A - THE PREAMBLE

PURPOSE

The purpose of the proposed Official Plan Amendment is to amend the Official Plan on a specific property to allow the downzoning of a marina property to residential.

LOCATION

*HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE
JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5*

BASIS

Multiple staff reports form the basis of this amendment, including PL-2026-097 and PL-2026-100.

The purpose of the proposed consent applications is to create three new residential lots, and one retained lot (the existing marina) on Lake Joseph.

The purpose of the Official Plan Amendment is to request a site-specific policy to permit the conversion of the vacant portion of the marina lands to residential shoreline lots.

The purpose of the Zoning By-law Amendment is to rezone the lands from the Marine Commercial Zone to a Shoreline Residential Zone and to implement the requirements of an Environmental Impact Study.

Provincial Planning Policy 2024 Alignment:

Pursuant to Section 3 of the Planning Act, all planning decisions must be consistent with the policies of the PPS.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development, including lot creation, as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. Staff note that a septic system exists on the proposed retained lands to service the existing development. The applicant's report has identified servicing envelopes on the severed lands.

Section 4 of the PPS and Section 6 of the GPNO address matters relating to the wise use and management of resources. It is noted under Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An environmental report has been submitted in support of the application.

The applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.

Implications for Good Planning Practice:

The amendment reflects sound planning practices by proposing appropriate rural development in a location that can be responsibly serviced in the context of Seguin Township, where there are no municipal services. Studies have been undertaken to confirm no anticipated negative impact on the site's natural heritage features. The proposal and its design will help maintain rural character. The land uses will be compatible with existing surrounding development.

The marina's functions will still be viable and able to serve the general waterfront community.

PART B - THE AMENDMENT

This part of the document is entitled Part B - The Amendment. It consists of the following text, which constitutes Amendment No. 16 and No. 1 to the in effect and adopted Official Plans of the Township of Seguin.

1. Adding a new Special Policy Area Designation:

a. "C.3.1.4.4 - 55A Hatherley Road

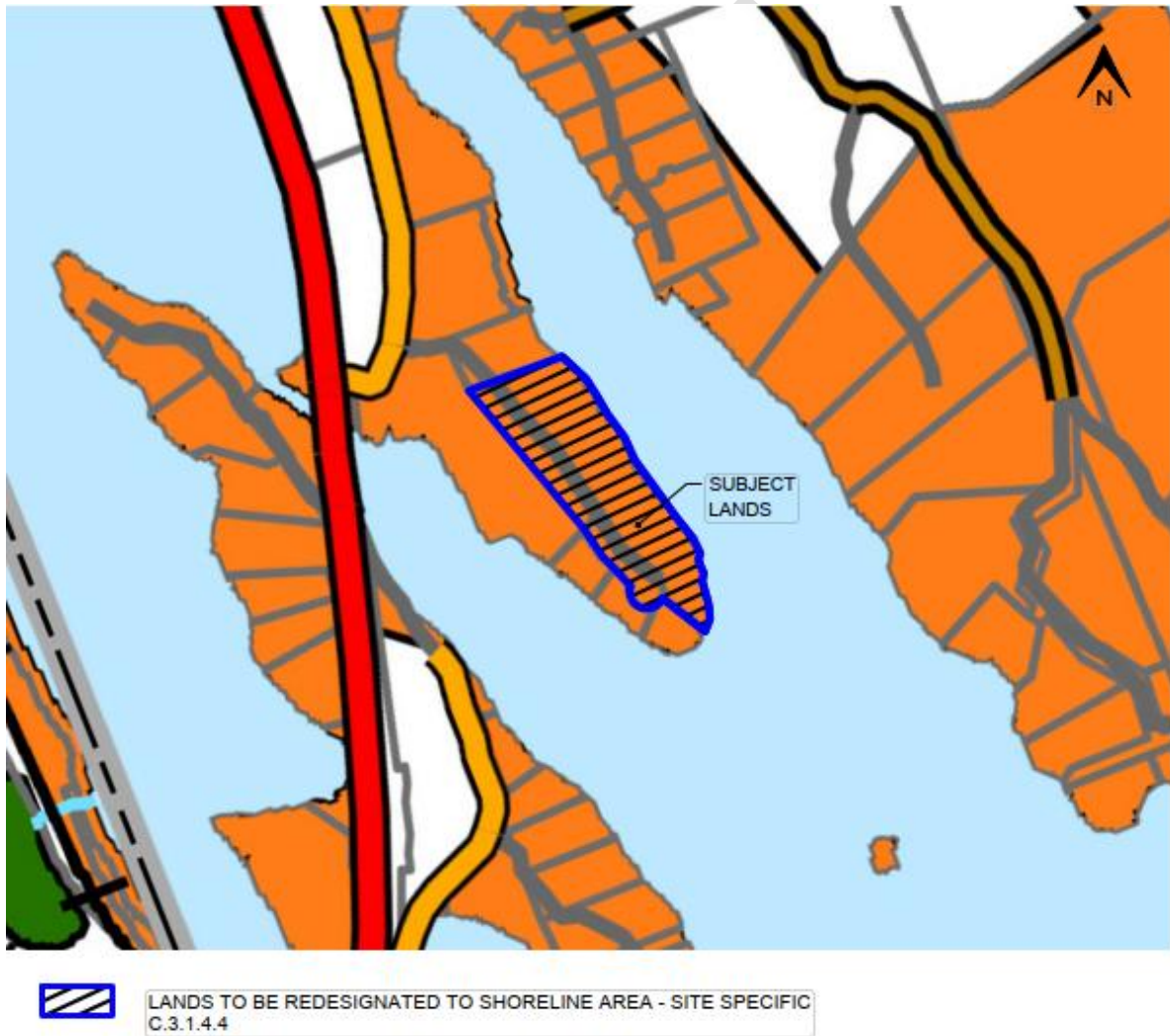
C.3.1.4.4.1 Notwithstanding Section C.3.1.3.4, the lands designated as Site Specific C.3.1.4.4 on Schedule 'A' may permit the conversion of a portion of the property from a commercial marina use to shoreline residential use, subject to the following:

a) shoreline residential development shall be limited to the lands identified within the area designated *Site Specific C.3.1.4.4*;

b) new development shall occur in a manner that is compatible with the shoreline character and surrounding land uses; and

c) appropriate servicing and access shall be addressed to the satisfaction of the Municipality.”

2. That Schedule A of the Official Plan be amended to change the designation of the subject to “SHORELINE AREA - SITE SPECIFIC C.3.1.4.4”, per the following:



3. These amendments to the in effect and adopted Township of Seguin's Official Plans will be implemented by an amendment to the Township of Seguin's Zoning By-law No. 2006-125, as amended.
4. The policies of the Official Plan of the Township of Seguin, as amended

from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-087

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125" 490301000509800, R-2026-0014-H (Maple Leaf Marinas)

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as "HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5; SEGUIN"; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law; and

WHEREAS this by-law is being passed in accordance with Section 24(2) of the Planning Act R.S.O. 1990, Chapter P.13 as amended; and,

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map #25 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5; SEGUIN" from the C2 zone to an LSR-193, LSR-194 and LSR-195, as shown on Schedule "A" attached hereto and forming part of this By-law.
1. Table 6.4 of Section 6.4, Residential Zones – Exceptions, is hereby further amended by adding Exceptions 193, 194 and 195, as set out on Schedule "B" attached hereto and forming part of this By-law.
2. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the Municipal Act, 2001, S.O. 2001, c.25, as amended.

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 5th day of October, 2026.

Schedule B to Staff Report PL-2026-100

Ann MacDiarmid
Mayor

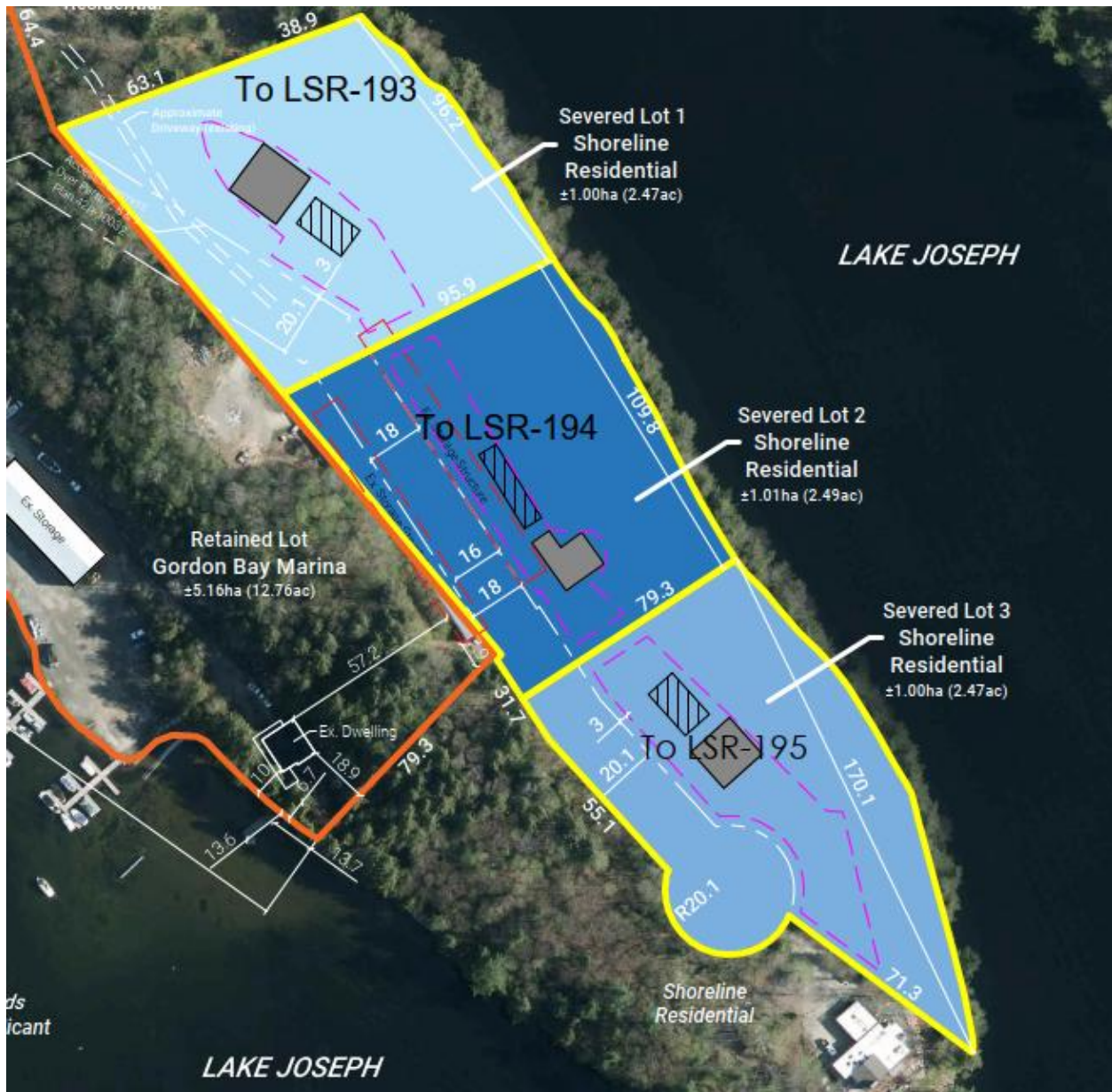
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

Date

Signature

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-087 Schedule "A"
HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE JOSEPH RP 42R7651
PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #25



THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-087

Amendment to Table 6.4 of Section 6.4, Residential Zones – Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-193				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 40 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment, dated April 8, 2026, including access routes and shoreline development locations. • if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority.

Schedule B to Staff Report PL-2026-100

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-194				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 30 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment, dated April 8, 2026, including access routes and shoreline development locations. • if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority.
LSR-195				Section 6.3, Table 6.2: - Minimum Front Yard Setback for a Dwelling Unit, Guest Cabin, or Garage – 23 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the RiverStone Environmental Solutions Inc. Environmental Impact Study, dated April 2026; including, but not limited to, development envelopes, grading and vegetation removal restrictions, pathway and shoreline development restrictions, stormwater management and construction mitigation measures. - The recommendations of the Kenozha Bay Company Shoreline Accessibility Assessment,

Schedule B to Staff Report PL-2026-100

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					dated April 8, 2026, including access routes and shoreline development locations. • if applicable, the owner submit a Record of Site Condition to the satisfaction of the approval authority.



THE CORPORATION OF THE
TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

SUBJECT:	Consent Application B-2026-009/010/011-H
Owner:	Maple Leaf Marinas
Agent:	Morgan Planning & Development
Location:	<i>HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5; SEGUIN</i>
Civic Address:	55A Hatherley Rd
Assessment #:	4903-010-005-09800

THE PURPOSE AND EFFECT of the Consent is to create three new lots.

Lot #1 to be Severed

Area: 2.47 hectares +/-
Frontage: 96 metres +/-

Lot #2 to be Severed

Area: 1 hectare +/-
Frontage: 109 metres +/-

Lot #3 to be Severed

Area: 1 hectare +/-
Frontage: 170 metres +/-

LOCATION: Geographic Township of Humphrey

DECISION: PROVISIONAL APPROVAL

DATE: October 5, 2026

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly

development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consents B-2026-009/010/011-H (Maple Leaf Marinas) until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the of , 2028, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

That Consent Applications B-2026-009/010/011-H (Maple Leaf Marinas) be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies, described as follows:

	Frontage (m)+/-	Area (ha)+/-
Lot 1 B-2026-009-H	96 metres	1 hectare
Lot 2 B-2026-010-H	109 metres	1.01 hectares
Lot 3 B-2026-011-H	170 metres	1 hectares
Retained Lot	-	5.16 hectares

2. The owner shall have delivered to the Planning Official the following:

- (i) A plan of survey prepared by an Ontario Land Surveyor (electronic version in PDF format) indicating the parcel(s) to be conveyed, including all rights-of-way to each parcel (if any). All dimensions are to be provided in metric units.
- (ii) Three hard copies in registrable form of the document conveying the severed parcel(s) so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of \$160.00 per deed with respect to this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.
5. That all Township fees and disbursements (legal, engineering, planning), if any, incurred by the Township with respect to these applications shall be paid for by the owner.
6. A payment in lieu of a parkland dedication for the severed parcels shall be paid in accordance with Section 51.1 of the Planning Act, acceptable to the Township of Seguin in cash or certified cheque.
7. Written confirmation from the approval authority that the severed parcels are satisfactory for the installation of a septic system for an individual dwelling.
8. That the lands be rezoned to ensure compliance with the Zoning By-law.
9. Confirmation from a hydrogeologist or qualified professional that the severed lots have sufficient quality and quantity of potable water.
10. The applicant shall provide a right-of-way over the retained lands in favour of the severed lots.
11. That any commercial structures on the severed lots be removed, including the existing storage buildings identified on Appendix "I".

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of , 2026.

Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Seguin Township as the Approval Authority or by email to info@seguin.ca or by mail to 5 Humphrey Drive, Seguin ON, P2A 2W8 no later than 4:30 p.m. on the day of , 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario.

This application is also subject to Official Plan Amendment 2026-001-H and Zoning By-law Amendment R-2026-014-H.

All written and oral public input was taken into consideration when the merits of this Planning Act application were determined, with appropriate measures being included as conditions of approval where required as part of the decision of the approval authority.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Mayor/Clerk Initials	

CERTIFICATION

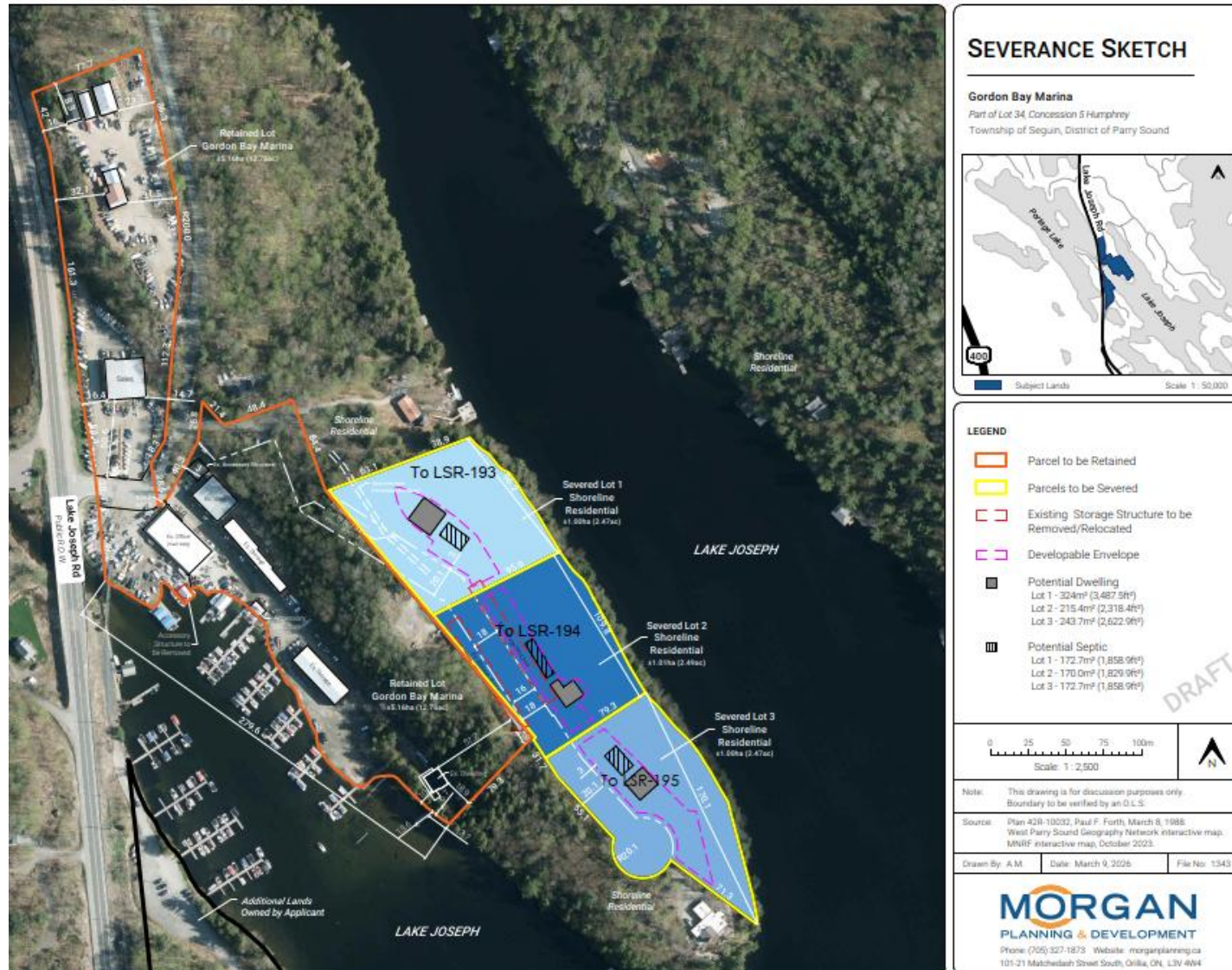
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above-noted Application.

Dated this _____ day of _____, 2026.

Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix I



Taylor Elgie

From: Caleb Hayhoe <cjh@flowerdalegroup.com>
Sent: Thursday, September 24, 2026 1:13 PM
To: Taylor Elgie; annmacdiarmid@sequin.ca; Terry Fellner
Subject: Official Plan , Zoning and Consent -OPA-2026-0001-H, R-2026-0014-H , B-2026-09/010/01-H

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

Dear Taylor Elgie, Mayor MacDiarmid, Councillor Fellner and other Members of Council;

Greetings to you all and trust you are enjoying this lovely autumn season.

On September 8, I spoke at the public meeting in support of these Smith Bay applications and wanted to follow up with a few comments for Council's consideration.

Please treat this as a written submission for the public record.

I support the proposed conversion of the three severed lots from their existing marina-related use to Shoreline Residential. Together, the lots represent approximately 376 meters of frontage on Smith Bay, and I believe residential zoning is considerably more compatible with the existing character of the bay than the possibility of expanded and unknown commercial marina activity in the future. While we have not submitted a formal petition, I'm confident that other cottagers on the bay are of the same mind.

Smith Bay is a relatively quiet and lightly developed part of Lake Joseph. It does face increasing boat traffic to and from the marina at the southernmost entrance, but these lands in question are a rare and pristine shoreline at that same end of the bay. In my view, allowing reasonable residential development on these lots, subject to appropriate environmental and site-plan controls, represents a sensible long-term use of the property. It provides an opportunity to protect much of the existing shoreline and natural character of the bay for generations to come.

With that objective in mind, I would ask Council and staff to consider the following matters as the applications proceed.

1. Confirm that the severed lots are intended for residential rather than marine-commercial use:

While it seems obvious and I understand that SR1 zoning itself does not permit commercial marina uses, an express provision confirming that marine-commercial and marina uses are not permitted on the newly severed residential lots would remove any possible future uncertainty and give all cottagers on Smith Bay much greater comfort.

2. Further clarification on the termination of the existing marina use:

Section 4.18(a) of the Zoning By-law seems to protect any lot, building or structure lawfully used for a prohibited purpose before the effective date of a new by-law for as long as that use continues.

The consent application identifies the existing use of the three severed lots as "Marina (accessory)" and two boat rack-storage buildings currently stand on them. It seems important to ensure that the existing marina structures are completely removed and marina and commercial uses on the severed lands cease as part of the transition to residential use.

This would provide clarity for both the applicant and neighbouring property owners as to the intended long-term use of the lands. It was clear in the September 8 meeting when Derek Lubert spoke, that the removal of these storage racks is certainly the intention and plan of the marina. Practically speaking, the residential lands

would have much reduced value with boat storage on them and as Mr Lubert pointed out the marina has secured new boat storage space further down Lake Joseph Road.

3. Protect the shoreline and environmentally sensitive portions of the property while allowing reasonable residential development:

I would support the Staff Report to Council, which outlines that the Environmental Impact Study will be implemented by site plan control and zoning. On zoning, the Environmental Impact Study notes that a zoning amendment will be required to rezone each parcel from Marine Commercial (C2) to Shoreline Residential (SR1) and Environmental Protection (EP). This contrasts with the draft amendments that contemplate rezoning the lots into SR1 only. I would encourage the Council to consider how the EP zoning recommended by the EIS can be best incorporated into the final zoning and site planning for the three lots.

The objective is not to prevent reasonable residential development or the construction of homes on these lots. Rather, it is to ensure that development is appropriately located and designed so that the shoreline buffer, steep or environmentally sensitive areas, vegetation and natural character of the property are protected to the greatest practical extent.

In particular, matters such as dock siting, pathway widths, stairs, geotechnical review, lighting, vegetation retention and erosion control should, where appropriate, be incorporated into a Site Plan Control Agreement rather than simply remaining recommendations. I understand that a number of these matters, including appropriate conditions of consent and the Site Plan Control Agreement, are already contemplated by the applicant's planner, so there appears to be considerable common ground on this point.

4. Clarify the Subject Lands in the draft amendments:

The draft amendment outlines that the purpose is to redesignate the Subject Area (presumably the severed lots), which is a portion of the Subject Lands (i.e. the entire 6.2 hectare lot), into a site-specific Shoreline Area. However, Clause 1.5 of the draft amendment also says that the amendment would re-designate the Subject Lands (as opposed to the Subject Area) to a site-specific "Shoreline Area" designation. Furthermore, the Schedule 'A' attached to the draft amendment labels the area to be redesignated as the Subject Lands as opposed to the Subject Area (which is what is actually drawn on Schedule 'A').

It would be good to clarify that the site-specific policy area is intended to apply only to the three severed lots and, if so, that the amendment and labelling be adjusted accordingly. This would avoid any future uncertainty about whether this residential conversion could be relied upon in relation to the retained marina lands.

In summary, I support the applications and believe the proposed residential conversion can be a positive outcome for the applicant, neighbouring residents and the long-term character of Smith Bay. My comments are intended to help ensure that the transition from marina-related lands to residential use is clear, environmentally responsible and consistent with the character of the bay.

Please let me know when the recommendation report is published and when Council will consider the applications. I would also appreciate receiving notice of the decision on each application.

Thank you all.

Yours sincerely,

Caleb J. Hayhoe

Fw: Seguin - 55A Hatherley Rd - B-2026-009/010-011-H

From info <info@seguin.ca>

Date Tue 9/8/2026 3:15 PM

To Taylor Elgie <telgie@seguin.ca>; Kara Midzain <kmidzain@seguin.ca>; Planning <planning@seguin.ca>



Township of Seguin
(705) 732-4300

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Sent: September 8, 2026 3:00 PM

To: info <info@seguin.ca>

Subject: Seguin - 55A Hatherley Rd - B-2026-009/010-011-H

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

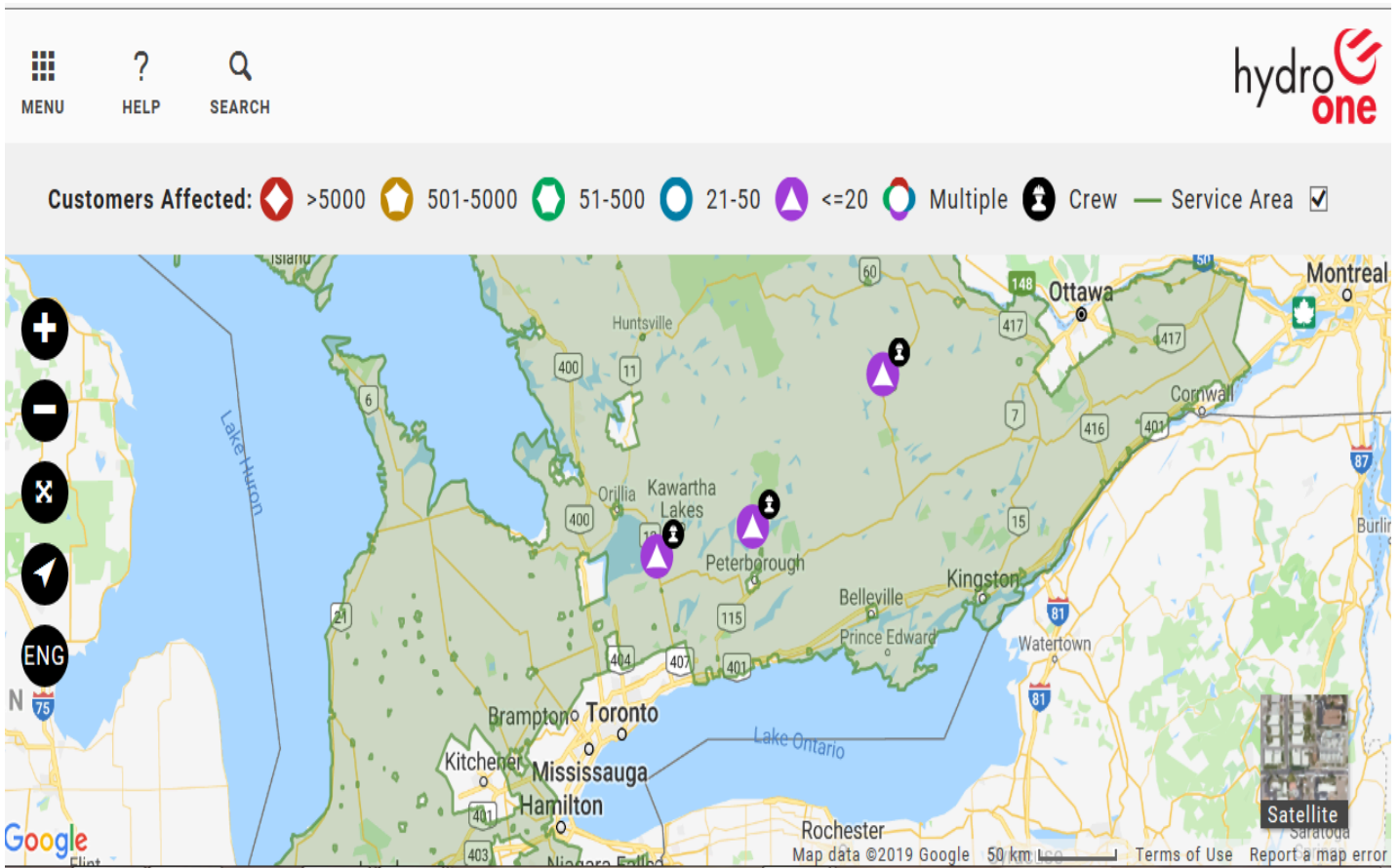
Hello,

We are in receipt of your Application for Consent, B-2026-009/010-011-H dated 2026-08-14. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com).

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

RE: Circulation - OPA, ZBA & Con - Maple Leaf Marinas

From Northeast Corridor Management (MTO) <NER.CorridorManagement@ontario.ca>

Date Fri 8/21/2026 8:39 AM

To Kara Midzain <kmidzain@seguin.ca>

 1 attachment (777 KB)

Maple Leaf Marinas - Notice of Complete Application and Public Meeting.pdf;

Good morning

Thank you for circulating the attached notice to the Ministry for review and comment.

The subject lands are *not* within the Ministry's permit control area as defined by the Public Transportation and Highway Improvement Act, therefore the Ministry has no concern with the proposed consent, zoning by law and official plan amendment.

Please note that the placement of any buildings/structures or any site grading/paving within 45 meters of Hwy 7289 property line or within 180 meters of the centre-point of the intersection of Hwy 7289 and Hatherly Road will require an MTO building/land use permit and any future development or change in land use must be subject to MTO review.

Thank you

Diane Villneff

Corridor Management Planner (A) | North Region, Area East

Ministry of Transportation | Ontario Public Service

705-498-4458 | diane.villneff@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Kara Midzain <kmidzain@seguin.ca>

Sent: August 14, 2026 11:00 AM

Subject: Circulation - OPA, ZBA & Con - Maple Leaf Marinas

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning

Please see attached notice of complete application and public meeting for the following:

Zoning By-Law Application: R-2026-0014-H

Official Plan Amendment: OPA-2026-0001-H

Consent Applications: B-2026-009/010/011-H

Owners: Maple Leaf Marinas (c/o Derek Lubert)

Subject Lands: HUMPHREY CON 5 PT LOT 34 PT LOC CL8252 PT SHORE RD ALLOW PT BED LAKE

JOSEPH RP 42R7651 PARTS 1 TO 9 RP 49R9018 PARTS 1 AND 3 TO 5

Civic Address: 55A Hatherley Rd

Roll No. 4903-010-005-09800



Kara Midzain

Planning Administrative Assistant

Seguin Township

(705) 732-4300 ext. 243

Prepared for: Mayor and Members of Council

Subject: Pre-Servicing and Model Home Agreements (The Nest)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: October 5, 2026

Report No: PL-2026-105

Executive Summary:

Council is being asked to authorize two interim agreements with Hall Homes (The Nest) Inc; a Pre-Servicing Agreement and a Model Home Agreement. Together, the agreements establish a controlled pathway for limited early works and up to ten model homes before the plan of subdivision is registered and before the final Subdivision Agreement is executed.

The agreements do not approve the final subdivision, require the Township to assume roads or stormwater works, or permit residential occupancy of the model homes. They place construction risk, maintenance responsibilities, costs, and security obligations with the applicant while the remaining technical and legal details are finalized.

Staff recommend that the Mayor and Clerk be authorized to execute the Pre-Servicing Agreement and Model Home Agreement with Hall Homes (The Nest) Inc., substantially in the format attached, subject to finalization of the schedules, securities, technical confirmations, and any other non-material revisions to the satisfaction of the Director of Planning and the Township Solicitor.

Prepared for: Mayor and Members of Council

Subject: Pre-Servicing and Model Home Agreements (The Nest)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: October 5, 2026

Report No: PL-2026-105

Recommendation:

That Council authorize the Mayor and Clerk to execute a Pre-Servicing Agreement and a Model Home Agreement between The Corporation of the Township of Seguin and Hall Homes (The Nest) Inc., substantially in the forms attached as Schedules A and B, respectively; and

That the Director of Planning and the Township Solicitor be authorized to finalize the agreements before execution, including the approved-plan schedules, securities, access and emergency-access confirmations, geotechnical documentation, and other non-material or administrative revisions necessary to protect the Township's interests.

Property

APPLICATION NO: AGR-2026-009-F
Applicants: HALL HOMES (THE NEST) INC
Subject Lands: ART LOTS 142,143 CON B FOLEY, PARTS 1 TO 14
42R22726 SUBJECT TO AN EASEMENT IN GROSS OVER
PART 5 42R22726 AS IN GB42490 SUBJECT TO AN
EASEMENT OVER PARTS 2,3,14 42R22726 AS IN
RO15701 TOWNSHIP OF SEGUIN
Roll No.: 490303001101200

Proposal

Hall Homes (The Nest) Inc. is advancing the draft plan of subdivision known as "The Nest." The applicant has requested authority to complete defined early servicing works and to construct up to ten model homes before registration of the plan of subdivision and execution of the comprehensive Subdivision Agreement.

This approach is not unusual for a phased development, but it requires clear controls. The Township’s solicitor advised that road design, geotechnical information, storm drainage design, and emergency access must be satisfactorily addressed before the proposed early works and model-home construction proceed.

The applicant’s engineer has since provided the road, grading, and stormwater design package, an opinion that an MECP Environmental Compliance Approval is not required for the proposed works, and has offered further confirmations regarding the actual stage of road construction, emergency access, and available geotechnical documentation.

The proposed authorization is intentionally “substantially in the forms attached.” This permits outstanding details to be resolved before signing without returning to Council for routine technical, legal, or administrative refinements. No work may proceed under either agreement until the Township is satisfied that the agreement-specific preconditions have been met.

The request is:

Agreement	Why it is needed	Key Township protections
Pre-Servicing Agreement	Allows specified early municipal servicing and site-alteration works—primarily road, drainage, erosion and sediment-control, and related works—to occur before the final Subdivision Agreement and registration of the M-Plan.	Requires approved plans, deposits and security; allows Township inspection and emergency intervention; keeps the works at the applicant’s risk; requires maintenance; and confirms that the Township is not assuming the works or committing to future connections.
Model Home Agreement	Allows construction of up to ten model homes on proposed Lots 2, 35, 36, 39, and 131–136 for display purposes only, subject to building permits and continuing emergency access.	Prohibits residential occupancy before plan registration and an occupancy permit; requires removal/restoration if the subdivision does not proceed; requires security; confirms the applicant’s indemnity; and allows the Township to remedy defaults and recover costs.

Outstanding Items to be Finalized Before Execution

The following matters are to be addressed through the final agreement schedules, confirmations, or conditions of execution:

- Approved engineering documents: Schedule A to the Pre-Servicing Agreement will identify the Township-accepted road, grading, stormwater, drainage, and related design materials. Updated drawings can be addressed through the final Subdivision Agreement where appropriate.
- Road construction and emergency access: the applicant's engineer is to confirm the actual road-construction stage and that the access route to the proposed model-home lots is suitable for emergency vehicles. Hall Homes will remain responsible for maintenance, including snow removal and repairs.
- Geotechnical and drainage matters: the Township will receive and review the available geotechnical documentation and the confirmations required to support the road and drainage design. The applicant has submitted an MECP ECA exemption opinion; staff and the Township Solicitor will ensure the final agreement appropriately reflects the applicable approvals or exemptions.
- Model-home servicing: the agreement will reflect the proposed private servicing arrangement—individual drilled wells and approved tertiary sewage systems—rather than municipal water and sewer.
- Technical refinements: the agreements will apply the municipal standards in effect for the accepted design, permit the planned stormwater/dry hydrant works in Block 189 where shown on the accepted engineering plans, and allow qualified civil or environmental professionals to undertake appropriate erosion and sediment-control inspections.

How the Agreements Protect the Township

- No premature assumption or occupancy: the Township does not assume the roads or services, and model homes cannot be occupied as dwellings before the plan is registered and the Chief Building Official issues the required occupancy authorization.
- Financial protection: the applicant must provide cash deposits and letters of credit/security before execution. The Township may use security to address defaults, emergency work, removal/restoration obligations, or

other recoverable costs. Agreement amounts will be finalized before signing.

- Risk allocation and indemnity: the applicant bears the risks of proceeding before the comprehensive Subdivision Agreement and indemnifies the Township against claims arising from the applicant's work, subject to the agreement terms.
- Inspection and intervention: the Township and its agents may enter the lands to inspect works. In an emergency, the Township may undertake necessary work and recover its costs from the applicant.
- The applicant's engineer has advised that the existing construction access is currently suitable for emergency vehicle access to the proposed model home lots, subject to ongoing maintenance by the developer, including snow removal and repairs. Prior to execution of the agreements and/or issuance of building permits, as appropriate, the Township will require the engineer's written confirmation of the condition and suitability of that access, including consideration of applicable geotechnical information.
- Future control remains intact: the applicant remains responsible for satisfying all draft plan conditions and the requirements of the future Subdivision Agreement. The interim agreements do not limit the Township's ability to require changes to complete the final development framework.

Financial Impacts:

The agreements require the applicant to pay the Township's legal, planning, engineering, inspection, and related administration costs. The draft agreements include initial deposits of \$2,500 for the Pre-Servicing Agreement and \$2,000 for the Model Home Agreement (already collected). Required letters of credit/security will be established from final cost estimates before execution. Accordingly, no municipal capital funding is proposed through this report.

Options/Alternatives:

Council has two options on how to proceed with the request to enter into a future License Agreement.

Option 1: Proceed with the requested agreements

Option 2: Do not proceed with the requested agreements

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Staff recommends that Council authorize execution of the Pre-Servicing Agreement and Model Home Agreement substantially in the forms attached. The agreements allow the applicant to proceed only within a defined and safeguarded interim framework, while preserving the Township's authority to finalize outstanding matters and to require a comprehensive Subdivision Agreement before the development is completed and municipal services are assumed.

Prepared by:



Taylor Elgie, MCIP, RPP
Director of Planning

Approved by:



Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law, and draft agreements (subject to change per this report)

TE/JI

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-090

"Being a By-law to authorize the execution of a Pre-Servicing Agreement and a Model Home Agreement between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin"

WHEREAS, section 5(3) of the Municipal Act, 2001, S.O. 2001, c. 25, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law;

AND WHEREAS, the Corporation of the Township of Seguin issued draft plan approval for a plan of subdivision known as "The Nest" (File No. CON-2026-0001-F), comprising one hundred and eighty-five (185) residential lots, three (3) commercial blocks, two (2) open space blocks and one (1) park block;

AND WHEREAS, Hall Homes (The Nest) Inc. has requested authorization to undertake specified pre-servicing works before registration of the plan of subdivision and completion of the subdivision agreement;

AND WHEREAS, Hall Homes (The Nest) Inc. has requested authorization to construct ten (10) model homes before registration of the plan of subdivision, subject to the terms and conditions of a Model Home Agreement;

AND WHEREAS, Council considers it appropriate to authorize the execution of a Pre-Servicing Agreement and a Model Home Agreement in substantially the forms presented to Council, subject to final non-material revisions approved by the Township Solicitor and the Director of Planning;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. the Council of The Corporation of the Township of Seguin does hereby authorize and approve the Pre-Servicing Agreement between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin, substantially in the form presented to Council, for the lands subject to draft plan approval File No. CON-2026-0001-F, attached hereto as Appendix "A" and forming part of this By-law.
2. the Council of The Corporation of the Township of Seguin does hereby authorize and approve the Model Home Agreement between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin, substantially in the form presented to Council, for the lands subject to draft plan approval File No. CON-2026-0001-F, attached hereto as Appendix "B" and forming part of this By-law.
3. the Mayor and Clerk are hereby authorized and directed to execute the agreements referred to in sections 1 and 2 and all ancillary documents necessary to carry out the intent of this By-law.
4. the Director of Planning and the Township Solicitor are hereby authorized to approve final non-material revisions to the agreements prior to their execution.

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this [day] day of October, 2026.

Mayor

By signing below, I, the Head of Council, hereby approve this by-law and will not exercise the power to veto this by-law.

Date

Signature

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
APPENDIX “A”**

PRE-SERVICING AGREEMENT

Between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin

The agreement attached to this Appendix is the form of Pre-Servicing Agreement authorized by By-law No. 2026-[XXX], subject to final non-material revisions approved in accordance with section 4 of the By-law.

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
APPENDIX “B”**

MODEL HOME AGREEMENT

Between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin

The agreement attached to this Appendix is the form of Model Home Agreement authorized by By-law No. 2026-[XXX], subject to final non-material revisions approved in accordance with section 4 of the By-law.

PRE-SERVICING AGREEMENT

"THE NEST"

THIS AGREEMENT made the day of September, 2026

BETWEEN:

HALL HOMES (THE NEST) INC.

hereinafter called the "Subdivider"

OF THE FIRST PART

AND

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

hereinafter called the "Municipality"

OF THE SECOND PART

WHEREAS the Subdivider is the registered owner of the "Subdivision Lands" as defined in section 1.1;

AND WHEREAS the Municipality issue Draft Plan Approval (File No. CON-2026-001-F) concerning a Plan of Subdivision comprising One Hundred and Eighty-five (185) lots intended for residential uses, Three (3) blocks intended for commercial uses, two (2) Blocks for Open Space purposes and One (1) Block for park purposes all of which are arranged around and upon 3 public highways (Streets A, B and C);

AND WHEREAS the Subdivider desires to undertake site alteration activities and to construct Municipal Services (the pre-servicing work) in connection with the Draft Plan Approval, prior to the registration of the Plan of Subdivision and the execution and registration of a Subdivision Agreement;

AND WHEREAS the pre-servicing work will occur on the Subdivision Lands a portion of which will be transferred to the Municipality;

NOW THEREFORE in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. DEFINITIONS

1.1 In this Pre-Servicing Agreement, unless something in the subject matter or context is inconsistent therewith:

- (a) **"Draft Plan Approval"** means the draft Plan of Subdivision with Conditions which has been issued for the Subdivision Lands by the Municipality bearing file number CON-2026-001-F.
- (b) **"Municipal Services"** means those Municipal Services to be constructed by the Subdivider which Municipal Services are generally described as the municipal streets and related stormwater drainage works and which are specifically identified in the Approved Plans referenced in Schedule "A" which have been accepted by the Municipality;
- (c) **"Plan of Subdivision"** means the Plan of Subdivision (M-Plan) to be registered pursuant to the Draft Plan Approval;
- (d) **"Subdivision Agreement"** means the Agreement to be entered into between the Municipality and the Subdivider pursuant to the Draft Plan Approval;
- (e) **"Subdivision Lands"** means those lands described as PART LOTS 142,143 CON B FOLEY, PARTS 1 TO 14 42R22726; SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 42R22726 AS IN GB42490; SUBJECT TO AN EASEMENT OVER PARTS 2,3,14 42R22726 AS IN RO15701; TOWNSHIP

OF SEGUIN being all of the land described in PIN 52183-0743(LT).

2. **ASSUMPTION OF RISK BY SUBDIVIDER**

- 2.1 The Subdivider agrees to assume all risk in commencing site alteration activities and the installation of Municipal Services prior to the execution of a Subdivision Agreement with the Municipality and the registration of the Plan of Subdivision. The Subdivider hereby releases the Municipality, its agents, servants and employees from and against all actions, suits, claims and demands whatsoever which may arise either directly or indirectly as a result of the commencement of site alteration and the installation of Municipal Services by the Subdivider, except for those actions, suits, claims or demands arising as a result of the negligent acts or omissions of the Municipality, its servants or agents.
- 2.2 The Subdivider acknowledges and agrees that, in the event that a Subdivision Agreement with the Municipality and the Plan of Subdivision is not finalized and registered for any reason within twelve (12) months of the date of execution of this Agreement, where works have been conducted on Municipal Lands, the Subdivider shall not be entitled to payment for any work conducted on the Municipality's lands and the Subdivider agrees to restore those lands to their original condition, if so required, to the satisfaction of the Municipality.
- 2.3 The Subdivider acknowledges and agrees that engineering design plans and specifications for the site alteration and Municipal Services to be installed by the Subdivider, as submitted to the Municipality in accordance with the terms of this Agreement, may require further amendment as a result of requirements imposed by the Municipality under the terms of the Subdivision Agreement to be entered into for the Subdivision Lands. The Subdivider covenants and agrees to assume all risk and responsibility for the cost of required revisions to the engineering design drawings and specifications for the proposed site alteration and Municipal Services, together with the costs of modifying, reconstructing, removing and/or replacing the results of the site alteration and Municipal Services installed by the Subdivider pursuant to the terms of this Agreement, in order to satisfy the requirements finally imposed by the Municipality at the time that the Subdivision Agreement is finalized.

3. **REQUIREMENTS PRIOR TO EXECUTION OF AGREEMENT BY MUNICIPALITY AND COMMENCEMENT OF PRE-SERVICING WORK**

- 3.1 Prior to Execution of Agreement by the Municipality -The Subdivider agrees to submit the following to the Municipality, in a form satisfactory to the Municipality:
- (a) Construction/Engineering Plan and Specifications - those plans and specifications for the proposed site alteration and Municipal Services necessary to identify the construction/ engineering aspects of the proposed development, in conformity with the general design concepts of the Municipality in place at the time of the Approved Plans). Any Plans referenced in this Agreement or incorporated by reference shall also be provided to the Municipality in an electronic/digital format requested by the Municipality and such plans and specifications shall include all necessary measures to ensure that stormwater flows and sediment wash off (erosion and siltation control) are controlled to protect all downstream or upstream lands;
 - (b) Consulting Engineer's Letter - a letter from a qualified engineer experienced in the field of Municipal Services, confirming the terms of his retainer, which letter shall be in the format of the draft letter supplied by the Municipality;
 - (c) Utility Authorities - letters from the appropriate Natural Gas, Electricity, Telephone and Telecommunications authorities confirming that satisfactory arrangements have been made with those authorities concerning the relocation and/or construction/reconstruction of any authority facilities located adjacent to, underneath or within the subdivision land;
 - (d) Cash Deposits - payment by certified cheque of the deposits due to the

Municipality as set out in Schedule "B" attached;

- (e) Taxes - have paid all municipal tax bills issued and outstanding against the said lands.
- (f) Security - a Letter of Credit in the amount set out in Schedule "B" attached, as security.

4. **MUNICIPAL SERVICES AND SITE ALTERATION**

4.1 Subject to the provisions of Section 2.3 of this Agreement, the Subdivider agrees to construct and install at its expense, the Municipal Services in accordance with the plans and specifications submitted to and accepted by the Municipality and any other applicable approval agency as set out in the Approved Plans. Such services shall be constructed to the current version of the Approved Plans, applicable agency requirements, applicable law, and accepted engineering practice, and under the direction and supervision of a practicing consulting engineer retained by the Subdivider who will certify construction to the satisfaction of the Municipality. The Subdivider is also responsible for the cost of any operational testing that may occur during and/or after construction of such Municipal Services.

4.2 The Subdivider acknowledges and agrees to conduct all site alteration activities in accordance with the Approved Plans, any other applicable law/regulations and without limiting the generality of the foregoing it agrees to:

- (a) implement the recommendations of the Environmental Impact Study dated December 2024 (amended), prepared by Azimuth Environmental Consulting Inc., Project No. 21-476, and the Updates Regarding the Environmental Impact Study – Proposed Residential/Commercial Development prepared by Azimuth Environmental Consulting Inc., as dated June 18, 2026;
- (b) implement the Stormwater Management Brief and Construction Mitigation Plan dated November 8, 2024, and the Stormwater Management Report, Oastler Park Subdivision dated February 5, 2026, as prepared by Pinestone Engineering Ltd.; and
- (c) implement the recommendations of the Stage 1 Background Assessment and Stage 2 Archaeological Property Assessment, as dated November 2023 and prepared by Bluestone Research 2004 Ltd., PIF P229-0128-2023, including but not limited to the following:

In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Citizenship and Multiculturalism shall be immediately notified.

4.3 The Subdivider further acknowledges and agrees that:

- (a) Save and except that which is required in connection with the construction of stormwater and dry hydrant works in Block 189, grading and/or vegetation clearing shall not occur in the Open Space and Park Blocks;
- (b) maintain all stormwater management, erosion and sediment control structures in good repair during the construction period and the term of this agreement. During construction and on an ongoing basis, it will ensure that a qualified professional inspects and monitors the installation, maintenance and performance of all erosion and sediment control measures;
- (c) it will notify the Municipality at least 48 hours prior to the initiation of any on-site works. it will construct temporary construction fencing between the Subdivision.

5. **INSPECTION**

5.1 The Subdivider agrees to permit unrestricted access to the Subdivision Lands to the Municipality and its agents during construction, for the purpose of inspection of

the works authorized hereinunder and including without limitation the Municipal Services to be installed by the Subdivider. Notwithstanding that inspections may be conducted by the Municipality or its agents, the Subdivider shall bear sole responsibility for the soundness of the engineering design of the Municipal Services, and for ensuring that the Municipal Services to be installed will function as intended and will be compatible with the final Plan of Subdivision when and if such Plan of Subdivision is approved.

- 5.2 If, in the opinion of the Municipality, there is an emergency situation as a result of any work undertaken by the Subdivider or its servants, or agents, which requires immediate attention to avoid damage to private or public property or services owned by the Municipality or to eliminate a potential hazard to persons, such work may be done immediately by the Municipality at the expense of the Subdivider, but notice shall be given to the Subdivider at the earliest possible time.

6. **APPLICATION OF SECURITY**

- 6.1 In the event of default by the Subdivider under the terms of this Agreement, or if the Municipality is required to conduct any work on the Municipal Services or the connection of the Municipal Services to Municipal facilities due to an emergency or in the event that the Subdivider is in default under any of the terms of this Agreement, the Municipality shall be entitled to draw upon the security posted for its benefit by the Subdivider pursuant the terms of this Agreement, in whole or in part, to cover the costs incurred in remedying the default on the part of the Subdivider, or in addressing the emergency situation.

7. **NO REDUCTION OF SECURITY**

- 7.1 The Subdivider acknowledges and agrees that no reduction in the amount of security filed by the Subdivider with the Municipality in accordance with the terms of this Agreement shall be permitted until such time as the Subdivider has entered into the Subdivision Agreement for the Subdivision Lands with the Municipality. Thereafter, any reductions in the security posted by the Subdivider shall be completed in accordance with the terms of the said Subdivision Agreement. To the extent that securities for matters covered in this Pre-Servicing Agreement are also covered in the Subdivision Agreement, then reductions in the securities for this Agreement shall be permitted to the amount of the matters so covered.

8. **NO ASSUMPTION OF MUNICIPAL SERVICES**

- 8.1 The Subdivider acknowledges and agrees that the Municipality shall not be required to assume the Municipal Services to be constructed by the Subdivider pursuant to the terms of this Agreement, or to permit connection of the Municipal Services, until such time as the Subdivider has entered into a Subdivision Agreement with the Municipality for the Subdivision Lands, and the Municipal Services have been completed, inspected, and approved as provided for in the Subdivision Agreement.

9. **CASH DEPOSITS AND SECURITY**

- 9.1 The Subdivider shall lodge with the Municipality, as applicable, those cash deposits and security more particularly described in Schedule "B" attached, prior to the date of execution of this Agreement by the Municipality.
- 9.2 In the event that there is an increase in the Cost Estimates contained in Schedule "C" hereto, the Subdivider shall increase the amount of security deposited with the Municipality, upon the written request of the Municipality, according to the increase in the Cost Estimates, failing which the Developer shall be considered in default of this agreement.

10. **EXPENSES TO BE PAID BY THE SUBDIVIDER**

- 10.1 Every provision of this Agreement by which the Subdivider is obligated in any way shall be deemed to include the words "at the expense of the Subdivider" unless the context otherwise requires.

- 10.2 The Subdivider shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.
- 10.3 All expenses for which demand for payment has been made by the Municipality, shall bear interest at the rate of 12% per annum commencing 30 days after demand is made, if 30 days following such demand the said amounts remain unpaid.
- 10.4 In the event that the Municipality finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Municipality to review the plans of the Subdivider and/or carry out on-site inspections of the work performed, the Municipality will advise the Subdivider accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Subdivider. The Municipality may require a deposit for this purpose.

11. **MAINTENANCE OF MUNICIPAL STREETS**

- 11.1 Prior to the acceptance of Municipal Services, the Subdivider will maintain proper vehicular access over the public highways adjacent to or leading to the Subdivision Lands at all times including without limitation keeping such public highways free of debris, mud, etc. originating from the Subdivision Lands.

12. **EROSION/SILTATION CONTROL DURING CONSTRUCTION**

- 12.1 The Subdivider covenants and agrees to construct and maintain all storm water management and erosion and sedimentation control structures in good repair and operating condition during the application of this Agreement and the conduct of any work on the Subdivision Lands in a manner satisfactory to the Municipality. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment control measures shall be conducted by a qualified professional .
- 12.2 Without limiting the foregoing, the Subdivider covenants and agrees to be bound by conditions of the Draft Plan Approval when undertaking works on the Subdivision Lands.

13. **NOTICE**

- 13.1 Any notice required to be given pursuant to this Agreement may be given by prepaid registered post or by email transmission to the addresses set out in section 13.3.
- 13.2 Where notice is given by registered mail it shall be deemed to have been given and received on the third day after mailing. Where notice is given by email transmission it shall be deemed to have been given on the date and time upon which such email was delivered, provided the sender has not received notification that the email transmission has failed or not been delivered. Delivery may be confirmed through a delivered/delivery receipt obtained by the sending party and the foregoing is not intended to require a "read" receipt to be issued. Whereupon an email is confirmed delivered after 4:30 p.m. on any date, it shall be deemed to have served on the following business day.

13.3 **To the Subdivider**

By mail: 176 Louisa Street, Parry Sound, ON
By email: kirby@hallinc.ca

To the Municipality

By mail: 5 Humphrey Drive, Seguin, ON P2A 2W8
By email: to the email address of the clerk of the Municipality as listed on the Municipality's website on the date of the intended transmission.

14. **INDEMNIFICATION FROM LIABILITY AND RELEASE**

14.1 The Subdivider covenants and agrees with the Municipality, on behalf of itself, its successors and assigns, to indemnify and save harmless the Municipality, their servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Subdivider or on its behalf in connection with the carrying out of the provisions of this Agreement, except for those claims, demands and causes of action, arising as a result of the negligent acts or omissions of the Municipality or its servants or agents.

14.2 The Subdivider further covenants and agrees to release and forever discharge the Municipality from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Municipality to carry out any of their obligations under this Agreement, or, as a result of the Municipality performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Subdivider, provided that such default, failure or neglect was not caused as a result of negligence on the part of the Municipality, its servants or agents.

15. **NO ASSIGNMENT**

15.1 The Subdivider shall not assign or otherwise transfer the benefit of this Agreement without the written consent of the Municipality.

IN WITNESS WHEREOF the Subdivider has hereunto set its hands and seals this day
of , 2026.

HALL HOMES (THE NEST) INC.

Per: _____
Name:

IN WITNESS WHEREOF the Municipality as hereunto sets its hands and seals this day
of , 2026.

**THE CORPORATION OF THE
TOWNSHIP OF SEGUIN**

Per: _____
Mayor:

Per: _____
Clerk: Craig Jeffery

SCHEDULE “A”

THIS IS SCHEDULE "A" TO THE PRE-SERVICING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

APPROVED PLANS

The following plans and specifications prepared by Pinestone Engineering Limited, PEL Project No. 24-11829M, First Submission, all Plans Revision 0:

DWG.NO.	DESCRIPTION
	TITLE PAGE
EX-1	EXISTING CONDITIONS PLAN
ESC-1	EROSION AND SEDIMENT CONTROL PLAN
PH-1	PHASING PLAN
GP-1	GENERAL GRADING PLAN
PP-1	PLAN AND PROFILE STREET 'A' – MAIN LOOP ROAD STA. 0+000 TO STA 0+760
PP-2	PLAN AND PROFILE STREET 'A' – MAIN LOOP ROAD STA. 0+760 TO STA 1+240
PP-3	PLAN AND PROFILE STREET 'A' – MAIN LOOP ROAD STA. 1+240 TO STA 1+820
PP-4	PLAN AND PROFILE STREET 'C' – STUB ROAD WITH CUL-DE-SAC STA. 1+820 TO STA 2+150
PP-5	PLAN AND PROFILE STREET 'B' – ONE-WAY LANEWAY STA. 0+000 TO STA 0+453
CS-1	ROAD CROSS SECTIONS STREET 'A' – MAIN LOOP ROAD STA. 0+000 TO STA 1+700
CS-2	ROAD CROSS SECTIONS STREET 'B' AND STREET 'C'
PRE-1	PRE-DEVELOPMENT CATCHMENT PLAN
POST-1	POST-DEVELOPMENT CATCHMENT PLAN
CULV-1	CULVERT CATCHMENT PLAN
CULV-2	CULVERT CROSSING SECTIONS
DET-1	CONSTRUCTION NOTES AND DETAILS PLAN
DET-2	STANDARD ROAD CROSS SECTION DETAILS PLAN
DET-3	INTERSECTION GRADING AND STREET 'C' CULVERT CROSS SECTION DETAILS PLAN

SCHEDULE "B"

THIS IS SCHEDULE "B" TO THE PRE-SERVICING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

CASH DEPOSITS AND SECURITY

The Subdivider shall, on the dates specified herein, lodge with the Municipality, the following described cash deposits and security.

1. **TYPE OF SECURITY**

Any security required to be filed under this Agreement, shall be by Letter of Credit valid for a period of 1 year with extension provisions and prepared in a form provided by the Municipality, as applicable, and shall be for the amount or amounts hereinafter set out. It shall be drawn on a Schedule A Chartered Bank of Canada and shall be for the amount hereafter set out.

2. **CASH DEPOSITS, FEES AND PAYMENTS**

The following cash deposits are estimates only and are to be paid to the Municipality, as applicable, prior to the execution of this Agreement by the Municipality. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Subdivider and be due and payable 30 days after demand.

Deposit: For legal and planning expenses and disbursements	\$ 2,500.00
--	-------------

3. **SECURITY SUMMARY**

Security in the following amounts shall be deposited with the Municipality to guarantee the due performance of all work and obligations required under this Agreement, and shall be deposited prior to the execution of this Agreement by the Municipality, in the amounts set out below:

For pre-servicing activities based upon	
\$value of works x 15%	\$

SCHEDULE "C"

THIS IS SCHEDULE "C" TO THE PRE-SERVICING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

COST ESTIMATES

- A1 SITE PREPARATION AND EROSION CONTROL
- A2 STORM DRAINAGE WORKS
- A3 ROADWORKS

HST	
TOTAL	\$

MODEL HOME AGREEMENT

This Agreement dated the ____day of September, 2026

BETWEEN:

HALL HOMES (THE NEST) INC.

(hereinafter called the “Applicant”)

- and -

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

(hereinafter called the “Municipality” or the “Township”)

WHEREAS:

The Applicant is the registered owner of the lands described in section 1.1 to which this agreement applies (the subdivision lands) ;

AND WHEREAS the Municipality issued Approval (File No. CON-2026-001-F) concerning a Plan of Subdivision for the subdivision lands (the Draft Plan Approval) and such Draft Plan Approval has not lapsed;

The subdivisions lands are subject to a zoning by-law which permits the construction and use of ten (10) Model homes (as defined therein) subject to the owner entering into this agreement;

The Applicant understands that the Model homes cannot be used for residential occupancy until such time as the Plan of Subdivision has been registered and an occupancy certificate has been issued by the Chief Building Official of the Township;

IN CONSIDERATION of the mutual covenants expressed and other good and valuable consideration, the parties agree as follows:

PART - 1
THE LANDS, PLANS, AND REPRESENTATIONS

1. **SCOPE OF AGREEMENT**

- 1.1 Description of Lands - PART LOTS 142,143 CON B FOLEY, PARTS 1 TO 14 42R22726; SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 42R22726 AS IN GB42490; SUBJECT TO AN EASEMENT OVER PARTS 2,3,14 42R22726 AS IN RO15701; TOWNSHIP OF SEGUIN being all of the land described in PIN 52183-0743(LT) (the “subdivision lands”) .
- 1.2 Plan Reference - For the purpose of this Agreement, all Plans and Specifications submitted in support of the Draft Plan Approval and approved by the Township are applicable to this agreement. For the purposes of this agreement the Draft Plan of Subdivision is the plan identified in Schedule “C” hereto.

1.3 Conformity with Agreement - The Applicant covenants and agrees that no work shall be performed on the said lands except in conformity with:

- (a) the provisions of this Agreement, including the Schedules hereinafter referred to;
- (b) the Plans, Reports and Specifications submitted to and accepted by the Municipality as being within its design criteria, including but not limited to those plans, reports and specifications set out in Schedule "A" hereto and identified in section 1.2;
- (c) all applicable Municipal By-laws;
- (d) all applicable Provincial and Federal Legislation.

1.4 Reliance upon Representations - The Applicant acknowledges that:

- (a) it has made representations to the Municipality that it will complete all works required herein, in accordance with the Plans filed and accepted by Municipality and others; and
- (b) it will not permit or cause to be permitted any residential occupancy of any Model home until such time as an occupancy permit has been issued by the Chief Building Official; and
- (c) its has made specific representations in this agreement; and
- (d) the Municipality has entered into this Agreement in reliance upon these representations.

1.5 Schedules Attached - The following schedules are attached to and form part of this Agreement:

Schedule "A" -	Model home Lot Plans
Schedule "B" -	Deposits and Security
Schedule "C" -	Draft Plan of Subdivision

2. **MODEL HOMES AND ACCESSORY WORKS AUTHORIZATION**

2.1 Authorization and Location - The Applicant is hereby authorized to construct a total of ten (10) model homes and related/accessory parking area. Such model homes shall be located on proposed lots 2, 35, 36, 39, 131, 132, 133, 134, 135 and 136 in the Draft Plan of Subdivision.

2.2 Development in Accordance with Plans - The Applicant agrees to develop the proposed lots in accordance with model home Lot Plans (Schedule "A")..

2.3 Use of Model homes - The Applicant acknowledges that the model homes shall be used solely for the purpose of displaying units to prospective purchasers and that there shall be no use or occupancy of any model homes for residential purposes until such time as the requirements of subsection 2.8 have been satisfied.

2.4 Temporary Period of Time: Term - The model homes shall be authorized for a maximum term of three (3) years subject to subsection 2.5.

2.5 Where the proposed lots upon which the model homes are constructed

are created by registration of the M-Plan, the model homes shall be authorized to remain as model homes no longer than 5 years after the date of the registration of the M-Plan.

- 2.6 Maintenance of Access to the Construction - The Applicant shall be responsible for maintaining access to the model homes by emergency vehicles at all times.
- 2.7 There shall be no changes in the Schedules attached hereto, or in any Plan accepted by the Municipality or others, unless such proposed changes have been submitted to, and approved by, the Municipality.
- 2.8 The Applicant acknowledges and agrees that a building permit (change of use) will be required for the conversion of the model home to a single detached dwelling prior to occupancy for residential purposes. The Applicant acknowledges and agrees that it will not apply for such permit until:
 - (a) the M-Plan has been registered;
 - (b) all required services (drinking water supply (i.e. private well) and sanitary sewage disposal (private septic system)) have been completed and are capable of providing drinking water to and receiving sanitary sewage discharge from the subject Lot.
- 2.9 Development Charges - the parties agree that Development Charges applicable to a single detached dwelling shall be payable prior to issuance of the permit referenced in section 2.8.

3. **TERMINATION AND REMOVAL OF MODEL HOMES**

- 3.1 The Applicant covenants and agrees that, in the event that the Applicant fails to enter into the necessary subdivision agreement (section 51(26) agreement), to obtain registration of the M-Plan concerning the subject lands before the date set out in section 2.4 above, the Applicant shall remove the model homes within 120 days from the foregoing date, at the Applicant's sole cost.
- 3.2 In the event that the Municipality determines that the model home constructed upon the Subdivision Lands have not been removed as required above, the Municipality and its agents shall have the right, in addition to any other right exercisable by the Municipality under this Agreement, or at law, to enter on to the subject land to remove the model homes for that purpose to realize upon the securities deposited by the Applicant pursuant to this Agreement, and to apply such securities in payment of costs incurred by the Municipality in removing the model homes.
- 3.3 Should the Applicant be in breach of the terms of this agreement and fail to remedy the breach as identified by the Municipality in writing, within the time frame set out in such notice of breach, the Municipality in addition to any other right exercisable under this Agreement or at law, may, in writing, require the Applicant to Remove the model homes. The provisions of section 3.2. shall apply subsequent to the giving of notice (in the manner identified in section 4.3) to the Applicant to Remove the model homes.

4. **SECURITY**

- 4.1 The Applicant shall lodge with the Municipality such the deposits and security set out in Schedule "B".

- 4.2 All additional costs incurred by the Municipality in preparing and registering this Agreement, over and above the deposit identified in Schedule B (if applicable), shall be payable by the Applicant to the Municipality within thirty (30) days of demand therefor, and in default of payment, the Municipality may realize upon other securities lodged by the Applicant pursuant to this agreement, to pay such costs of the Municipality.
- 4.3 The Municipality covenants and agrees that, if in the event of default of the Applicant to restore the site as required, and it becomes necessary for the Municipality to realize upon its security or deposits, the Municipality shall give the Applicant five (5) days prior notice in writing of its intention to realize upon the security or deposits. In the event that the Applicant fails to cure any default within the said five (5) day notice period, the Municipality shall be entitled to realize upon its security or deposits without further notice to the Applicant in accordance with the provisions of this Agreement.
- 4.4 Should costs associated with the restoration of the site be incurred by the Municipality in excess of the amount of the Security, the Municipality shall invoice the Applicant. All such invoices shall be paid within 30 days, failing which such outstanding amounts shall bear interest at a rate of 12% per annum and such amounts shall be lien on the land therefore. The amount shall be deemed to be, and may be collected in the same manner and with the same provisions as municipal taxes.
- 4.5 Upon the issuance of the building permit referenced in section 2.8, the Municipality shall release Security held hereunder, subject to section 4.2 above.

5. **RELEASE**

- 5.1 Upon the issuance of an occupancy permit for the buildings for residential purposes, the Municipality shall provide the Applicant with a release of this Agreement.

6. **APPLICANT'S RISK**

- 6.1 The Applicant acknowledges and agrees that it shall assume all risk in commencing the construction of the building identified herein, including but not limited to the risk that the Applicant may subsequently be required to remove the building from the subject lands and restore the subject lands to their original condition upon the terms more particularly set forth below. The Applicant covenants and agrees with the Municipality on behalf of itself, its successors and assigns, to indemnify and save harmless the Municipality, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Applicant or on his behalf in connection with the carrying out of the provisions of this Agreement or by reason of the Applicant's failure to perform any of the works or to satisfy requirements under the provisions of this Agreement.
- 6.2 The Applicant further covenants and agrees to release and forever discharge the Municipality from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Municipality to carry out any of its obligations under this Agreement or as a result of the exercise by the Municipality of its rights under this Agreement, including but not limited to the

7. ESTOPPEL OF APPLICANT

- ## 8. NOTICES

- ### 8.3 To the Applicant

To the Municipality

9. EMERGENCY SITUATION

- HALL HOMES (THE NEST) INC.**

Per: _____

Name:

IN WITNESS WHEREOF the Municipality as hereunto sets its hands and seals this day
of , 2026.

**THE CORPORATION OF THE
TOWNSHIP OF SEGUIN**

Per: _____

Mayor:

Per:

Clerk: Craig Jeffery

SCHEDULE "A"

THIS IS SCHEDULE "A" TO THE MODEL HOME AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

APPROVED PLANS

SCHEDULE "B"

THIS IS SCHEDULE "B" TO THE MODEL HOME AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

CASH DEPOSITS, DEVELOPMENT CHARGES AND SECURITY

The Applicant shall, on the dates specified herein, lodge with the Municipality the following described cash deposits, capital levies and security.

1. INTEREST EARNED

Any interest earned on cash deposits or on security cashed by the Municipality shall accrue to the Municipality.

2. CASH DEPOSITS TO THE MUNICIPALITY

The following cash deposits are estimates only and are to be paid to the Municipality prior to the execution of this Agreement by the Municipality. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Applicant and be due and payable 30 days after demand:

legal deposit of	\$2,000.00
------------------	-------------------

3. SECURITY SUMMARY - TO THE MUNICIPALITY

For Removal of model home	\$
@ _____/per model home Building	

SCHEDULE "C"

THIS IS SCHEDULE "C" TO THE MODEL HOME AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SEGUIN AND HALL HOMES (THE NEST) INC.

DRAFT PLAN OF SUBDIVISION

Business

RE: Resolution re Support for Town of Parry Sound's efforts to acquire Parry Sound Canadore College Campus

From Board of Governors <BRDOFGOV@canadorecollege.ca>

Date Fri 9/18/2026 11:58 AM

To Andrea Spinney <aspinney@seguin.ca>

Thank you for your message.

We recognize the impact of this decision and the importance of Canadore's long-standing relationship with West Parry Sound and surrounding communities. Like colleges across Ontario, we are facing sustained enrolment pressures and rising costs, requiring difficult decisions to ensure the College's long-term sustainability and continued delivery of high-quality programming.

A range of options was considered, including alternative delivery models and partnerships. Ultimately, this decision reflects the need to align programming with current and projected demand while maintaining strong, sustainable offerings across our campuses.

We remain committed to supporting learners from the West Parry Sound region through flexible delivery options, pathways, and direct supports to help them continue their education with minimal disruption. We will continue to explore opportunities to support learners and partners of the region.

Ruth Anderson on behalf of Sandra Efu,

Ruth Anderson, APC

Executive Advisor to the President,
Secretary to the Board of Governors
Office of the President

Ruth.Anderson@canadorecollege.ca

Canadore College of Applied Arts and Technology
100 College Drive, North Bay, Ontario P1B 8K9



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From: Andrea Spinney <aspinney@seguin.ca>

Sent: Tuesday, September 15, 2026 2:25 PM

To: Rebecca Johnson <rjohnson@parrysound.ca>

Cc: Efu, Sandra <Sandra.Efu@canadorecollege.ca>; Board of Governors <BRDOFGOV@canadorecollege.ca>; Smith, Graydon <graydon.smith@pc.ola.org>; minister.mcures@ontario.ca; Sound, Parry <Parry.Sound@canadorecollege.ca>; Lori West <lwest@mcdougall.ca>; Maryann Martin <mmartin@thearchipelago.ca>; Wendy Schroeder <deputy.clerk@whitestone.ca>; Mackenzie Taylor <mtaylor@carling.ca>; Mary Smith <deputyclerk@mckellar.ca>

Subject: Resolution re Support for Town of Parry Sound's efforts to acquire Parry Sound Canadore College Campus

Good afternoon Town of Parry Sound Mayor and Council,

Please find attached a letter as well as Township of Seguin Council Resolution No. 2026-240 providing support for the Council of the Town of Parry Sound's efforts in acquiring the Canadore College Parry Sound Campus for the purpose of continuing post-secondary education and training should Canadore College remain committed to closing the Campus.

Regards,
Andrea



Andrea Spinney
Deputy Clerk
Township of Seguin
(705) 732-4300

ITS Disclaimer: This email did not originate from the Canadore College email system.

Do not click links, open attachments or respond unless you recognize the sender and verify the content is safe.

Please report suspicious emails to the ITS Service Desk for review.

SAVE THE DATE

From Maria Ledesma <maledesma1@hotmail.com>

Date Mon 2026-09-21 9:24 AM

To cjeffery@seguin.ca <cjeffery@seguin.ca>

 1 attachment (4 MB)

Final_Every_Kid_Gets_to_Swim_fullwidth_NEW_QR.pdf;

You don't often get email from maledesma1@hotmail.com. [Learn why this is important](#)

Subject: Community Circulation Request – Discover Tamarack North | November 8, 2026

Dear Mr. Jeffery,

We are writing on behalf of the Rotary Club of Parry Sound Revival regarding **Discover Tamarack North**, taking place Sunday, November 8, from 1:00–4:00 p.m.

We have attached a **Save the Date** poster and would appreciate your help ensuring that the information reaches the appropriate municipal channels.

Where permitted and appropriate within Seguin, would you please consider helping us with circulation through such avenues as the municipal website, community calendar, newsletter or e-blast, social media, public notice areas, electronic message boards, municipal facilities and other community-information networks?

We would also appreciate having the **Save the Date** poster shared with Mayor MacDiarmid and Council and, where appropriate, with staff responsible for recreation, communications, economic development or community services.

Our intention is to reach residents throughout West Parry Sound — including people who may not otherwise hear about the new Centre or know what is available to them.

The event also supports Every Kid Gets to Swim, and we are inviting businesses and community organizations not only to consider sponsorship, but to bring forward new ideas for improving access.

If there is another person within your municipality who would be the best contact for any part of this outreach, an introduction would be greatly appreciated.

Thank you very much for helping us get the message into the community.

Warm regards,

Maria Ledesma - President maledesma1@hotmail.com | 705-346-1986

Linda West davelindawest@gmail.com | 705-346-4424



DISCOVER TAMARACK NORTH

A COMMUNITY DISCOVERY EVENT FOR ALL AGES!

SAVE THE DATE!

SUNDAY
NOVEMBER
8
1:00 - 4:00 PM

COME EXPLORE THE NEW TAMARACK NORTH CENTRE!

A brand-new YMCA facility for all ages and stages featuring a six-lane pool, therapy pool, indoor track, fitness studio, gymnasium, and welcoming community spaces.



TOURS FOR EVERYONE

Guided tours for children, teens, adults and seniors.



POOL FUN & ACTIVITIES

Experience aquatics, fitness, recreation and more!



QUESTS & CHALLENGES

Fun games and scavenger hunts throughout the Centre.



PRIZES & GIVEAWAYS

Exciting prizes for kids and teens throughout the event!



PRIZES
FOR KIDS
AND TEENS!

FUN GAMES, QUESTS
& CHALLENGES
THROUGHOUT
THE CENTRE!



TO DONATE
OR SPONSOR

TOUR. EXPLORE. BELONG.



AQUATICS

Six-lane pool, therapy pool & more



FITNESS

Strength, cardio, studio & track



RECREATION

Gymnasium, programs & activities



COMMUNITY

Welcoming spaces to gather & connect

THANK YOU TO OUR COMMUNITY SPONSORS



TAMARACK NORTH CENTRE
44 Joseph Street, Parry Sound, ON

Operated by the YMCA
ymcaofsimcoemuskoka.ca



YMCA of
Simcoe/Muskoka

*Proceeds to support both YMCA at Tamarack North Centre & 7 Gens Swimming Team.



PARRY SOUND
Chevrolet | Buick | GMC

DRIVE
FOR A
CAUSE



TAKE A TEST DRIVE. SUPPORT OUR KIDS.



**The Corporation of
the Township of Seguin**

Moved by _____

Seconded by _____ Date October 5th, 2026

WHEREAS Hydro One is undertaking a Class Environmental Assessment study for new transmission facilities from Sudbury to Barrie, and

WHEREAS Hydro one has hosted a number of open houses to provide information to the general public in the study area, and

WHEREAS Hydro One has not presented documentation to justify the reduction in size of the study area, and

WHEREAS the area east of Muskoka Lakes provides better construction opportunities (deeper soils versus bedrock), and

WHEREAS the area east of Muskoka Lakes includes a large area of Crown Land which would lower property acquisition costs, and

WHEREAS the area east of Muskoka Lakes provides flexibility to locate the new facilities to avoid crossing lakes or placing the new facilities within the view of recreational lakes, and

WHEREAS locating the new facilities in the same general location as the existing facilities increases the risk (system security) of catastrophic failures due to forest fires, ice storms, severe wind events, and

WHEREAS cottages located on lakes in the Township of Seguin contribute significantly to the economy of the Township, and

WHEREAS the view of the natural environment from the cottage is one of the



The Corporation of the Township of Seguin

reasons for people living in their cottages, and

WHEREAS having a natural view of the water and surrounding landscapes adds financial value to the cottage, and

WHEREAS the undisturbed views are supported by the Township of Seguin's planning documents and the Township of Seguin's logo ("The Natural Place To Be"), and

WHEREAS these undisturbed views are threatened by Hydro Ones proposed new transmission facilities.

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin is opposed to any new Hydro One facilities that are proposed within the view of our recreational lakes and or that may result in expropriation of seasonal, residential, commercial or industrial facilities.

AND FURTHER THAT this resolution be sent to the Hon. Doug Ford, Premier; the Hon. Stephen Lecce, Minister of Energy & Mines; the Hon. Graydon Smith, MPP Parry Sound-Muskoka; and the West Parry Sound area municipalities for their support.

<u>DIVISION LIST</u>	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
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Adams	—	—	—	—
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CARRIED —

Buszynski	—	—	—	—
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DEFEATED —

Collins	—	—	—	—
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Fellner	—	—	—	—
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Finnson	—	—	—	—
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Getty	—	—	—	—
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MacDiarmid	—	—	—	—
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Hydro Corridor Municipal Task Force Appointment

From Lori West <LWest@mcdougall.ca>

Date Thu 2026-09-24 9:00 AM

To fpengra@seguin.ca <fpengra@seguin.ca>

Cc Jason Inwood <jinwood@seguin.ca>; John MacKinnon <jmackinnon@thearchipelago.ca>; Mario Buszynski <mariobuszynski@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Joe Ryman <JRyman@mcdougall.ca>; Darlene Cade Fraser - CouncillorWard5 <dcadefraser@thearchipelago.ca>; Tim Hunt <THunt@mcdougall.ca>; Nigel Black <nigel.black@whitestone.ca>; Craig Jeffery <cjeffery@seguin.ca>; Mario Buszynski <mario.buszynski@gmail.com>; JJ Blower <JBlower@mcdougall.ca>; Andrea Spinney <aspinney@seguin.ca>; 'Craig Jeffery' <cjeffery@seguin.ca>; Karlee Britton <clerk@mckellar.ca>; Maryann Martin <mmartin@thearchipelago.ca>; Wendy Schroeder <deputy.clerk@whitestone.ca>; Karlee Britton <kbritton@mckellar.ca>; Kevin McLlwain (kmcllwain@carlingtownship.ca) <kmcllwain@carlingtownship.ca>

 1 attachment (29 KB)

2026-61 McDougall Hydro Corridor Municipal Task Force Appointments.pdf;

Please see the attached resolution passed by the Council for the Corporation of the Municipality of McDougall. The resolution appoints Councillor Blower and Councillor Ryman to the Hydro Corridor Municipal Task Force.

Regards,
Lori

Lori West
Director of Corporate Services/Clerk
Ph: 705-342-5252
Fax: 705-342-5573



Municipal Election Day – Monday, October 26th
For information regarding the Municipal and School Board Elections, visit the [Municipal Elections page](http://www.mcdougall.ca) at www.mcdougall.ca.

E-Mail Confidentiality Disclaimer

This communication is intended solely for use by the individual(s) to whom it is specifically addressed and should not be read by, or delivered to any other person. Such communication may contain privileged or confidential information that may be exempt from disclosure. If you have received this communication in error, please notify my office by phone at 705-342-5252 and permanently delete this communication. Thank you for your cooperation.

Resolution No.: 2026- 61

Title: Hydro Corridor Municipal Task force

Date: September 23, 2026

Moved by: Councillor Blower

Second by: Councillor Hamer

That the Council of the Corporation of the Municipality of McDougall does hereby appoint the following individuals as Municipality of McDougall representatives on the Hydro Corridor Municipal Task Force:

Councillor Blower:
Councillor Ryman.



Mayor

Fw: Urgent Litter Concern – Petro-Canada / Tim Hortons Area in Seguin Township

From Ken Adams <kenadams@seguin.ca>

Date Sun 2026-09-27 10:19 AM

To Craig Jeffery <cjeffery@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>

Cc bmjmm00@gmail.com <bmjmm00@gmail.com>

Craig :

Could you put this on the agenda for council discussion at the October 5th , 2026 council meeting.

Regards

Ken Adams

From: bill mcmillan <bmjmm00@gmail.com>

Sent: 27 September 2026 06:59

To: annmacdiarmid1@gmail.com <annmacdiarmid1@gmail.com>; Ann MacDiarmid <annmacdiarmid@seguin.ca>; Ken Adams <kenadams@seguin.ca>; Ken Adams <adamsken038@gmail.com>

Subject: Urgent Litter Concern – Petro-Canada / Tim Hortons Area in Seguin Township

You don't often get email from bmjmm00@gmail.com. [Learn why this is important](#)

Dear Mayor McDermott and Councillor Adams,

I am writing to raise a serious and increasingly frustrating concern regarding the amount of litter surrounding the Petro-Canada station and Tim Hortons in Seguin Township.

I visit this location almost daily, and quite frankly, the condition of the surrounding area has become disgusting. The ditch's, soft shoulders, fields, grass, and nearby park and trail areas are littered with discarded cups, bags, food containers, and other garbage. Much of it is clearly Tim Hortons waste. The Highway 400 on-ramp is particularly bad, and the entrances to our beautiful Seguin Trail are also littered with debris.

For travellers stopping in Seguin for fuel, coffee, or food, this is one of their first impressions of our community—and right now, it is not a good one.

The problem is even more obvious at this time of year as the leaves fall and the vegetation thins. What has accumulated in the gutters, ditches, and along the shoulders is now plainly visible, and the amount of garbage is unacceptable.

There has to be some degree of corporate responsibility here. The Petro-Canada/Tim Hortons operation generates significant customer traffic and, consequently, a considerable amount of disposable waste. I fully appreciate that a business cannot control what every customer does after

leaving its property. However, when the surrounding area is continually littered with waste clearly associated with that business, I believe there is a reasonable expectation that the business should take some responsibility for helping maintain and clean the immediate surrounding area.

If this is not the responsibility of Petro-Canada or Tim Hortons, then whose responsibility is it? Is it Seguin Township, the Province, the highway authority, or some combination of these parties?

Regardless of jurisdiction, the current situation should not simply be allowed to continue because responsibility falls between different organizations. Someone needs to take ownership of the problem.

As a sitting member of the HLA – Horseshoe Lake Cottage Association and a resident of Seguin Township, I am asking the Mayor's Office and Council to take the following actions:

1. Identify which organization or organizations are responsible for maintaining the gutters, shoulders, fields, park and trail areas, Highway 400 on-ramp, and other affected locations.
2. Contact the Petro-Canada and Tim Hortons operators, as well as their corporate representatives, if appropriate, to raise the issue and request their cooperation and financial or operational support.
3. Arrange for an immediate cleanup of the affected areas, including the highway on-ramp, surrounding ditches and shoulders, and the entrances to the Seguin Trail.
4. Establish an ongoing maintenance and litter-monitoring program, with clearly assigned responsibility and regular cleanup intervals, so this problem does not recur next year.
5. Advise residents what actions will be taken, who will be responsible, and when the initial cleanup is expected to occur.

Seguin Township is a beautiful area, and those of us who live here take pride in it. Seeing one of our highly travelled entrances covered in discarded cups, bags, and garbage is extremely disappointing and does not reflect the community we live in.

At this point, the litter problem is beyond what I would consider reasonable or acceptable. It needs attention.

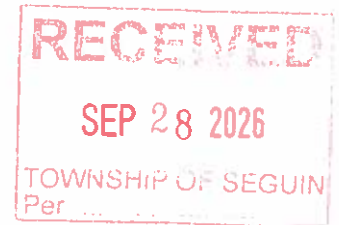
Thank you for taking the time to consider my concerns. I sincerely hope the Mayor's Office and Council can help bring the appropriate parties together, get this area cleaned up, and establish accountability for keeping it clean going forward.

I look forward to hearing what can be done and to your response on this issue.

Sincerely,

Bill McMillan
Resident, Seguin Township
Member, HLA – Horseshoe Lake Cottage Association

FESTIVAL OF AUTHORS



September 25th, 2026

Mayor and Council
Township of Seguin
5 Humphrey Drive
Seguin, Ontario
P2A 2X8

Mayor and Council,

Back in 2020 your township previously donated \$500.00 to the annual Festival of Authors event, but unfortunately the event had to be cancelled because of Covid restrictions. In the interim many changes have taken place with our committee. We are now delighted to announce The Festival of Authors is once again in a position to host this event in order to continue our fall literary tradition of inviting authors to present their latest books. This year we have 5 authors including: Marilyn Simons - Woman, Watching; Wayne Grady - Tree: A Life Story; Terry Fallis - An End in itself; Kevin Hardcastle - Country Road Six; and Vicki Vansickle - The Mystic and the Missing Girl. As a result of your 2020 donation, and your extreme patience, we are happy to list you, The Township of Seguin as one of this year's donors in all of our media for this Festival of Author's event.

Further, on behalf of the Festival of Authors, we would like to invite two representatives from The Township of Seguin to attend this year's reading. The evening begins at 5:00 at the home of Chris and Margaret Ibey, 24 Belvedere Ave, with a pre-reading gathering for all who have donated. It is informal with an opportunity to meet and mingle with the authors as well as other donors, while enjoying an evening buffet meal. We then head down to the Stockey for a 7:00pm start to hear each author present their latest book.

We would like to thank you for your generous support and look forward to seeing you the evening of October 29th. Kindly RSVP to Bonnie.beatty@gmail.com.

A handwritten signature in blue ink, which appears to read "Bonnie Beatty", is written over the typed name.

Bonnie Beatty
On Behalf of the Festival of Authors

2027 OPP Policing Costs

From Sue Johnson <sjohnson@southhuron.ca>

Date Mon 2026-09-28 3:36 PM

To doug.fordco@pc.ola.org <doug.fordco@pc.ola.org>

Cc Minister.solgen@ontario.ca <Minister.solgen@ontario.ca>; minister.mah@ontario.ca <minister.mah@ontario.ca>; lisa.thompson@pc.ola.org <lisa.thompson@pc.ola.org>; roma@roma.on.ca <roma@roma.on.ca>; Deputy Mayor Dietrich <jdietrich@southhuron.ca>; manderson@centralhuron.ca <manderson@centralhuron.ca>; avanhittersum@northhuron.ca <avanhittersum@northhuron.ca>; frayne@hay.net <frayne@hay.net>; glamport@municipalityofbluewater.ca <glamport@municipalityofbluewater.ca>; jaredpetteplace@me.com <jaredpetteplace@me.com>; jasmine.clark@torontomu.ca <jasmine.clark@torontomu.ca>; jwalker@bmross.net <jwalker@bmross.net>; jennettewalker@hay.net <jennettewalker@hay.net>; john.steffler@huroneast.com <john.steffler@huroneast.com>; tbazinet@goderich.ca <tbazinet@goderich.ca>

 1 attachment (313 KB)

2026.09.25 - 2027 OPP Policing Costs.pdf;

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

Good afternoon,

Please find attached the resolution South Huron Council passed at their September 21st Council Meeting and the original correspondence received.

Sincerely,

*Sue Johnson
Administrative Assistant
Clerk's Department
Municipality of South Huron
519-235-0310 ext 225*



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

September 25, 2026

Via email; doug.fordco@pc.ola.org

Premier Doug Ford
Room 281
Main Legislative Building, Queen's Park
Toronto ON M7A 1A5

RE: OPP 2027 Policing Costs

Please be advised that South Huron Council passed the following resolution at their September 21, 2026, Regular Council Meeting:

Motion: 367-2026

Moved: W. McLeod-Haggitt

Seconded: T. Oke

**Whereas the Municipality of South Huron is policed by the Ontario Provincial Police and has budgeted \$2,140,181 for its 2026 annual OPP policing contract; and
Whereas this represents approximately 15% of South Huron's 2026 tax levy supported operating costs; and**

Whereas the Municipality has received correspondence dated August 14, 2026 from the Honourable Michael S. Kerzner, Solicitor General, advising that for the 2027 calendar year no OPP-policed municipality will experience an increase of more than 11% in its total amount payable for OPP policing compared with 2026, excluding services separately acquired through an agreement with the OPP; and

Whereas a projected increase of 11% in 2027 would result in an additional municipal cost of up to \$235,420 increasing South Huron's annual OPP cost to as much as \$2,375,601; and

Whereas this projected increase in 2027 would result in annual OPP policing costs changing significantly over the past two years, with total costs rising from 2025 to 2027 by approximately \$447,510, or 23%, placing sustained pressure on the Municipality's property tax supported operating budget; and

**Whereas municipalities must balance legislated infrastructure, service-delivery, affordability and fiscal-responsibility obligations, while having limited revenue tools and a primary reliance on property taxation;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of South Huron:**

- 1. Acknowledges the Province of Ontario's action to limit the 2027 OPP municipal policing cost increase to no more than 11%;**
- 2. Expresses concern that an increase of up to 11% in a single year remains significant for small and rural municipalities and is not, by itself, a sustainable long-term solution;**
- 3. Requests that the Province of Ontario establish a permanent, transparent and sustainable multi-year framework for OPP municipal policing costs that :**
 - includes a reasonable and predictable maximum annual increase in municipal OPP policing costs, taking into consideration municipal revenue growth, inflation, assessment growth, population growth, fiscal capacity and the affordability impacts on local property taxpayers, including cost of living; and,**
 - that municipalities receive a clear and itemized annual explanation of changes to their OPP policing costs, including, where applicable, changes attributable to staffing levels, salaries, benefits, calls for service, time standards, fleet, accommodation, support services, detachment administration and other provincial cost allocations; and**
 - that the permanent framework recognize the limited fiscal capacity of small, rural and OPP-policed municipalities and ensure that municipal policing cost increases do not disproportionately affect property taxpayers or compromise the municipality's ability to deliver other essential services and infrastructure; and**
 - that the Province recognize that municipalities have limited ability to control policing costs arising from provincial legislation, regulatory, staffing, compensation, collective bargaining, operational or policy decisions and that the Province provide appropriate provincial funding or cost-sharing where significant policing cost pressures arise primarily from such provincial decisions; and**
- 4. that this resolution be circulated to the Premier of Ontario; the Solicitor General; the Minister of Municipal Affairs and Housing; MPP Lisa Thompson; the Association of Municipalities of Ontario; Rural Ontario Municipal Association; all Ontario municipalities policed by the OPP; and the Huron OPP Detachment Board.**

Disposition: Carried



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

Please find attached the originating correspondence for your reference.

Respectfully,

Sue Johnson, Administrative Assistant
Municipality of South Huron
sjohnson@southhuron.ca
519-235-0310 x. 225

Encl.

cc: Minister.solgen@ontario.ca ; minister.mah@ontario.ca ; lisa.thompson@pc.ola.org
resolutions@amo.on.ca ; roma@roma.on.ca ; jdietrich@southhuron.ca ;
manderson@centralhuron.ca ; avanhittersum@northhuron.ca ; frayne@hay.net ;
glamport@municipalityofbluewater.ca ; jaredpetteplace@me.com ;
jasmine.clark@torontomu.ca ; jwalker@bmross.net jennettewalker@hay.net ;
john.steffler@huroneast.com ; tbazinet@goderich.ca and all Ontario municipalities
policed by OPP.



Staff Memo

To: South Huron Council

From: Rebekah Msuya-Collison, CAO

Date: September 21, 2026

Re: 2027 OPP Policing Costs – Request for Resolution expressing Concerns

Purpose:

For information and consideration.

Background and Analysis:

Council received correspondence from the Ministry of Solicitor General at the September 8, 2026 Council meeting regarding the 2027 OPP Municipal Policing Costs. Council passed the following resolution:

“That a staff memo be brought back to the September 21, 2026 Council meeting with a proposed resolution regarding concerns to the proposed increase in OPP municipal policing costs.”

Please see attached draft resolution regarding concerns to the proposed increase in OPP municipal policing costs.

Link to Correspondence - [Ministry of Solicitor General - 2027 OPP Municipal Policing Costs](#)

Resolution: Sustainable and Predictable OPP Municipal Policing Costs

Whereas the Municipality of South Huron is policed by the Ontario Provincial Police and has budgeted \$2,140,181 for its 2026 annual OPP policing contract; and

Whereas this represents approximately 15% of South Huron's 2026 tax levy supported operating costs; and

Whereas the Municipality has received correspondence dated August 14, 2026 from the Honourable Michael S. Kerzner, Solicitor General, advising that for the 2027 calendar year **no OPP-policed municipality will experience an increase of more than 11% in its total amount payable for OPP policing compared with 2026**, excluding services separately acquired through an agreement with the OPP; and

Whereas a projected increase of 11% in 2027 would result in an additional municipal cost of up to \$235,420 increasing South Huron's annual OPP cost to as much as \$2,375,601; and

Whereas this projected increase in 2027 would result in annual OPP policing costs changing significantly over the past two years, with total costs rising from 2025 to 2027 by approximately \$447,510, or 23%, placing sustained pressure on the Municipality's property tax supported operating budget; and

Whereas municipalities must balance legislated infrastructure, service-delivery, affordability and fiscal-responsibility obligations, while having limited revenue tools and a primary reliance on property taxation;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of South Huron:

1. Acknowledges the Province of Ontario's action to limit the 2027 OPP municipal policing cost increase to no more than 11%;
2. Expresses concern that an increase of up to 11% in a single year remains significant for small and rural municipalities and is not, by itself, a sustainable long-term solution;
3. Requests that the Province of Ontario establish a permanent, transparent and sustainable multi-year framework for OPP municipal policing costs that:
 - limits year-over-year municipal cost increases to a level aligned with municipal revenue growth and affordability;
 - clearly identifies the cost drivers behind annual changes, including salaries, benefits, fleet, accommodation, detachment administration, calls for service and other provincial cost allocations;

- recognizes the limited fiscal capacity of small, rural and OPP-policed municipalities; and
 - considers enhanced provincial funding or cost-sharing for provincially directed policing cost pressures;
4. Directs that this resolution be circulated to the Premier of Ontario; the Solicitor General; the Minister of Municipal Affairs and Housing; MPP Lisa Thompson; the Association of Municipalities of Ontario; Rural Ontario Municipal Association; all Ontario municipalities policed by the OPP; and the Huron OPP Detachment Board.

Board & Committee Agendas & Minutes



The Corporation of the Township of Seguin Business Committee

Draft Minutes of Thursday September 3rd, 2026

A meeting of the Township of Seguin Business Committee was held September 3rd, 2026 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Laurie McDonald, Acting Chair (Council Chambers)
- Michelle Berry (Council Chambers)
- Less Hess (Council Chambers)
- Mayor Ann MacDiarmid (Council Chambers)

Staff Present:

- Donna McLeod (Council Chambers)

Absent Members:

- Chris Ivanov
- Darrin O'Brien
- Councillor Ted Collins

Resolution No. 2026-021

Moved by: Michelle Berry

Seconded by: Ann MacDiarmid

"THAT we do now convene this Regular meeting of the Township of Seguin Business Committee at 9:33 am."

CARRIED

Approval of Agenda.

After the meeting was called to order, the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.

The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-022

Moved by: Less Hess

Seconded by: Ann MacDiarmid

“THAT the Township of Seguin Business Committee does hereby approve the Minutes of the Committee Meeting of August 6th, 2026 as circulated.”.

CARRIED

Sign By-law – Update.

Michelle Berry informed the Committee there is not much new information at this time.

Action Items:

- A working group will be determined this month.
- Michelle Berry will contact Tom MacLeod.

Mayor's Lunch & Golf – Update.

A discussion was held regarding the Mayor's Lunch & Golf. This event has been rescheduled to October 15th, 2026 with hosting just lunch. Location to be determined.

Action Items:

- Laurie McDonald will speak to Valerie Iancovich regarding promoting this event.
- Laurie McDonald and Michelle Berry will work on this event.

2026 Workplan – Review.

This item was reviewed.

Explorers Edge.

James Murphy would be happy to attend a future meeting.

Action Item:

Ann MacDiarmid will reach out to James Murphy.

Resolution No. 2026-023

Moved by: Michelle Berry

Seconded by: Les Hess

“THAT the Township of Seguin Business Committee does hereby adjourn at 10:42 am to meet again on October 1st, 2026 at 9:30 am or at the call of the Chair.”.

CARRIED

*Laurie McDonald,
Acting Chair*

*Donna McLeod,
Clerk's Department*



The Corporation of the Township of Seguin
Recreation and Culture Committee

Draft Minutes of Wednesday, September 16th, 2026

A meeting of the Township of Seguin Recreation and Culture Committee was held September 16th, 2025 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Janet Borneman, Chair (Council Chambers)
- Melissa Belanger (Council Chambers)
- Samantha Fraser (Council Chambers)
- Cathy Lucas (Council Chambers)
- Laurie McDonald (Council Chambers)
- Terri Retzler (Council Chambers)
- Donald Sanderson (videoconference)
- Councillor Gail Finnson (videoconference)
- Councillor Terry Fellner (Council Chambers)
- Councillor Greg Getty (Council Chambers)

Guest Members:

- Councillor Greg Getty (Council Chambers)

Staff Present:

- Valerie Iancovich (videoconference)
- Donna McLeod (Council Chambers)
- Dominique O'Brien (videoconference)

Absent Members:

- Sue Coxhead
- Councillor Ken Adams

Resolution No. 2026-046

Moved by: Laurie McDonald

Seconded by: Terry Fellner

“THAT we do now convene this Regular Meeting of the Township of Seguin Recreation and Culture Committee at 6:32 pm and approve the Agenda as circulated.”.

CARRIED

Approval of Agenda.

After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.

The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Adoption of Minutes of the Regular Meeting held July 15th, 2026.

It was discussed to amend the Minutes to read the Christmas Craft Market will be held in Orrville.

Resolution No. 2026-047

Moved by: Terry Fellner

Seconded by: Cathy Lucas

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Minutes of the Committee Meeting of September 16th, 2026 as amended.”.

CARRIED

Classic Cruise – Recap.

Councillor Greg Getty attended the meeting to give an update. Councillor Greg Getty gave a list of donations to be made to various organizations.

Resolution No. 2026-048

Moved by: Terri Retzler

Seconded by: Terry Fellner

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the following 2026 Donations from Rosseau Classic Cruise:

Organization	Amount
West Parry Sound Health Centre Foundation – Surgical Suite	\$2,000.00

Huntsville Hospital Foundation – Chemotherapy Department	\$1,000.00
Harvest Share Foodbank – Parry Sound	\$1,000.00
Hospice West Parry Sound	\$1,000.00
Humphrey Public School – Music and Arts Program	\$1,000.00
Parry Sound High School – Automotive Shop Program	\$1,000.00
Total Donations	\$7,000.00

CARRIED

Youth Dance – Update.

Terri Retzler gave an update on this event. This event will be held Saturday, October 17th, 2026 in Orrville.

Resolution No. 2026-049

Moved by: Sam Fraser

Seconded by: Terry Fellner

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Youth Dance working group of Linsday, Terri R., Melissa and approve a budget of \$700.”.

CARRIED

Walk on the Rose Point Trail – Update.

This event has been rescheduled to Saturday, October 17th, 2026. The walk will be from 11 am to 1:30 pm.

Action Items:

- Donald Sanderson will reach out to Ken Adams and Gail Finnson.
- Donald Sanderson will reach out to Valerie Iancovich regarding promoting.

Movie Night – Update.

This item has been deferred to the next meeting.

Community Yard Sale – Update.

Sam Fraser gave the SRCC an update. Everything is coming along. This event will be held September 19th, 2026.

Puzzle Night – Discussion.

Sam Fraser would like to see a Puzzle Night. This event is in the beginning stages.

Action Item:

- Sam Fraser will meet with Melissa Belanger from the Library where there are puzzles to borrow.

Resolution No. 2026-050

Moved by: Terri Retzler

Seconded by: Laurie McDonald

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Puzzle Night working group of Sam, Terri R., Melissa and approve a budget of \$500.”.

CARRIED

Halloween Howl – Discussion.

Terri Retzler informed the SRCC this event is underway. This event will be held in Humphrey on Saturday, October 31st, 2026 from 5 pm to 7 pm.

Resolution No. 051

Moved by: Sam Fraser

Seconded by: Melissa Belanger

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Halloween Howl working group of Terri R., Melisaa, Sam and approve a budget of \$1,000.”.

CARRIED

Tree Lighting – Discussion.

The SRCC discussed having a tree lighting in Humphrey with carolers. Terry Fellner has a connection on getting a large tree donated.

Action Items:

- Terri Retzler will reach out to Dominique O'Brien and Valerie Iancovich.
- Terri Retzler will reach out to the Mennonites regarding caroling.
- Janet Borneman has a couple of contacts she will pass onto Terri Retzler.

Resolution No. 2026-052

Moved by: Sam Fraser

Seconded by: Cathy Lucas

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Tree Lighting working group of Terri R., Terry F., Gail and approve a budget of \$500.”.

CARRIED

Turkey Dinner – Discussion.

Terry Fellner informed the SRCC that the dinner will be held Saturday, December 5th, 2026 in Orrville. This event is in the preliminary stages.

Resolution No. 2026-053

Moved by: Terri Retzler

Seconded by: Sam Fraser

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Turkey Dinner working group of Terry F., Janet, Cathy, Gail, Ken and approve a budget of \$4,000.”.

CARRIED

New Year’s Eve Celebration – Discussion.

This event is in the preliminary stages.

Resolution No. 2026-054

Moved by: Sam Fraser

Seconded by: Cathy Lucas

“THAT the Township of Seguin Recreation and Culture Committee does hereby approve the New Year’s Eve Celebration working group of Jane, Cathy, Terry F., Sam and approve a budget of \$1,500.”.

CARRIED

Draft Parks, Recreation and Culture Master Plan – Ideas

Some Committee members have given ideas of what they would like to see.

Action Items:

- Dominique O’Brian will make a list of projects and email Donna McLeod.
- Donna McLeod will share with SRCC members.

Resolution No. 2026-055

Moved by: Sam Fraser

Seconded by: Laurie McDonald

“THAT the Township of Seguin Recreation and Culture Committee does hereby adjourn at 7:55 pm to meet again on October 21st, 2026 at 6:30 pm or at the call of the Chair.”.

CARRIED

*Janet Borneman,
Chair*

*Donna McLeod,
Clerk's Department*

Fw: Agendas - Board of Health, September 23, 2026

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 9/15/2026 2:58 PM
To Donna McLeod <dmcleod@seguin.ca>

From: Ashley Lecappellain <ashley.lecappellain@healthunit.ca>
Sent: September 15, 2026 1:37 PM
To: Armour <clerk@armourtownship.ca>; Bonfield <cao.clerk@bonfieldtownship.com>; Burk's Falls <clerk@burksfalls.ca>; Callander <cpigeau@callander.ca>; Calvin <cao@calvintownship.ca>; Carling <clerksoffice@carling.ca>; Chisholm <l.marshall@chisholm.ca>; East Ferris <kari.hanselman@eastferris.ca>; Joly <office@townshipofjoly.com>; Kearney <nicole.gourlay@townofkearney.ca>; Machar <alonymachar@vianet.ca>; Magnetawan <clerk@magnetawan.com>; Mattawa <clerk@mattawa.ca>; Mattawan <admin@mattawan.ca>; McDougall <lwest@mcdougall.ca>; McKellar <clerk@mckellar.ca>; McMurrich-Monteith <clerk@mcmurrichmonteith.com>; Nipissing <admin@nipissingtownship.com>; North Bay <Karen.McIsaac@cityofnorthbay.ca>; Papineau Cameron <clerk@papineaucameron.ca>; Parry Sound <rjohnson@parrysound.ca>; Perry <beth.morton@townshipofperry.ca>; Powassan <brobinson@powassan.net>; Ryerson <clerk@ryersontownship.ca>; Craig Jeffery <cjeffery@seguin.ca>; South River <clerk@southriver.ca>; Strong <clerk@strongtownship.com>; Sundridge <naustin@sundridge.ca>; The Archipelago <mmartin@thearchipelago.ca>; West Nipissing <mducharme@westnipissing.ca>; Whitestone <nigel.black@whitestone.ca>
Subject: Agendas - Board of Health, September 23, 2026

Hello,

I wanted to share that the North Bay Parry Sound District Health Unit's upcoming Board of Health meeting will take place on Wednesday, September 23 , 2026.

Please find the meeting agenda [linked](#) for your reference.

As a reminder, all meetings are live streamed on the [North Bay Parry Sound District Health Unit's YouTube channel](#). You are welcome to subscribe to receive notifications of future live streams and posted content.

Thank you, and please don't hesitate to reach out if you have any questions.

Warmly,

Ashley Lecappellain | Executive Assistant | Office of the Medical Officer of Health/Executive Officer |
Pronouns: She/Her

North Bay Parry Sound District Health Unit | 345 Oak Street West | North Bay, Ontario P1B 2T2 |
Canada

705-474-1400 ext. 5272 | 1-800-563-2808

ashley.lecappelain@healthunit.ca | myhealthunit.ca
[Facebook](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

My place of work is on the lands of the Anishinaabe people; the traditional territory of Nipissing First Nation; and land that is covered by the Robinson Huron Treaty of 1850.

This message, including any attachments, is privileged and intended only for the person(s) named above. This material may contain confidential or personal information subject to the provisions of the Municipal Freedom of Information & Protection of Privacy Act. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify me immediately by telephone, fax or e-mail and permanently delete the original transmission, including any attachments, without making a copy. Thank you (v2)

Medical Officer of Health Update

Health and social service organizations across the districts are finding it harder to make ends meet. In this environment of fiscal restraint, the North Bay Parry Sound District Health Unit (Health Unit) is exploring how we might collaborate with partners to make public dollars go further while staying true to our mandate and strategic priorities.

Some of the ideas being explored with community partners include staff secondments to organizations whose work complements our own, as well as opportunities for community use of Health Unit spaces, such as meeting rooms or unused blocks of time in clinical areas. Below are two examples of recent collaborations:

Strengthening Partnerships and Community-Based Health Promotion

West Parry Sound OHT Work Assignment

The purpose of the Community Health Promoter (CHP) assignment with the West Parry Sound Ontario Health Team (WPS OHT) is to support WPS OHT priorities through a health promotion, community engagement, knowledge translation, and partnership approach.

The CHP assignment currently supports initiatives related to Alternate Level of Care (ALC) prevention and reduction, patient and community engagement, and knowledge translation of system and community partners.

This assignment has:

- Allowed for integration of Health Unit and OHT goals, including a focus on older adults, frailty and community service awareness.
- Offered the opportunity to support rapid literature reviews of evidence that will be of benefit to the Health Unit as well as the OHT, including how best to reach adults living in rural communities with health information.

- Built and strengthened relationships with community partners across sectors
- Allow for community engagement and relationship building among partners, municipalities, and primary care.
- Led to insights into planning for future program activities that could overlap between OHT and NBPSDHU goals.

North Bay Indigenous Hub Secondment

A Registered Dietitian (RD) secondment at the North Bay Indigenous Hub (NBIH) began in mid-May and has offered an opportunity to strengthen relationships between the NBIH and the Health Unit over the past months. Highlights of the role include the opportunity to connect internal staff at NBIH with internal staff at the Health Unit, as well as enhancing the seconded RD's knowledge of cultural safety practices. These learnings can be disseminated within the Health Unit as applicable. The opportunity to work with NBIH staff to co-create and deliver health promotion workshops for community members in a wholistic way has benefitted both Indigenous clients and the partnership between organizations.

Seasonal Respiratory Vaccines

The Health Unit is gearing up to offer seasonal immunization clinics for the general public and high-risk groups across the districts, providing convenient opportunities for people of all ages to protect themselves against respiratory viruses. These clinics will also help improve access to immunization for individuals who may face barriers to receiving vaccines through primary care or pharmacy settings. Together with community partners, the Health Unit continues to explore opportunities to make immunization services more accessible to individuals who may face barriers to accessing traditional vaccination services in the community.

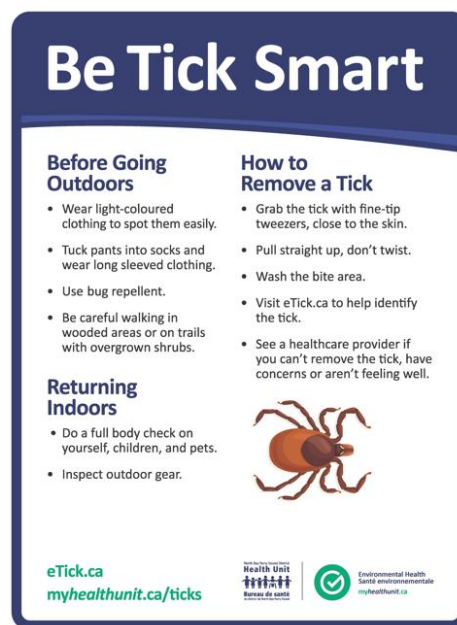
Sexual Health

In response to increasing rates of gonorrhea infections across the district, a public health bulletin was distributed in August to health care providers. The bulletin highlighted the rise

in cases, encouraged testing of all relevant exposed body sites, and raised awareness that gonorrhea treatment is available at no cost through the Health Unit. Public messaging has also been enhanced through social media and other communication channels to promote sexual health services and increase awareness of testing and treatment options.

Ticks

New Tick Smart signs have been developed by the Environmental Health program to display information to the public on how to protect against ticks, check for ticks, and how to remove ticks. In partnership with Mattawa Conservation Authority the signs are being installed at Conservation Authority trails across our district.



Early Childhood Development

The Health Unit is the “backbone” organization for The Basics movement in Nipissing and Parry Sound districts. This movement creates a community ecosystem to support parents and caregivers in promoting early learning and brain development through five evidence-based, simple principles. Monthly family activity calendars based on The Basics principles have been developed and are now distributed through HBHC home visits, EarlyON Child

and Family Centres, and social media channels, providing families with practical ways to support healthy child development through everyday interactions and routines.

Correspondence

Link to the [Association of Municipalities of Ontario \(AMO\) - Communications](#)

Link to the [Municipal Property Assessment Corporation \(MPAC\)](#)
[InTouch Newsletters](#)

Link to the [North Bay Parry Sound District Health Unit \(NBPSDHU\) - Communications](#)

Link to the [Good Roads \(GR\) - Communications](#)

Link to the [Ontario Heritage Trust - Communications](#)

Link to the [Labour Market Group – Communications](#)

Link to the [Federation of Ontario Cottagers' Associations \(FOCA\) - Communications](#)

Link to the [Federation of Canadian Municipalities \(FCM\)](#)

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2026-3320

September 10, 2026

Dear Head of Council,

I am writing to advise that the content of proposed regulations under the [Municipal Accountability Act, 2026](#), which received Royal Assent on June 2, 2026, is now posted on Ontario's regulatory registry for public comment.

The Act represents a significant step toward strengthening accountability and public confidence in local government. If the changes made by this Act are brought into force, the Ministry of Municipal Affairs and Housing is proposing regulations that would:

1. Establish a standardized municipal code of conduct for members of council and certain local boards;
2. Establish standardized municipal integrity commissioner inquiry processes; and
3. Establish education and training requirements for municipal integrity commissioners and for members of councils and certain local boards.

I value your perspective as Head of Council and encourage you to provide comments through the Regulatory Registry on behalf of your municipality, including any views or feedback from members of council: [Proposal for Regulations to Establish a Standardized Municipal Code of Conduct; Municipal Integrity Commissioner Processes and Education and Training Requirements | regulatoryregistry.gov.on.ca](#)

The proposal is open for public comment until October 2, 2026. Feedback will help inform the development of these regulations and support their effective implementation for the start of the new municipal council term on November 15, 2026.

If you have any questions regarding the proposal, please contact Robert Dodd, Chief of Staff, Minister's Office, Ministry of Municipal Affairs and Housing
Robert.Dodd@ontario.ca.

I look forward to receiving your input.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

cc : Robert Dodd, Chief of Staff, Minister's Office, Ministry of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Local Government Division
Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations Division
Municipal Chief Administrative Officer
Municipal Clerk

September 10, 2026

The Honourable Michael S. Kerzner
Office of the Solicitor General
25 Grosvenor Street, 18th Floor
Toronto, ON M7A 1Y6

Re: Request for Review of the OPP Municipal Policing Cost Model

Dear Minister Kerzner:

The Township of McNab/Braeside is writing to express its strong opposition to the current Ontario Provincial Police (OPP) municipal policing cost model and the significant cost increases being imposed on small rural municipalities. While the Province has limited the increase in OPP policing costs for 2027 to a maximum of 11 per cent, an increase of up to 11 per cent is not reasonable or sustainable for a small rural municipality. This level of increase places significant pressure on municipal budgets and local taxpayers, particularly at a time when communities are already facing substantial economic pressures.

The issue is not the importance of effective policing or the services provided by the OPP. The Township recognizes and values the OPP's role in keeping our community safe. Our concern is that the current funding model does not fairly reflect the financial realities and policing circumstances of small rural municipalities.

Municipalities with populations of 10,000 or less can have substantially different circumstances than larger urban communities, including smaller tax bases, larger geographic areas and different policing demands. These factors should be meaningfully reflected in how policing costs are allocated.

The Township therefore respectfully requests that the Province undertake a comprehensive review of the OPP municipal policing cost model and consider factors including population, geographic area, policing demand, calls for service and municipal financial capacity when determining municipal policing costs.

Small rural municipalities should not be expected to absorb increases of this magnitude under a funding model that does not adequately recognize the differences between rural and urban communities.

The Township urges the Province to re-evaluate the OPP municipal policing cost model and develop a more equitable, predictable and sustainable approach to policing costs for small rural municipalities.

The Township invites recipient municipalities to consider passing a resolution of support at an upcoming council meeting. Please forward any supporting motions to the Office of the Solicitor General to amplify this vital advocacy for rural communities.

Sincerely,



Mandy Cannon
CAO, Interim Clerk
Township of McNab/Braeside

cc:

MPP Billy Denault, Renfrew–Nipissing–Pembroke
All Ontario Municipalities

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel. 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. 416 585-7000



234-2026-3477

September 15, 2026

Dear Head of Council,

As we continue working together to protect Ontario workers and communities from President Trump's tariffs, I am writing to make clear our government's expectation that municipalities fully comply with Ontario's Buy Ontario policies and maximize the use of Ontario and Canadian goods and services in municipal procurement. In addition, we will be seeking to extend the Building Ontario Business Initiative (BOBI) to municipalities for good and services procurement.

American tariffs and anti-trade actions against Canadian imports are causing uncertainty for thousands of Ontario businesses and millions of Ontario workers. In response, Ontario has implemented strong procurement requirements that prioritize Ontario and Canadian goods and services in provincial and municipal procurement. These requirements ensure that every possible dollar of Ontario's more than \$30 billion in annual procurement, as well as our \$236 billion, 10-year infrastructure plan, supports Ontario and Canadian workers.

Ontario taxpayers expect municipalities to do the same. Ontario municipalities spend more than \$22 billion each year procuring goods and services. The Municipal Buy Ontario Procurement Directive requires municipalities, local boards and municipal services corporations to prioritize Ontario and Canadian products. In light of this latest round of tariffs and anti-trade actions against Canada, adherence to these requirements is not optional. It is an absolute must. Municipalities must use every available opportunity to prioritize Ontario and Canadian goods and services.

I appreciate that many municipalities are already taking steps to maximize their use of Ontario and Canadian content. Today, I am making clear your obligation, and that of your municipal leadership team, to closely review your supply chains, procurement practices and upcoming purchases to identify every opportunity to increase domestic procurement. This should include determining whether goods and services currently sourced from outside Canada can be replaced with Ontario or Canadian alternatives, including through the expanded application of BOBI.

Failure to comply with Buy Ontario requirements will force us to reconsider provincial funding made available to municipalities, in addition to other consequences under the Buy Ontario Act (Public Sector Procurement), 2025.

In the face of these unprecedented economic attacks against our province and country, we all have a responsibility to do everything within our control to protect our workers and communities. Following Buy Ontario procurement policies can make the difference for an Ontario company that might otherwise be forced to close its doors or lay off workers because of U.S. tariffs.

I welcome your continued partnership as we work together as a united Team Canada to stand up for our province and country and protect Ontario workers and families.

Your Chief Administrative Officer will also receive correspondence outlining our government's expectations that municipal administrations identify further opportunities to increase domestic procurement.

Sincerely,

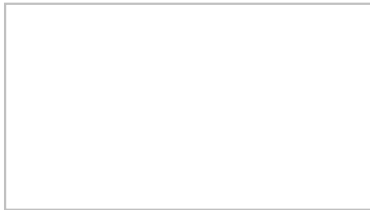
A handwritten signature in blue ink that reads "Robert J. Flack". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c: The Hon. Stephen Crawford, Minister of Public and Business Service Delivery and Procurement

Fw: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

From info <info@seguin.ca>
Date Wed 9/16/2026 10:54 AM
To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Katherine Lightbourn <katherine.lightbourn@gmail.com>
Sent: September 16, 2026 10:02 AM
To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>
Cc: Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info <info@seguin.ca>; todd.mccarthy@pc.ola.org <todd.mccarthy@pc.ola.org>; mike.harris@pc.ola.org <mike.harris@pc.ola.org>; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: Re: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

Hello Adam,

I hope this email finds you well.

Just following up on my previous email.

Kindly advise an update on this matter.

Thanks,

Katherine Lightbourn
774 Hwy 518

On Wed, Sep 9, 2026 at 9:09 AM Katherine Lightbourn <katherine.lightbourn@gmail.com> wrote:
Hello Adam,

Just wanted to follow up on my last email, kindly confirm received as well as if there are any updates.

Thanks,

Kat

On Tue, Sep 1, 2026 at 7:40 PM Katherine Lightbourn <katherine.lightbourn@gmail.com> wrote:
Hello Adam,

I hope this email finds you well.

We received communication from an OFTR representative that a proposal for the "new" trails would be circulated soon - this was emailed to us July 14th, 2026.

"The tentative timeline is to have the public notice period start Aug 1 for a period of 30 days. You and your neighbors on this list will receive the materials as soon as they are approved by the MNR."

Just wanted to see if there was a proposal that was sent out as we have not received one OR is there an updated timeline on this as we would like to be kept in the loop as to when we are able to submit our complaints as part of the public consultation period.

Also - please find attached picture we took of a five-lined skink, we have spotted one twice this year and are continuing to see them each year (last 3 years we have seen at least 1 around) - this would be about 80-90 meters from the proposed trail.

Thanks,

Katherine Lightbourn
774 Hwy 518

On Thu, May 7, 2026 at 9:13 AM Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca> wrote:
Good Morning Katherine Lightbourn,

The Ministry of Natural Resources (MNR) has not received an application from any proponent for occupational authority over the Crown lands associated with the trail proposal.

As noted previously, the area in question is designated as General Use Area. This means that anyone can use this area for recreation (e.g. hiking, camping, mountain bike riding, horse back riding, dirt bike riding, etc.) at any time.

Without any form of occupational authority, no party can restrict access to this Crown land or charge a fee to use the area for recreation.

Thank you for reaching out.

Sincerely,

Adam Wakefield

District Manager | Bracebridge-Minden-Parry Sound District
Ministry of Natural Resources | Ontario Public Service
[705-773-4236](tel:705-773-4236) | adam.wakefield@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing [accessible customer service](#), if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Katherine Lightbourn <katherine.lightbourn@gmail.com>

Sent: May 6, 2026 6:49 PM

To: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>

Cc: Lorbetskie, Jason (MNR) <Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info@seguin.ca; todd.mccarthy@pc.ola.org; mike.harris@pc.ola.org; annmacdiarmid@seguin.ca

Subject: Re: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Adam,

Thank you for your response and additional information regarding the OFTR Application.

It is understood that existing trails on Crown land are allowed to be used for recreational activities which include off road vehicles. A portion of the proposed trail is actively hiked, used by the local hunters and fishers, used as access for canoes/portage trips, and even campers from time to time.

One of our many concerns with the application is that the OFTR would be permitted to restrict access to the Crown land for the locals that have enjoyed and respected the trails for generations (for us, it is 4 generations). The trail also uses a portion of Hwy 772's access road - this presents right of way issues for the owner, as well as safety concerns of multiple vehicles using the trail at the same time, at different speeds, and potentially travelling towards each other. The OFTR states on their website that permits/trail passes are required to use their advertised trails - if Crown land is intended for use by all, they should not be allowed to set a precedent where the locals to the areas they manage trails can no longer enjoy said trails.

We are also aware that the OFTR are advertising two trails between McLean Lake and Martin Lake, one on the North of Hwy 518 and one to the South, under the guise that these trails are "established trails". We walked these trails over the weekend, and without them being marked with pink tape, we would not have been able to follow the intended (and advertised) trail. Both trails had evidence of a motorized bike going through them (we were told by our neighbour at Martin Lake that only 1 bike had gone through - someone from the OFTR confirming that the trails were clear and ready to be opened) - both trails had considerable damage to the ground, moss had been ripped up and rocks disturbed, as well as tree limbs that had been cleared. This

was just from 1 motorized bike going through - additional bikes would be even more detrimental to the "existing trails". They have not received a permit to use/advertise these trails - and have also erected a water crossing, which, per the links in your email, requires prior approval. Attached are pictures of parts of the "trails", showing the damage to the ground as well as the newly erected water crossing.

The OFTR application came as a big surprise to us as Seguin Council did not notify residents or allow a discussion on the proposal to be held prior to their approving the application to go to the MNR. We are aware that they have received numerous complaints of off road vehicles on the Seguin Trail (ripping up the trail / rutting it in muddy conditions), and their approval for the application to be submitted to the MNR is a bit shocking as it is clear from the locals that off road vehicles are considered a nuisance on the already established trail.

Kindly keep me well informed of the next steps to the application process, this email exchange can be used as opposition to the application during the formal public consultation phase.

Thank you for your time,

Katherine Lightbourn
[774 Hwy 518](#)

On Tue, May 5, 2026 at 3:41 PM Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca> wrote:

Good Afternoon Katherine Lightbourn,

Thank you for your correspondence and for taking the time to outline your concerns.

Ministry staff have attended the site as part of the ongoing review process. As you may be aware, all applications are assessed in accordance with the Ministry's legislated responsibilities under the Public Lands Act, the Environmental Assessment Act, and other applicable statutes and regulations. This review includes consideration of the proposed project footprint and associated activities, such as identifying any locations where water crossings may be required.

The area in question includes a number of historically established trails on Crown land. Under Ontario's Crown land use planning framework, this area is identified as General Use Area (G359), where recreational activities, including use of existing trails, are permitted. These permissions are defined through publicly available land use direction in the [Crown Land Use Policy Atlas](#) (CLUPA).

Accordingly, recreational use of existing trails is a permitted activity. Minor maintenance of established trails may also occur, as certain activities are exempt from work permit requirements under Ontario Regulation 239/13. Additional information on recreational use of Crown land is available on the Province's website - [Recreational activities on Crown land | ontario.ca](#)

The proposed works are being reviewed as a Category B undertaking under the MNR Class Environmental Assessment for Resource Stewardship and Facility Development Projects. This

process includes formal opportunities for public consultation. Notice and details regarding participation will be provided at the appropriate stage, once available.

Thanks for reaching out!

Sincerely,

Adam Wakefield

District Manager | Bracebridge-Minden-Parry Sound District

Ministry of Natural Resources | Ontario Public Service

[705-773-4236](tel:705-773-4236) | adam.wakefield@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing [accessible customer service](#), if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Katherine Lightbourn <katherine.lightbourn@gmail.com>

Sent: March 30, 2026 9:10 PM

To: todd.mccarthy@pc.ola.org; mike.harris@pc.ola.org; annmacdiarmid@seguin.ca

Cc: Wakefield, Adam (MNR) <Adam.Wakefield@ontario.ca>; Lorbetskie, Jason (MNR)

<Jason.Lorbetskie@ontario.ca>; Leduc, Leeanne (MNR) <Leeanne.Leduc@ontario.ca>; info@seguin.ca

Subject: IMPORTANT: Opposition to OFTR Trail Proposal - Hwy 518

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello All,

Please find attached letter and supplementary document for your review.

Kindly acknowledge receipt.

Thanks,

Katherine Lightbourn

[774 Hwy 518](#)

Fw: Township of Introducing Our New Partner: Peninsula Canada

From info <info@seguin.ca>

Date Thu 9/17/2026 8:37 AM

To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>

Sent: September 17, 2026 7:15 AM

To: info <info@seguin.ca>

Subject: Township of Introducing Our New Partner: Peninsula Canada

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Katherine Ritch

+1 705 716 4647

katherine.ritch@peninsula-ca.com



The Parry Sound Chamber of Commerce is excited to announce a new partnership with

Peninsula Canada, a global leader in HR and health & safety consulting. For over 40 years, Peninsula has supported small and medium-sized businesses worldwide, and today in Canada they serve more than 6,500 businesses with customized HR and health & safety solutions.

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 - **Contractor Management System Compliance:** dedicated support for subcontractors and vendors who must submit documents and statistics to pre-qualification partners such as ISN, Avetta, and ComplyWorks. Peninsula's experts will act as your administrator, upload required documents, and monitor compliance quarterly to ensure you maintain a satisfactory rating.

Through this partnership, members gain direct access to Peninsula's expertise, helping them strengthen HR practices, ensure compliance, and maintain safe, well-managed workplaces.

For more information or to book your complimentary consultation, please contact

Katherine Ritch at [705-716-4647](tel:705-716-4647) or email at katherine.ritch@peninsula-ca.com



Join the Chamber: Chamber Benefits

Fw: Township of You Are Invited

From info <info@seguin.ca>

Date Tue 9/22/2026 9:10 AM

To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>

Sent: September 22, 2026 7:01 AM

To: info <info@seguin.ca>

Subject: Township of You Are Invited



For remaining tickets and Unite For Good sponsorships please click [HERE](#)

Canada's **National Day of Truth and Reconciliation** is once again upon us, where we wanted to share with you and the District of West Parry Sound Muskoka once again an opportunity to be a part of something very special.

Rotary Revival has received tremendous support thus far and believe there are many more friends and ally's of Indigenous People throughout the region than many realize and respectfully wanted to extend an invitation once again to each Chamber of Commerce Member to consider supporting the **1st Annual Unite For Good Gathering** by standing with us as we work toward rebuilding bridges of friendship, respect, trust and a deeper understanding of our First Nation neighbours and Indigenous Peoples' across Canada, in a good way.

The Unite For Good Gathering is not a performance. It is a respectful invitation for non-native Canadian's and others to listen, and learn to better understand the living histories, culture and spirit of the Original People as shared solely through an Indigenous lens, in a kind way, the Anishinaabe way.

The Gathering will be an evening of Anishinaabek Knowledge Sharing, where First Peoples' traditional oral storytelling, cultural teachings, song, dance and drumming are shared through an Indigenous lens, in a kind way, where living teachings and shared stories carry ancestral truths, songs hold strength and the sound of the drum connects us all to the sacred heartbeat of Mother Earth.

We currently have **59 tickets remaining** for the **1st Annual Unite For Good Gathering**, along with **7 community sponsorship opportunities still available** where we hope that you will consider joining us as a "Friend and ally of Indigenous Peoples" by lending your support to this year's **1st Annual Unite For Good Gathering**, to be held at the Charles W. Stockey Centre for the Performing Arts on Wednesday, September 30, 2026, **Canada's National Day of Truth and Reconciliation**.

Sponsorship proceeds from the Unite For Good Gathering will help support youth across West Parry Sound, Muskoka, and Georgian Bay, including Indigenous youth singing, dance, and drumming opportunities, the Orange Summer Camp4Kids, 7Gens Swimming, the Rosseau Lake College Seven Generations Initiative and District of West Parry Sound Muskoka service clubs that also provide important community-first services.

We are aware and also know that "*RECONCILIATION*" can be a very, very touchy subject to address, however, reconciliation aimed at creating a better understanding of Indigenous Peoples' and their cultural ways of knowing in a kind way is also very much needed across Canada, where a genuine grassroot reconciliation effort needs to be made by non-indigenous Canadians and started somewhere in a respectful, genuine and meaningful way.

As Mayor Ann MacDiarmid of Seguin Township pointed out, "Seguin Township is pleased to be a sponsor of the first Rotary Unite for Good Gathering as an extension of our 2022 Memorandum of Understanding with the Wasauksing Nation. We welcome the opportunity to learn from the past and cooperate in building a shared future. In listening and learning we look forward to a future of inclusiveness and cooperation with all generations from all Nations"

NATIONAL DAY FOR TRUTH & RECONCILIATION

Unite For Good GATHERING

CULTURAL AWARENESS & EDUCATION

Shared in a Good Way: A Journey, The Land and Its People



Shared Through an Indigenous Lens

Chief R. Stacey LaForme (Ojima)

Missisaugas of the Credit

Chief Stan Beardy (Kanohti)

Mishkeegogamang First Nation

Chief Mark Bailey

Chippewas of Georgina Island

WEDNESDAY, SEPTEMBER 30, 2026

Charles W. Stockey Centre, Parry Sound, Ontario



uniteforgood.ca

Rotary Revival

Parry Sound



Rotary

District 7010



**For remaining tickets and
Unite For Good sponsorships
please click [HERE](#)**

CANADA'S NATIONAL DAY of TRUTH & RECONCILIATION



Unite For Good Gathering, September 30, 2026

Tim W. Clayden, Unite For Good Gathering Chairman

Rotary Revival Club of Parry Sound

tim.clayden@rotaryclubofparrysound.org

647 408 3036



Rotary
REVIVAL

www.uniteforgood.ca



Join the Chamber: Chamber Benefits

Fw: Township of Neighbours Helping Neighbours

From info <info@seguin.ca>

Date Thu 9/24/2026 8:50 AM

To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Parry Sound Area Chamber of Commerce <manager-psachamber.ca@shared1.ccsend.com>

Sent: September 24, 2026 7:15 AM

To: info <info@seguin.ca>

Subject: Township of Neighbours Helping Neighbours

Meet Care Coalition



This week's Business Spotlight is Care Coalition!

Neighbours Helping Neighbours

Parry Sound Care Coalition is a volunteer-led, community-based non-profit organization working to improve food security for individuals and families throughout West Parry Sound.

Formed in 2024, the Coalition brings three established community programs together under one umbrella — Food Relief Network, Summer Snack Bags, and Turkeys for Tummies. By coordinating these programs, the Coalition is able to share resources, reduce duplication, strengthen partnerships and respond more effectively to changing needs across the community.



Supporting Food Security in Our Community

Parry Sound Care Coalition provides practical and respectful support through several locally developed initiatives, including:

- Food Relief Network: continuing a food-sharing service that has supported the area for approximately 26 years
- Summer Snack Bags: providing multiple summer food distributions for local children and families
- Turkeys for Tummies: providing customized Thanksgiving meal hampers to approximately 100–125 families each year
 - Food drives and community donation campaigns
 - Volunteer opportunities and fundraising initiatives
- Partnerships with local referral organizations, businesses and service groups

At the heart of each program is a commitment to making food assistance accessible while ensuring individuals and families are treated with dignity and respect.



Powered by Community

The Coalition's work is made possible through local donors, volunteers, businesses, service organizations and community partners. Their collaborative approach allows several trusted programs to work together while continuing to serve the unique needs they were originally created to address.

That community support has already made a significant impact. The local Tim Hortons Holiday Smile Cookie campaign raised more than \$16,300 to be shared in support of the Coalition's work.

Parry Sound Care Coalition joined the Chamber to strengthen relationships within the local business community, create new partnerships and connect with organizations interested in helping build a more food-secure community.

Their website is coming soon, and community members are encouraged to follow their social media pages for upcoming food drives, donation needs, volunteer opportunities and program announcements!

Contact

Email: pscarecoalition@gmail.com

Phone: (705) 774-4114



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Township of Blandford-Blenheim

47 Wilmot Street South
Drumbo, Ontario N0J 1G0

Phone: 519-463-5347
Fax: 519-463-5881
Website: www.blandfordblenheim.ca

September 17th, 2026

To: Premier of Ontario
Doug Ford
Legislative Building, Queen's Park
Toronto, ON
M7A 1A1

Sent via email.

Re: Review of Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Dear Premier Ford,

Please be advised that at the Regular Meeting of Council held on Wednesday, September 16th, 2026, the Council of the Corporation of the Township of Blandford-Blenheim carried the following resolution:

Resolution No. 2026-09-16-08

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that the Corporation of the Township of Blandford-Blenheim receive the correspondence from Town of Ingersoll and Town of Blue Mountains regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions; and,

That Council support the resolution regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions; and further,

That the resolution be circulated to Ontario municipalities, Oxford MPP Ernie Hardeman, all relevant ministries, and the provincial government.

.Carried

If you have any questions regarding the resolution of Council, please contact the undersigned.

Sincerely,

Sarah Matheson

Sarah Matheson
Director of Corporate Services / Clerk
Township of Blandford-Blenheim
smatheson@blandfordblenheim.ca

cc: Ontario Municipalities
Hon. Rob Flack, Ontario Minister of Municipal Affairs and Housing
Ernie Hardeman, Member of Provincial Parliament for Oxford
Association of Municipalities of Ontario

August 13, 2026

Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Re: Town of Ingersoll Resolution - Review of OLT and Enhancing Deference to Municipal Planning Decisions

Dear Premier Ford,

Please be advised that at their regular meeting on August 10, 2026, Council of the Corporation of the Town of Ingersoll adopted the following resolution:

Resolution # 2026-230

Moved by Councillor Eus; seconded by Councillor Bowman

THAT the Council of the Corporation of the Town of Ingersoll receive the correspondence from the Town of the Blue Mountains regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions;

AND THAT Council support the resolution regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions;

AND THAT the resolution be forwarded to other municipalities in Ontario, Oxford MPP Ernie Hardeman, all relevant ministries, and the provincial government.

CARRIED

Please don't hesitate to contact me if you have any questions or concerns.

Kind regards,

Julie Clayton

Julie Clayton
Deputy Clerk

cc: Hon. Rob Flack, Ontario Minister of Municipal Affairs and Housing
Ernie Hardeman, Member of Provincial Parliament for Oxford
Association of Municipalities of Ontario (AMO)
All municipalities in Ontario



The Town of The Blue Mountains Council Meeting

Title: Kathryn Douglas, Supervisor, Legislative Services, Town of Whitby
Date: Monday, July 13, 2026
Time: 6:16 PM

Moved by: Councillor Hope
Seconded by: Councillor Porter

THAT Council of the Town of The Blue Mountains receives for information the June 25, 2026, correspondence from Kathryn Douglas, Supervisor, Legislative Services, Town of Whitby, and supports the June 22, 2026 Town of Whitby Council resolution regarding a Review of Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions;

AND THAT Council directs staff to circulate this resolution of support to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities (AMO) and all Ontario Municipalities for consideration and support

YES: 6

NO: 0

ABSENT: 1

The motion is Carried

YES: 6

Deputy Mayor Bordignon	Councillor Ardiel	Councillor Hope	Councillor Maxwell
Councillor McKinlay	Councillor Porter		

NO: 0

ABSENT: 1

Mayor Matrosovs

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;

Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;

Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing -
minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario -
amopresident@amo.on.ca
All Ontario Municipalities



PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.8031 F 905.834.5746

E charlotte.madden@portcolborne.ca

September 15, 2026

Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queens Park
Toronto, ON M7A 1A1

Dear Honourable Doug Ford:

Re: City of Port Colborne Supports the Town of Ingersoll regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions

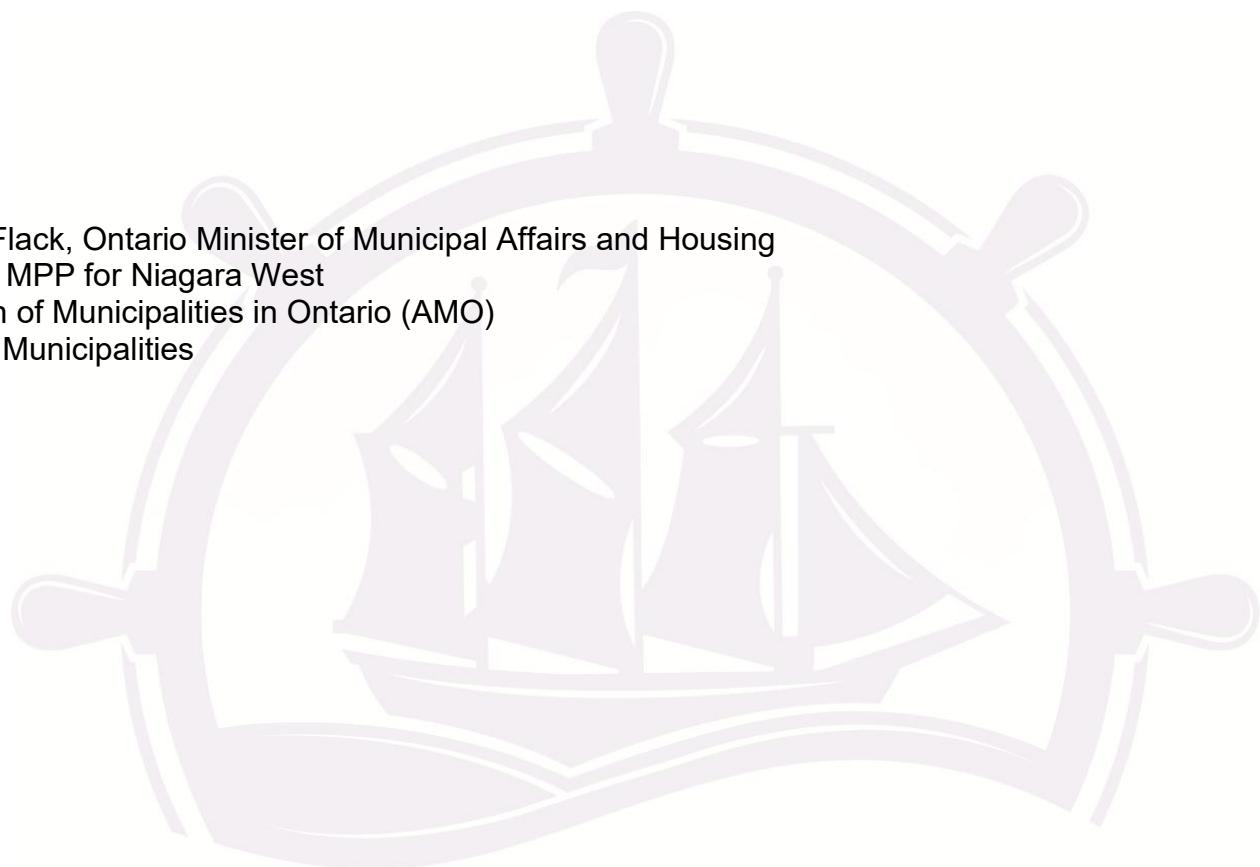
Please be advised that, at its meeting of September 8, 2026, the Council of The Corporation of the City of Port Colborne supported the resolution received from the Town of Ingersoll regarding a Review of OLT and Enhancing Deference to Municipal Planning Decisions.

The correspondence is attached for your consideration.

Sincerely,

Charlotte Madden
City Clerk

ec: Hon. Rob Flack, Ontario Minister of Municipal Affairs and Housing
Jeff Burch, MPP for Niagara West
Association of Municipalities in Ontario (AMO)
All Ontario Municipalities



August 13, 2026

Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Re: Town of Ingersoll Resolution - Review of OLT and Enhancing Deference to Municipal Planning Decisions

Dear Premier Ford,

Please be advised that at their regular meeting on August 10, 2026, Council of the Corporation of the Town of Ingersoll adopted the following resolution:

Resolution # 2026-230

Moved by Councillor Eus; seconded by Councillor Bowman

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AND THAT Council support the resolution regarding Review of OLT and Enhancing Deference to Municipal Planning Decisions;

AND THAT the resolution be forwarded to other municipalities in Ontario, Oxford MPP Ernie Hardeman, all relevant ministries, and the provincial government.

CARRIED

Please don't hesitate to contact me if you have any questions or concerns.

Kind regards,

Julie Clayton

Julie Clayton
Deputy Clerk

cc: Hon. Rob Flack, Ontario Minister of Municipal Affairs and Housing
Ernie Hardeman, Member of Provincial Parliament for Oxford
Association of Municipalities of Ontario (AMO)
All municipalities in Ontario



The Town of The Blue Mountains Council Meeting

Title: Kathryn Douglas, Supervisor, Legislative Services, Town of Whitby
Date: Monday, July 13, 2026
Time: 6:16 PM

Moved by: Councillor Hope
Seconded by: Councillor Porter

THAT Council of the Town of The Blue Mountains receives for information the June 25, 2026, correspondence from Kathryn Douglas, Supervisor, Legislative Services, Town of Whitby, and supports the June 22, 2026 Town of Whitby Council resolution regarding a Review of Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions;

AND THAT Council directs staff to circulate this resolution of support to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities (AMO) and all Ontario Municipalities for consideration and support

YES: 6

NO: 0

ABSENT: 1

The motion is Carried

YES: 6

Deputy Mayor Bordignon	Councillor Ardiel	Councillor Hope	Councillor Maxwell
Councillor McKinlay	Councillor Porter		

NO: 0

ABSENT: 1

Mayor Matrosovs

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

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Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
All Ontario Municipalities

September 18, 2026



Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Mr. Premier,

RE: Council motion passed September 15, 2026

Please be advised that on September 15, 2026, during a City Council meeting, Guelph City Council passed the following resolution in regard to a Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Moved By: Councillor Downer
Seconded By: Councillor Caton

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies.
2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans.
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned.
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process.
5. That staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Carried

Dylan McMahon, General Manager, City Clerk's
Office/City Clerk Corporate Services, **City Clerk's
Office**

T 519-822-1260 x 2811

E dylan.mcmahon@guelph.ca

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Copy:

Hon. Doug Ford, Premier of Ontario

Hon. Rob Flack, Minister of Municipal
Affairs and Housing

Mike Schreiner, MPP for Guelph

Association of Municipalities of
Ontario

Municipalities of Ontario



PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.8031 F 905.834.5746

E charlotte.madden@portcolborne.ca

September 15, 2026

Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queens Park
Toronto, ON M7A 1A1

Dear Honourable Doug Ford:

Re: City of Port Colborne Supports the Township of Armour regarding Support for Sustainable and Predictable Operating funding for Ontario's Public Libraries

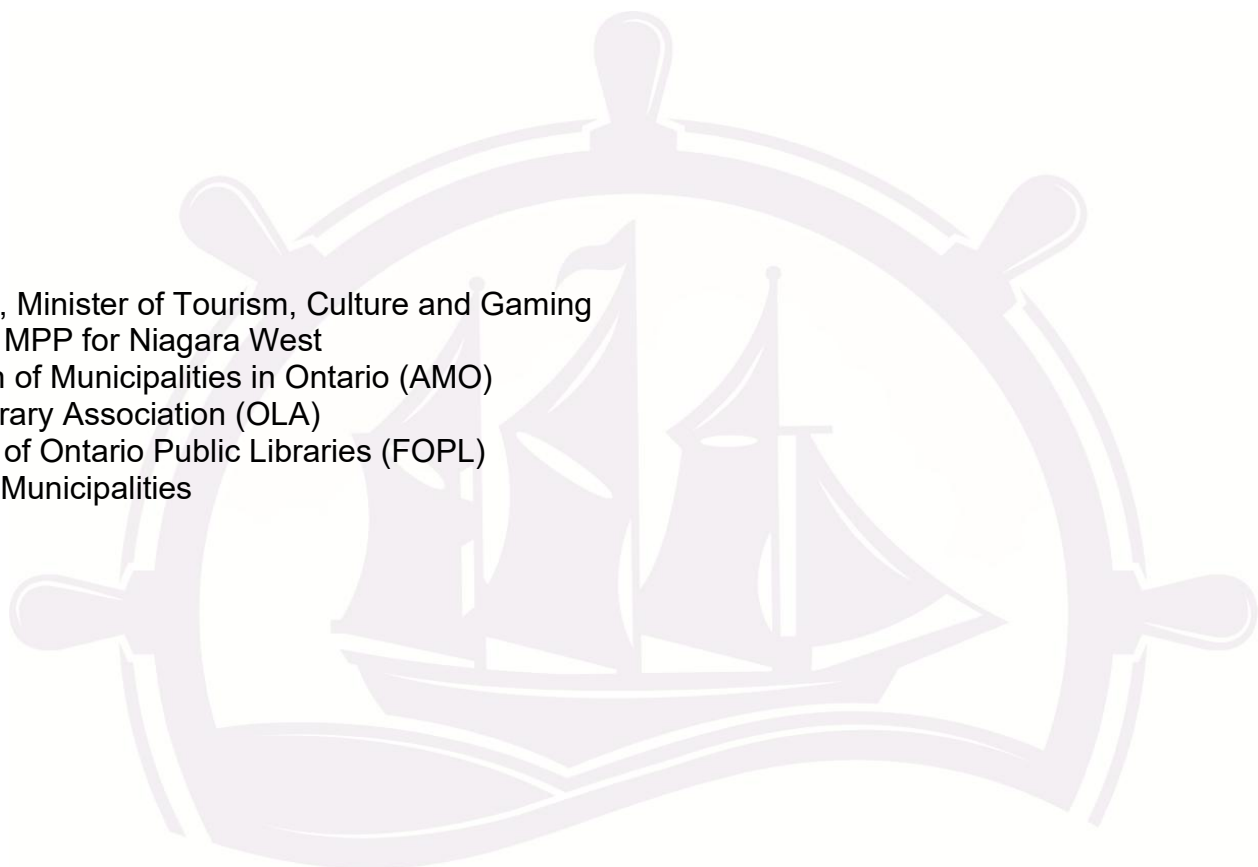
Please be advised that, at its meeting of September 8, 2026, the Council of The Corporation of the City of Port Colborne supported the resolution received from the Township of Armour regarding support for Sustainable and Predictable Operating funding for Ontario's Public Libraries.

The correspondence is attached for your consideration.

Sincerely,

Charlotte Madden
City Clerk

ec: Zee Hamid, Minister of Tourism, Culture and Gaming
Jeff Burch, MPP for Niagara West
Association of Municipalities in Ontario (AMO)
Ontario Library Association (OLA)
Federation of Ontario Public Libraries (FOPL)
All Ontario Municipalities





DISTRICT OF PARRY SOUND

56 ONTARIO STREET
PO BOX 533
BURK'S FALLS, ON
P0A 1C0

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: admin@armourtownship.ca

Website: www.armourtownship.ca

Date: August 11, 2026

Motion # 2026-236

WHEREAS public libraries provide essential services including literacy, education, technology access, employment resources, and community programming;

AND WHEREAS the Burk's Falls, Armour & Ryerson Union Public Library serves the residents of the Township of Armour and surrounding communities;

AND WHEREAS the provincial funding received by the Burk's Falls, Armour & Ryerson Union Public Library has remained at \$13,914 annually since 1990, despite significant increases in the cost of providing library services;

AND WHEREAS the Township of Armour's contribution to library services has increased from \$14,097.99 in 2001 to \$98,722 in 2026, placing an increasing financial burden on municipal taxpayers;

AND WHEREAS the Ontario Library Association and Federation of Ontario Public Libraries have called for increased and sustainable provincial funding for public libraries;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour petitions the Government of Ontario, through the Ministry of Tourism, Culture and Gaming, to substantially increase and provide sustainable, predictable operating funding for Ontario's public libraries;

AND BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to the Premier of Ontario, the Minister of Tourism, Culture and Gaming, the local Member of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Ontario Library Association (OLA), and the Federation of Ontario Public Libraries (FOPL) for their support and advocacy;

AND BE IT FURTHER RESOLVED THAT this resolution be circulated to municipalities across Ontario for their consideration and support.

Moved by:

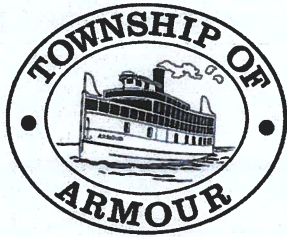
Blakelock, Rod	☐
Brandt, Jerry	☐
Haggart-Davis, Dorothy	☒
Ward, Rod	☐
Whitwell, Wendy	☐

Seconded by:

Blakelock, Rod	☐
Brandt, Jerry	☒
Haggart-Davis, Dorothy	☐
Ward, Rod	☐
Whitwell, Wendy	☐

Carried / Defeated

Declaration of Pecuniary Interest by:



DISTRICT OF PARRY SOUND

56 ONTARIO STREET
PO BOX 533
BURK'S FALLS, ON
P0A 1C0

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: admin@armourtownship.ca

Website: www.armourtownship.ca

Date: **August 11, 2026**

Recorded vote requested by:

Recorded Vote:

Blakelock, Rod

Brandt, Jerry

Haggart-Davis, Dorothy

Ward, Rod

Whitwell, Wendy

For

☐☐☐☐☐

Opposed

☐☐☐☐☐

**Township of Southgate
Administration Office**

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

September 17, 2026

**Re: Support - Town of Parry Sound – Request for Province to Establish
Regulatory Framework for E-Scooters**

Please be advised that at its regular meeting held on September 16, 2026, Council of the Corporation of the Township of Southgate approved the following:

No. 2026-346

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Southgate Council receive for information the correspondence from the Town of Parry Sound regarding the establishment of a regularly framework to govern e-scooters; and

That a copy of this resolution be circulated to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Premier of Ontario, Doug Ford, the Minister of Transportation, Prabmeet Singh Sarkaria, Bruce-Grey Owen Sound MPP Paul Vickers, and Ontario municipalities.

Carried

If you have any questions, please contact our office at (519) 923-2110, ext 233.

Sincerely,

Holly Malynyk, Deputy Clerk
Township of Southgate

Encl: Town of Parry Sound – Request Province Establish Regulatory Framework for E-scooters

CC:

AMO

ROMA

Hon. Doug Ford, Premier of Ontario

Hon. Steven MacKinnon, The Minister of Transportation

Prabmeet Singh Sarkaria, MPP, Parry Sound-Muskoka

Paul Vickers, MPP, Bruce-Grey-Owen Sound

All 444 Municipalities in Ontario



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 –

DIVISION LIST

YES NO

DATE: September 1, 2026

Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

MOVED BY:

SECONDED BY:

CARRIED: ☒ DEFEATED: ☐ Postponed to: _____

WHEREAS electric kick-style scooters (e-scooters) have become an increasingly popular and affordable form of transportation in Parry Sound and across Ontario; and

WHEREAS e-scooters can provide an accessible, low-emission transportation option and help address transportation needs in communities such as Parry Sound that do not have conventional public transit; and

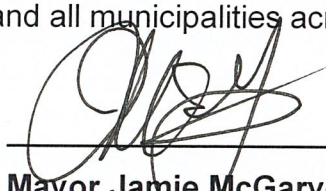
WHEREAS Ontario's current e-scooter pilot program places responsibility on individual municipalities to determine how e-scooters may operate locally, creating administrative and enforcement challenges, particularly for smaller municipalities with limited resources; and

WHEREAS the continued use of a pilot framework has resulted in uncertainty and inconsistent approaches to e-scooter regulation across the Province.

THEREFORE BE IT RESOLVED that the Council of the Town of Parry Sound requests that the Province of Ontario establish a province-wide regulatory framework for e-scooters that recognizes their unique operating characteristics, maintains appropriate safety standards, and provides municipalities with authority to address local needs; and

FURTHER BE IT RESOLVED that the Town of Parry Sound requests the support of the Association of Municipalities of Ontario (AMO) and the Rural Ontario Municipal Association (ROMA) in advocating for a framework that reduces unnecessary administrative and enforcement burdens on local municipalities; and

FINALLY BE IT RESOLVED that a copy of this resolution be circulated to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Premier of Ontario, Doug Ford, the Minister of Transportation, Prabmeet Singh Sarkaria, Parry Sound-Muskoka MPP, Graydon Smith, and all municipalities across Ontario.


Mayor Jamie McGarvey

September 15, 2026

The Honourable Doug Ford
Premier of Ontario
Via Email: premier@ontario.ca

The Honourable Prabmeet Singh Sarkaria,
Minister of Transportation
minister.mto@ontario.ca

Re: Establish Regulatory Framework for e-Scooters

Please be advised the Council of the Municipality of Chatham-Kent, at its regular meeting held on September 14, 2026 supported the following resolution from the Town of Parry Sound regarding the above noted matter;

WHEREAS electric kick-style scooters (e-scooters) have become an increasingly popular and affordable form of transportation in Chatham-Kent and across Ontario; and

WHEREAS e-scooters can provide an accessible, low-emission transportation option and help address transportation needs in communities such as Chatham-Kent that do not have conventional public transit; and

WHEREAS Ontario's current e-scooter pilot program places responsibility on individual municipalities to determine how e-scooters may operate locally, creating administrative and enforcement challenges, particularly for smaller municipalities with limited resources; and

WHEREAS the continued use of a pilot framework has resulted in uncertainty and inconsistent approaches to e-scooter regulation across the Province.

THEREFORE BE IT RESOLVED that the Council of the Municipality of Chatham-Kent requests that the Province of Ontario establish a province-wide regulatory framework for e-scooters that recognizes their unique operating characteristics, maintains appropriate safety standards, and provides municipalities with authority to address local needs; and

FURTHER BE IT RESOLVED that the Municipality of Chatham-Kent requests the support of the Association of Municipalities of Ontario (AMO) and the Rural Ontario Municipal Association (ROMA) in advocating for a framework that reduces unnecessary administrative and enforcement burdens on local municipalities; and

FI NALLY BE IT RESOLVED that a copy of this resolution be circulated to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Premier of Ontario, Doug Ford, the Minister of Transportation, Prabmeet Singh Sarkaria, Local MPPs, and all municipalities across Ontario.

Sincerely,

Judy Shantz

Digitally signed by Judy
Shantz
Date: 2026.09.16
10:46:38 -04'00'

Judy Shantz, CMO
Director Municipal Governance/Clerk

C
Association of Municipalities of Ontario (AMO)
Rural Ontario Municipal Association (ROMA)
Local MPPs
Ontario Municipalities

**Township of Southgate
Administration Office**

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

September 17, 2026

**Re: Support for Doubling of the Ontario Community Infrastructure Fund
Beyond 2026**

Please be advised that at its regular meeting held on September 16, 2026, Council of the Corporation of the Township of Southgate approved the following:

No. 2026-344

Moved By Councillor Shipston

Seconded By Deputy Mayor Dobreen

Be it resolved that Staff Report CAO2026-022 be received for information; and

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 Township of Southgate 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

If you have any questions, please contact our office at (519) 923-2110, ext 233.

Sincerely,

A handwritten signature in black ink, appearing to read "H Malynyk". The signature is fluid and cursive, with the first letter "H" being large and stylized.

Holly Malynyk, Deputy Clerk
Township of Southgate

Encl: MFOA Letter to the Ministry of Infrastructure requesting the doubling of the Ontario Community Infrastructure Fund (OCIF) be made permanent

CC:

Hon. Todd McCarthy, Acting Minister of Infrastructure
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. Peter Bethlenfalvy, Minister of Finance
All 444 Municipalities in Ontario

Hon. Todd McCarthy
Acting Minister of Infrastructure
5th Floor
777 Bay St.
Toronto, ON M7A 2J3

June 25, 2026

Dear Minister McCarthy,

RE: Making permanent the doubling of the Ontario Community Infrastructure Fund (OCIF) that is scheduled to end after the 2026 allocation

I am writing on behalf of the Municipal Finance Officers' Association of Ontario, and the municipalities it serves, to request that the Government of Ontario make permanent the five-year doubling of the Ontario Community Infrastructure Fund (OCIF) from \$200 million/year to \$400 million/year in advance of the 2027 OCIF allocation calculations.

The Municipal Finance Officers' Association of Ontario (MFOA) is the professional association of municipal finance officers with more than 2,300 individual members. We represent individuals who are responsible for handling the financial affairs of municipalities and who are key advisors to councils. MFOA is a strong advocate for best practices that encourage long-term fiscal sustainability, including long-term financial planning and asset management planning.

In recent years, governments at all levels have reoriented their priorities to address the ongoing housing crisis, with heightened attention on growth-related infrastructure and increasing housing production. Application-based or incentive-based funding programs for municipalities have placed greater emphasis on growth-related or housing-enabling capital projects (e.g., Development Charge Reduction Program, Building Communities Strong Fund – Community Stream, Municipal Housing Infrastructure Program, Building Faster Fund). OCIF remains one of the few federal or provincial funding programs where the focus remains primarily on the preservation and renewal of existing infrastructure to maintain or improve municipal service levels.

With support from the Government of Ontario and MFOA, municipalities have made significant improvements to their municipal asset management plans and programs. The Government of Ontario introduced O. Reg 588/17 (Asset Management Planning for Municipal Infrastructure) in late 2017, which provided a standard framework for infrastructure planning. To support the transition to O. Reg. 588/17, MFOA has partnered with the Government of Ontario on many asset management initiatives, including guides, workshops, direct consulting support and other resources. As a result of these and significant municipal efforts, most municipalities in Ontario have an asset management inventory that identifies their infrastructure assets, including conditions, replacement costs and renewal schedules of those assets.

By leveraging municipal asset management plans in 2020, the Financial Accountability Office of Ontario estimated the state-of-good-repair backlog to be \$52.1 billion for core municipal infrastructure. That is an estimated cost of restoring such infrastructure to a 'good' condition. The report notably focused primarily on core assets and thus likely understated the full extent of the backlog. Addressing this should not be a priority that falls by the wayside due to an increased focus on growth-related capital projects by other funding programs. OCIF's flexible design provides municipalities with the opportunity to fund asset management staff, which can improve data and analysis quality, and it provides a critical means by which municipalities address the infrastructure funding challenges identified in their asset management plans.

In 2021, the Government of Ontario doubled OCIF for a five-year period. Minister Surma, in announcing that initiative, commented that the Government of Ontario was "providing stability and predictability to small, rural and northern communities as they repair, upgrade and modernize their critical infrastructure so that they are safer, healthier and more reliable for all." And Minister Bethlenfalvy said that "by nearly doubling our investment in the Ontario Community Infrastructure Fund, our government is supporting public safety, job creation and economic growth." In the current climate of geopolitical uncertainty, tariffs and the resulting economic shocks and instability, the need to provide municipalities predictability and to preserve and enhance the economic activity and benefits provided by well-supported and well-maintained municipal infrastructure is as imperative as it was in 2021.

We have also heard from our members on this matter. Municipalities outside of high-growth regions have expressed concern about the diminishing level of grant funding opportunities for municipalities trying to preserve the economic value of their existing infrastructure. Additionally, while growing municipalities have made significant efforts to emplace new, housing-enabling infrastructure, which has been rewarded through the Building Faster Fund, many of their state-of-good-repair capital plans remain underfunded. To maximize the economic potential of federal and provincial investment in infrastructure, all orders of government must work together to preserve service levels and the public value of existing infrastructure, and permanently doubling OCIF to \$400 million/year will especially help small and rural municipalities preserve that economic foundation throughout Ontario.

By adopting a Team Ontario approach during recent and ongoing economic challenges, we have seen how significant progress can be made when municipalities and the provincial government work together to achieve a common goal. Should you wish to follow up on this letter, please contact MFOA Executive Director, Donna Herridge (donna@mfoa.on.ca).

Sincerely,



Dr. Adam Found, Ph.D., PLE
President and Chair

cc. Hon. Rob Flack, Minister of Municipal Affairs and Housing
cc. Hon. Peter Bethlenfalvy, Minister of Finance

Fw: Hydro One Sudbury-Barrie Transmission Line Opposition to Rankin Lake vicinity

From info <info@seguin.ca>

Date Fri 9/18/2026 4:23 PM

To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Marg McCarthy <marg@mccarthyrealty.ca>

Sent: September 18, 2026 4:13 PM

To: info <info@seguin.ca>

Subject: Fwd: Hydro One Sudbury-Barrie Transmission Line Opposition to Rankin Lake vicinity

You don't often get email from marg@mccarthyrealty.ca. [Learn why this is important](#)
copy of email sent out

Please Call or email to discuss further.

Take Good Care, Be Well.

Thanks and Best Regards,
Marg McCarthy
Broker of Record
Marg McCarthy Professional Real Estate Services Inc.
[519-216-1756](tel:519-216-1756)marg@mccarthyrealty.ca



MCCARTHY REALTY
BROKERAGE
MCCARTHYREALTY.CA

MARG MCCARTHY
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110 Centennial Road, Shelburne, ON L9V 2Z4
40 Main St. W, Duridale, ON N0C 1B0

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

From: **Ann MacDiarmid** <annmacdiarmid@seguin.ca>

Date: Thu, Sep 17, 2026, 5:19 p.m.

Subject: Re: Hydro One Sudbury-Barrie Transmission Line Opposition to Rankin Lake vicinity

To: Marg McCarthy <marg@mccarthyrealty.ca>

Thank you for reaching out. I understand your anxiety and will do everything we can to influence Hydro One. I would like this and all of your correspondence to become part of the official township correspondence. In order to do so, please make sure that you always send a copy to info@seguin.ca.

Ann



Ann MacDiarmid

Mayor

Seguin Township

(705) 732-4300

annmacdiarmid@seguin.ca

From: Marg McCarthy <marg@mccarthyrealty.ca>

Sent: Thursday, 17 September 2026 14:33:42

To: community.relations@hydroone.com <community.relations@hydroone.com>

Cc: Rankin Lake <rlpoa89@gmail.com>; Steve McCarthy <stevemccarthy1758@gmail.com>; Ken Adams <kenadams@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>

Subject: Hydro One Sudbury-Barrie Transmission Line Opposition to Rankin Lake vicinity

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

Date: September 17, 2026

To: Hydro One and the Sudbury-Barrie Transmission Line Project Team

From: Margaret and Steven McCarthy

We are writing as a residents and property owners on Rankin Lake in the Township of Seguin regarding the proposed Sudbury-Barrie Transmission Line. We have a four-season home at [10 Fox Cres Seguin on](#) Beautiful Rankin Lake. We have invested alot of time and effort to create a beautiful spot for our family to enjoy the natural aspects of lakeside living. Our Three Generations are planning a long and peaceful life here.

We have major issues with the discussions on perhaps our beautiful lake and surrounding area being a part of hydro corridor.

We had been located on Little Otter Lake for many years and sold to get away from the expanding corridor, which had decreased our property value.

Having that happen again is a tragedy. We are not getting any younger.

This area is so beautiful and important that it will not be good if you put the corridor through our Lake view or area.

I recognize the need for additional electricity transmission capacity in Ontario. However, I am strongly opposed to any route that would cross Rankin Lake, pass in close proximity to the lake, or place transmission towers, conductors or a cleared transmission corridor within its viewshed.

I respectfully request that Hydro One identify Rankin Lake and its immediate surroundings as an area to be avoided in route development and evaluation.

My concerns relate directly to Hydro One's stated route-selection criteria, particularly the natural environment and the socio-economic environment.

From reports this is more reasoning not to do the corridor near or around Rankin Lake

Natural Environment

Rankin Lake is an environmentally sensitive waterbody with documented water-quality concerns.

The Township of Seguin has designated Rankin Lake as both "Over Threshold" and "High Sensitivity" for phosphorus loading and as being at capacity for new lot development, reflecting the lake's existing environmental constraints.

More recent (Aug. 2025) monitoring undertaken for the Township by Hutchinson Environmental Sciences Ltd. identified a bottom-water phosphorus concentration of 60.9 µg/L and deep-water dissolved oxygen of only 0.35 mg/L in Rankin Lake. Hutchinson characterized the bottom-water phosphorus result as a marked increase and concluded that the findings suggest internal phosphorus loading is likely contributing phosphorus to the lake.

These results are significant. Dissolved oxygen concentrations below approximately 2.0 mg/L in deep water are associated with conditions that can promote internal phosphorus loading and can also reduce suitable fish habitat and adversely affect aquatic life. Under very low-oxygen conditions, phosphorus stored in lake-bottom sediments can be released into the water column, increasing nutrient availability and potentially contributing to excessive algal growth, including potentially harmful blue-green algae blooms, when other conditions are favourable.

Taken together, Rankin Lake's Over Threshold and High Sensitivity classifications, new lot development-capacity designation, elevated bottom-water phosphorus and extremely low deep-water dissolved oxygen demonstrate an already vulnerable aquatic system.

Construction and long-term maintenance of a major transmission corridor could introduce additional environmental stress through vegetation clearing, soil disturbance, heavy equipment, access roads, altered drainage, erosion, sediment movement, nutrient loading, runoff and ongoing vegetation management.

Assessment of these potential impacts should not be limited to the lake or its immediate shoreline. The Rankin Lake watershed, including tributaries, wetlands, drainage pathways and lands from which construction-related sediment or runoff could ultimately reach the lake, should also be considered in

evaluating route alternatives.

For a lake already demonstrating significant water-quality vulnerability, activities that could further degrade water quality should be avoided. Routing alternatives that do not introduce these additional risks should therefore be given clear preference.

Socio-Economic Impact

A transmission corridor crossing or visible from Rankin Lake would also create a significant and permanent socio-economic impact.

Rankin Lake consists predominantly of family-owned recreational properties, many of which are modest, three-season cottages. For many families, these properties represent a substantial financial and personal investment.

The lake is also a public recreational resource, with an actively used Township of Seguin public beach providing waterfront access for boating and water activities. Rankin Lake's natural setting — open water views, forested shorelines and tranquillity — is therefore valued not only by surrounding property owners, but also by the broader community. Large transmission towers, conductors and a cleared right-of-way visible from the lake would permanently alter that character and could adversely affect property values, recreational use and enjoyment. While construction impacts may be temporary, the visual impact of a major transmission corridor would be permanent.

The importance of maintaining this natural waterfront character is also reflected in the Township of Seguin's Official Plan, which identifies preservation of waterfront visual qualities and natural shoreline character as important planning objectives and provides that the natural shoreline landscape should dominate over human-made features. A major 500-kV transmission corridor visible from Rankin Lake would be inconsistent with the natural landscape character these policies seek to preserve.

Hydro One's assessment should therefore consider impacts on the broader Rankin Lake viewshed and recreational setting, not only direct property crossings.

Route Selection

I recognize that Hydro One must balance natural-environment, socio-economic, Indigenous, technical and cost considerations in selecting a preferred route. Rankin Lake nevertheless presents a strong case for avoidance under those criteria.

My Request

I respectfully request that Hydro One:

Exclude from consideration any route that crosses Rankin Lake;

Avoid routes sufficiently close to Rankin Lake that construction or long-term maintenance could adversely affect its water quality, watershed or surrounding environment;

Provide sufficient separation so that transmission towers, conductors and cleared rights-of-way are not visible from Rankin Lake or surrounding waterfront properties;

Give significant weight to Rankin Lake's documented environmental vulnerability, including its Over Threshold and High Sensitivity classifications, its designation as being at capacity for new lot

development, and the Hutchinson Environmental Sciences Ltd. water-quality findings; Give significant weight to Rankin Lake's recreational and natural landscape value, including the public beach on Rankin Lake and the Township of Seguin's policies respecting waterfront visual quality and natural shoreline character.

I ask that these concerns be formally considered in the environmental assessment and route-evaluation process. Given Rankin Lake's documented environmental sensitivity, recreational importance and natural shoreline character, I believe there is a compelling case to avoid routing the line across or immediately surrounding the lake.

Best regards,

Steven and Margaret McCarthy

[10 Fox Cres, Seguin, ON](#)

[519-216-1756](#)

marg@mccarthyrealty.ca

stevemccarthy1758@gmail.com

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Know a Sales Rep. or Broker Who Should Be On Our Team? Get Them to [Click THIS LINK](#) Now!

September 22, 2026

Honourable Doug Ford
Premier of Ontario

Delivered via email: premier@ontario.ca

Re: Vacant Commercial Storefront Tax

Dear Premier Ford,

Please be advised that at their Regular Meeting on September 16, 2026, Council of the Town of Aylmer adopted the following resolution:

Resolution No. 200-26

Moved by Councillor Desrosiers and seconded by Councillor Rauhe:

That the Council of the Corporation of the Town of Aylmer receive the correspondence from the Town of Ingersoll, Town of Plympton-Wyoming, and Prince Edward County regarding Vacant Commercial Storefront Tax; and,

That Council support the resolution regarding Vacant Commercial Storefront Tax; and,

That the resolution be forwarded to other municipalities in Ontario, Elgin-Middlesex-London MPP and Minister of Municipal Affairs and Housing, Hon. Rob Flack, all relevant ministries and the provincial government.

CARRIED

Regards,

Owen Jaggard
Director of Legislative Services/Clerk

Cc: Hon. Rob Flack, Ontario Minister of Municipal Affairs and Housing
Andrew Lawton, Member of Parliament for Elgin-St. Thomas-London South
Association of Municipalities of Ontario (AMO)
All municipalities in Ontario

May 18, 2026

Please be advised that during the regular Council meeting of May 12, 2026 the following resolution regarding exploring the feasibility of a Vacant Commercial Storefront Tax was carried.

RESOLUTION NO. 2026-207

DATE: May 12, 2026

MOVED BY: Councillor Braney

SECONDED BY: Councillor Engelsdorfer

WHEREAS the vitality of Prince Edward County's main streets is essential to the economic, social, and cultural health of our community;

WHEREAS there are numerous long-term vacant commercial storefronts, which detracts from the character of the community, reduces pedestrian traffic, discourages business investment, and negatively impacts the viability of surrounding small businesses;

WHEREAS the current Municipal Act, 2001 does not provide municipalities with the explicit legal authority to implement a "Vacant Commercial Storefront Tax," although other jurisdictions are actively advocating for such tools to address similar challenges;

NOW THEREFORE BE IT RESOLVED THAT The Council of the Corporation of the County of Prince Edward:

1. **THAT** staff be directed to report back to Council on the feasibility of implementing a Vacant Commercial Storefront Tax, including an analysis of the necessary provincial legislative changes required, recommendations for stakeholder consultation, and to concurrently explore potential enforceable mechanisms available under current legislation;
2. **THAT** the Council of the Corporation of the County of Prince Edward hereby requests that the Government of Ontario amend the Municipal Act, 2001 to grant Ontario municipalities the permissive authority to implement a "Vacant Commercial Storefront Tax" or similar levy to encourage the productive use of long-term vacant retail properties;
3. **THAT** this resolution be forwarded to the Minister of Municipal Affairs and Housing, the Premier of Ontario, and the Member of Provincial Parliament representing the Corporation of the County of Prince Edward for their immediate consideration; and

4. **THAT** this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Braney, Councillor Engelsdorfer



September 22, 2026

Via Email

The Honourable Sylvia Jones, Minister of Health, Province of Ontario
The Honourable Marjorie Michel, Minister of Health, Government of Canada
The Honourable Jill Dunlop, Minister of Emergency Preparedness and Response and
MPP for Simcoe North
Adam Chambers, MP for Simcoe North

**Re: Support for Continued Research, Clinical Guidance, and Access to Care for
Individuals Experiencing Persistent Lyme-Related Illness**

At its meeting held on September 14, 2026, the Council of the Township of Ramara adopted the following resolution regarding persistent Lyme-related illness and access to care. Council respectfully requests your consideration and support of this resolution.

Resolution Number CR.221.2026

Moved by Jennifer Fisher

Seconded by Joe Gough

WHEREAS Lyme disease is a growing public health concern in Ontario and across Canada due to the expanding range of tick populations and increasing incidence of tick-borne illnesses;

AND WHEREAS early diagnosis and treatment of Lyme disease are essential to reducing the risk of long-term health complications;

AND WHEREAS some individuals continue to experience persistent, debilitating symptoms following recommended treatment for Lyme disease, significantly affecting their quality of life, ability to work, and overall well-being;

AND WHEREAS Lyme disease is recognized and insured under the Ontario Health Insurance Plan (OHIP), but Canada has not adopted a nationally accepted clinical definition of "chronic Lyme disease," and current Canadian clinical guidance instead recognizes Post-Treatment Lyme Disease Syndrome (PTLDS);

AND WHEREAS the absence of a nationally accepted definition for persistent Lyme-related illness may contribute to inconsistencies in diagnosis, treatment options, physician education, access to care, and publicly funded services for affected patients;

AND WHEREAS municipalities have an interest in advocating for equitable access to healthcare services that improve the health and well-being of their residents;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Ramara calls upon the Province of Ontario and the Government of Canada to collaborate with medical experts, researchers, healthcare providers, and patient representatives to:

- Continue research into persistent symptoms following Lyme disease and emerging evidence related to long-term outcomes;
- Review existing clinical guidance as new scientific evidence becomes available;
- Enhance physician education and awareness regarding the diagnosis and management of patients experiencing persistent Lyme-related symptoms;
- Improve access to multidisciplinary assessment and care for individuals experiencing ongoing symptoms following Lyme disease; and
- Review current funding policies and access to medically necessary diagnostics and treatments, where supported by emerging evidence and best clinical practice;

BE IT FURTHER RESOLVED THAT Council requests the Province of Ontario advocate to the Government of Canada for continued national leadership in developing evidence-informed guidance on persistent Lyme-related illness;

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to request support from:

- Sylvia Jones, Minister of Health, Province of Ontario;
- Marjorie Michel, Minister of Health, Government of Canada;
- Public Health Agency of Canada;
- Association of Municipalities of Ontario;
- Rural Ontario Municipal Association;
- Jill Dunlop, Minister of Emergency Preparedness and Response and MPP for Simcoe North;
- Adam Chambers, MP for Simcoe North; and
- All Ontario municipalities.

CARRIED.

The Township of Ramara respectfully requests your support for this resolution.

Thank you for your consideration of this matter.

Respectfully submitted,

Nate Harrington
Assistant Clerk

Cc. Public Health Agency of Canada
Association of Municipalities of Ontario (AMO)
Rural Ontario Municipal Association (ROMA)

Bcc. All Ontario Municipalities

Fw: Don't Miss The Discussion on October 7th; The Future of Your Watershed is Too Important!

From info <info@seguin.ca>

Date Wed 9/23/2026 2:29 PM

To Donna McLeod <dmcleod@seguin.ca>



Township of Seguin
(705) 732-4300

From: Muskoka Watershed Council <info@muskokawatershed.org>

Sent: September 23, 2026 2:02 PM

To: info <info@seguin.ca>

Subject: Don't Miss The Discussion on October 7th; The Future of Your Watershed is Too Important!

[View this email in your browser](#)



Muskoka
WATERSHED COUNCIL

**Join us on October 7th for a discussion about the state and
the future of Muskoka's watersheds.**



LEARN. CONNECT. INSPIRE CHANGE.

MUSKOKA RIVER WATERSHED AT RISK:
WHAT'S BEING DONE AND WHAT COMES NEXT

FREE EVENT – REGISTER TODAY!

WEDNESDAY OCTOBER 7 | 6:30 – 9:00 PM

HOST



Muskoka
WATERSHED COUNCIL

VENUE



Muskoka
WATERSHED COUNCIL

What happens to Muskoka if development outpaces the watershed's ability to handle it?

That's the question on the table October 7th. MWC Board members Peter Sale and Kevin Trimble break down the climate, land-use, and development pressures actually hitting our water right now, and what's being done in response.

Date: Wednesday, October 7th

Time: 6:30 PM – 9:00 PM

Location: Muskoka Discovery Centre, Gravenhurst, ON

Thank you to the Muskoka Discovery Centre for providing such a beautiful setting for us to host this important event. We truly appreciate your support and hospitality.

[Register Now](#)

**This stunning work of art, generously donated by Andrea Ross,
could be on your wall in time for the holidays!**

This gorgeous landscape oil painting will be on display at our October event.



The Muskoka Watershed Council is very grateful for Andrea's contribution and her support. Her art captures the beauty that we all wish to protect for generations to come.

Andrea Ross is a Canadian landscape painter who lives in Muskoka on Skeleton Lake. She holds a Fine Art degree from the University of Guelph and has over 40 years drawing and painting experience. She has spent the last 25 years focusing on oil landscapes depicting the Muskoka, Algonquin and Georgian Bay wilderness. Her medium of choice is traditional oil though she has many years experience with the pastel medium. Her paintings are colourful impressions of shorelines, water, rocks and trees and deal mainly with the visual structure of the Canadian landscape and the intrigue of shape, colour and effects of light. Her gallery of work can be found [here](#).

Enter To Win

Find contest rules and regulations when you enter. Winner will be annouced November 17th, 2026.

MEET THE SPEAKERS



PETER SALE

BOARD OF DIRECTORS, MUSKOKA WATERSHED COUNCIL
FROM CORAL REEFS TO CANADIAN FRESHWATER. A
DISTINGUISHED GLOBAL SCIENTIST NOW FOCUSING HIS
EXPERTISE SQUARELY ON PROTECTING MUSKOKA.



KEVIN TRIMBLE

BOARD OF DIRECTORS, MUSKOKA WATERSHED COUNCIL
AN ECOLOGICAL CONSULTANT WITH 25+ YEARS OF
EXPERIENCE IN WATER RESTORATION, HE IS PROFESSIONALLY
AND PERSONALLY DEDICATED TO WATERSHED PROTECTION.





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**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY**

Council Meeting

Date: Monday September 14, 2026

Resolution No. 9

MOVED BY: Jeff Manley

SECONDED BY: Michael Madden

Whereas the Provincial government has shown interest and allocated financial resources to certain municipalities to implement alternative measures to photo radar, reaffirming its ongoing commitment to addressing public safety issues;

Whereas the commitment currently applies only to municipalities utilizing photo radar as a deterrent;

And Whereas such funding support would assist municipalities with limited financial resources in protecting their citizens - especially seniors and school-aged children;

Now Therefore, be It Resolved that Council of the Township of The Township of North Glengarry hereby support the Huronia West O.P.P. Detachment Board in their request for the Province of Ontario to expand their stated interest and financial commitment to include all municipalities in Ontario, adopting a province-wide approach to public safety and thereby ensuring the well-being of all Ontarians;

And That this resolution be sent to the following: Premier Doug Ford . Minister of Transportation. Minister of Finance MPP Brian Saunderson . AMO . ROMA . All 444 Municipalities in Ontario



DEFEATED

DEFERRED

MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams

Councillor: Jacques Massie

Councillor: Brian Caddell

Councillor: Jeff Manley

Councillor: Michael Madden

Councillor: Gary Martin

Mayor: Jamie MacDonald

YEA

NEA
