



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Tuesday, September 8th, 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 (Council Chambers)
- Councillor Ward 6 Gail Finnson (Council Chambers)

Approval of Agenda.

After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda as circulated.

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. 2026-227

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular Meeting of Council held August 4th, 2026 as circulated.”.

CARRIED

Resolution No. 2026-228

Moved by: Councillor Gail Finnson

Seconded by: Councillor Ted Collins

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

- Official Plan Amendment Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application Nos. B-2026-0009-H, B-2026-0010-H & B-2026-0011-H (Maple Leaf Marinas).”.

CARRIED

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

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

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

The Mayor advised 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 the public meeting or submit written comments to Council before Council makes its decision.

The Mayor advised the purpose of Consent Application Nos. B-2026-0009/0010/0011-H (Maple Leaf Marinas) is to create three new residential lots and one retained lot (the existing marina) on Lake Joseph. The purpose of the associated 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 associated Zoning By-law Amendment is to rezone the lands from the Marine Commercial Zone to a Shoreline Residential Zone, implement site plan control, require development to occur within development envelopes, and to implement the requirements of an Environmental Impact Study.

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

The Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on August 14th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

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

The Clerk advised correspondence had been received from the Ministry of Transportation Ontario.

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

Jonathan Pauk of Morgan Planning & Development, Agent for the Applicant attended the meeting in-person and addressed Council to provide a presentation to explain the reasons for the applications and to answer any questions Council may have of him related to the applications.

Caleb Hayhoe attended the meeting in-person and addressed Council to

support the applications.

Derek Lubert, Agent for the Applicant attended the meeting in-person and addressed Council to explain the background and reasons for the applications and to answer any questions Council may have of him related to the applications.

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

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

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

Resolution No. 2026-229

Moved by: Councillor Gail Finson

Seconded by: Councillor Ken Adams

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

- Official Plan Amendment Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application Nos. B-2026-0009-H, B-2026-0010-H & B-2026-0011-H (Maple Leaf Marinas).".

CARRIED

Staff will prepare a report on Official Plan Amendment Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application Nos. B-2026-0009-H, B-2026-0010-H & B-2026-0011-H (Maple Leaf Marinas) and the comments received for Council's consideration at a future meeting.

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

- Shore Road Allowance Application No. RAS-2025-0002-F (Wadden). Otter Lake. By-law No. 2026-077.
- Shore Road Allowance Application No. RAS-2025-0005-F (Lewczuk). Otter Lake. By-law No. 2026-076.

The Mayor asked if any written objections had been received related to these applications.

The Clerk advised no written objections had been received related to these applications.

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

No verbal in-person submissions were received.

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

electronic participation.

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

Resolution No. 2026-230

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“THAT By-law Nos. 2026-076 and 2026-077, Being By-laws to close, stop up and sell parts of original shore road allowance, Application Nos. RAS-2025-0002-F (Wadden) and RAS-2025-0005-F (Lewczuk), are hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Brenda Ulbikas attended the meeting in-person and addressed Council to state objections to the proposed Hydro One Sudbury-Barrie Transmission Line and state potential impacts to residents of Little Otter Lake if the route chosen is west of the existing corridor. Ms. Ulbikas also submitted her comments in writing along with printouts of various emails from area residents. Ms. Ulbikas advised Council she is working with others including Hydro One to organize a public meeting on the matter for September 20th at the Foley Community Centre and invited Members of Council to attend the meeting.

Ed Fothergill attended the meeting in-person and addressed Council to state objections to the proposed Hydro One Sudbury-Barrie Transmission Line if the route chosen is west of the existing corridor. Mr. Fothergill also submitted his comments in writing.

Resolution No. 2026-231

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“THAT the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the September 8th meeting of Council.

Building:

- Report No. BD-2026-003, Part 8 Sewage System Program Transition – Operational Update and Outstanding Resident Fees.

Clerk:

- Report No. CL-2026-007, Schedule of Regular Meetings of Council for the Year 2027.

Fire Services:

- Report No. FD-2026-003, Rogers Radio Tower Site Sharing License.

Planning:

- Report No. PL-2026-097, Official Plan Amendment Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application Nos. B-2026-0009-H, B-2026-0010-H & B-2026-0011-H (Maple Leaf Marinas).
- Report No. PL-2026-090, Shore Road Allowance Application No. RAS-2025-

- 0002-F (Wadden).
- Report No. PL-2026-091, Shore Road Allowance Application No. RAS-2025-0005-F (Lewczuk).
- Report No. PL-2026-069, License Agreement Application No. AGR-2026-0001-F (Oldham).
- Report No. PL-2026-092, Section 51 (26) Agreement Application No. AGR-2026-0007-H (Payerl).
- Report No. PL-2026-094, Zoning By-law Amendment Application No. R-2026-0013-H (Hurvitz).

Public Works:

- Report No. RD-2026-005, Star Lake Woods Assumption.

Treasury:

- Financial update to August 15th, 2026.”.

CARRIED

Resolution No. 2026-232

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finnson

“**THAT** as per Staff Report No. BD-2026-003 Part 8 Sewage System Program Transition – Operational Update and Outstanding Resident Fees the Council of The Corporation of the Township of Seguin does hereby authorize and direct staff to:

1. Reimburse eligible residents for Township fees paid to complete transferred Part 8 permit work, where the resident had previously paid the North Bay-Mattawa Conservation Authority (NBMCA) for the same inspection or permit-related work that remained incomplete at the time of the May 1, 2026, transition;
2. Undertake a file-by-file eligibility review of the 84 open permits transferred from the NBMCA and administer reimbursements in accordance with the criteria outlined in this report;
3. Continue to pursue, directly on behalf of affected residents, recovery from the NBMCA of approximately \$37,800 in fees collected for inspection or permit work not completed prior to the transfer of responsibility; and
4. Report back to Council on the number and value of Township fee reimbursements issued, the status of discussions with the NBMCA and the Province of Ontario, and any recommended further action.

AND THAT any Township of Seguin property owner who has paid fees to the North Bay-Mattawa Conservation Authority for septic inspection permit related work but the work has not been completed by the Conservation Authority, those persons not be charged a fee by the Township of Seguin to complete the outstanding inspections/work for that permit.”.

CARRIED

Resolution No. 2026-233

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby

adopt the Schedule of Regular Meetings of Council for the Year 2027 attached hereto as Schedule "A".

CARRIED

Resolution No. 2026-234

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

"THAT By-law No. 2026-082, Being a By-law to authorize the Execution of a Site Sharing License Agreement between Rogers Communications Inc. and The Corporation of the Township of Seguin (Rogers' Site Edington C3450, Property Roll No. 4903-040-003-01550-0000 585 Blackwater Lake Road), is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Council considered Staff Report No. PL-2026-069, License Agreement Application No. AGR-2026-0001-F (Oldham). Howard Oldham, the Applicant attended the meeting in-person to provide background information and explain the reasons for the application. Riley Brooks of HGR Graham Partners LLP, Agent for the Applicant attended the meeting via electronic participation to answer questions Council may have of him related to the application. Council directed staff to review the comments provided and prepare a report with a recommendation for Council consideration at a future meeting.

Resolution No. 2026-235

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

"THAT By-law No. 2026-078, Being a By-law to enter into an Agreement with Curtis Payerl related to an Agreement under Section 51 (26) of the Planning Act R.S.O. as amended. (File No. ARG-2026-0007-H), is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-236

Moved by: Councillor Terry Fellner

Seconded by: Councillor Mario Buszynski

"THAT By-law No. 2026-079, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-003-11040, 134B Grays Road, Application No. R-2026-0013-H, Hurvitz), is hereby deemed to have been read a first, second and third time and passed by Council."

CARRIED

Resolution No. 2026-237

Moved by: Councillor Ted Collins

Seconded by: Councillor Ken Adams

"THAT as per the recommendations of Staff Report No. RD-2026-005 regarding the proposed assumption and upgrade of Star Lake Woods Road the Council of The Corporation of the Township of Seguin does hereby approve, in principle, the proposed upgrade of approximately 1.0 kilometres of Star Lake Woods Road at an estimated cost of \$273,760, subject to final design, \$10,000 deposit from benefiting property owners, tender pricing, engineering, required legal agreements, and final approval by the benefitting owners.

AND THAT Council authorizes staff to proceed with the necessary steps to acquire Star Lake Woods Road as a Township road allowance, subject to satisfactory legal review, survey requirements, and registration.

AND THAT Council approve, in principle, the recovery of the project cost from the 55 benefitting properties, with a preliminary estimated cost of approximately \$4,977 plus HST per property, subject to final tendered costs and Council approval of the applicable fees and charges by-law or other required financing mechanism.

AND THAT property owners be provided with the option to pay their share as a lump sum or through a charge added to their property tax bill, payable over a term to be determined by Council.

AND THAT following tendering, staff report back to Council and the benefitting owners with the final project cost, final per-property contribution, proposed repayment terms, and any associated financing or administrative costs for final owner sign-off before construction.

AND THAT Council confirm that the proposed reduced-width road construction is a site-specific and one-time exception resulting from the design constraints regarding the existing Cogeco fibre installation, and that future private-road assumption requests will continue to be required to meet Township road standards unless otherwise specifically approved by Council.

AND THAT upon assumption, Star Lake Woods Road be incorporated into the Township's normal Public Works year-round maintenance, winter control, asset management, and future lifecycle capital planning programs."

WITHDRAWN

Council directed staff to advise the subject ratepayers re: assumption of a portion of Star Lake Woods Road that Council is willing to entertain the request however the road must first be brought up to the standards as per the Township policy.

Councillor Fellner raised the matter of the Township of Seguin's maintenance and upgrading of Township roads and budget allocation. Council directed staff to consider increased upgrading and maintenance of Township roads and quantifiable results in the 2027 budget process.

Resolution No. 2026-238

Moved by: Councillor Ted Collins

Seconded by: Councillor Mario Buszynski

"WHEREAS outage data provided by Hydro One Distribution for a typical rural address in the Township of Seguin demonstrates chronic underperformance on rural distribution lines, as outlined in the detailed study, including:

- Extensive outage frequency and duration far exceeding provincial averages;
- Large-scale removal of outage data through Force Majeure (FM) and Major Event Day (MED) exclusions;
- Absence of regional or distributor-level reliability metrics and deviation-

- from-norm indicators;
- Significant vegetation-management deficiencies, including 17,000 identified defects on a single distributor;
- Distribution topology issues including long rural feeders with no segmentation or redundancy;

WHEREAS these conditions reflect statistically indefensible and flawed reporting methodology, biased metrics, data distortions, and systemic masking of rural performance;

WHEREAS the Independent Electricity System Operator (IESO) has a statutory mandate to ensure system reliability, conduct regional electricity planning, assess transmission-distribution interface performance, evaluate infrastructure adequacy, and commission independent engineering studies where regional reliability concerns exist;

THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin requests an independent, third-party engineering review to be paid for by IESO of rural electricity reliability affecting Seguin, including:

1. Seguin reliability performance and deviation-from-norm metrics;
2. Transmission-distribution interface impacts;
3. Vegetation-management adequacy;
4. Asset-condition and maintenance practices;
5. Distribution topology and segmentation feasibility;
6. Equipment adequacy under current weather patterns, age, redundancy, and modern reliability expectations;
7. Reporting deficiencies including FM/MED exclusions and lack of regional transparency;
8. Corrective action recommendations.

AND BE IT FURTHER RESOLVED THAT the review include full public reporting, identification of systemic rural reliability concerns, specific engineering recommendations, and consideration of demographic impacts including seniors, medically vulnerable residents, and low-density rural populations.

AND BE IT FURTHER RESOLVED THAT the Township of Seguin supports a coordinated municipal approach to addressing rural reliability concerns and will participate in inter-municipal discussions to advance transparency, equity, and accountability in electricity service across the Parry Sound District.

AND BE IT FURTHER RESOLVED THAT this resolution be circulated to all municipalities within the District of Parry Sound, the President of Hydro One and the Hon. Graydon Smith MPP Parry Sound–Muskoka.

AND BE IT FINALLY RESOLVED THAT this resolution be submitted to the District of Parry Sound Municipal Association with a request that it be placed on the agenda for the Association's next regular meeting."

CARRIED

Resolution No. 2026-239

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

"THAT the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the District of Parry Sound

Municipal Association 2026 Fall meeting being held Friday, September 25th, 2026 at the Township of Carling Community Centre. Reimbursement of expenses will be as per Township Policy:

- Councillor Adams
Finnson
Collins
Fellner
Mayor MacDiarmid.”.

CARRIED

Resolution No. 2026-240

Moved by: Councillor Ted Collins

Seconded by: Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby support the Council of the Town of Parry Sound in the Town of Parry Sound acquiring the Canadore College Parry Sound Campus for the purpose of continuing post-secondary education and training if Canadore College remains committed to closing the Campus.”.

CARRIED

Resolution No. 2026-241

Moved by: Councillor Ann MacDiarmid

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby approve a donation/sponsorship in the amount of \$1,000 to the Unite For Good Gathering event being held on Wednesday, September 30th, 2026 at the Charles W. Stockey Centre for the Performing Arts.”.

CARRIED

Resolution No. 2026-242

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2026-081, Being a By-law to write off taxes on properties in the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-243

Moved by: Councillor Gail Finnson

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2026-083, Being a By-law to authorize a Loan Amending Agreement related to the loan guarantee for the Belvedere Heights Home For the Aged Board of Management, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

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

Resolution No. 2026-244

Moved by: Councillor Ken Adams

Seconded by: Councillor Mario Buszynski

“THAT the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda for the September 8th, 2026 Meeting of Council.”.

CARRIED

Resolution No. 2026-245

Moved by: Councillor Greg Getty

Seconded by: Councillor Ted Collins

“THAT the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 5:33 p.m. in order to address matters pertaining to:

- A proposed or pending acquisition or disposition of land by the municipality or local board, related to:
 - Potential acquisition of land.
- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, related to:
 - Ministerial Zoning Order Lands.”.

CARRIED

Resolution No. 2026-246

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Greg Getty

“THAT the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 6:05 p.m.”.

CARRIED

Resolution No. 2026-247

Moved by: Councillor Gail Finnson

Seconded by: Councillor Ted Collins

“THAT By-law No. 2026-084, 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. 2026-248

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“THAT the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 6:06 p.m. to meet again on Monday, September 21st, 2026 or at the call of the Mayor.”.

CARRIED

Ann MacDiarmid,
Mayor

Craig Jeffery,
Clerk